

Statement of Common Ground: Site Availability and Deliverability

Site Allocation H3.6 Clover Lane DURRINGTON (25/03/19)

Preamble

1. The Statement of Common Ground has been prepared in relation to Policy H3 and site allocation H3.6 Clover Lane (renumbered to H3.6 from H3.5 through Proposed Change 112) of the emerging Wiltshire Housing Site Allocation Plan (WHSAP). The purpose of the Statement is to provide the Inspector with a summary of the areas of agreement to assist the Examination of the Plan.

Parties to the statement

2. The parties to this Statement of Common Ground are Wiltshire Council and the site promoters, Cherry Porter, Carol Whapshare, Roger Cook and Nicola Cook.

Land Availability

3. The site promoters confirm that the land referred to as H3.6 Clover Lane, Durrington, as set out in WHSAP Policy H3 (WHSAP.01.01¹ and EXAM.01.01²) and as shown on the Plan in Annex J, Schedule of Proposed Changes, September 2018 (EXAM01.46³), is under the ownership of two parties and will be made available for residential development to ensure delivery within the remaining Plan Period to 2026.

Land capacity

4. The site promoters and the Council agree that land within the site boundary as shown in proposed site allocation H3.6 (as per Proposed Change 114) is capable of delivering approximately 45 homes and associated infrastructure.
5. The site capacity figure in paragraph 4 is agreed without prejudice to any submissions the site promoter may choose to make about potentially higher site capacity and/or an enlarged site, including a larger part of Strategic Housing and Land Availability

¹ [\[WHSAP.01.01\]](#) Wiltshire Housing Site Allocations Plan, Submission Version, July 2018

² [\[EXAM.01.01\]](#) Wiltshire Housing Site Allocations Plan, Schedule of Proposed Changes, Main Report, September 2018.

³ [\[EXAM.01.46\]](#) Wiltshire Housing Site Allocations Plan, Schedule of Proposed Changes, Annex B-J, September 2018.

Assessment (SHLAA) site S98. Site allocation H3.6 was formed from part of S98, SHLAA site 3154 and a parcel of land between the two sites.

Deliverability

6. The parties are not aware of any unusual or abnormal development costs affecting deliverability of the site consistent with the draft WHSAP requirements, as set out in the supporting text (as proposed to be changed through the Schedule of Proposed Changes, PC33 to PC37 and PC112 to PC116).
7. On this basis the site is likely to be viable for housing development taking into account the typical costs that housing development in the Plan Area is likely to bear, such as:
 - i. Submitting a scheme that accords with the development plan, including the draft WHSAP, including proposed changes (WHSAP.01.01 and EXAM.01.01 and EXAM.01.46).
 - ii. Provision of policy compliant level of affordable housing;
 - iii. Submitting detailed information in respect of the historic environment;
 - iv. Submitting detailed information in respect of hydrology and flood risk, including provision of acceptable means of sewage and surface water disposal (see Flood Risk Assessment (FRA) – February 2019 – submitted to Programme Officer 07/03/19).
 - v. Submitting a suitably detailed Design and Access Statement; and,
 - vi. Provision or contributions towards providing, the services and facilities that are necessary, reasonable and proportionate to mitigate the impacts of the development and/or to meet the needs of future residents of the site, in accordance with the CIL Regulation 122 tests.

Development Phasing

8. The site is likely to be developed out by one developer at around 22 homes in the first year and around 23 homes in the second.
9. It is assumed that the allocated site would obtain planning permission by December 2020, following adoption in July 2019, taking into account that development of this scale always involves addressing several complex factors.
10. The promoters of the site have prepared technical information and suggested layout drawings to illustrate how the site could be developed and to confirm deliverability of

the site. However, it is not the role of the WHSAP to consider the detail of development proposals. The Council has not commented on the technical information to date and details will be determined through the planning application process.

11. On this basis the following is agreed to be a realistic site trajectory to deliver the approximate figure of 45 dwellings identified:

19/20	20/21	21/22	22/23	Total
0	0	22	23	45

**Signatories to the Initial Statement of Common Ground for
H3.6 Clover Lane, Durrington**

For Wiltshire Council:

Name: Georgina Clampitt-Dix
Position: Head of Spatial Planning

Signed: 

Date: 26/03/19

For the site promoters

Name: Richard Greenwood
Company: Benchmark Development Planning Ltd
Position: Director
Signed: *Richard Greenwood*
Date: 25/03/19

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