

# Wiltshire Housing Site Allocations Plan

## Statement of Common Ground: H3.2 Hilltop Way, Salisbury

March 2019

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### Summary and purpose of this document

This document has been prepared jointly by Wiltshire Council (WC) and DJ Pearce, landowner of an area of land at Hilltop Way. This site is proposed by Wiltshire Council to be allocated in Policy H3 of the draft Wiltshire Housing Site Allocations Plan (WHSAP)<sup>1</sup> incorporating the Schedule of Proposed Changes (site allocation H3.2). This document sets out a response to the specific questions raised by the Inspector in relation to the draft policy as the basis for identifying areas of agreement. The Landowner and WC agree that the allocation of this site for approximately 10 dwellings is appropriate and justified. This is for a number of inter-related reasons, including:

- i. The location is sustainable, being adjacent to the built-up area of Salisbury and in close proximity to key services and facilities including bus services;
- ii. The site has a strong inter-relationship with the existing adjoining built-up area;

The extensive planning history on the site (including outline planning permission for 10 units, reference 16/04126/OUT<sup>2</sup>) and commitment by the landowner helps confirm that the site is deliverable and that all relevant technical and environmental issues are capable of being resolved.

### Consideration of Inspector's questions

*"5.1 Does the plan provide sufficient detail on form, scale, access and quantity of development for each site?"*

*"5.2 Is the amount of development proposed for each site justified having regard to any constraints and the provision of necessary infrastructure?"*

The Landowner agrees with the response provided to Issues 5.1 and 5.2 in the Wiltshire Council Position Statement (PS.M3.55).

It is agreed that the plan is sound and justified in all the above respects in relation to the H3.2 Hilltop Way allocation.

The draft policy is consistent with the Outline permission (16/04126/OUT<sup>3</sup>), which in conjunction to a later variation (18/07328/VAR<sup>4</sup>) have been the subject of extensive consideration. The first permission confirmed the acceptability of 10 dwellings on the site (as a 100% affordable scheme). The subsequent variation (which has a resolution to grant subject to S.106) confirms the acceptability of the site for market-led development with the inclusion of 4 affordable units (i.e., 40% for 10+ dwellings).

*"5.3 What is the likely impact of the proposed development on the following factors and do any of these indicate that the site should not be allocated:*

- *biodiversity, in particular but not restricted to European protected habitats and species;*
- *green infrastructure and agricultural land;*
- *landscape quality and character;*

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<sup>1</sup> Examination Document Library ref WHSAP.01.01

<sup>2</sup> Examination Document Library ref PH.08C

<sup>3</sup> Examination Document Library ref PH.08

<sup>4</sup> Examination Document Library ref PH.08B

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- *heritage assets;*
- *strategic and local infrastructure including transport;*
- *the efficient operation of the transport network, highway safety.*
- *air and water quality, noise pollution, odours, land stability, groundwater and flood risk;*
- *open space, recreational facilities and public rights of way.”*

*“5.4 In relation to the above, does the plan contain effective safeguards or mitigation measures necessary to achieve an acceptable form of development?”*

The Landowner agrees with the response provided to Issues 5.3 and 5.4 in the Wiltshire Council Position Statement (PS.M3.55).

As evidenced through the site allocation process and, also, through the application process, the landowner and Wiltshire Council are satisfied that the H3.2 Hilltop Way site allocation is capable of being developed in a manner acceptable in relation to all relevant environmental sensitivities and constraints.

The site is relatively unconstrained in terms of designations and sensitivities and none of these factors indicate that the site should not be allocated.

The only feature of specific consideration being on-site ecology (particularly reptiles), which is addressed in paragraph 5.141 by requiring translocation off-site. This is dealt with by Conditions 13-15 in the extant planning permission<sup>5</sup>, with the landowner being in possession of a nearby area of land which is suitable as a receptor site.

*“5.5 What infrastructure is critical to the delivery of each site? Where contributions are specified, are they necessary and justified by the evidence base? Is the plan sufficiently clear on how and when infrastructure provision will be required?”*

It is agreed that, as set out in the response provided in Wiltshire Council’s Position Statement (PS.M3.55), no specific contributions or new infrastructure is critical to the delivery of the site. Stage 4a of the site selection process, presented in the Salisbury Community Area Topic Paper (CATP)<sup>6</sup>, states that *“the site is not of a size that will significantly add to pressures on local infrastructure, services and facilities”*.

It is agreed that WHSAP paragraphs 5.1 – 5.12 include generic infrastructure requirements that may be required in certain circumstances. Paragraph 5.1 states that *“development will be required to provide for the necessary on-site and, where necessary, off-site infrastructure requirements arising from proposals in accordance with [WCS] Core Policy 3 (Infrastructure requirements)”*.

*“5.6 Is the site in an accessible location with good access to everyday facilities by a range of means of transport? Does the plan provide an adequate basis to address any areas of deficiency?”*

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<sup>5</sup> Examination Document Library ref PH.08C

<sup>6</sup> Examination Document Library ref CATP.13

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Being positioned at Salisbury, it is agreed that a range of services and facilities are accessible from Hilltop Way. These include:

- Bus stop on Paul's Dene Crescent, approximately 100m from the site;
- Hudsons Field Recreation Ground (c. 400m);
- Harvester public house (c.450m);
- The Co-operative Food (c.800m);

From the nearby bus stop, the R4 'Salisbury Reds' service connects to Salisbury City Centre. This provides regular services from Monday to Saturday (2x per hour) throughout the day.

*"5.7 In cases where allocations do not have specific policies, is the reliance on supporting text likely to be an effective means of delivering the Council's requirements for each site? What is the justification for some sites having specific policies and some not?"*

It is recognised that WHSAP paragraph 5.12 explains that *"sites are proposed at some settlements that involve a mix of uses more than housing development, and where development will be guided by a master plan. These sites each have a detailed policy reflecting more extensive site-specific requirements setting out the components of development and/or requirements to ensure it takes an acceptable form"*.

The remaining sites, such as H3.2 Hilltop Way, are allocated by Policies H1 to H3 in the WHSAP. Due to the less complex nature of site allocation H3.2 a specific policy is not required. The supporting text provides important contextual information, and together with the existing policies set out in the Wiltshire Core Strategy can be relied on to guide the proposals for the site.

*"5.8 Is the development proposed for each site deliverable in the timescales envisaged?"*

It is agreed that the Hilltop Way site is considered deliverable within 5 years given the Outline grant of permission, no requirement for infrastructure works, and the scale of the site and consequential rate of completions/sales. Dwellings are expected to be completed during the monitoring year 2020-2021 following Reserved Matters approval.

*"5.9 For sites in Salisbury, will the plan be effective in preserving or enhancing the setting of the Cathedral?"*

It is agreed that the WHSAP evidence base<sup>7</sup> relating to this site allocation has shown negligible potential impacts of development on the setting of Salisbury Cathedral. Though on a hilltop location, there are (at most) glimpsed views between the site and the Cathedral, which is at a distance of approximately 3 kilometres.

The site location and site-specific topography, will avoid any significant landscape or skyline impact. The development will be seen in the context of 2-storey development on the other side of Hilltop Way and an acceptable scheme has been permitted through the planning application process.

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<sup>7</sup> Including Sustainability Appraisal Report (SA.01.A.a), SA Annex 1 A6 (SA.01.A6) and Salisbury CATP (CATP.13)

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*5.19 The supporting text for Sites H3.2 and H3.5 refers to the likely need to translocate populations of slow worms to other sites? Is this approach consistent with national policy? What is the evidence that such sites exist and would be effective in providing mitigation?*

The Landowner agrees with the response provided to Issue 5.19 in the Wiltshire Council Position Statement (PS.M3.55). As identified above, the landowner also separately owns land close to Hilltop Way which is suitable and sufficiently large to accommodate translocated reptiles. Provision of this mitigation area is controlled by Conditions 13-14 of the existing Outline permission<sup>8</sup>. The ability to achieve these measures enables the development to fulfil national policy and legislation in relation to protected species.

Signed : (landowner)

Signed: on behalf of Wiltshire Council

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<sup>8</sup> Examination Document Library ref PH.08B