

# STATEMENT OF COMMON GROUND

**BETWEEN:**

**HANNICK HOMES AND THE HAWKER FAMILY  
&  
WILTSHIRE COUNCIL**

**POLICIES H2 AND H2.11 - LAND AT THE  
STREET HULLAVINGTON**

**REP ID: 1133384 – HANNICK HOMES**

**DATE: 22ND MARCH 2019**

<b>Signed:</b>	<b>Signed;</b>
<b>Name:</b> GEORGINA CLAMPITT-DIX	<b>Name:</b> CONOR LEE
<b>On behalf of:</b> Wiltshire Council	<b>On behalf of:</b> Hannick Homes and the Hawker Family
<b>Date:</b> 26/03/19	<b>Date:</b> 27/03/19

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## **1. INTRODUCTION**

1.1 This Statement of Common Ground is provided in relation to the identification of land at The Street Hullavington as a proposed housing allocation within the draft Wiltshire Housing Sites Allocation Plan at Policies H2 and H2.11 (WHSAP.01.01). The purpose of this statement is to provide the Inspector with a summary of the areas of agreement.

1.2 This Statement of Common Ground has been prepared by Pegasus on behalf of Hannick Homes and the Hawker family and Wiltshire Council. The site to which the Statement of Common Ground relates is attached at Appendix 1.

### **APPENDIX 1 - SITE PLAN**

## **2. DESCRIPTION OF SITE AND SURROUNDING AREA**

2.1 The site currently comprises a predominantly level agricultural field currently used for grazing purposes. It is located immediately to the north of Hullavington Village. To the south east of the site is the highway known as The Street, to the south west Hullavington Primary school, to the north east Norton Road and to the west further agricultural land.

2.2 Hullavington is identified in the draft Plan, consistent with the Wiltshire Core Strategy, as a 'large village' at paragraph 5.40 and the site is allocated at Policy H2 and H2.11 for approximately 50 dwellings.

2.3 Hullavington is situated in the Chippenham Community Area Remainder area for housing land supply purposes.

2.4 Hullavington airfield is situated to the east of Hullavington Village. The airfield site is owned by Dyson and is the subject of a current undetermined planning application for intensified research and development employment purposes.

## **3. PLANNING HISTORY**

3.1 The site comprises part of a wider site submitted to the Wiltshire Strategic Housing and Economic Land Availability Assessment (SHELAA) (Exam Ref: SHELAA 05).

3.2 Exam document 'CATP.04a', the Chippenham Community Area Topic Paper – Chippenham Community Area Remainder (updated September 2018) states at Table 5.7,

'Site options considered in more detail at Stage 4a', that the SHLAA (2012) (SHLAA2012.04) capacity of Site 690 is 86 dwellings.

3.3 The site has been assessed through the Wiltshire Site Selection Process Methodology (TOP 02) incorporating the Sustainability Appraisal (SA.01A.3.a) accompanying the draft Plan. The Sustainability Appraisal considers the wider site of 3.81ha and concludes that it is suitable for development.

3.4 The 2.44ha site comprising Policy H2.11 was identified for the allocation of 'approximately 50 dwellings and 0.2ha of land for primary school expansion' in the Council's Regulation 19 Pre-Submission consultation document dated June 2017 (PSCON/01/01 p.55).

3.5 The same allocation was carried forward into the submitted version of the plan of July 2018 (WHSAP 01. 01 p.55).

3.6 The Focussed consultation on the Schedule of Proposed Changes (September 2018) (EXAM.01.02) amended the proposed settlement boundary for Hullavington to include the primary school playing field (SBR PC14, EXAM.01.14).

3.7 The supporting text at paragraph 5.105 as amended by Proposed Change (PC) 85 now includes the correct reference to the size of the area for primary school expansion of 0.2ha. Further changes were made to paragraph 5.107 to remove the first and second sentences which referred to land to the north of the proposed allocation (PC86), and in PC87 additional text was proposed at paragraph 5.107 to improve clarity and address the Environment Agency's concerns on addressing flood risk and drainage for all development sites (EXAM.01.01).

## **4. PLANNING POLICY**

### **Wiltshire Housing Site Allocations Plan**

4.1 The parties agree that the land identified within the proposed allocation of Policy H2.11 is 'deliverable'.

4.2 The site is able to deliver housing development and community benefit in accordance with the aims of the draft Plan. Subject to allocation of the site and the provision of a satisfactory overall comprehensive masterplan and appropriate S106 to ensure timely delivery of infrastructure it is agreed that delivery can proceed.

4.3 Land at The Street Hullavington, along with all other proposed allocations in the plan, has been the subject of a full planning assessment and Sustainability Appraisal process. This is set out generally in the evidence base, but more particularly in the Topic Paper 2: Site Selection Process Assessment Methodology (TPO 02) and Sustainability Appraisal Reports (SA.01A.3.a) submitted for Examination.

4.4 All parties consider that the use of the site for residential development is an appropriate land use. The capacity is 'approximately 50 dwellings'. A further 0.2 ha of land are allocated for the expansion of the primary school. All dwellings at the site can be delivered within the first five years of the development plan and therefore the site can contribute to the Council's five-year housing land supply.

4.5 The proposed delivery trajectory is set out below;

Year Ending	Housing
2019	
2020	
2021	25
2022	25
2023	

4.6 The above delivery trajectory assumes the timely grant of outline permission on adoption of the plan and the subsequent approval of reserved matters by the local planning authority.

### **Neighbourhood Plan**

4.7 The Hullavington Regulation 16 Neighbourhood Plan Public Consultation (February 2019) (HNP) identifies a larger parcel of land at The Street (the whole of SHELAA Site 690), including the site identified at Policy H2.11, for approximately 70 dwellings. The community benefits proposed in the draft neighbourhood plan associated with that scheme, over and above that provided by Policy H2.11 include the following:

- Additional off-street car parking area for school to address current congestion problems experienced at pick – up and drop - off times
- New public parkland along watercourse for use by the development and existing community, on land not included within the site boundary for Policy H2.11, including:
  - potential for ecological enhancement along the watercourse corridor;
  - and new equipped children’s play area and informal natural play features.
- Circular walk for residents within the parkland and the historic public right of way crossing the site, within an enhanced green corridor linking to The Street.

4.8 The site proposed to be allocated in the Reg 16 HNP is shown at Appendix 2.

#### **APPENDIX 2 – REG 16 HULLAVINGTON NEIGHBOURHOOD PLAN SITE ALLOCATION**

4.9 Wiltshire Council are generally supportive of the Hullavington Neighbourhood Plan which has been prepared by the Parish Council who have undertaken extensive and ongoing consultation with the local community during the preparation of the Neighbourhood Plan.

4.10 Hannick Homes have previously submitted an indicative masterplan layout to Wiltshire Council in response to the Regulation 19 consultation of the WHSAP illustrating how the larger site identified in the Reg 16 Neighbourhood Plan could be developed.

## **5. AGREED MATTERS**

5.1 The site allocated in Policy H2.11 will provide for a policy compliant level of affordable homes.

5.2 The Proposed Changes (PC85 – PC87) (EXAM.01.01) are agreed.

5.3 The site allocated in Policy H2.11 will provide a mix of house types and sizes.

5.4 The site allocated in Policy H2.11 will provide 0.2ha of land for the future development of the existing Hullavington Primary School.

5.5 All parties support the provision of high quality and well thought out design within the allocation to produce an attractive place to live.

5.6 Proposed works to The Street and Norton Road junction have been designed and agreed in principle with the Highway Authority in accordance with paragraph 5.106 of the draft Plan (WHSAP.01.01).

5.7 The Hullavington Neighbourhood Plan (HNP) is well advanced. Wiltshire Council is currently undertaking a Regulation 16 consultation.

5.8 The benefits provided through the allocation of the wider site in the HNP have been identified by the local community during the preparation of the Neighbourhood Plan and are based on the larger site area promoted by Hannick Homes.

5.9 The Wiltshire Housing Sites Allocation Plan evidence base assesses the deliverability of the wider SHELAA site 690, the Sustainability Appraisal also considered the wider site and did not identify any negative impacts.

## **6. MATTERS CURRENTLY IN DISPUTE**

6.1 That the allocated site should be increased in size to match the site identified in the Regulation 16 Hullavington Neighbourhood Plan (the whole of SHLAA site 690) to ensure additional community benefits are secured for the village in perpetuity.

## **7. CONCLUSION**

7.1 The proposed allocation of land at Policy H2.11 The Street Hullavington, constitutes a deliverable allocation which supports the objectives of the draft Plan. It would once developed extend the built form of Hullavington to the north, provide new affordable homes for the village and community benefit in terms of land for the existing primary school to expand.

7.2 The allocation for 70 dwellings identified in the Regulation 16 Hullavington Neighbourhood Plan consultation proposes additional and enhanced community benefit for the village as identified by the local community, over and above Policy H2.11.

**8. DECLARATION**

8.1 The content of this document is agreed for the purposes of the Wiltshire Housing Sites Allocation Plan Examination.

Signed on behalf of Hannick Homes and the Hawker family

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Position: Director (Land & Planning)

Date: 27/03/19

And

Signed on behalf of Wiltshire Council

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Position: Head of Spatial Planning

Date: 26/03/19

Appendix 1: Site Plan Policy H2.11

Appendix 2: Site allocation proposed in Reg 16 Hullavington Neighbourhood Plan



## Appendix 1 – Policy H2.11 The Street Hullavington

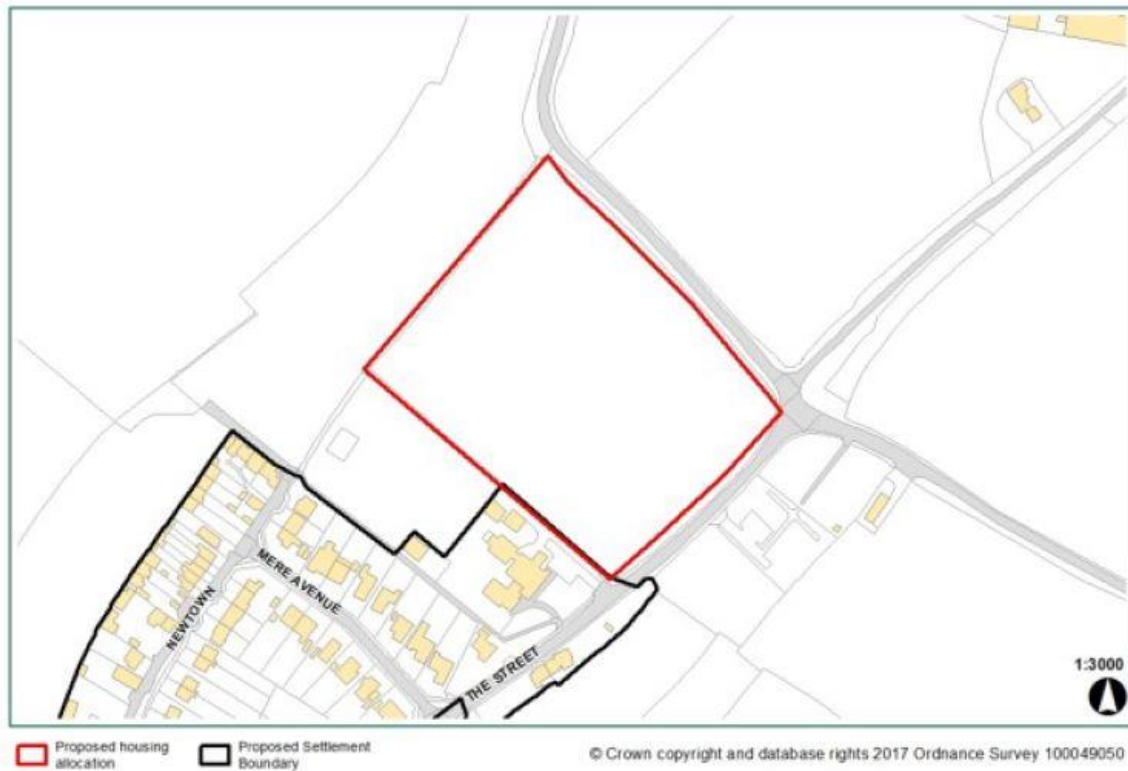
### Policy H2.11

Land at the Street, Hullavington, as identified on the policies map, is proposed for development comprising:

- approximately 50 dwellings.
- 0.2 ha land for primary school expansion

Development will take place in accordance with a masterplan for the site approved by the Council as part of the planning application process.

Figure 5.15 H2.11 The Street, Hullavington



## Appendix 2 – Regulation 16 Hullavington Neighbourhood Plan - Policy 2

### Policy 2: Allocation and delivery of Site 690 for development

Site 690 is approximately 4 hectares and located between the C1 (Norton Road) and Hullavington C of E Primary and Nursery School as shown in Fig. 23 below



This site is allocated for the development of approximately 70 homes, which will deliver a sustainable high quality development, and this policy shall:

1. encourage the developer to produce a master plan; and to engage in continued and meaningful consultation with the community;
2. deliver approximately 70 homes, including 40% affordable housing, as required by Wiltshire Core Policy CP43, subject to the viability of the development. The combination of number of bedrooms and tenure of this new affordable housing will be decided, by Wiltshire Council's Housing Enabling Team, at the time of any planning application;
3. deliver predominantly 2 and 3 bed properties, (including both starter and downsizing homes) unless it can be demonstrated through robust, up to date market evidence an alternative mix is required;

4. deliver high quality, well designed homes that use traditional materials, where possible. Designed to be in keeping with the historic buildings and layout of the village; referencing 'The Design Concept for Development' Appendix 3. Designs should be locally distinctive reflecting style and scale proportionate to the historic central spine of Hullavington (which can be seen in Fig. 11 on page 7);
5. maximise opportunities for the incorporation of sustainable design features facilitating accessible and adaptable dwellings;
6. maximise opportunities for energy efficiency in terms passive and active design approaches to sustainable development;
7. be designed to take account of both: Wiltshire's Landscape Character Assessment and Historic Landscape Characterisation; so as to respect the village's setting within its rural and historic context;
8. provide high quality boundary treatments, which reflect the character of the Parish, referring to the 'Design Concept for Development' Appendix 3, using traditional materials, such as dry stonewalling, where possible, to keep the development in context with both the village and wider Parish. Where new green landscaping boundaries are planted, they shall be comprised of native or wildlife enhancing hedgerow species, to encourage biodiversity;
9. include landscaping within the development that reflects the traditional, rural context of the village and any new green landscaping shall be of native or wildlife enhancing species, to encourage biodiversity;
10. protect and where possible enhance wildlife habitats and corridors, encouraging biodiversity by conserving a network of green infrastructure and providing appropriate buffers to existing natural spaces that have community, biodiversity and heritage significance e.g. the Brook, as shown in Fig.23; carrying out and submitting a green infrastructure and biodiversity action plan with any planning application;
11. provide accessible green space for sport and children's play area(s), for the enjoyment of the community in accordance with Wiltshire Council's adopted Open Space Standards, providing clear arrangements for the long-term maintenance and management of green infrastructure assets;
12. where possible, retain on site the historic public right of ways (footpaths 1, 29 and the unmaintained Palladian Way) within an attractive setting, compensating locally offsite for any unavoidable loss of quality or extent, such that there is no net detriment to the quality or extent of the public right of way network;

13. be designed so as to limit the impact of light pollution on local amenity, on intrinsically dark landscapes and nature conservation, having regard for the findings and recommendations of an ecological assessment for the site. In particular to avoid disturbance to a Schedule 5 species (Barberry Carpet Moth), there should ideally be no lighting whatsoever in the immediate area of it's habitat. Any lighting should be directional and only come on when required and certainly not operational all night;
14. protect the residential amenity of all adjoining occupiers and specifically assess the impact on the traditional cottages in Newtown, taking this assessment into account when planning the site layout in order to mitigate any adverse effect;
15. protect the residential amenity of the homes within the new development, and additionally as works are proposed within proximity of the sewage treatment works, developers will be required, as part of their planning application, to undertake and submit odour assessments (carried out to Wessex Water Specifications) to demonstrate that future residents will not be unacceptably affected by existing odour sources;
16. demonstrate that there is adequate parking to meet the current minimum standards and show how the car parking will be integrated within the landscaping scheme for the proposed development so as not to dominate the street scene;
17. provide an appropriate level of private external amenity space to include refuse, recycling and cycle storage to ensure a high quality and a well-managed property and streetscape;
18. provide accessible pedestrian and cycle connections to the surrounding countryside and village, with particular focus to those using a pushchair, wheelchair, walking aid or mobility scooter;
19. demonstrate traffic generation and parking does not adversely affect road and pedestrian safety and submit a transport assessment and travel plan with any planning application, and
20. provide around 0.2 hectares for school expansion, as required in the local DPD.