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Malmesbury Area Neighbourhood Plan Review Scoping

1 Effectiveness

How are policies being applied to shape decisions?

Policy	What Evidence	Achieving Plan Objective?	Consistent with NPPF/PPG	Comment	RAG rating																											
<p>1. Sustainable development in the right places</p> <table border="1"> <thead> <tr> <th rowspan="2">Area</th> <th rowspan="2">Requirement 2006-26</th> <th colspan="2">Housing already provided for</th> <th colspan="2">Housing to be identified</th> </tr> <tr> <th>Completions 2006-14</th> <th>Specific Permitted Sites</th> <th>Strategic sites</th> <th>Remaining to be identified</th> </tr> </thead> <tbody> <tr> <td>Malmesbury Town</td> <td>885</td> <td>483</td> <td>219**</td> <td>0</td> <td>183*</td> </tr> <tr> <td>Remainder</td> <td>510</td> <td>273</td> <td>86</td> <td>0</td> <td>151</td> </tr> <tr> <td>Community Area Total</td> <td>1395</td> <td>756</td> <td>333</td> <td>0</td> <td>306</td> </tr> </tbody> </table> <p>*270 dwellings allocated in the Neighbourhood Plan **includes 180 dwellings at Filands</p> <p>Source: Wiltshire Council Housing Land Supply Statement, published June 2014 excluding Malmesbury Neighbourhood Plan Allocations and corrected to allow for the double counting of East Cottage (8 dwellings)</p> <p>As can be seen, over all 78% of the minimum housing requirement has planning permission or has been built within the first eight years of the twenty-year period 2006-2026.</p>	Area	Requirement 2006-26	Housing already provided for		Housing to be identified		Completions 2006-14	Specific Permitted Sites	Strategic sites	Remaining to be identified	Malmesbury Town	885	483	219**	0	183*	Remainder	510	273	86	0	151	Community Area Total	1395	756	333	0	306	<p>The 2019 Wiltshire land supply statement shows a surplus of 103 above the requirement.</p>		<p>The latest figures supplied from Wiltshire show a need for an extra 95 houses 2016-2036, but since these figures were released an extra 31 have been added to the Backbridge development and 71 on Filands, plus any windfall builds.</p>	
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<p>Policy 1</p> <p>1.1.7. NP Page 17</p> <p>Land to the north west of Malmesbury, south of the Dyson Limited research and</p>	<p>16/06401/FUL</p> <p>Persimmon Homes (Wessex) submitted a planning application in</p>	<p>NOT YET</p>	<p>Does it conflict with national policy?</p>	<p>Does the policy need changing? Is it still needed? How does it need to change?</p>																												

<p>development facility and west of Malmesbury CE Primary School (sites 3A and 15) is allocated for approximately 170 dwellings of mixed types and tenures and for an extension to Malmesbury CE School, subject to the following requirements:</p> <p>a) The development shall be designed to be in keeping with the character of the historic town centre and the overall approach to build form, street layout and landscape and to minimise any visual impact on the setting of the town and the Cotswolds AONB.</p> <p>b) The site layout shall include provision for the construction of a new bridge suitable for pedestrians and cyclists across the River Avon to Park Road and for the provision of pedestrian and cycle links to Tetbury Hill and the town centre by way of the school access and public footpath 'MALM 24'c) A comprehensive masterplan shall be submitted to the Local Planning Authority for approval which ensures a fully integrated and co-ordinated development.</p>	<p>2016.</p> <p>Significant progress, targeted date for decision by Wiltshire Council Friday 23rd April 2021. No recent correspondence showing on planning website.</p> <p>Latest application is for 201 homes as opposed to 170 in the NP.</p> <p>Differing views as to whether design and layout are appropriate. Unable to ascertain whether or not NP requirements will be met.</p> <p>12th March 2019 Persimmon submitted some documents including "Backbridge, Malmesbury (16/06401/FUL) -Summary of comments received to September 2018 submission showing 63 queries/ issues for resolution with Wiltshire Council. Unable to see from the Planning website how this has been progressed since then.</p> <p>The Wiltshire Council 5 Year Land Supply as at April 2019 indicates 170 houses for the site, with an expectation of 60 houses to come forward 2024/25 and a further 60 houses 2025/26. Unsure as to evidence to support this.</p> <p>Mayor of Malmesbury wrote to</p>				
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	<p>Wiltshire Council Planning in 2020 and was told that conclusion was 'imminent'. No indication so far. Requested a chaser letter to be sent. (Em 19th Feb 2021).</p> <p>Late Feb 2021, Cllr. Tallon, Chair of Brokenborough Parish Council has spoken with Julian Roper, new Head of Construction at Persimmon (Wessex) who has arranged for Chris Minors, Land Director, to contact him for an update.</p>				
<p>Policy 2</p> <p>1.1.7. NP Page 18</p> <p>Land at Burton Hill to the north (site 10), east (site 11) and south (site 6) of the Primary Health Centre is allocated for approximately 50 mixed cottage-type dwellings, a majority of which will be to permit independent living by elderly members of the community, subject to the following requirements:</p> <p>a) there shall be provision for safe pedestrian links across the A429 to the Burton Hill House site;</p> <p>b) pedestrian safety on the roundabout shall be ensured;c) adequate car parking shall be provided.</p>	<p>16/11603/OUT 19/07095/REM</p>		<p>Does it conflict with national policy?</p>	<p>Does the policy need changing? Is it still needed? How does it need to change?</p>	

<p>Policy 3</p> <p>1.2.1. NP Page 21</p> <p>Housing development in each of the two designated small villages within the Plan Area (Milbourne and Corston) shall be on ‘windfall’ sites and the number of dwellings should ideally not exceed single figures in order to preserve the rural character of the villages</p> <p><i>(WC Core Strategy requirement was for a minimum of 151 additional homes until 2026, opportunities existed at time NP was made to potentially deliver 182 dwellings across the area).</i></p>			<p>Does it conflict with national policy?</p>	<p>Does the policy need changing? Is it still needed? How does it need to change?</p>	
<p>Policy 4</p> <p>2.1.3 NP Page 24</p> <p>Planning applications for new housing, including conversions, must be tested against the current evidence of local demand and supply from sources including Wiltshire Council population forecasts, the Social Housing Register, the Strategic Housing Market Assessment and the most recent Neighbourhood Survey. Tables 2.1.1 and 2.1.2, above, are derived from this evidence.</p>					
<p>Policy 5</p>					

<p>2.1.3 NP Page 24</p> <p>Planning applications for new housing, including conversions, should be assessed against the demand net of cumulative consents given in the period, not the gross demand identified at the beginning of the period</p>					
<p>Policy 6</p> <p>2.2.3 NP Page 27</p> <p>The redundant Burnham House site is allocated for redevelopment to provide approximately 50 dwellings as the first choice for Extra Care Housing.</p>	<p>15/08205/DEM 14/08832/FUL</p> <p>Burnham Court - Planning Decision - Friday 24 July 2015 (Approved with Conditions).</p> <p>Built in 2017. Run by Abbeyfield Society. 49 self-contained flats, comprising 41 two-bedroom homes and eight one-bedroom properties. Comprising of 17 units for private sale (all of which are two-bedroom homes), and 32 for affordable rent (24 two-bedroom homes and eight one-bedroom homes). In addition, ground floor communal facilities, comprising of kitchen, lounge, dining room, activity room, hair salon and well-being room. In addition, a reception, office, buggy store, WC and other ancillary accommodation has been provided.</p> <p><i>Burton Hill?</i></p>	<p>YES</p>	<p>NO</p>	<p>NO</p>	

<p>Policy 7</p> <p>2.2.3 NP Page 27</p> <p>Planning permission will be granted for the development of dementia - specific accommodation on suitable new sites or by the extension of an existing care home or site of older people's housing.</p>	<p>15/08205/DEM 14/08832/FUL</p> <p>Burnham Court - Planning Decision - Friday 24 July 2015 (Approved with Conditions). 49 units plus other rooms/ facilities. Built in 2017.</p>				
	<p><i>Burton Hill?</i></p>				
<p>Policy 8</p> <p>2.2.3 NP Page 27</p> <p>All new accommodation for older people must be well connected with the town.</p>	<p>15/08205/DEM 14/08832/FUL</p> <p>Burnham Court - Planning Decision - Friday 24 July 2015 (Approved with Conditions). 49 units plus other rooms/ facilities. Built in 2017.</p>				
	<p><i>Burton Hill?</i></p>				
<p>Policy 9</p> <p>2.2.3 NP Page 27</p> <p>All new housing for older people must be sustainable.</p>	<p>15/08205/DEM 14/08832/FUL</p> <p>Burnham Court - Planning Decision - Friday 24 July 2015 (Approved with Conditions). 49 units plus other rooms/ facilities. Built in 2017.</p>				
	<p><i>Burton Hill?</i></p>				

2 National legislation and policy

Five-year housing land supply and 2 year protection. WC to advise. Definition of affordable homes. Entry level homes.

3 Local Policy

Wiltshire Local Plan Review – constrained growth. Implications – need for further review

4 Local circumstance and evidence

Significant new employer

Loss of employment

COVID-19 impacts

Closure of large shop or collection of smaller shops

Significant new projects

House price changes

Populations changes

Environmental changes – Climate emergency

New development opportunities offered by land owners

5 Local Opinion

Informal consultation on scoping report
