

Malmesbury Town Council.

Planning and Environment Committee.

Local Plan review Appendix A.

1. Purpose of the report.

1.1 To give committee an outline of the effects Wiltshire Council's Local Plan review will have on Malmesbury.

2. How will this be achieved.

2.1 Under the Wiltshire Core Strategy (Core Policy 1), Wiltshire is split into 4 settlement levels, these being Principal Settlements (A), Market Towns (B), Local Service Centres (C) and Large/Small Villages (D). It is expected that the primary focus for development will be around the main settlements (A & B).

2.2 Malmesbury is classified as a Market Town (B).

2.3 Principal settlements will be the primary focus for development and will provide significant levels of jobs and homes. Market Towns will have the potential for significant development that will increase the number of jobs and homes to help sustain/enhance services and facilities and promote self-containment and sustainable communities.

2.4 Outside of the main settlements, the focus will continue to be on protecting the countryside and only develop to meet local needs. How this be done is set out later under Empowering Rural Communities.

2.5 The special strategy focuses on the different long-term roles of settlements and apportions growth accordingly. An implication of growth is the loss of countryside to new development as settlements expand. Re-developing previously developed land will help to limit the loss of countryside wherever possible and remains a priority moving forward.

2.6 COVID-19 has impacted the way we look at our current surroundings, so changing our behavioural habits and, long term, how we manage our environment. There are immediate lessons for designing space for recreation and exercise and creating the right environment to encourage people to walk and cycle.

2.7 Despite the increasing rise of online retailing, the demand for Local goods and services has not diminished.

2.8 The impact of COVID-19 is also likely to increase home working permanently, reducing net out commuting to other settlements and boosting local demand for many goods and services.

2.9 The Local Plan Review sets the strategic context for neighbourhood planning. It has its most direct relationships with neighbourhood plans for main settlements – since they are the focus for growth. This will require closer working between the Council and Town Councils to support the preparation of each authority's plans.

2.10 The Local Plan Review is required to set housing requirements for the plan period for each main settlement's area, as land within main settlements is mostly built up, a requirement translates to a brownfield target. For those neighbourhood plans at main settlements being reviewed or prepared in tandem with the Local Plan Review, it may be possible to reduce the amount of greenfield land we need to plan for.

2.11 The Council has tested different distributions of growth to see which are best. To do so, the County has been subdivided into four different Housing Market Areas (HMAs), (main report point 2.4). WE are in the Chippenham HMA. HMAs are areas within which most of the local population live and work, where most home moves take place and where there is a common range of private sector rents. Needs vary around the County. There would not be a sustainable pattern of development if most building took place in the south of the county but most need was in the north.

2.12 Of the 40,840 to 45,600 and 26 Hectares of land identified in point 2.5 of the main report for the 2016 to 2036 period, between 17,410 and 20,400 homes along with 9 hectares of land are forecasted to be needed in the Chippenham HMA.

2.13 As a review of the Wiltshire Core Strategy, the starting point for the Local Plan is to continue the current distribution of growth within each of the four HMAs and then look at where changes may be needed.

2.14 As Malmesbury is a Market Town, preferred sites have not been selected. Instead, their settlement statements present sites considered to be the reasonable alternatives at each place. Views are invited on the most appropriate to allocate. Generally, only a small number of sites will need to be allocated. They may be selected by local communities if they are progressing or reviewing a neighbourhood plan.

2.15 Alongside the number of new homes presented in the spatial strategy, figures are provided on the:

(a) 'Residual requirement' - how many new homes are left to be planned for once completions and commitments have been taken off the overall requirement.

(b) Current scale of growth planned in the Wiltshire Core Strategy (2006 to 2026), which is provided as a benchmark, and a

(c) 'Brownfield target' – a separate indicative target for the number of new homes to be met from previously developed land.

3. Where do we stand

3.1 In the last local plan 92016-2026) it was estimated that Malmesbury would require 885 new homes of which 70 may have to be on brownfield sites, the new plan (2016-2036) estimates we would now need 665 new homes and as of 1st April 2019 the outstanding amount was 95, as we know 71 of these have now been planned for along Filands next to the Filands view development.

3.2 With Wiltshire Council not having their five-year land supply up to date, this could mean we get more than our estimated allocation, so we need to look at how and where these outstanding new builds may appear around our town.

3.3 The local plan review has highlighted several new sites that could be used, which are as follows.

Site 1: Whychurch Farm and Inglenook, Crudwell Road (including the Worthies) • The southern part of the site is highly visible, and development could affect views of the Abbey from the east. Potential for built form to be intrusive in the rural landscape in several aspects: to the approach to and setting of the abbey and market town on the River Avon; and to separation from outlying rural settlements • This elevated southern section is also within the setting of Whychurch Farm, a listed building, and development would be highly likely to harm the significance of this asset • A 50m buffer to the river corridor would be required to help protect Conygre Mead County Wildlife Site and Local Nature Reserve from adverse impact.

Site 2: Land east of the A429/Crudwell Rd, Malmesbury (Alpaca farm) • Development in its setting could harm the value of Malmesbury Conservation Area. • A 50m buffer to the river would be required. This is part of the Conservation area.

Site 3: Malmesbury Static Caravan and Camp Site • Development in its setting could harm the value of Malmesbury Conservation Area. • High groundwater levels need stringent controls on surface water discharge • A 50m buffer to the river would be required.

Site 4: Land adjacent Park Lane (field on Sherston Road next to Parklands) • Potential for built form to form an abrupt, new settlement edge and be intrusive in the tranquil, rural landscape setting where it breaks treed skylines. This is the start of a strategic nature area.

Site 5: Land West of Malmesbury and Land at Park Road (2 fields adjoining Park Close/White Lion Park) • High groundwater levels need stringent controls on surface water discharge.