



MALMESBURY
TOWN COUNCIL

2nd October 2023

To Malmesbury Residents

Wiltshire Local Plan Consultation – Setting Malmesbury’s Planning Requirements until 2038

Wiltshire Council is consulting on the latest draft of its Local Plan. This is an important document as it **set-outs the vision and framework for Wiltshire for the period to 2038, addressing housing needs and other economic, social, and environmental priorities**. In total Wiltshire Council is saying that 36,740 houses should be built in Wiltshire, the majority of which have already been built or are committed.

The proposals for Malmesbury are contained in the document Planning for Malmesbury ([Click link here](#)). Residents will not be surprised to be told that following all the emergency approvals given at Filands and Park Road to meet Wiltshire Council’s shortage of housing land supply in the next 5 years (the ‘five year housing land supply’) and the additional houses at Backbridge, it is proposed that Malmesbury needs very few extra new houses until 2038. It also makes absolutely clear that no further green-field sites are required to be developed before 2038.

How many more houses Wiltshire Council says we need is not easy to identify:

Unfortunately, because the formal calculations in the draft Wiltshire Local Plan finish at March 2022 and don’t directly include the 217 housing approvals in Malmesbury since then, and the extra 30 houses also approved at Backbridge, it is not possible to work out exactly how many extra new houses proposed for Malmesbury. The Planning for Malmesbury proposals includes three numbers. On Page 9 it says 140 houses are required. On page 11 it deducts 76 from this total, based on the recent Park Road approvals, without specifying this leaves a balance of 44 houses, and says this remaining requirement will be met by 60 ‘small-site developments’. On page 15 it says ‘the remaining Malmesbury neighbourhood area requirement (2020 to 2038)’, which includes the area immediately surrounding Malmesbury and includes Brokenborough, is 35. All we can conclude is that if all the approvals since April 2022 to meet the Wiltshire wide five year housing land supply shortfall are taken into account it is almost certain 180 more houses have already been approved to be built in Malmesbury in the next 5 years than Wiltshire Council is proposing are needed to meet local and Wiltshire’s housing requirements in the next 15 years. We have asked Wiltshire Council to provide clarification on the additional housing numbers it is proposing for Malmesbury taking account of all the approvals that have already been given in time for the start of the consultation, but this has not yet been received. We will share any information we are sent.

A 'Reserve' Greenfield Site in Malmesbury

The draft Wiltshire Local Plan introduces the concept of 'Reserve Sites' – those that will be preferred for development if Wiltshire's 5 year housing land supply shortfall continues. One of these – a large greenfield site – has been allocated in Malmesbury. We are very concerned that in making this allocation no account has been taken of the other recent planning decisions in Malmesbury and, if Reserve Sites become part of the final Local Plan, it will mean any local involvement in planning for Malmesbury through the development of the existing Malmesbury Neighbourhood Plan will have been removed. With other towns and parishes with Neighbourhood Plans we will be making strong representations against this part of the draft Wiltshire Local Plan.

There are lots of other questions, as well, we think residents might like to ask Wiltshire Council when they consider Wiltshire Council's Local Plan and the specific plans for Malmesbury and how they address housing, economic, social and environmental priorities, because we don't think the draft Wiltshire Local Plan gives nearly enough information or is already out of date.

For example:

1. What are the infrastructure development plans, for example, for schools, medical facilities, leisure facilities, electricity supply and water treatment in and around Malmesbury taking account of all the housing approvals that have already been given?
2. How can local needs on the make-up of future housing stock be addressed in community areas where all or nearly all housing allocation decisions until 2038 have already been taken because of the Wiltshire wide 5 year housing land supply shortfall?
3. Why has the draft Local Plan been released without the essential Economic Development Plan and Transport Plan (LPT4) and when will these be available?
4. What are the plans for the development of an adequate EV charging infrastructure in Malmesbury and Wiltshire across the plan period?
5. What are the plans for the development of renewable energy generation in Wiltshire across the plan period and what sites in Wiltshire are considered suitable for windfarm development?
6. How will Wiltshire Council allocate its share of Community Infrastructure Levy to follow planning decisions already taken because of the continuing 5 year housing land supply shortfall but not included in the draft Plan?

Taking part in the Consultation - draft Wiltshire Local Plan:

Malmesbury library – drop in event Monday 9th October 3 – 7 pm. No need to book. The **drop-in events** are informal sessions where you can meet officers, find out more about the Plan, and how to respond to the consultation.

Webinar and online information.

The **live webinar** will be held on **Tuesday 10 October 6.30 pm – 8.30 pm**, on Microsoft Teams, and will feature a presentation, followed by the opportunity to ask questions. You will need to register for this, link is below.

[‘Live webinar: registration’ link.](#)

If you have no computer access and would like to write your response, you can do so and bring to the Town Hall Tourist Information office and we will forward this on your behalf.

All information website link www.wiltshire.gov.uk/local-plan



SCAN ME



Wiltshire Council LOCAL PLAN CONSULTATION

Monday 9 October, 3pm - 7pm

**Come to your local drop-in event at Malmesbury Library,
24 Cross Hayes Lane, Malmesbury SN16 9BG**

Closest event for Malmesbury, Ashton Keynes, Crudwell, Great Somerford, Oaksey and Sherston communities.

The consultation runs from Wednesday 27 September to Wednesday 22 November 2023.
To find out more and to have your say,
go to www.wiltshire.gov.uk/local-plan

Wiltshire Council