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HOUSING & COMMUNITY FACILITIES

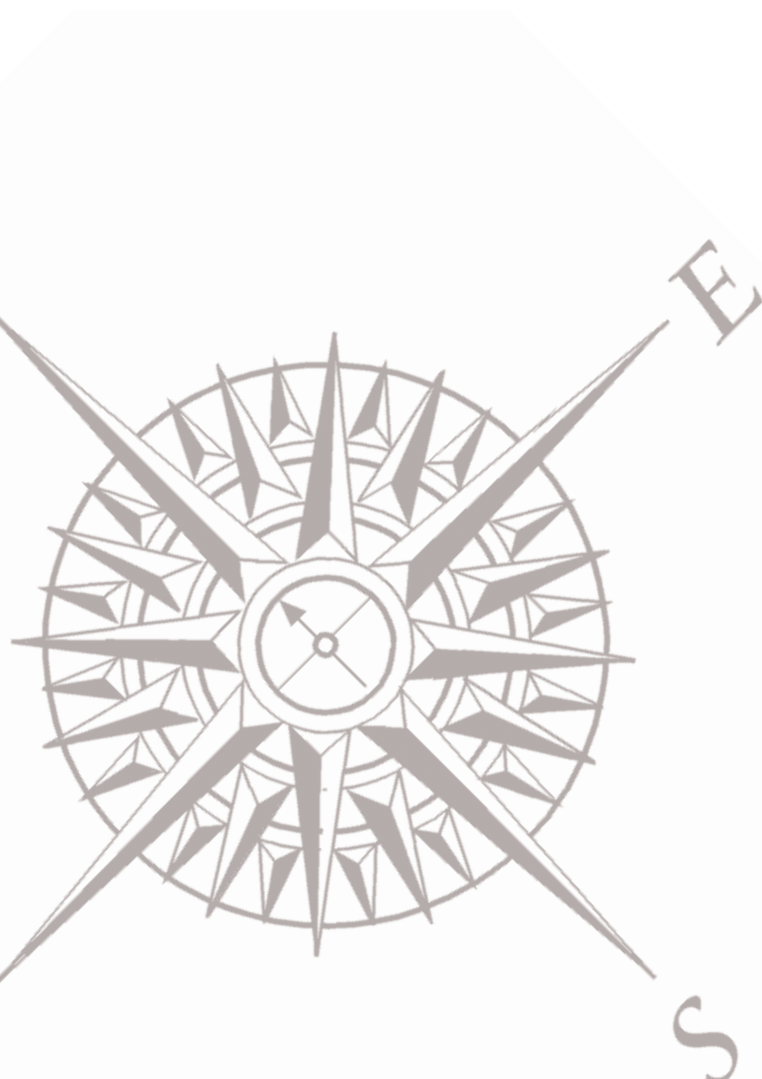
INTRODUCTION

2.01 The Kennet Local Plan will operate within an existing policy framework established at the national, regional, strategic and local level. The latest national guidance, PPG3 - Housing published March 2000, emphasises the focus for additional housing should be existing towns and that priority should be given to the re-use of previously developed land.

2.02 An overall strategy for the Plan, which reflects established national, regional, strategic and this Council's corporate objectives, is outlined in Chapter 1. Policies in this chapter deal specifically with the distribution of new housing development within this overall framework. Local Plan housing policies specifically support the Council's overall objectives for social inclusion, sustaining our rural communities, community health and sustainable development.

2.03 Housing policies should provide for the future housing needs of the District in a way which reflect the Plans goal to promote sustainable development. National guidance is consistent in its approach to how planning policies can promote sustainable development in its housing proposals. Based on national guidance, the Local Plan housing objectives are therefore,

- To provide an adequate and continuous supply of housing land giving priority to the efficient use of previously developed land within urban areas,
- To promote land for housing in locations which are or will be well served by public transport and has good access to employment and a range of services,
- To encourage a mix and range of types of housing and create mixed communities,



- To plan for the housing requirements of the whole community, including those in need of affordable housing and special needs housing,
- To ensure housing is available where jobs are created.

WILTSHIRE STRUCTURE PLAN

2.04 The context for housing provision in Kennet is provided by the Wiltshire County Structure Plan 2011, which in turn is guided in its overall housing requirements by Regional Planning Guidance for the South West (RPG10). The Local Plan must make provision for new houses in accordance with Structure Plan policies not only in terms of overall numbers but also in terms of general location. Structure Plan policy seeks the provision for about 7000 new dwellings in Kennet over the period 1991 to 2011.

2.05 The current level of commitments which count against the overall requirement of about 7000 dwellings are set out in Table H.1, below. Policies in the Local Plan need, therefore, to make provision for about 2,520 more houses.

Table H.1 : Housing Land Commitments, Kennet Local Plan Area

Houses Built April 1991- April 2001	3034
Houses Under Construction April 2001	641
Houses with Outstanding Planning Permission or Subject to a Section 106 Agreement (previously developed land) April 2001	613
Houses with Outstanding Planning Permission or Subject to a Section 106 Agreement (greenfield) April 2001	192
Total Commitments April 2001 (A)	4480

Source:- Kennet Urban Housing Capacity Study Final Report, January 2002 (as agreed by PLI Inspector)

Policy HC1

STRATEGIC HOUSING PROVISION

The Local Plan allows scope for the construction of about 7000 houses during the period 1991 to 2011, including land with outstanding planning permission. Planning permission will not be granted for new housing development which is inconsistent with the Plan's strategic objectives, set out at paragraph 1.14, to concentrate development on the three main settlements of Devizes, Marlborough and Tidworth with modest levels of growth in Pewsey, Ludgershall and Market Lavington. Elsewhere limited additional housing will only be permitted within those villages which have a range of facilities.

2.06 Policy HC1 seeks to ensure that new housing development is consistent with the strategic objectives outlined in Chapter 1. Large scale housing development, (that is sites involving more than about 10 dwellings) outside the settlements of Devizes, Marlborough, Tidworth, Ludgershall, Market Lavington and Pewsey and other key villages with a range of facilities, other than those allocated in the Plan to meet the overall strategic requirement, would be inconsistent with the Plan's development strategy. This includes proposed housing sites which are on previously developed land, outside these areas, as the Plan's allowance for windfall sites only relates to sites within the existing built up area of settlements. (See para 2.07 and Glossary for a definition of 'windfall sites') New large scale housing proposals, outside the named settlements, should only come forward as part of a review and roll forward of the Plan's housing policies. In relation to Pewsey, Ludgershall and Market Lavington modest levels of housing growth is permitted in accordance with Policy HC1 ie in these settlements new windfall site development should be of a scale that reflects the size of the settlement and the services and facilities provided. Policy HC1 also makes it clear that in the rural areas new housing should be restricted to those villages which have a range of facilities in accordance with Structure Plan policy DP14. In Kennet "limited additional housing" has been defined as small groups of houses up to about 10 dwellings on greenfield sites or redeveloped sites within settlements. (See Glossary)

2.07 In seeking to achieve the strategic requirement of 7000 houses, it is not necessary to identify land to accommodate all of the outstanding requirement of 2520 more houses identified in paragraph 2.05 as, inevitably, sites will come forward for development which are not specifically identified in the Plan but are in accordance with its policies. When calculating housing land supply, PPG3 makes it clear that it is reasonable to make an allowance for windfall sites which should not, as a general rule, come forward as specific allocations in the Local Plan. Windfall sites are defined as previously developed sites within the existing built up area of a settlement that have unexpectedly become available. An assumption for windfall site development has been included in the housing land supply calculation based on the Kennet Urban Housing Capacity Study, published 2002. The study identified potential housing opportunities in the main settlements, secondary service centres and key villages in accordance with the Plan's strategy. The windfall site allowance excludes all greenfield site developments.

2.08 Table H.2 also includes an allowance for development on small greenfield sites that could come forward in accordance with policies HC21 and HC22. (Small sites are defined for the purposes of this plan as sites involving less than 10 dwellings - see Glossary) It is based on vacant greenfield sites identified in the Kennet Urban Housing Capacity Study 2001. The small site allowance excludes greenfield site developments outside Limits of Developments as such sites should only come forward as part of a review of the Local Plan. The Council will monitor the take up of planning permission on an annual basis to assess whether the allowances included in the Plan are being achieved. If necessary, the Council will review, and if appropriate amend, the provisions of the Plan on a five yearly basis to ensure that the District's strategic housing requirement is met by 2011.

2.09 To meet the outstanding Structure Plan requirement for the period to 2011 once small and windfall allowances have been made the Local Plan needs to allocate land to accommodate about 1000 houses. (Structure Plan Requirement of 7000 minus total commitments and allowances of 5952)

Table H.2 : Housing Land Commitments and Allowances, Kennet Local Plan Area

Total Commitments (Figure A from Table H.1)	4480
Small Site Allowance Windfall Site Allowance	30 1442
Total Commitments and Allowances (B)	5952

Source:- Kennet Urban Housing Capacity Study Final Report, January 2002 (as amended by PLI Inspector)

HOUSING ALLOCATIONS

2.10 When seeking to allocate sites for housing in the Local Plan a range of national, regional and strategic guidance needs to be considered. The overall development strategy of the Plan therefore reflects Structure Plan, Regional Guidance for the South West and national policies which clearly state that new development in Kennet should be directed to the District's existing towns and main settlements. (PPG3, para 1, and Wiltshire County Structure Plan 2011, policy DP4). This has been interpreted as Devizes, Marlborough, and Tidworth, with modest levels of growth in the secondary service centres of Ludgershall, Market Lavington and Pewsey. PPG3 - Housing clearly states that authorities should then follow a search sequence when seeking to allocate land for housing. Site selection in Kennet was based on the following sequential approach:-

- Review of outstanding commitments in the adopted Local Plan,
- The re-use of previously developed land (or 'brownfield sites'),
- Development on previously undeveloped land (greenfield sites) with good accessibility to jobs, shops and services by modes other than the private car.

2.11 Several sites were considered before the sites identified in Table H.3, below, were selected. The availability of previously developed land, access to local jobs and services and the capacity of existing infrastructure were all considerations. Table H.3 also shows how the Structure Plan requirement of 7000 new dwellings can be met. The sum of commitments, allowances

and allocations is slightly higher than the Structure Plan requirement. This level of provision is within reasonable tolerances.

Table H.3 : Housing Allocations, Kennet Local Plan Area

Total Commitments and Allowances (B) (Figure B from Table H.2)	5952
Outstanding 1997 Local Plan Allocations on previously developed land, carried forward to RKLP and granted planning permission since April 2001 Wansdyke Nursery, Devizes	20
Total Previous Local Plan Allocations (C)	20
New Local Plan Allocations	
Previously developed land	
The North Gate/Wharf / Devizes Hospital	150
Roundway Mill, Devizes	30
Former Le Marchant Barracks, Devizes	50
Naughton Ave, Devizes	100
Pewsey Hospital Phase II	110
Broomcroft Road/Avonside area, Pewsey	30
Partly on previously developed land	
Chopping Knife Lane, Marlborough	150
Garden Centre, Granby Gardens, Ludgershall	130
Greenfield Development	
Quakers Walk, Devizes	230
North East Quadrant, Tidworth	150
Total New Local Plan Allocations (D)	1130
TOTAL TO COUNT AGAINST STRUCTURE PLAN (B + C + D)	7102
STRUCTURE PLAN REQUIREMENT	7000

Source:- Kennet Urban Housing Capacity Study Final Report, January 2002, as amended by PLI Inspector, and updated by Housing Land Availability monitoring

2.12 In Table H.3 housing allocations have been identified in Devizes, Marlborough, Tidworth, Pewsey and Ludgershall in accordance with Structure Plan policies. Market Lavington is identified in the overall strategy as a secondary service centre alongside Pewsey and Ludgershall. The village has seen notable housing development in the past, although the rate has declined in recent years. This scale of development has meant that there are now limited opportunities for additional housing due to landscape and highway constraints. A specific allocation has not, therefore been identified but windfall site development will be allowed subject to Policy HC21.

Policy HC2

HOUSING ALLOCATIONS

To meet the strategic housing requirements of the District the Local Plan allocates land for housing in the locations listed below and as shown on the Inset Maps.

Quakers Walk, Devizes
about 230 dwellings

The North Gate/Wharf/Devizes Hospital,
about 150 dwellings

Roundway Mill, Devizes
about 30 dwellings

Former Le Marchant Barracks, Devizes
about 50 dwellings

Naughton Ave, Devizes
about 100 dwellings

Chopping Knife Lane, Marlborough
about 150 dwellings

Garden Centre, Granby Gardens, Ludgershall
about 130 dwellings

Pewsey Hospital Phase II
about 110 dwellings

Broomcroft Road/Avonside area, Pewsey
about 30 dwellings

North East Quadrant, Tidworth
about 150 dwellings

SUSTAINABILITY ISSUES

Re-Use of previously developed land and Buildings

Policy HC3

RE-USE OF PREVIOUSLY DEVELOPED LAND AND BUILDINGS

Priority will be given to housing development which re-uses previously developed land and buildings within existing settlements provided that the proposed development does not undermine the Plan's wider objectives to develop balanced communities and promote employment opportunities in the rural areas. The Plan's target for the number of new homes provided in this way is 50%.

2.13 The Government have proposed a national target of 60% of all new housing to be developed on previously developed land and buildings. Regional Planning Guidance for the South West has proposed a target for the region as a whole of 50%. There is no target figure for housing development on previously developed land and buildings included within the Wiltshire Structure Plan. During the summer of 2001 Kennet District Council carried out an Urban Housing Capacity Study for the District. This indicated that there was significant housing potential in the District on unforeseen, windfall housing sites. In the light of this information and the amount of housing development that has already taken place on previously developed land in the District the Local Plan includes a target that 50% of new homes in the District should re-use previously developed land or buildings. Policies throughout this chapter seek to ensure that priority is given to development on previously developed land or buildings when considering planning applications for housing on unallocated sites (see Policies HC21 and HC22.) The Council will monitor the rate of development on previously developed land and buildings and will review the target as part of the 5 yearly review and roll forward of the Plan's housing policies referred to in para 2.08.

Housing on previously developed land, Kennet Local Plan Area

% Housing Completions previously developed land 1991-2001	56%
% Housing Allocations on previously developed land (560/1130)	50%

Source:- Kennet Housing Land Monitor April 2001

Policy HC4

RE-USE OF VACANT BUILDINGS

Within settlements planning permission for the conversion or redevelopment of vacant buildings to residential will be permitted provided

- a) the development does not reduce the vitality and viability of the Town Centres of Devizes and Marlborough and the Service Centres for Ludgershall, Tidworth, Pewsey and Market Lavington as shown on the Inset Maps, and,
- b) the proposal does not conflict with other policies of the plan which seek to protect local services, amenity and employment.

In the case of the separate reuse of upper floors, separate access will also be required.

2.14 One way to realise the potential of previously developed land and buildings is to reduce the level of vacancy in the existing stock of buildings. Within the defined town centres and service centres space above ground floor retail and commercial premises is often vacant. Re-using upper floors of existing buildings will lower the need for the construction of new dwellings and the demands made on greenfield sites. The Council actively promotes schemes to enable the re-use of vacant properties through its 'Homes from Empty Properties' campaign. The 'Flats over the Shops' scheme is aimed particularly at re-using accommodation above retail/commercial premises.

Policy HC5

NET HOUSING DENSITY

Within the Limits of Development of Devizes, Marlborough, Market Lavington, Tidworth, Ludgershall and Pewsey the net density of residential development on large sites should be at least 30 dwellings per hectare, with the exception of housing sites that are allocated for a lower net density because of site constraints.

Residential development with a net density greater than 30 dwellings per hectare will be sought where:-

- a) the location is close to a concentration of employment, a Town Centre or a public transport service where higher densities can contribute to a more sustainable pattern of development or
- b) the development provides housing for special local needs such as small units for single people or dwellings for elderly or disabled people.

To achieve densities greater than 30 dwellings per hectare in sustainable locations, (ie criteria a), the amount of open space required on each site by policies HC34 and HC35 may be reduced in consultation with the Local Planning Authority. When deciding whether any such reduction in open space on the site will be allowed, the Local Planning Authority will take account of the extent and position of existing open space in the locality, to ensure that overall provision for occupiers of the new development is acceptable. A high standard of design in accordance with Policy PD1 remains essential.

Policy HC6

EFFICIENT USE OF LAND

Residential development within the defined Limits of Development for each of the villages listed in Table H.4 should make efficient use of previously developed land. Planning permission will not be granted for residential development which is not efficient in the use of land and which does not reflect the character of the surrounding area.

To achieve higher densities in locations which are close to village facilities and public transport connections the amount of open space required on each site by policies HC34 and HC35 may be reduced in consultation with the Local Planning Authority. When deciding whether any such reduction in open space on the site will be allowed, the Local Planning Authority will take account of the extent and position of existing open space in the locality, to ensure that overall provision for occupiers of the new development is acceptable. A high standard of design in accordance with Policy PD1 remains essential.

2.15 One of the key planning objectives for housing identified in paragraph 2.03 is to make effective use of land in urban areas particularly on sites which have access to a range of transport and other facilities. Policy HC5 ensures that large sites (that is sites involving 10 or more houses) are efficient in the use of land within Devizes, Ludgershall, Marlborough, Market Lavington, Tidworth and Pewsey. Policy HC6 applies to residential development within villages which have defined Limits of Development. In these villages residential development is restricted to small groups of housing on greenfield sites (that is about 10 houses) and redevelopment sites within the settlement by Policy HC22. This upper limit will be interpreted flexibly where a proposal comes forward which is well related to existing services, the scale of development reflects the size and nature of the village and a high density development would be in keeping with the character of the village.

Policy HC7

HOUSING LAYOUT

Residential development that, is in accordance with other policies and proposals of the Plan, will be permitted where the proposal promotes sustainable development objectives by:-

- a) providing a network of streets, cycle paths and footpaths within the site which are linked to existing streets, cycle paths and footpaths to reduce the need to travel and reduce the distance travelled by private car;
- b) connecting to an existing public transport route to ensure the site is served by alternatives to the private car;
- c) ensuring public and private space is designed to encourage social/community interaction;
- d) including a mix of uses and house types to introduce variety and interest in the street scene;
- e) using topography and aspect of the site to maximise solar gain and reduce energy consumption; *and*
- f) ensuring that natural resources and materials, which exist throughout the life of the development, are re-used and re-cycled whenever possible.

The size and location of the site will be a consideration when assessing the degree to which a site can incorporate each of the elements listed above.

2.16 All housing sites are capable of incorporating detailed design elements that promote a more sustainable way of living. There is no point identifying the most sustainable locations for housing development within a town if the internal layout of the site then pays no regard to sustainable development objectives. A simple example would be to include small neighbourhood recycling points within a housing layout. Clearly the degree to which a site can take into account each of the objectives included in Policy HC7 will depend on the scale and location of the development. Applicants should provide details in the individual 'Statements of Design Principles', required in accordance with paragraph 1.21, of how they have or why they have not addressed each criterion. Specific detailed design issues in relation to a site's local context and general sustainability principles are also dealt with in Policy PD1.

SITE-SPECIFIC POLICIES

2.17 Kennet recognise that developers require a degree of certainty in relation to specific requirements on each allocated site. The policies set out below seek to provide that certainty where site specific considerations have been identified. The policies should be read alongside policies for Affordable Housing and Local Facilities set out later in this chapter. These ensure that each development provides for the social, educational and recreational needs of new residents. Developers should also be aware that Policy PD1 sets out a list of design issues which apply to all planning applications to ensure sustainable development objectives and local context/distinctiveness has been respected in the proposal and Policy AT1 sets out the Plan's objectives for promoting more sustainable forms of transport which will have implications for all development proposals.

2.18 Kennet District Council consider that the best way to make sure that the impact of development on local services and amenities has been taken into account, in relation to individual sites, is through the preparation of a Planning Brief. Paragraph 1.19, supported by paragraph 1.39, sets out the context for preparing individual site Planning Briefs. Paragraph 1.39 indicates that consultation should take place when preparing Planning Briefs.

Devizes

Policy HC8

POTENTIAL IMPACT OF DEVELOPMENT

Proposals for housing development on each of the sites listed in Policy HC2 will need to address the potential impact of development on transport (including walking, cycling and public transport), local communities and amenities (including affordable housing and recreation space), education, services and locally important natural features in accordance with policies PD1, AT2, HC30, HC34, HC37, HC42 and HC43 and other relevant detailed policies of the Plan. Additionally proposals at Quakers Walk, Roundway Mill, the former Le Marchant Barracks, Naughton Avenue and at the North Gate/Wharf/Devizes Hospital will need to take into account the potential cumulative impact of these proposals, which are in close proximity, to each other of the listed services and amenities.

2.19 In relation to Devizes, the cumulative impact of the proposed housing is of concern. For example, the Education Authority have identified that there will be a shortfall in the number of primary school places in Devizes as a result of the proposed housing developments. A specific site for a new school has been identified in the Plan but the mechanism to ensure that each development contributes proportionately to it's provision is not included in the Plan. Kennet District Council consider that the best way to address these cumulative impacts and to ensure that these effects are appropriately mitigated is through the preparation of a Strategic Development Brief. The Council will prepare a Strategic Development Brief for the sites identified for housing development in Devizes at Quakers Walk, Roundway Mill, the former Le Marchant Barracks, Naughton Avenue and the NorthGate/Wharf/Devizes Hospital sites. The Strategic Development Brief will be prepared in conjunction with landowners, town and parish councils, Wiltshire County Council (transportation and education), other interested parties, such as the Environment Agency and relevant service providers and established local community and interest groups. Once complete the Strategic

Development Brief will be adopted as Supplementary Planning Guidance and will ensure that all landowners are aware of the level and range of planning obligations that the Council will seek to negotiate at the time of an application. The Strategic Development Brief will ensure that these matters are resolved openly and evenly for each site. To avoid delay in the planning process the Council will begin work on the Strategic Development Brief as soon as the proposed allocations in the Local Plan have been adopted.

Policy HC9

QUAKERS WALK

The Local Plan allocates land for housing on a 9.8ha site at Quakers Walk, London Road, Devizes as shown on Inset Map 1. Development of this site should:-

- a) retain and respect the quality and appearance of the footpath known as Quakers Walk by providing a landscape buffer of minimum width 35 metres between the footpath and development;
- b) include a comprehensive landscaping scheme to minimise the potential external impact of the development on the wider landscape of Roundway Hill and the potential internal impact of the development on Quakers Walk;
- c) ensure that the use of the allotments immediately adjacent to the south side of the site is not compromised;
- d) provide a main vehicular access to the site from the London Road and a secondary access to the site for public bus services and for emergency purposes between 52 and 53 Roundway Park;
- e) ensure that potential noise disturbance to residents from the use of the police helipad is minimised through the design and layout of the scheme;
- f) respect the amenity of adjacent land uses/residents; *and*
- g) not commence on more than 150 of the houses prior to April 2008.

2.20 The Strategic Development Brief will apply to Quakers Walk. The Strategic Development Brief will assess the cumulative impact of proposed development to the north of Devizes and provide a common basis for the calculation of contributions towards mitigating that impact. It is also a key site for which a Planning Brief will be expected to be produced (see paragraph 1.19). A critical issue for the Planning Brief for Quakers Walk to address is how to retain and respect the existing character and appearance of the footpath known as Quakers Walk. The Walk should continue to be used as a footpath and cyclepath and should be protected from the impact of the proposed development by a landscape buffer of a minimum width of 35 metres, as indicated on the Proposals Map. This will ensure that the amenity value of the footpath known as Quakers Walk is not materially reduced.

2.21 This is a large allocation and there are many detailed issues the Planning Brief should address, some are included in the policy above, others will stem from Policies PD1 and HC7 and the Strategic Development Brief. Examples include :-

- a) the site's relationship to existing leisure and recreation facilities, the police headquarters building and existing residents
- b) opportunities for improving access to what will be an extended, existing sports club through the Quakers Walk/Police HQ site so that the existing access to the sports club, from the London Road close to the canal bridge, can be stopped up.
- c) relationship to the network of streets, cycle paths and footpaths within and adjacent to the site and the inclusion of a single lane access point for use by buses on the emergency secondary access point, protected by a bus gate or similar device to prohibit use by private vehicles, that contributes to a layout attractive to bus operators.

2.22 The size of this site and its location in relation to the other housing allocations in this area make it the most appropriate area for a new school to meet additional educational needs arising from the new residents. Policy HC38 allocates land for a new primary school within this development area. Policy HC39 requires that new schools be designed for future dual use so

that school halls can become a local community resource out of school hours. In paragraph 2.19 it has been suggested that the best way to address the cumulative impact of proposed new housing in Devizes on local services, including education, is through the production of a Strategic Development Brief. This Brief will explore in detail the contribution individual sites will be asked to make to the provision of the new school within the Quakers Walk allocation.

Policy HC10

THE NORTH GATE/WHARF AND DEVIZES HOSPITAL

The Local Plan allocates land for mixed use developments, including new housing, leisure and recreation, retail and employment, within Development Area A in Devizes shown on Inset Map 2. These sites should provide in the region of 150 new houses for Devizes Town Centre. Development should contribute by its design to the quality of the Town Centre Conservation Area.

To promote good urban design the open space required, in relation to the amount of housing proposed, by policies HC34 and HC35 may be reduced in consultation with the Local Planning Authority. When deciding whether any such reduction in open space on the site will be allowed, the Local Planning Authority will take account of the extent and position of existing open space in the locality to ensure that overall provision for occupiers of the new development is acceptable. A high standard of design in accordance with Policy PD1 remains essential.

Policy HC11

DEVIZES HOSPITAL

The redevelopment of the Devizes Hospital Site will not be permitted before a replacement Community Hospital has been constructed.

2.23 Para 2.19 proposes that a Strategic Development Brief be prepared to address the potential cumulative impact arising from each of the new housing sites allocated in Devizes. The Strategic Development Brief is to be prepared by the Council in conjunction with landowners, town and parish councils, Wiltshire County Council (transportation and education), other interested parties such as the Environment Agency and local community and interest groups. Developers/landowners promoting development in the North Gate/Wharf/Devizes Hospital area will contribute to the preparation of the Strategic Development Brief. It is also anticipated that two separate Planning Briefs will be produced for the area - one for the North Gate part of the site and one for The Wharf/Devizes Hospital part of the site - each prepared having regard to the overall Strategic Development Brief. Housing proposals for Development Area A should be at a density appropriate to an urban location and should contribute by its design to the quality of the Town Centre Conservation Area. Some housing development on parts of the allocation can come forward at the earliest available opportunity, without being delayed pending release of other parts of the allocation, subject to there being no prejudice to the proper redevelopment of all or part of the remainder of Development Area A.

The North Gate and The Wharf

2.24 Since 1999 Kennet District Council have been promoting the development of the North Gate and The Wharf areas as indicated by Development Area A on Inset Map 2. In 1999 a Planning Brief was prepared and approved by the Council. That Planning Brief provided guidance on the interpretation of policies in the adopted Kennet Local Plan 2001. The Planning Briefs referred to in paragraph 2.23 are required to interpret the policies and proposals in this Local Plan. As landowners of the whole of the North Gate site and part owners of the Devizes Wharf/Devizes Hospital site the Local Planning Authority are taking a lead in the preparation of these Planning Briefs. It is anticipated that about 100 houses could be accommodated within the redevelopment schemes for the Wharf and North Gate areas. (see Economic Development Chapter, Policy ED21, paras 3.42 - 3.44.)

Devizes Hospital

2.25 Devizes Hospital currently provides a valuable local service. Before the land is released for development a replacement hospital should be available to ensure the continuity of care within Devizes.

2.26 Devizes Hospital was an allocation in the last Local Plan which anticipated in the region of 50 houses within the redeveloped site. It is an important element of the proposals in the Plan for the continuing improvement of the Wharf area and creating better links from the canal to the main shopping area but it is not included in the Planning Brief prepared for The North Gate and Wharf sites. However, any proposal at the Hospital should have regard to proposals for the adjoining sites. Proposals should pay particular regard to the relationship between the site and the adjoining Conservation Area and the contribution the retention of certain structures within the site can make to developing this relationship. In particular, the possibility of retaining the building on the corner of New Park Road and Commercial Road should be examined. Proposals should recognise the importance of the Canal frontage in establishing a character for the development. In particular, the layout should not simply present a garden fence to the boundary with the Canal but should allow for the open space required to be on the Canal frontage. Vehicular access is likely to be from New Park Road, rather than Commercial Road. The Commercial Road frontage is an important element which should be recognised in proposals for the site. These issues relating to the development of the Devizes Hospital site should be addressed in a Planning Brief, prepared in accordance with the criteria set out in Paragraph 1.19. (see also Economic Development Chapter, Policy ED21, para 3.45).

Policy HC12

ROUNDWAY MILL

The Local Plan allocates land for housing on a 1.07 ha site at Roundway Mill, Devizes as shown on Inset Map 1.

2.27 Development of this site should have regard to the Strategic Development Brief for Devizes prepared as proposed in para 2.19. A Planning Brief for the site will also be expected to be produced for this site (see paragraph 1.19). Based on the estimate of the number of houses anticipated for Roundway Mill it could have come forward as a windfall site. Windfall sites are not normally allocated or classed as key sites for which a Planning Brief is expected. This site has been specifically allocated because the existing employment use would be a protected employment site under policy ED7, and could not therefore, come forward as an unallocated windfall. The nature of the existing use also gives rise to concerns about contamination that must be explored before development can commence. Other key issues to be addressed in the Planning Brief will be the relationship between the proposed housing and existing industrial and residential areas. Adequate access to the site from the London Road will also have to be resolved. To compensate for the loss of employment land an amendment to previous Local Plan policies at Hopton Park has been made to allow an additional area of land to be developed. (see Economic Development Chapter, Policy ED2, paras 3.08 and 3.09).

Policy HC13

FORMER LE MARCHANT BARRACKS

The Local Plan allocates land for housing on a 2.86 ha site at the former Le Marchant Barracks, London Road, Devizes as shown on Inset Map 1. Development of this site should:-

- a) retain and re-use the existing barracks building fronting London Road for housing or other uses appropriate to a residential area unless it is demonstrated that retention and re-use is not commercially feasible; and
- b) respect the setting of the main barracks building.

2.28 Development of this site should have regard to the Strategic Development Brief for Devizes prepared by the Local Planning Authority as proposed in para 2.19. A Planning Brief will also be expected to be produced for this site (see paragraph 1.19) The Ministry of Defence have recently

declared the former Le Marchant Barracks surplus to their requirements. Key issues to be addressed in the Planning Brief, are the re-use of existing buildings, the relationship of the dominant main building with any new and existing residential development to the rear of the site and retention of the Listed wall fronting the London Road; the treatment of badgers known to be present on the site; and, the retention of important trees within the site. Access is also a key issue which will need to be resolved to the satisfaction of the Highway Authority. The Ministry of Defence are looking to build or provide a new Cadet HQ for Devizes. The current view is to find a suitable location outside the land allocated for housing although the option of building a new unit within the site has been explored. If a new Cadet HQ is to be provided within or close to the site the opportunities to make the new building available for general community use when not needed for its main purpose should be explored as a way to fulfilling the requirements of Policy HC42.

Policy HC14

NAUGHTON AVENUE, DEVIZES

The Local Plan allocates land for housing on a 3.00 ha site at Naughton Avenue, Devizes as shown on Inset Map 1. Development of this site for housing should allow for and not compromise the development of adjacent land for employment purposes (Class B1).

2.29 Development of this site should be in accordance with the Strategic Development Brief for Devizes prepared by the Local Planning Authority as proposed in para 2.19. Any planning application for the site will be expected to be supported by a Planning Brief prepared in consultation with the Local Planning Authority as set out in paragraph 1.19. A particular issue the Planning Brief will need to address is the relationship between the proposed housing site and adjacent employment site. Given the sensitivity of this relationship, applicants should consider preparing a Planning Brief that deals with the overall site area of both allocations. The Planning Brief should also ensure that trees within and adjacent to the site, subject to a Tree Preservation Order, are protected.

Marlborough

Policy HC15

CHOPPING KNIFE LANE

The Local Plan allocates land for housing on a 5.2 ha site at Chopping Knife Lane, Marlborough, as shown on Inset Map 5. Development of the site will need to address the following:-

- a) vehicular access to the site to the satisfaction of the Local Highways Authority;
- b) appropriate landscaping; *and*
- c) compensation for the loss of school playing pitches.

2.30 St John's School and Community College wishes to consolidate its educational facilities at the current main Stedman site which has released the site off Chopping Knife Lane. As part of the consolidation, the Stedman site should be improved not only to accommodate the existing pupils at the Cherry Orchard Road site but also to accommodate the additional demands on secondary education arising from the development. Paragraph 1.19 expects all key development sites in the District to be supported by a Planning Brief using the design criteria established in policy PD1. All criteria contained in Policy PD1 need to be addressed by the development but critical issues for this site will be the impact of the development on the AONB and areas liable to flood and resolving access to the satisfaction of the Highway Authority. Access to the site is currently substandard and acceptable access to the London Road will be required. The Planning Brief should also explore alternative pedestrian/cycle routes from the site into town. With regard to landscape impact developers should consider strengthening the boundary of the site with open aspect to the AONB subject to views of the Environmental Appraisal regarding impact on areas liable to flood. Development will involve the loss of school playing pitches. This loss should not result in the reduction of opportunities for participation in pitch sports in the town and adequate compensation for this loss should be provided elsewhere within or on the edge of Marlborough. Policy statement E4 of the Sport England policy on planning applications for development on playing fields will be particularly relevant in

considering proposals. Interested parties to be involved in the preparation of the Planning Brief for the site should, therefore, include current users of the existing playing fields and other sporting organisations in the area.

2.31 When preparing the Planning Brief the developers should involve local organisations in its consultations to ensure that the needs of the area are provided in a manner that best meets the needs of local people.

Ludgershall

Policy HC16

**GARDEN CENTRE,
GRANBY GARDENS**

The Local Plan allocates land for housing on a 5.5 ha site at Granby Garden centre, Ludgershall as shown on Inset Map 3. Development of this site should construct the main distributor road to provide an unhindered connection to land to the east and provide a substantial landscape buffer to the south and south-east to minimise the wider landscape impact of the development.

2.32 This site is well related to the village centre and does not represent a significant intrusion into the surrounding countryside. However, a substantial landscape buffer should be provided to minimise as far as possible the potential impact of the development on views from the south and south-east and to create a definite village boundary to the south of Ludgershall. A Planning Brief will be expected to address this issue, the issues raised in Paragraph 1.19, provide details of infrastructure improvements required on site and any off-site improvements needed to mitigate the effects of any increase in traffic generated by the development. Details will be revealed by a Traffic Assessment. Which will also need to take into account the impact of increased traffic movements in Ludgershall and Tidworth. The site will need to secure access from two different points. Within the site, the main distributor road should be designed to provide an unhindered connection to land to the east. Recent residential development at Princess Mary

Gardens was to be connected to the main road network further east through the formerly proposed employment allocation south of the railway line. However, a connection across the railway line, into the main road network, has not proved possible. The long term opportunity to provide a secondary access to the development at Princess Mary Gardens should not be closed, hence the requirement to provide an unhindered road connection to land to the east of this allocation.

Pewsey

Policy HC17

PEWSEY HOSPITAL PHASE II

The Local Plan allocates land for housing on a 3.7 ha site at Pewsey Hospital as shown on Inset Map 7. Development of this site should respect the setting of the adjacent Listed Buildings.

2.33 Changes in Government policy, which sought to close long term institutions, resulted in the closure of the hospital in September 1995. The last Local Plan included an allocation for 100 houses on land to the north and west of the existing hospital buildings. At that time a Development Brief was prepared which acknowledged the long term potential of the site once the Hospital completely closed. The site now allocated relates to the area of the former Hospital Buildings. Applications for the development should be supported by a Planning Brief to be prepared in accordance with paragraph 1.19. In particular, the Planning Brief should address the relationship between the proposed new houses and adjacent land uses, for example, the new employment area proposed adjacent to the site in Policy ED5. The Planning Brief should build on the development proposals outlined in the initial Brief in 1996. In reaching agreement in relation to the former Local Plan allocation, ownership of an existing playing field, to the west of the proposal, was transferred to the Parish Council. This area of land exceeded the open space requirements for adult recreation set out in the last Local Plan and continued in this Local Plan at Policy HC34 This will be taken into account when

calculating the recreation space requirements in relation to the new allocation.

Policy HC18

BROOMCROFT ROAD/AVONSIDE AREA

The Local Plan allocates land for mixed uses, including housing on a 1.2 ha site at Broomcroft Road/Avonside as shown on Inset Map 8. Development of this site should:-

- a) include a variety of uses, including leisure, retail and residential, which will complement the role of the existing Town Centre; *and*
- b) provide an extension to the riverside walk between the Market Place and Broomcroft Road.

2.34 Part of this site, in the last Local Plan, was identified as an area suitable for commercial uses. With the construction of the supermarket on the old bus station site the need to identify land for further commercial activity has become unnecessary. The extended site now presents an opportunity for new residential development integrated with leisure and retail uses close to, and linked to, the Town Centre. As part of a mixed use redevelopment scheme, opportunities to enhance the facilities provided by the Pewsey Heritage Centre should be explored. Development should have regard to a Planning Brief for the site to be prepared in accordance with paragraph 1.19.

Tidworth

Policy HC19

NORTH EAST QUADRANT

The Local Plan allocates land for housing on a site in Tidworth as shown on Inset Map 9. Development of this site should:-

- a) enhance the river corridor as an area for informal/casual recreation; *and*
- b) secure junctions to, and a link road between, the A338 and A3026.

2.35 The Local Plan identifies land to the north east of Tidworth for the development of 150 private sector houses in conjunction with in the region of 350 married quarters for the Ministry of

Defence. The scale of this development provides an opportunity for innovative, quality design to ensure that a place with a distinct identity is created. Development should be supported by a Planning Brief to be prepared in accordance with paragraph 1.19. The Planning Brief should relate to the whole site and not simply the element of private sector housing. It should be prepared not only in association with the Local Planning Authority but also the land owners, the Ministry of Defence, and should address the social and community implications of a such a large development on the edge of the town. The River Corridor through the site marks the extent of the known areas liable to flood in this area. It is an attractive area and proposals will be expected to respect the Council's wish to leave a green lung through the site, linked to adjacent woodland, for informal recreation without detriment to the ecology of the area.

2.36 This will be a significant area of growth for Tidworth. The Highway Authority have indicated that the development should provide a link road between the A338 and A3026 to ensure that problems at the existing sub-standard junction are not exacerbated. The proposals should also pay special attention to the need to provide safe pedestrian and cycle links to the Town Centre.

Policy HC20

OLD RECTORY/PORTANDO HOUSE

The Local Plan identifies a development area at Pennings Road, Tidworth as shown on Inset Map 9. This site will need to be developed comprehensively to ensure that:

- a) a mix of uses including affordable housing, general market housing and employment development is included;
- b) the setting of Holy Trinity Church is respected;
- c) important trees within the site are retained; and
- d) access constraints are resolved.

2.37 The Council are keen to see the future of The Old Rectory and Portando House resolved and are, therefore, proposing to prepare a Planning Brief for the comprehensive development of the site in association with landowners, the highway authority and other relevant interests to ensure that the site can

contribute to the needs of the local community. The site includes Portando House, land at the Old Rectory and the existing Health Centre. There are plans to build a new Primary Health Care Unit and Community Resource Centre on the former swimming pool site further down Pennings Road which, when built, will replace the existing health services on this site. Because of the scale of community provision proposed as part of the Primary Health Care Unit and Community Resource Centre it is not appropriate to reserve the site solely to meet community needs. Instead it is proposed to concentrate on housing and employment opportunities. The employment opportunities created should complement rather than compete with the office accommodation proposed as part of the Community Resource Centre and help fulfil the objectives of the Tidworth Study to provide a range of employment sites in Tidworth. Retail development is not appropriate.

2.38 It is a visually important site with a prominent frontage to the A338. The Planning Brief should indicate an appropriate mix of affordable and general market housing on the site in accordance with Policy HC30 and how the design and layout of the scheme should respect the setting of the church and properties on Plassey Road.

HOUSING ON UNALLOCATED SITES IN DEVIZES, LUDGERSHALL, MARLBOROUGH, MARKET LAVINGTON, TIDWORTH AND PEWSEY

Policy HC21

HOUSING ON UNALLOCATED SITES

Within the Limits of Development of Devizes, Ludgershall, Marlborough, Market Lavington, Tidworth and Pewsey in principle, planning permission for new housing on previously developed land not defined for other purposes will be permitted provided:-

- a) the scale of the proposal reflects the scale and character of the settlement in accordance with Policy PD1;
- b) the proposal does not conflict with other policies of the plan which seek to protect local services, amenity and employment;
- c) the site is well related to a range of services (including shops, education and health) and jobs; *and*
- d) there is easy access to the public transport, cycle and footpath networks.

Applications for housing development on previously un-used land within the Limits of Development of Devizes, Ludgershall, Marlborough, Market Lavington, Tidworth and Pewsey, which involve more than infill or small site development, will only be permitted where an assessment of the availability of previously used land in the same town/village has taken place demonstrating this is the most sustainable location available at the time of application and it complies with each of the criterion (a) to (d) above.

when a site would be acceptable. (To be in accordance with Structure Plan policies, windfall sites are appropriate in the main settlements of the District). They must also comply with the sustainability and design principles of the Plan set out in Chapter 1, Policy PD1 and policies which seek to protect the natural and built environment set out in Chapters 5 and 6.

2.40 Windfall sites involving up to about 1 ha of land are not considered to be 'key sites' and, therefore, a Planning Brief as expected in paragraph 1.19 is not necessary. However, Planning Briefs have been requested in relation to allocations at Roundway Mill and the Old Rectory/Portando House because of their specific circumstances. A Planning Brief will be expected for significant windfalls involving more than 1 ha of land or more than 25 dwellings.

HOUSING IN VILLAGES

2.41 All of the villages in Kennet are set within a quality landscape. The relationship between development within a village and the landscape surrounding it is an important consideration. The need to respect local landscape character has not been repeated in each of the following policies. However, development in accordance with these policies will always be assessed in relation to policies in the Landscape and Land Management section of the Natural Resources Chapter of the Plan to ensure the potential landscape impact of a proposal is taken into account. A detailed description of each character area is described in Supplementary Planning Guidance. Policy PD1 on design and polices relating to the conservation of the historic heritage will also be relevant when considering individual planning applications for new housing in the villages.

2.39 PPG3 defines windfall sites as 'previously developed sites that have unexpectedly become available'. An allowance has been made in the Plan for 1442 new houses to come forward on such sites in the period to 2011 (see Table H.2). The development of windfall sites, up to this figure, would not undermine strategic policies for the District. It is not possible to allocate land for windfall sites as by definition they are 'unexpected' but it is important to set the parameters for

Policy HC22

VILLAGES WITH A RANGE OF FACILITIES

With the exception of Avebury, planning permission for limited additional housing development consisting of infilling, the replacement of existing dwellings, the re-use of existing buildings, the redevelopment of existing buildings or small groups of houses will be granted within the defined Limits of Development of those villages listed in Table H.4 provided that the development is in harmony with the village in terms of its scale and character.

All new housing proposals should conform with other policies of the plan, including those that seek to protect local services (ED29), amenity (PD1), and employment or tourism uses (ED12, ED13) and promote affordable housing (HC32).

Policy HC23

HOUSING IN AVEBURY

Planning permission for limited additional housing development consisting of infilling, the replacement of existing dwellings or the re-use of existing buildings, or the redevelopment of existing buildings will be granted within the defined Limits of Development for Avebury providing that:

- a) the development is in harmony with the village in terms of its scale and character and conforms with architectural, environmental and other characteristics of the area; *and*
- b) it is not within the Scheduled Ancient Monument comprising the henge monument and does not adversely affect any nationally important or locally significant archaeological site.

All new housing proposals should conform with other policies of the plan, including those that seek to protect local services (ED29), amenity (PD1) and employment or tourism uses (ED12, ED13) and promote affordable housing (HC32).

Table H.4 : Villages with a range of facilities and suitable for limited residential development including small groups of houses

Devizes Community Area
All Cannings Bishops Cannings Bromham Chirton Erlestoke Great Cheverell Potterne Rowde Seend Urchfont West Lavington/Littleton Pannell Worton
Marlborough Community Area
Aldbourne Avebury/Trusloe Baydon Broad Hinton Burbage Chilton Foliat Great Bedwyn Manton Ramsbury West Overton
Pewsey Community Area
Easton Royal Netheravon Upavon
Tidworth Community Area
Collingbourne Ducis Shalbourne

Allocations are not made for sites involving less than 10 dwellings. However, there has been a steady supply of small sites within the District's villages over recent years. This trend is expected to continue. Policy HC22, above ensures that in villages with a range of facilities, small groups of houses on greenfield sites and housing on redevelopment sites is acceptable in appropriate locations.

Policy HC24

VILLAGES WITH LIMITED FACILITIES

Within the villages in the countryside listed in Table H.5, which do not have defined Limits of Development, new housing development will be restricted to infilling, the replacement of existing dwellings or the re-use of existing buildings or the redevelopment of existing buildings provided that the development:

- a) is within the existing built up area of the village;
- b) does not consolidate an existing sporadic, loose knit area of development; *and*
- c) the development is in harmony with the village in terms of its scale and character.

All new housing proposals should conform with other policies of the Plan, including those that seek to protect local services (ED28), amenity (PD1) and employment or tourism uses (ED11, ED12) and promote affordable housing (HC32).

2.42 Government advice and Structure Plan policies convey the same general message that housing development should be located, wherever possible, so as to provide a choice of means of travel to other facilities. Therefore, villages which have a range of facilities and have access to public transport provide the most sustainable location for limited new housing in the rural areas. These are listed in Table H.4, above. Those villages with a range of facilities have been identified as the most sustainable rural locations within the context of Kennet District. It is also important to ensure that development within those villages does not undermine their character.

Table H.5 : Villages that do not have a range of facilities where housing development will be restricted

Devizes Community Area
Easterton Etchilhampton Little Cheverell Marston Poulshot Seend Cleeve Sells Green Victoria Park Wedhampton
Tidworth Community Area
Aughton Brunton Collingbourne Kingston Everleigh Ham Lower Chute & Chute Cadley Perham Down Upper Chute
Marlborough Community Area
Axford Charlton East Grafton East Kennett Froxfield Fyfield Little Bedwyn Lockeridge Mildenhall Ogbourne St Andrew Ogbourne St George Wilton Winterbourne Bassett Winterbourne Monkton
Pewsey Community Area
Alton Barnes and Alton Priors East Chisenbury Enford Fittleton & Haxton Hilcott, Bottlesford, Freetrade & Woodborough Honeystreet Manningford Bruce Marden Milton Lilbourne Oare Patney Rushall Stanton St Bernard Wilcot Wilsford Woodbridge, North Newnton Wootton Rivers

Policy HC25

REPLACEMENT OF EXISTING DWELLINGS

In the countryside, the replacement of an existing dwelling which has not been abandoned will be permitted where:-

- a) the siting is closely related to the footprint of the dwelling it replaces, unless the re-siting of the dwelling would remove a road safety hazard; *and*
- b) the scale of the replacement dwelling is not significantly larger than the original structure.

In cases where a dwelling is re-sited to remove a road safety hazard careful attention will be given to the potential impact of the proposed development on the wider landscape, particularly where the site is located within the North Wessex Downs Area of Outstanding Natural Beauty or the Special Landscape Area.

Policy HC26

HOUSING IN THE COUNTRYSIDE

Outside of the Limits of Development defined for the villages listed in Table H.4 and outside of the existing built up area of the villages listed in Table H.5, new residential development will only be permitted in the following circumstances:

- a) To provide accommodation for the essential needs of agriculture or forestry or other employment essential to the countryside as established in Policy HC27;
- b) To provide holiday accommodation from the conversion of an existing building; *or*
- c) Where the conversion of a listed building to residential use is the only economic means of retaining the historic structure.

Provided that the development does not affect the character of the local landscape.

2.43 Elsewhere in the rural areas, new housing will be remote from services and facilities and residents will be dependant on the private car. The Local Plan, therefore, seeks to limit new housing development in these locations as development would be contrary to the plan's sustainable development objectives. The villages subject to Policy HC24 are listed in Table H.5, below.

Policy HC27

DWELLINGS REQUIRED TO MEET THE NEEDS OF AGRICULTURE, FORESTRY AND OTHER EMPLOYMENT ESSENTIAL TO THE COUNTRYSIDE

In the countryside, planning permission for a dwelling or dwellings will only be granted where accommodation is required to enable workers to live at or in the immediate vicinity of their place of work in the interests of agriculture or forestry or other employment essential to the countryside.

2.44 Residential development in the countryside is not normally permitted but in certain circumstances may be justified when required in the interests of agriculture or forestry or other employment essential to the countryside, for example in association with a stables where workers need to be on site. Although it will usually be convenient for workers to live in nearby settlements there may be some occasions when circumstances make it essential to live very close to their place of work. In view of the exceptional nature of these circumstances, applications will be scrutinised thoroughly. There may be occasions where the evidence supporting an application for an agricultural or forestry workers dwelling is inconclusive, particularly in the case of new enterprises. In these cases the Council will consider granting a temporary planning permission. Where such a permission is granted the period of the permission will be clearly stated and the requirements that will have to be met at the expiry of the permission, if a permanent permission is then to be granted, set out. If after the temporary permission has expired, or sooner, the applicant can meet the full terms of the requirements of Policy HC27, permission for a permanent dwelling will be granted.

2.45 PPG7, Annex I contains extensive detailed description of the criteria to be applied when considering applications for accommodation in the countryside required for agriculture and forestry. The Council will refer to the various tests included in PPG7 when applying Policy HC27.

AFFORDABLE HOUSING

2.46 National policy guidance in relation to affordable housing is quite clear 'A community's need for affordable housing is a material planning consideration that can be properly taken into account indevelopment plan policies ...'. It is also quite clear that it is legitimate to seek an element of affordable housing on suitable sites. Latest thinking is expressed in PPG3 and the Rural White Paper. PPG3 states as a specific objective the need to meet the housing requirements of the whole community, including those in need of affordable housing and special needs housing. The Rural White Paper promotes the view that where there is evidence of local need in villages there is no reason why "every new market house should not be matched with an affordable home".

2.47 Kennet District Council's latest 4 Year Strategy (to 2004) has three significant objectives in relation to the provision of affordable housing:-

- a) To enable the provision of at least 500 subsidised homes to help meet the need for affordable housing among low income households
- b) To use planning exceptions policy to enable the provision of new affordable housing in village communities to meet local needs, and
- c) Promote mixed tenure communities in areas of new housing development which ensure that local needs for affordable and supported housing are addressed.

These objectives support the Council's overall priorities for social inclusion and to sustain our rural communities. Significantly the 4 Year Strategy recognises the role of the Local Plan working alongside a revised Housing Strategy as the means to achieving these objectives.

2.48 The first District-wide Survey of Housing Need was undertaken in 1994. This survey was updated in 2001. The survey found that there was an annual shortfall of 313 households, which is 1% of all households in the District. Grouping the needs by community areas, the results (per year) of the latest survey were as follows:-

Tidworth/Ludgershall	55
Devizes	56
Marlborough	175
Pewsey	26

2.49 Quite clearly the 4 Year Strategy target of 500 subsidised houses is not an appropriate target for the Local Plan which has an end date of 2011 and because this target does not relate to all affordable housing in accordance with Circular 6/98. A target for the remaining 10 years of the Plan is needed which relates to all affordable housing need. The Council's Housing Strategy deals primarily with the same period as the Council's 4 Year Strategy, (2000-2004). However, the Housing Strategy, supported by the Council's Affordable Housing Policy Guide, does include a long term commitment to enable the provision by Registered Social Landlords of at least 125 homes on average each year until 2011. In relation to low cost market housing, there is an affordability gap throughout the District based on average incomes and average house prices. The Plan seeks to bridge this gap through contributions to low cost market housing from allocated sites and large windfall sites. The affordable housing target set out in Policy HC28 is based on the level of subsidised affordable housing provision anticipated in the Housing Strategy to meet local needs throughout the Plan period and an estimate of the number of low cost affordable homes that could be provided through Local Plan allocations.

Policy HC28

AFFORDABLE HOMES TARGET

The Council will actively pursue the target of providing an additional 1575 affordable homes within the District by seeking an appropriate element of affordable housing:

- a) on allocated housing sites;
- b) on any housing site in Devizes, Marlborough, Tidworth, Ludgershall, Pewsey and Market Lavington involving 25 or more dwellings or 1 hectare of land (irrespective of the number of dwellings) where there is evidence of local housing need; or (applying to Marlborough only) where there is evidence of acute pressure for affordable housing, on sites involving 15 or more houses or 0.5 hectares of land (irrespective of the number of dwellings);
- c) on any housing site in the rural areas in accordance with Policy HC32;
- d) through the application of an exceptions policy in rural areas; and
- e) the acquisition of existing vacant property, small infill/conversion schemes and the redevelopment of existing sub-standard housing.

In pursuing the overall target the Council will seek to negotiate 1375 subsidised affordable homes and 200 low cost market housing within the Plan period 2000 to 2011 to reflect the nature of local housing need in the District.

2.50 Circular 6/98 makes it clear that the Local Plan should indicate how many affordable homes need to be provided throughout the Plan area, which Policy HC28 does. PPG3 goes on to say that policies in the Plan should define what the local authority considers to be affordable in the area. Policy HC29, below, sets out the local authorities definition of affordable housing in accordance with PPG3. Planning applications that include an element of affordable housing that does not accord with this definition will not be permitted. The proposed Affordable Housing Policy Guide will explore in more detail how to involve a Registered Social Landlord or similar body in the provision of subsidised affordable housing. The Supplementary Planning Guidance will also include a process for

establishing what constitutes the lower quartile of prevailing market prices at the time of an application. It will then address how to bridge, if necessary, the affordability gap that may remain in some areas, based on average incomes compared to a sale value even in the lower quartile of prevailing market prices, through the use of an initial sale at discounted prices, resale covenants or similar arrangements. In applying these Policies on affordable housing the council will consider alternative or innovative combinations of providers/tenures, provided that what is proposed contributes to meeting the target for provision of affordable homes.

Policy HC29

DEFINITION OF AFFORDABLE HOUSING

Where an element of affordable housing is included in a planning application, in accordance with the policies of this Plan, the type of affordable units provided will need to comply with the Plan's definition of affordable housing. For the purposes of this Plan, affordable housing is defined as:

- a) subsidised housing provided by a Registered Social Landlord, village trust or similar body which has the benefit of Social Housing Grant either for letting at affordable rents or for sale on a shared ownership basis; *or*
- b) low cost market housing which is offered for sale at or below the lower quartile of prevailing market values, provided the proposed sale price is affordable based on average incomes at the time of application.

Proportions Policies

Policy HC30

AFFORDABLE HOUSING ON LARGE SITES

Where a local need has been established, the Local Planning Authority will negotiate with developers to secure an element of affordable housing on each of the allocated housing sites listed in Policy HC2 and unforeseen housing sites involving 25 dwellings or more or 1 hectare (irrespective of the number of dwellings) of land that come forward in Devizes, Marlborough, Tidworth, Pewsey, Market Lavington and Ludgershall. Additionally, within Marlborough, where acute pressure for affordable housing can be shown, the Local Planning Authority will also seek to negotiate an element of affordable housing on sites involving 15 or more houses or half a hectare of land (irrespective of the number of dwellings).

The Local Planning Authority will seek to negotiate about a 30% 'subsidised' affordable housing contribution and a 20% low cost market housing contribution on appropriate unforeseen housing sites subject to evidence of local housing need supporting this level of provision and individual site characteristics.

In relation to the sites listed in Policy HC2 the Local Planning Authority will seek to negotiate the following levels of provision:

	<u>Subsidised</u>	<u>Low Cost</u>
Quakers Walk Devizes	about 70	about 45
The North Gate/ Wharf/Hospital, Devizes,	about 45	about 30
Roundway Mill, Devizes	about 10	
Former Le Marchant Barracks, Devizes	about 15	about 10
Naughton Avenue Devizes	about 30	about 20

Subsidised Low Cost

Chopping Knife Lane, Marlborough	about 45	about 30
Garden Centre, Granby Gardens, Ludgershall	about 40	about 25
Pewsey Hospital Phase II	about 33	about 22
Broomcroft Road/Avonside area, Pewsey	about 10	
NE Quadrant, Tidworth	about 45	about 30

The Local Planning Authority will need to be satisfied that the subsidised affordable housing provided under this policy will always be available for defined local needs, both initially and on subsequent change of occupant. In the case of 'subsidised' affordable housing this should be through the involvement of a Registered Social Landlord, village trust or similar body and secured by the use of planning conditions or obligations.

Policy HC31

INTEGRATION OF AFFORDABLE HOUSING

Planning permission will only be granted where the affordable housing provided in accordance with policy HC30 is:

- a) carefully integrated within the overall development;
- b) distributed in accordance with design principles established in policy PD1;
- c) clustered in small groups of housing of not more than about 10 dwellings; *and*
- d) the size and type of individual houses proposed reflects local needs.

The level of acceptable integration may vary to reflect the size of the housing site, the form of development proposed and the type of affordable housing proposed.

- 2.51 The latest housing needs survey in 2001 demonstrates that there continues to be a demand for affordable housing throughout the District. It is therefore legitimate to seek an element of affordable housing on allocated housing sites throughout the district in accordance with Guidance within Circular 6/98. The targets included in Policy HC30 reflect the Council's initial negotiating position of 30% subsidised housing and 20% low cost market housing adjusted to take account of known local site considerations. For example, site preparation costs in relation to Roundway Mill. For all sites the overriding need for subsidised affordable housing, identified in the latest housing need survey, is recognised. Circular 6/98 also makes it clear that it is appropriate to seek an element of affordable housing on unforeseen large sites involving 25 or more dwellings or 1 hectare of land. The Circular states further that it is appropriate to establish lower thresholds where there is evidence of exceptional local constraints which reduce the availability of affordable housing in areas where there is an established local need. This Guidance has been strengthened with the release of the Rural White Paper in December 2000 which states 'where acute pressures can be shown to exist and smaller schemes would be viable, authorities can adopt policies in their plans to use lower thresholds down to developments on sites of only half a hectare or as few as 15 dwellings.' The Council believe there is evidence of extreme local need in Marlborough and has embodied this latest Guidance in Policy HC30. The Local Planning Authority will need to demonstrate at the time of an application involving 15 houses or half a hectare of land that there is evidence of acute local need to accord with the policy. Furthermore, the Government believe that it is important to help create mixed communities which offer a choice of housing. PPG3 : Housing suggests that new housing developments can help secure a better social mix by avoiding the creation of large areas of the same type of housing aimed at the same social or economic groups. Local authorities are urged to include policies in their local plans that secure 'an appropriate mix of dwelling size, type and affordability' (PPG3, para 11). The above policies are designed to secure this mix of dwellings.
- 2.52 The District Council acknowledges that Local Plan policies on affordable housing should be reasonably flexible, leaving room for other material considerations to be taken into account. The amount of affordable housing to be provided on each site should be negotiated at the time of planning applications at a scale to reflect the total number of houses proposed on the site, specific market and site conditions. The requirements set out in the above policies are the minimum numbers the Council will seek to negotiate. Other policies of the Plan seek to make the best use of land available for development and it is conceivable that the total number of houses proposed on individual sites will exceed the figures quoted in Policy HC2 once detailed site investigations are carried out. If the total number of houses proposed in Policy HC2 do increase, the Council will expect to negotiate a commensurate rise in the number of subsidised houses on the site.
- 2.53 The Affordable Housing Policy Guide, will address the process for the provision of low cost market houses. PPG3 introduces clear guidance on the need for Local Plans to address the need for low cost market housing within its area. House prices in rural Wiltshire (ie excluding Swindon) have increased on average by around 18% between summer 2002 and summer 2003. On average across rural Wiltshire the cost of a terraced house in Summer 2003 was £133,339. Average gross weekly earnings in Kennet in 2002 were approximately £400, clearly less than can support a mortgage for a £133,339 house. This gap between house prices and wages in the District is clear evidence of need for low cost market housing as even looking at this coarse level of data it is quite clear that local people will find it difficult to take the first step onto the housing ladder. Given the significant variation in house prices across the District and fluctuations in the housing market it is not appropriate to indicate what constitutes the price of a low cost market house in the Plan. This should be negotiated at the time of planning application based on current market prices, as indicated in Policy HC29, and wages in the local area.
- 2.54 Critical to all the policies on affordable housing is the evidence of local housing need. It can not only indicate the overall level of need but the type and tenure of local needs. As indicated in paragraph 2.51,

a local housing needs survey was carried out in 2000. This provides basic information on the distribution of housing needs throughout the District. In relation to sites involving unforeseen large windfall sites, 'local' relates to the identified need of that Community Area. The basic information from the latest Districtwide Housing Need Survey on the need for subsidised affordable housing should be supplemented with information from the Housing Register and recent Parish Surveys, where they have been carried out. Evidence of the need for low cost market housing provided in the latest Districtwide Housing Need Survey should be supplemented by up-to-date information on local house prices and wage levels. This process for establishing the level of local affordable housing need will be developed further in the Affordable Housing Policy Guide.

2.55 As stated in para 2.03, one of the fundamental objectives for the sustainable provision of new housing is to ensure there is a mix of house types and tenure within a scheme to promote better integration. Too often once an element of affordable housing has been negotiated the site is developed separately. The amount of affordable housing to be provided within a site and the integration of all forms of affordable housing should be considered as part of the initial Planning Brief for the site to produce an appropriate solution for individual sites.

Policy HC32

AFFORDABLE HOUSING CONTRIBUTIONS IN RURAL AREAS

The Local Planning Authority will seek to negotiate the equivalent provision of general market and affordable homes on all proposed housing sites in the villages subject to evidence of local housing need supporting this level of provision and individual site characteristics. Planning permission will not be granted if the size and type of individual affordable houses proposed in accordance with this Policy do not reflect local needs.

The Local Planning Authority will need to be satisfied that the housing provided under this policy will always be available for defined local needs, both initially and on subsequent change of occupant. In the case of 'subsidised' affordable housing this should be through the involvement of a Registered Social Landlord, village trust or similar body and secured by the use of planning conditions or obligations.

2.56 The Rural White Paper published November 2000 states in relation to the provision of affordable housing 'in settlements of 3000 or less no thresholds apply'. Effectively this means that in villages where there is a clear need for affordable housing the local authority can seek a proportion of affordable housing even on the smallest site. The White Paper supports the view that in villages, where there is evidence of local need, every new general market house should be matched with an affordable home. Policy HC32, above, seeks to achieve this on all sites that come forward in villages in accordance with Policies HC22, HC23 and HC24, subject to evidence of local housing need and to individual site characteristics. The provisions of policies HC22, HC23 and HC24 concerning the sites location, the scale of development relevant to the size of the settlement and the availability of alternatives to the private car will still apply. Proposals will also need to reflect the nature of local housing need to be acceptable.

Exceptions Policy

Policy HC33

RURAL EXCEPTIONS POLICY

Exceptionally, within the Limits of Development of the villages listed in Table H.4 and in the existing built up area of the villages listed in Table H.5, limited additional affordable housing consisting of infilling, the replacement of existing dwellings, the re-use of existing buildings, the redevelopment of existing buildings or small groups of houses will be permitted on sites that would not otherwise be allocated for housing provided that:

- a) a specific local need has been identified;
- b) the size and type scheme proposed takes account of both the identified local need and the size of the settlement in which it is to be located;
- c) the development principles set out in policy PD1 and AT1 have been taken into account, particularly with regard to design and the sites relationship to local services and existing public transport, cycle and/or footpath networks; *and*
- d) the proposal does not conflict with other policies and proposals of the plan that seek to protect local services, amenity and employment or tourism uses.

Additionally, small groups of affordable houses will be permitted on the edge of the villages listed in Table H.4 subject to criteria (a) to (d) above and provided that the housing would not set a precedent for sporadic development in the countryside.

The Local Planning Authority will need to be satisfied that the housing provided under this policy will always be available for defined local needs, both initially and on subsequent change of occupant. In the case of 'subsidised' affordable housing this should be through the involvement of a Registered Social Landlord, village trust or similar body and secured by the use of planning conditions or obligations.

2.57 The basis of the 'exceptions' policy is essentially one of permitting very limited exceptions to established policies of restraint in order to secure the provision of affordable housing to meet local needs in perpetuity. The 'exceptions' policy, set out above, allows affordable housing to be built in or on the edge of villages listed in Table H4 and in named villages within the countryside as listed in Table H5. The policy releases land for development that would not be acceptable within the terms of policies HC22, HC23 and HC24. It allows small groups of affordable houses in settlements that have been identified as having a limited range of facilities, subject to evidence of local affordable housing need. It also allows small groups of houses on the edge of villages that do have a good range of facilities, subject to evidence of local housing need. (See Glossary for a definition of small groups of houses.) Policy HC33 makes no distinction between subsidised and low cost affordable housing. Instead it relies on the evidence of local housing need in the area to inform the size and type of affordable homes to be provided. Planning permission will not be granted for an 'exceptions' affordable housing site, comprising all low cost market housing, if local information indicates that the greater need is for subsidised affordable housing. The Affordable Housing Policy Guide will include more detailed information on the definition of 'local' in relation to exception sites in villages. Basically, the latest housing needs survey, local parish surveys and the housing register will be used, in conjunction with up-to-date house price and income information to establish the level and type of need within the Ward or closely related group of parishes.

LOCAL FACILITIES

2.58 This section of the Plan provides the basis of how the Local Planning Authority will negotiate with developers to secure local facilities as part of residential development. The Council intends to carry out further research to establish baseline information on the existing availability of halls, meeting places and education. Together with research already completed on the availability of recreation space, this data will be published as Supplementary Planning Guidance to inform decisions when applying the following policies. In Devizes, details of the level of provision to be negotiated on allocated housing sites will be developed in

a Strategic Development Brief (see paragraph 2.19). Elsewhere, where a specific need for additional local facilities has been identified, how to address that need should be addressed in individual Planning Briefs.

Sport and Recreation

Policy HC34

RECREATION PROVISION ON LARGE HOUSING SITES

In new residential developments of 20 or more dwelling units recreational open space will be required to be provided on the basis of 2.43 ha/1000 people, comprising:

- a. equipped play space
- 0.31ha/1000 people
- b. casual play space
- 0.41ha/1000 people
- c. formal sports/pitches
- 1.71 ha/1000 people

Policy HC35

RECREATION PROVISION ON SMALL HOUSING SITES

New residential developments of between 5 and 19 dwellings, which do not form part of a larger scheme or potential scheme, will be expected to provide land for children's recreation on the basis of 0.72 ha/1000 people.

Policy HC36

RETENTION OF LAND FOR RECREATION

The recreation land provided under policies HC34 and HC35 should always be available and maintained as recreation space for the benefit, primarily, of residents of the related housing developments. Therefore, planning permission will be subject to conditions or a planning obligation will be negotiated to ensure that the recreation space is provided to an agreed standard and site specification and remains available and maintained in the long term.

2.59 The Local Plan allocates land for new residential developments to meet the demands of a growing population. Demand for indoor and outdoor sports facilities will also grow. New residential developments should, therefore, contribute to meeting the recreational needs of the new population generated by the development in accordance with the NPFA standards adopted by the Council as a target for the District as a whole. Exceptionally the standards set out in policies HC34 and HC35 may be relaxed to ensure the reuse of a Listed Building and to enable high density developments in Town Centre locations. In addition, full compliance with the standards may not be necessary where it can be demonstrated that existing provision will be sufficient to meet the needs of the new development as well as of existing development in the vicinity. The standards will be suitably modified in the case of proposals for special needs housing, such as sheltered housing for the elderly.

2.60 Additional guidance to prospective house builders on the implementation and interpretation of recreation space policies in the last Local Plan was published separately as Supplementary Planning Guidance in 1998. This Guidance remains relevant to the implementation and interpretation of policies HC34 - HC36. The SPG deals with issues such as when commuted payments in lieu of providing or maintaining open space may be acceptable. The SPG also sets out how to convert the requirements set out in Policies HC34 and HC35 as an area/1000 people to a precise area of land required for each development. The policy expresses the open space required in this way to ensure that provision reflects the latest occupancy rates for the District. The current Guidance will be revised and updated in the light of experience and changing practice once the replacement policies have been approved and adopted.

Education

Policy HC37

DEMAND FOR EDUCATION

In the case of new housing developments involving 25 or more dwellings or 1 hectare of land (irrespective of the number of dwellings) the Local Planning Authority will need to be satisfied (having regard to advice from the LEA) that the primary and secondary education needs of the population of the new development can be met either by existing school infrastructure or through improvements to the existing school infrastructure. A contribution towards improvement of the existing school infrastructure will be sought where there is evidence that demonstrates that the need for the improvement is a consequence of the new housing development. The contribution will be related to the education needs generated by that development.

Policy HC38

NEW PRIMARY SCHOOL IN DEVIZES

The Local Plan allocates land for educational purposes at Devizes as indicated on Inset Map 1. to meet the primary education needs arising from the new population generated by housing proposals at Quakers Walk, Roundway Mill, Le Marchant Barracks, Naughton Avenue, and the North Gate/the Wharf/Devizes Hospital. Proposals for alternative forms of development, other than community uses, will not be permitted within this area. Each of these housing sites should contribute to the development of the new school.

unforeseen windfall sites during the Plan period. School infrastructure can generally adapt to small incremental growth but a sudden surge in demand as a result of new large scale housing development can have a significant impact on a local school, especially if that school technically has no vacant capacity. The latest assessment of school provision in the main towns is as follows:-

- there is sufficient capacity in secondary school places to meet planned housing growth over the period to 2011 in Marlborough and Pewsey. Additional capacity will be needed in Devizes and Ludgershall/Tidworth.
- In relation to primary school places only Ludgershall has sufficient existing capacity to meet anticipated demands over the period to 2011.

2.62 Only in Devizes is the additional demand sufficient to generate the need for a new primary school. The provision of an infant school and additional junior classroom space has already been negotiated with developers in relationship to proposals put forward in the last Local Plan at Brickley Lane, Wayside Farm and Roundway Hospital. A further 7 form entry primary school will be required to respond to the demands allocations in Devizes.

2.63 The Local Planning Authority will place significant weight on the views of the Local Education Authority when assessing the educational needs of new housing development. Furthermore, the proposed SPG on Planning Obligations will contain detailed guidance on the need for new education provision in the District and a methodology for assessing the additional demand new housing will place on existing education provision.

2.61 PPG12 makes it clear that the capacity of existing infrastructure and the need for additional facilities should be taken into account when preparing the Local Plan (para 6.14, PPG12). The Plan proposes in the order of 1130 (see Table H.3) new dwellings on allocated sites. Further large site development may come forward as

Policy HC39

DESIGN OF NEW SCHOOLS

New schools in the District should be designed with the principles of dual use of facilities in mind. They should include independent access to changing and indoor sports facilities.

Policy HC40

LOCATION OF NEW SCHOOLS

New schools should be well related to the existing (or proposed) foot, cycle or public transport network and centrally located within its primary catchment area to reduce the distance travelled to school.

2.64 Primary and secondary schools can play an important role in the community. Ensuring that any new school development can be used out of school hours and is easily accessible should encourage its wider community use. The location of a new school is also important if walking and cycling to school is to be encouraged. Policy AT1 sets out the criteria to be applied to all developments to ensure that opportunities to reduce the use of the private car are identified. In relation to new school sites the application of this policy is particularly important as it will identify opportunities to remove/reduce potential areas of conflict between pedestrians and vehicles on the main journey to school route, improvements that may be secured through conditions or a Section 106 Agreement.

Policy HC41

PROPOSED NEW SCHOOLS

The Plan allocates land for educational purposes at Marlborough and Collingbourne Ducis, as indicated on the Inset Maps. Proposals for alternative forms of development, other than community uses, will not be permitted within these areas.

2.65 The County Council as the Local Education Authority have indicated that they have separate plans to construct new primary

schools in Marlborough and Collingbourne Ducis. The Local Plan needs to ensure that adequate land is available for the future development of the service and the preferred location protected from other forms of development.

Social/Community

Policy HC42

ADDITIONAL SOCIAL AND COMMUNITY NEEDS

In the case of new housing developments involving 25 or more dwellings or 1 hectare of land (irrespective of the number of dwellings) the local planning authority will need to be satisfied that the social and community needs of the new residents can be met. Where the local planning authority has evidence to demonstrate that these needs cannot be met by existing infrastructure, appropriate provision to meet the needs arising from the development will be sought.

2.66 The sequential approach to site selection for the housing allocations within the Plan should ensure that proposed housing sites are well related to existing social and community infrastructure. However, where development takes place remote from opportunities for residents to meet and socialise new opportunities should be provided within the new development. This could be resolved through the design and layout of the development providing informal meeting places or through specific buildings. The Council propose to prepare SPG which will contain more detailed guidance on the existing availability of community halls and meeting places and guidance on how to assess the additional demands new housing development may generate. The Council will have regard to Government guidance on planning obligations when seeking developer contributions (see paragraph 1.44).

UTILITIES INFRASTRUCTURE

Policy HC43

OFF SITE SERVICE INFRASTRUCTURE

Development which increases the demand for off-site service infrastructure, such as water supply, surface water, foul drainage or sewage treatment, will not be permitted unless sufficient capacity already exists or extra capacity will be provided in time to serve the development without harm to the environment.

When improvements in off-site infrastructure are programmed, the commencement of development will be co-ordinated with its provision. Where necessary improvements in off-site provision are not programmed, developer contributions towards the upgrading of existing provision to meet the requirements of the new development will be sought.

2.67 Development proposals for the provision of new infrastructure or for new utilities and related services will be considered against the provisions of policy PD1. This policy will ensure that the chosen location will not have an unacceptable impact on local amenity including visual impact and impact on the surrounding environment. It will also ensure that adequate access and servicing is available. There is, therefore, no need for a specific policy in relation to new infrastructure development. However, there may be occasions when service infrastructure provision is out of step with development demands hence the inclusion of Policy HC43.

2.68 Local plans provide the utility companies responsible for electricity, gas and water supply, sewerage and telecommunications with essential inputs for their own planning as it is important to ensure that there is sufficient capacity in the system to accommodate new development. The sewerage infrastructure in Kennet is generally operating at or near to capacity. Thames Water has indicated that difficulties are already being experienced in the Marlborough and Tidworth catchments. Wessex Water has indicated that there may be problems in accommodating flows from

the allocations in Devizes due to insufficient capacity in the sewerage system as the sites, clustered together, discharge to a common outfall.

2.69 With regard to surface water drainage it is the responsibility of the developer to make proper provision for drainage to ground, water courses or surface water sewer. It should not be allowed to drain to the foul sewer. In all developments surface water disposal should be agreed in accordance with Best Management Practice.

Policy HC44

TELECOMMUNICATIONS

Proposals for telecommunications development, including applications for prior approval under the Town and Country Planning (General Permitted Development) Order, 1995, will be permitted where:

- a) there is an operational requirement for the proposal;
- b) the siting, design, materials and external appearance of the proposal minimises its visual impact; *and*
- c) an assessment of alternative sites has been carried out, including the possibility of using existing structures and site sharing, and there are no satisfactory alternative sites for telecommunications available.

When applying this policy the Local Planning Authority will take into consideration whether there are any special needs or technical considerations which should influence the choice of location. Where the proposal involves the North Wessex Downs Area of Outstanding Beauty the development will only be permitted where technical considerations mean there are no satisfactory alternative locations available. Within the Avebury World Heritage Site proposals which would harm the historic landscape, archaeological features or visual setting of the site will not be permitted.

2.70 Investment in new technology and the maintenance and improvement of established telecommunications network can entail the physical development of land and, therefore, have implications for both development plans and development control. For example, Kennet has dealt with a number of applications to improve the Personal Communications Network across the district. Planning Policy Guidance Note 8 - Telecommunications (PPG 8), sets out the Government's position in respect of telecommunications development which is 'to facilitate the growth of new and existing systems'. To this end Local Planning Authorities are encouraged to respond positively to telecommunications development and to take into account the specific locational constraints imposed by technical considerations.

2.71 Many of the planning issues raised by telecommunications development are already covered by general policies elsewhere in the Plan. Policy PD1, set out in Chapter 1, will ensure that the potential environmental and visual impacts of the proposal are considered. The landscape and Land Management Policies, in Chapter 5, set out the criteria against which applications involving development which will be a dominant feature in the landscape will be assessed, whilst Policies NR8 & HH3 address development in the AONB, and Avebury World Heritage Site. In addition to the Statement of Design Principles referred to in paragraph 1.21, applicants should submit with their application a statement which addresses how the proposal relates to any national or regional strategy, considers any implications for subsequent network developments for the site, and details the investigation of any alternative locations, including the possibility of site sharing or the use of an existing building. Where planning permission is granted, the local planning authority may seek to impose appropriate conditions to safeguard the appearance of the area through landscaping of any site and its surroundings, the external colouring of the development, and the removal of the facility if the operational requirements render it redundant.

2.72 In certain circumstances planning permission is not required to install telecommunications apparatus. In these instances the operator must apply to the planning authority, before installing the

apparatus, for a determination as to whether approval of the siting and appearance of the development is required. In these cases the authority will consider the development against the appropriate policies and proposals of the Plan.

MISCELLANEOUS ISSUES

Gypsy Sites

Policy HC45

GYPSY SITES

Proposals for gypsy sites, within or outside existing settlements, will be considered against the sustainable development, design and landscape policies of the Plan to ensure that the proposal has minimum impact on character, appearance and amenity of the area and it is well located on the major road network.

Where the proposal is located within a Special Protection Area for Birds, a candidate Special Area of Conservation, the North Wessex Downs Area of Outstanding Natural Beauty, a Site of Special Scientific Interest, the consultation area for a Site of Special Scientific Interest or a National Nature Reserve or the Avebury World Heritage Site, planning permission will only be given where the Local Planning Authority is satisfied that there will be no adverse impact on these designated areas and that it is not possible to locate the development elsewhere.

2.73 Circular 1/94 - 'Gypsy Sites and Planning' - makes it clear that development plans should include specific policies to provide for the accommodation needs of gypsy families. There are currently no transit or permanent gypsy caravan sites within Kennet although there are transit sites close to the Districts boundary to the north and south. However, there are very few incidents each year involving travellers within the District. Kennet do not, therefore, believe there is the demand, at the moment, to support the specific allocation of a gypsy caravan site within the District but will continue to monitor the number of gypsy caravans travelling through the District.

2.74 The duty on the County Council to provide sites has been repealed but it is possible that proposals for new sites will be made by private individuals. Proposals for private gypsy caravan sites should not be assessed against the general housing policies of the Plan as gypsies have particular needs which should be recognised. Proposals will be subject to Policy PD1, set out in Chapter 1, to ensure the development has minimum impact on surrounding land uses, pedestrian and vehicular access is provided to Highway Authority standards and the site has access to essential services. In addition to the statement of Design Principles referred to at para 1.21, applicants should submit evidence of a travelling lifestyle pursued for the purposes of making a living as indicated in Circular 18/94 'Gypsy Sites Policy and Unauthorised Camping'. Circular 1/94 also makes it clear that, as a rule, it is not appropriate to allow gypsy caravan sites on areas of open land where development is severely restricted, for example Areas of Outstanding Natural Beauty, SSSI's and other protected areas.

Mobile Homes

Policy HC46

NEW MOBILE HOME SITES

Proposals for new sites for mobile homes (including caravans for permanent occupation) or the extension of existing sites providing this type of accommodation, will not be permitted in locations where residential development would not be acceptable. Development will not be permitted where it would have an adverse impact upon the character or amenity of the area.

Policy HC47

EXISTING MOBILE HOME SITES

Proposals for the redevelopment of sites for mobile homes and caravans for permanent occupation, other than to enable improvements for their continued existing use, will be treated in accordance with the policies of the Local Plan relating to Limits of Development and to development in the countryside, according to their location.

2.75 Residential caravans and mobile homes need the provision of services (such as water supply, sewage disposal, electricity and refuse collection) and access to facilities (including public transport, health care, education and shops) in the same manner as other residential accommodation. Similarly mobile homes have requirements for road access, car parking and siting within the established framework as other housing developments. Applications for new sites for mobile homes will not therefore be considered in locations where residential development would not be acceptable. Furthermore, such applications will be subject to special scrutiny in terms of the impact such a development would have upon the character and amenity of surrounding areas. It should not be assumed therefore that because a site is allocated for residential use, that it would automatically be acceptable for the siting of mobile homes.

2.76 The Council does recognise that existing sites for mobile homes make an important contribution to the range of housing opportunities available in the District, especially in terms of 'low cost' provision. Policies in the Local Plan therefore allow for the improvement and continued use of such sites in the future. Planning applications for the development of mobile home sites for conventional housing development will be treated in the same manner and subject to the same policy considerations as any other new residential development proposal. In particular, mobile home sites located outside Limits of Development will be determined in the same manner as applications for housing development in the countryside. In view of the special housing function of mobile home parks, the Council

will, however, be sympathetic to their redevelopment as sites for 'affordable housing' within the terms of the Plan's 'exceptions' policy for affordable housing.

HOUSING & COMMUNITY FACILITIES MONITORING STATEMENT

2.77 For the purposes of monitoring the implementation of policies and proposals within this chapter of the Plan the Council will monitor the following:-

1. The overall rate of house building in the District against the Structure Plan target of about 7000 new houses over the period 1991-2011. This should include monitoring the type and size of dwellings (detached/semi/terrace etc and 1, 2, 3 bedrooms etc) and completion rates against assumptions for small and windfall sites for the period of the Plan.
2. The overall rate of house building against the spatial development strategy of the plan, ie the distribution of new housing between the main towns, the secondary service centres, those villages with a range of facilities and the countryside.
3. The rate of house building on previously developed land within existing built up areas against approved National, Regional and Strategic targets for the percentage of new houses built on previously developed land and the Local Plan target of 50% of new houses built on previously developed land.
4. The average net density on new housing sites against the target minimum net density of 30 houses per hectare on sites involving 10 or more houses which receive planning permission after this Plan is adopted.
5. The number of houses provided through the re-use of upper floors above existing commercial properties in the Main Towns and Service Centres during the period 2000 -2011.
6. The number of houses vacant in the District.

7. The provision, distribution and type of affordable housing for rent against the Districtwide target of 1375 new affordable houses for rent within the period 2000-2011. The monitoring of subsidised affordable housing should also identify whether the houses were provided on an 'exceptions' site or as a 'proportion' of a larger housing scheme.

8. The provision of low cost general market housing against the target of 200 low cost general market homes on allocated housing sites.

The data will be collected as part of the Councils' existing Housing Land Monitoring system and used to inform the next review of the Plan.