

Wiltshire Local Plan Review Consultation

1. Purpose of the report

- 1.1 To advise members of the current Wiltshire Local Plan Review and Joint Spatial Framework, which is for consultation until 19<sup>th</sup> December 2017. The Plan Review will continue until 2020, in progressively more detail. (The Wiltshire Local Plan is the new name for the Wiltshire Core Strategy which runs from 2006 to 2026.)

2. Background

- 2.1 Wiltshire Council is conducting a consultation at the very early stages of its review of its Local Plan and Joint Spatial Framework. It has published a number of documents as part of this review which can be viewed at three locations:

[http://consult.wiltshire.gov.uk/portal/spatial\\_planning/wiltshire\\_lp\\_review/wilts\\_lp\\_review\\_req\\_18/swjsfissues?tab=files](http://consult.wiltshire.gov.uk/portal/spatial_planning/wiltshire_lp_review/wilts_lp_review_req_18/swjsfissues?tab=files) (Recommended core documents.)

<http://www.wiltshire.gov.uk/planning-policy-sw-joint-spatial-framework>

<http://www.wiltshire.gov.uk/planning-policy-local-plan-review>

- 2.2 The documents considered principal to the Town Council's review at this early stage are, from the list in the first reference above,

08 Consultation Leaflet – giving an overview of the consultation.

02 Issues Paper – of which a summary is provided in the Appendix to this report as it presents the principal questions for the current consultation.

03 Chippenham Housing Market Area Profile. Currently, although this can change, Malmesbury and some of St Paul Without are proposed to be allocated to the Chippenham Housing Market Area, while Brokenborough and the remainder of St Paul Without are proposed to be allocated to the Swindon Housing Market Area.

- 2.3 The principal upshot from the Local Plan Review will be decisions on where new homes, employment areas, services and infrastructure will be provided in Swindon and Wiltshire in the period 2016 to 2036. Wiltshire Council is currently consulting on how it will conduct the review: the geographies to use (principally Housing Market Areas (HMAs) and Functional Economic Market Areas (FEMAs)), strategic issues to pay attention to and processes to use.
- 2.4 The principal consultation questions are set out in the "Issues Paper" listed above. In order to assist Councillors in assessing a response to the consultation, a digest of this paper and explanatory material is provided in the Appendix. However members are recommended to review the Issues Paper itself.

4. Recommendation

- 4.1 Members are recommended to review this report in considering the Committee's response to the current consultation.

5. Financial implications and Risks

- 5.1 None immediately foreseen.

## APPENDIX

### Swindon and Wiltshire Joint Spatial Framework Issues Paper November 2017 spp-swjsf-2017-11-issues-paper

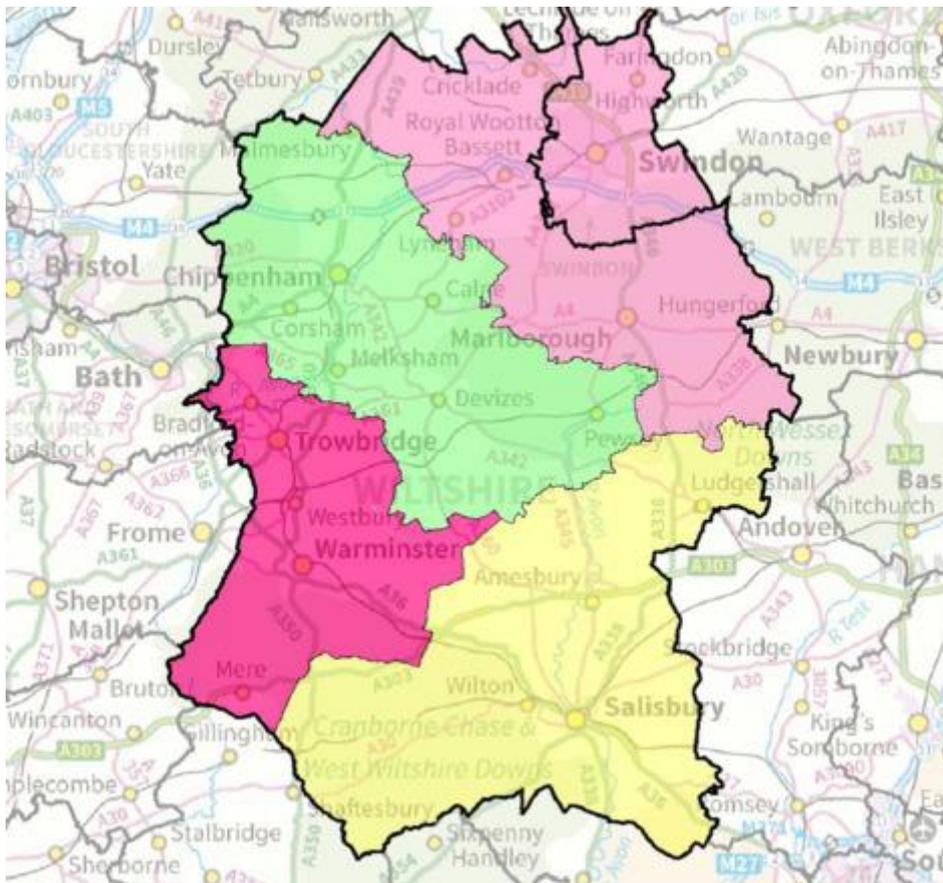
#### Extracts, Additional Information and Consultation Questions

##### What is the need for new homes up to 2036?

**3.5** The SHMA [*Strategic Housing Market Area Assessment*] indicates that Swindon Borough and Wiltshire should plan for a need for 3,650 new homes per year between 2016 and 2036. The current Local Plans, looking to 2026, plan for a combined requirement for 3,567 homes. The overall rate of growth anticipated in the SHMA is broadly unchanged.

**3.6** Out of the total needs, a number of homes are already accounted for because land already has planning permission or is allocated in current or emerging plans (together referred to as 'commitments') or homes have been built. At 1 April 2017, this is approximately 46,000 homes. This suggests that land to accommodate a **further 27,000 new homes** would be needed to meet the scale of needs suggested in the SHMA.

**3.7** The SHMA disaggregates its assessment of housing need to four housing market areas, which are illustrated on the map below.



In summary, the overall total is 73,000 dwellings for the period 2016-2036 to meet need as identified in the SHMA [*Strategic Housing Market Assessment*], with the need in each Housing Market Area being:

Swindon HMA (light pink): 29,000 dwellings (of which approximately 22,500 homes have been built or committed); **+6,500**

Chippenham HMA (green): 22,250 dwellings (of which approximately 9,000 homes have been built or committed); **+13,250 half of the total increase of 27,000**

Salisbury HMA (yellow): 8,250 dwellings (of which approximately 8,000 homes have been built or committed); **+250**

Trowbridge HMA (dark pink): 13,500 dwellings (of which approximately 6,500 homes have been built or committed). **+7,000**

**Consultation Question 1** Do you agree with the proposed scope of the Swindon and Wiltshire Joint Spatial Framework as set out below? If not, please explain why.

**Proposed Scope of the Swindon and Wiltshire Joint Spatial Framework** The Joint Spatial Framework would set out in broad terms the quantum and spatial distribution of new jobs, homes and infrastructure in Swindon and Wiltshire in the period 2016-2036.

The Joint Spatial Framework would be non-statutory and would not therefore be a development plan document or subject to examination in public in its own right. However, it would be tested through the examination of the respective Local Plans. The Local Development Scheme timelines will be aligned to allow for the conjoined examination of the cross boundary matters between both Councils arising from the Joint Spatial Framework.

The Framework would cover all of Swindon and Wiltshire but would include separate sections for each Housing Market Area (HMA). There are best fit Functional Economic Market Area (FEMA) definitions with the HMAs that will allow the alignment of jobs and workers at the HMA level to form the basis for plan making.

The section of the Framework which concerns the Swindon HMA and the 'Swindon/M4' FEMA will be based on evidence prepared through joint working by Swindon Borough Council and Wiltshire Council.

Those sections of the Framework covering the other Wiltshire HMAs (the Chippenham, Salisbury and Trowbridge HMAs) and 'A350 and West/Central Wiltshire towns' and 'Salisbury/Amesbury/A303' FEMAs will be led by Wiltshire Council with joint working undertaken only in relation to cross-boundary implications with the Swindon HMA and/or 'Swindon/M4' FEMA.

A consultation strategy will be prepared for the Joint Spatial Framework in line with the Councils' respective Statements of Community Involvement (SCI). Joint public consultation will be held to develop the Joint Spatial Framework. This consultation will not be part of the formal Local Plan review process, which will need to be undertaken separately by each respective planning authority in relation to their plans, but will be programmed to inform and be aligned with the Local Plan review process. The Framework will also be informed by consultations on the local plan reviews.

The final Joint Spatial Framework would be agreed by both authorities to inform the Local Plan reviews and support the Regulation 19 pre-submission consultations.

The Framework would broadly set out the overall scale and distribution by authority and HMA of housing growth in the plan period.

Through an iterative process the broad spatial distribution of housing development is agreed through the Framework to meet the identified needs, as appropriate, across the respective HMAs. This will include the identification of broad locations where growth will take place. However, it will not identify specific sites as this will be a matter for the individual Local Plans to address.

The Framework will identify the overall scale and distribution of planned employment land by FEMA and authority.

The Framework will identify strategic employment locations but not individual sites.

The Framework will identify the infrastructure needed to support the level of growth, in particular transport infrastructure.

### **Consultation Question 2**

Do you agree with the proposed objectives for the Swindon and Wiltshire Joint Spatial Framework as set out below? If not, please describe how they should be changed.

#### **Proposed Joint Spatial Framework Objectives**

##### **Objective 1 - Housing**

Enable each Housing Market Area to meet the needs for housing by a distribution that supports the role and function of settlements and takes into account their functional relationships.

##### **Objective 2 - Economy**

Facilitate local and inward investment by meeting land requirements for existing and emerging businesses in each Functional Economic Market Area; supporting the roles of town centres, business clusters and the regeneration of Swindon's central area and other priority areas for regeneration elsewhere.

##### **Objective 3 - Resilient communities**

Ensure that new development supports resilient communities with the necessary infrastructure, facilities and services. Manage patterns of growth to make the most effective use of existing and enhanced infrastructure.

##### **Objective 4 - Environment**

Make the most effective use of land, avoid increased risks from flooding and respect and enhance the environmental quality of Swindon and Wiltshire, specifically nationally designated landscapes, heritage and biodiversity assets, air quality and the best agricultural land.

##### **Objective 5 - Accessibility and transport**

New development should maximise opportunities for public transport use and active travel methods, be focussed at locations which would not exacerbate net out-commuting nor cause unacceptable pressures on existing transport infrastructure and make the best use of existing and planned transport investment

### **Consultation Question 3**

The Swindon and Wiltshire Strategic Housing Market Assessment (SHMA) presents technical evidence of the projected level of housing needs in the period 2016 to 2036. Do you have any comments on the findings of the SHMA?

### **Consultation Question 4**

The Functional Economic Market Area Assessment (FEMAA) presents technical evidence of the projected level of need for employment land in the period 2016 to 2036. Do you have any comments on the findings of the FEMAA?

### **Consultation Question 5**

Do you consider that the methodology proposed in the programme of work to test the sustainability of delivering the scales of growth in each Housing Market Area and each Functional Economic Market Area is robust? If not, in your response please explain why.

### **Consultation Question 6**

The Housing Market Area Profiles present the current Plan's vision for each settlement based on its role and function. Do you think this should change? Please tell us which settlement(s), and explain your answer.

For each settlement identified in the Housing Market Area Profiles there are also a number of key findings and issues identified. Do you think these are correct and how should the Councils respond to the questions raised? Please tell us which settlement(s), and explain your answer.

### **Consultation Question 7**

For each Housing Market Area, strategic issues [see below] are also identified. Do you think these are correct and how should the Councils respond to the questions raised? Please explain your answer by reference to a specific Housing Market Area.

#### **What are considered to be the strategic issues in relation to the Chippenham Housing Market Area? [page 15]**

**4.6** The Chippenham Housing Market Area stretches from Wiltshire's borders with Cotswold District and South Gloucestershire in the north to the Vale of Pewsey in the south. It includes the principal settlement of Chippenham and market towns of Calne, Corsham, Devizes, Malmesbury and Melksham.

**4.7** The Housing Market Area lies within the A350 and West/Central Wiltshire Towns FEMA. The northern part of the HMA also lies within the Swindon/M4 FEMA.

**4.8** In summary, the strategic issues for the Chippenham Housing Market Area at this stage are:

- The SHMA suggests an increase in housing needs. Do settlements in the HMA have the potential for economic development to support balanced growth? If not, and it is then decided that not all the suggested housing need should be met in the HMA, where else should the remainder be met?
- Are some settlements much more constrained? Are some settlements more suited to growth than others? If so, which ones would be and why?
- Is there scope to bring about more re-use of brownfield sites to limit the loss of greenfield land? If so, how could this be realised?
- What would be the effect on commuting patterns of higher rates of house building?
- Looking to 2036, what should be the key investments in transport?

### **Consultation Question 8**

Are there any specific development constraints that you think should be taken into account in the preparation of the Joint Spatial Framework that have not been identified in the Housing Market Area Profiles? Please explain your answer by reference to a specific Housing Market Area or settlement.

### **Consultation Question 9**

Are there any specific development opportunities that you think should be taken into account in the preparation of the Joint Spatial Framework that have not been identified in the Housing Market Area Profiles? Please explain your answer by reference to a specific Housing Market Area or settlement.

**Consultation Question 10**

Do you have any comments on the advantages or disadvantages of any of the following concepts for growth alone or in combination? Are there other options not considered? Please explain your answer by reference to a specific Housing Market Area or settlement.

- Urban capacity (maximising the potential for growth within Chippenham, Salisbury, Swindon, Trowbridge and market towns in Wiltshire)
- Urban extension (focussing growth on extensions to Chippenham, Salisbury, Swindon, Trowbridge and market towns in Wiltshire)
- Transport-based development (locating development where it will have the best access by a range of transport modes)
- More development at the larger, better served rural settlements
- New settlement(s) (the development of one or more new settlements within the area)

**Consultation Question 11**

Do you have any further comments to make on the proposed Joint Spatial Framework or matters raised in this Paper?