

Malmesbury Town Council

Planning and Environment Committee

Housing figures for Malmesbury Community area.

1. Purpose of the report.

1.1 To provide committee with a document that can be updated regularly outlining the actual housing figures against the required need of the Wiltshire Local Plan (**WLP**) 2006-2026.

2. Background.

2.1 Each year Wiltshire Council prepares a Housing land supply statement for the whole of the county as set out in the Wiltshire core strategy (**WCS**) and as required by the National Planning Policy Framework (**NPPF**).

2.2 The housing requirement for the county is calculated using the Government's standard methodology called the local housing need as in paragraph 73 of the NPPF.

2.3 Core policy 2 of the WCS sets out the strategic housing requirements for the county and how the overall requirement should be distributed across Wiltshire.

2.4 The County is split into three Housing Market areas (**HMA'S**), North & West, East and South. Malmesbury is sited in the North & West HMA.

2.5 The North & West HMA is split into 10 community areas and each community area has a main area and a remainder area. The Malmesbury remainder area includes the parishes of Ashton Keynes, Brinkworth, Brokenborough, Charlton, Crudwell, Dauntsey, Easton Grey, Foxley, Garsdon, Great Somerford, Hankerton, Lea & Cleverton, Little Somerford, Luckington, Minety, Norton, Oaksey, Sherston and Saint Pauls Without Malmesbury.

2.6 Figures taken from the Housing land supply statements for the Malmesbury community area are as follows.

	2016	2017	2018	2019
Requirement	885	885	885	885
Completed	504	657	758	812
Committed	511	385	331	176
Balance	-160	-157	-204	-103

As can be seen by these figures year on year we exceed the required numbers needed under the WLP 2006-2026.

Indeed the figures we have been advised for proposal in the WLP which is being reviewed at this time suggest a revised requirement of 665 home for the period 2016-2036. 308 of these have already been built between 2016-2019, with an additional 260 are already in the pipeline, so that gives us the calculation of $665 - 308 - 260 = 97$ extra houses needed between 2019 and 2036, But then we need to subtract the house that have been permitted, built or in the pipeline since 1st April 2019, these are listed below;

19/05290/COU	4 Oxford Street	Completed	1
18/11418/FUL	Moravian Church Hall	Completed	1
N/13/01868/FUL	52 Corn Gastons	Completed	2
20/00397/FUL	37 Corn Gastons	Completed	1
20/05100/OUT	45 Parklands	Permitted	1
20/05315/FUL	Rest & be happy	Permitted	2
20/06887/FUL	Gable House, High Street	To Be Decided	14
20/11397/FUL	52 Gloucester Street	Permitted	1
19/11569/OUT	Filands	Permitted	71*
16/06401/FUL	Backbridge	To Be Decided	31
19/07095/REM	Burton Hill	To Be Decided	27*

* Is technically outside the community area but does border onto it.

This gives us an extra 152, again well over the 97 needed by 2036. We must also add to the calculation windfall sites. windfall is defined as unallocated development on previously developed land an example of this is 52 Gloucester Street which under its planning application will change from one property to two. Over the last five years this has averaged at 358 in the whole North & West HMA, therefor the estimate over the next five years is 1790, these will obviously be spread over the ten community areas of the North & West HMA. It would be wrong to try and pin a specific number that would be built in our community area but should not be overlooked either.

3. Proposal.

That committee adopt the figures within the report to be updated and used when needed as part of any documentation to support the committee's objection to any planning applications moving forward.

4. Risks / Financial Cost.

There is no risk or financial costs due to see proposal.

Cllr P Exton

14th June 2021