

**Appendix to the Minutes of the Great Bedwyn Parish Council's Extraordinary Meeting held on 16 February 2021. Minute ref: 324.21**

**Great Bedwyn Parish Council – agreed responses to the Wiltshire Council's Local Plan consultation.**

*Empowering Local Communities.*

Link to full consultation document:

[https://www.wiltshire.gov.uk/media/5624/Empowering-Rural-Communities/pdf/WLP\\_Empowering\\_Rural\\_Communities\\_FINAL\\_28-01-2021\\_.pdf?m=637474434248530000](https://www.wiltshire.gov.uk/media/5624/Empowering-Rural-Communities/pdf/WLP_Empowering_Rural_Communities_FINAL_28-01-2021_.pdf?m=637474434248530000)

The consultation process **ends on 9 March** and asks 4 specific questions:

**Consultation Question 1:**

*Q. Do you agree there should be a target of 40% affordable homes on all new schemes of more than five dwellings in the rural area? What other approaches might there be?*

**Response: Great Bedwyn Parish Council generally supports this suggested approach. But we would wish to see a target for affordable homes applied to any development of 3 or more dwellings (rather than the proposal of more than 5 dwellings).**

**Consultation Question 2:**

Over time homeowners tend extend their homes to make them larger. This means that smaller homes are gradually lost, and it can be harder to maintain a good social mix.

The Council's considering how it might apply planning controls. Permitted development rights (automatic permission for house extensions) might be withdrawn on smaller new homes. The Council is inviting views on whether it's right to identify this as an issue to address and if so by what means.

*Q. Do you think this approach is worth pursuing? What local evidence would be needed to justify applying restrictions like these?*

**Response: Great Bedwyn Parish Council does not consider that this approach is worth pursuing, or that it is equitable. GBPC considers there is merit in retaining smaller homes within our community. However, this proposal, as set out in the document, would be applied only to new homes built after the date that this proposed control comes into force. This limited potential community benefit would be offset by a perceived great unfairness among that group of residents to which this restriction is being applied.**

**Consultation Question 3:**

The Council proposes changing the policy around rural exceptions sites and community led housing. In new core policy 44, it intends to support rural exceptions sites where:

- i. There's support from the local community (evidenced consultation)

- ii. The development reflects local needs
- iii. The proposal is in or closely adjoins the existing village
- iv. Environmental and landscape considerations won't be compromised
- v. It's for 20 homes or fewer and no greater than 5% of the village size
- vi. Its scale is appropriate and respects the village character
- vii. The affordable housing will always be available for defined local needs (initially and on subsequent change of occupant)

*Q. Do you agree with the approach set out in the suggested revised Core Policy 44? If not, why not? How could it be improved?*

**Response: Great Bedwyn Parish Council supports this approach. The GBPC wish to start a consultation with our community and explore how to deliver new dwellings in the village in sufficient numbers to also achieve some new affordable homes.**

### Consultation Question 4:

Villages are split into 4 housing market areas: Chippenham, Salisbury, Trowbridge, and Swindon (just the Wiltshire bit – including Great Bedwyn).

It has a complex formula to calculate the number of homes needed in each of these 4 areas and how the number should be split between the principal settlements, market towns, local service centres, and large villages (e.g. Great Bedwyn).

It says the requirement for new homes in Great Bedwyn is:

| Baseline indicative Housing requirement 2016-2036 | Annualised baseline housing requirement in dwellings per annum | Completions (2016-19) & Commitments (1 April 2019) |
|---|--|--|
| 30  | 1.5  | 8  |

This requirement compares to requirements of 85 for Burbage and 25 for Shalbourne.

*Q. What do you think to the housing requirements for Local Service Centres and Large Villages? Should requirements be higher or lower? If so which ones and why?*

**Response: Great Bedwyn Parish Council's view is that absorbing 22 new dwellings over the next 15 years is sustainable for our community. GBPC would wish to see some of these new dwellings as affordable homes. We are conscious that continued ad hoc development of a small individual schemes will not deliver any new social housing to our community.**