

Wiltshire Housing Site Allocations Plan

Statement of Common Ground: H3.5 The Yard, Hampton Park, Salisbury

March 2019

Summary and purpose of this document

This document has been prepared jointly by Wiltshire Council (WC) and The Trustees of The D J Pearce 1998 Settlement, landowner of an area of land known as 'The Yard', to the rear of Hampton Park in Salisbury. This site is proposed by Wiltshire Council to be allocated in Policy H3 of the draft Wiltshire Housing Site Allocations Plan (WHSAP)¹, through the Schedule of Proposed Changes², as allocation H3.5 (proposed change ref PC111). 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, along with a minor clarification to the proposed policy concerning access.

The Landowner and WC agree that the allocation of this site for approximately 14 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 schools, shops and bus services);
- ii. The site has a strong inter-relationship with the existing adjoining built-up area;
- iii. The yard and buildings relate to a former agricultural use which has now entirely ceased;
- iv. Redevelopment will offer visual enhancement;
- v. Development will reduce the risk of crime and antisocial behaviour on the site;

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.M3.62). This includes a further proposed change in relation to the access, which is agreed by both parties and for completeness set out again below:

Change wording in Proposed Change PC 111 from *"Access to the site would be achieved via Neal Close"* to *"Vehicular access to the site would be achieved via the existing track with access onto Roman Road, with a pedestrian and cycle access route provided through to Neal Close."*

The adjustment can be explained by the fact that since the original drafting of the policy, further technical work has been undertaken by the landowner and it has consequently been resolved with Wiltshire Council Highways officers that access from Roman Road would be technically acceptable. Given that convenient pedestrian/cycle access to Hampton Park and its various facilities will remain via Neal Close, this change to the vehicular access strategy does not undermine the sustainable nature and location of the site.

¹ Examination Document Library ref WHSAP.01.01

² Examination Document Library refs WHSAP.03.01 and WHSAP.03.46

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“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;*
- *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.M3.62). The Landowner and WC are satisfied that the Yard site 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), however a suitable relocation and mitigation strategy has been identified (refer to Issue 5.19 for further details).

“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.M3.62), no specific contributions are critical to the delivery of this site and Stage 4a of the site selection process, presented in the Salisbury Community Area Topic Paper (CATP)³, states that *‘the site is not of a size that will significantly add to pressures on local infrastructure, services and facilities’*. However, there is one important piece of infrastructure required for the delivery of the site, which is the improvement of the existing access track and junction to Roman Road (as referred to above). This is within the control of the Landowner and Wiltshire Council and can be delivered through the conventional planning application / S.278 process.

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?”

It is agreed that a range of services and facilities are available within walking distance in addition to regular bus services to Salisbury City Centre.

³ Examination Document Library ref CATP.13

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“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 H3.5 The Yard, Hampton Park, are allocated by Policies H1 to H3 in the WHSAP. Due to the less complex nature of site allocation H3.5, 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 Yard site is deliverable within 5 years given the fact that an Outline application has already been submitted, the relatively limited 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?”

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It is agreed that the site is not intervisible with the Cathedral, being shielded by the plateau around the Country Park. The WHSAP evidence base⁴ has shown no potential impacts of development of this site on the setting of Salisbury Cathedral.

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.M3.62).

The Outline application (16/06690/OUT⁵) for the Yard site includes a Mitigation Strategy⁶. This proposes a designated receptor site located adjacent to the development site, to the immediate west, which is in the ownership of the Landowner. The proposed receptor site relates to an area of land greater than the area of reptile habitat to be lost to the development of The Yard (approximately 1.2ha versus just under 0.9ha) and proposes that this will be enhanced to provide optimum reptile habitat, exceeding the current quality of reptile habitat on the development site, with a management scheme implemented to ensure its long-term quality. The location of the receptor site will provide opportunities for reptiles to disperse into the wider landscape, thereby resulting in no population isolation and allowing the continuation of the wider metapopulation. The consultation response of the County Ecologist on the Outline application (dated 20 March 2019) supports the application subject to appropriate planning conditions including in relation to the translocation of slow worms.

The ability to achieve these measures would enable the development to fulfil national policy and legislation in relation to protected species.

The current application for 14 units (reference 16/06690/OUT⁷) confirms that the site is deliverable and that all relevant technical and environmental issues are capable of being resolved. It would be beneficial for the Yard site to be redeveloped soon, in parallel with delivery of the Country Park on adjacent land.

Signed : (landowner)

Signed: on behalf of Wiltshire Council

⁴ Including Sustainability Appraisal Report (SA.01.A.a), SA Annex 1 A6 (SA.01.A6) and Salisbury CATP (CATP.13)

⁵ Examination Document Library refs PH.09A, PH.09B, PH.09C

⁶ Examination Document Library refs PH.09D, PH.09E

⁷ Examination Document Library refs PH.09A, PH.09B, PH.09C