

# **WILTSHIRE HOUSING SITE ALLOCATIONS PLAN**

**EXAMINATION IN PUBLIC**

## **STATEMENT OF COMMON GROUND**

**AS AGREED BETWEEN**

**WILTSHIRE COUNCIL**

**AND**

**PERSIMMON HOMES**

**IN RESPECT OF**

**LAND EAST OF FARRELLS FIELD, YATTON KEYNELL**

**PROPOSED site ALLOCATION H2.12 (policy H2)**

**MARCH 2019**

# 1. Introduction and Context

- 1.1 This Statement of Common Ground (SoCG) has been prepared between Persimmon Homes (Wessex) and Wiltshire Council.
- 1.2 This SoCG identifies the matters agreed with regards to '**Policy H2 and site allocation H2.12 East of Farrells Field, Yatton Keynell**' as proposed to be allocated within the emerging Wiltshire Housing Site Allocations Plan (WHSAP) and supporting documents to assist the Inspector during the Examination in Public.
- 1.3 Wiltshire Core Strategy (WCS) Core Policy 2 (Delivery Strategy) requires at least 42,000 new homes across Wiltshire, with a minimum requirement of 24,740 new homes (2006-2026) for the North and West Housing Market Area (HMA), within which Yatton Keynell is located.
- 1.4 In order to support the most sustainable patterns of growth, in line with the principles of WCS Core Policy 1 (Settlement Strategy), indicative requirements are provided for each Principal Settlement, Market Town and Community Area.
- 1.5 Yatton Keynell is classified as a 'Large Village' within the adopted WCS and is located within the Chippenham Community Area (WCS: Core Policy 10).
- 1.6 Paragraph 4.15 of the WCS confirms that at settlements identified as villages, a limited level of development will be supported in order to help retain the vitality of these communities.
- 1.7 Paragraph 4.15 of the WCS goes on to state that *"At Large Villages settlement boundaries are retained and development will predominantly take the form of small housing and employment sites within the settlement boundaries. These settlement boundaries will also be reviewed as part of the Housing Site Allocations DPD.... in order to ensure that they remain up to date and properly reflect building that has happened since they were first established."*
- 1.8 Core Policy 2 identifies strategic sites in Wiltshire that will play a major role in contributing to the supply of housing. Furthermore, Core Policy 2 clarifies that sites for development in line with the Area Strategies will be *"identified through subsequent Site Allocations DPDs and by supporting communities to identify sites through neighbourhood planning"*.
- 1.9 The Chippenham Community Area Topic Paper (Exam Doc CATP.04a – Sept 2018) sets out the housing requirements for the Community Area (July 2018) and that within the Chippenham Community Area Remainder the indicative residual requirement is 75 dwellings.
- 1.10 Proposed Site Allocation H2.12 is identified in this context as a suitable, sustainable and deliverable development opportunity which responds positively to the residual requirement for housing within the Chippenham Community Area Remainder.

## **2. Site Selection**

- 2.1 The sites assessed in this Community Area are explained within the Chippenham Community Area Topic Paper [CATP.04a]. At Table 5.6 this Topic Paper confirms that Land at East of Farrells Field (Site Ref 482) is identified alongside Land adjacent to The Old Forge, The Street, as sites which were taken forward after Stage 3 of the Site Selection process.
- 2.2 Table 5.9 [CATP.04a] confirms that Land East of Farrells Field is selected as a preferred development site within the Chippenham Community Area Remainder.
- 2.3 Paragraph 5.31 [CATP.04a] confirms that this site is well located to accommodate change from an environmental, heritage and landscape perspective and can assimilate into the existing built form, whilst positively conserving and enhancing the village-edge setting.
- 2.4 This site is recognised in CATP.04a as being in an accessible and sustainable location served by existing highways infrastructure.
- 2.5 The full sustainability analysis of this site is set out within the Sustainability Appraisal [SA 01 A3] SA Report Annex 1 A3 Chippenham CAR.

### 3. Delivery

- 3.1 It is agreed that proposed site allocation H2.12 is a suitable site that can be delivered in the short term.
- 3.2 In this context, land identified as proposed site allocation H2.12 is currently subject to a planning application (LPA Ref: 19/01490/FUL), the description of development is as follows:
- “A Residential Development Comprising 38 Dwellings (Use Class C3), a New Vehicular Access, Public Open Space, Landscaping, Sustainable Urban Drainage and Other Associated Infrastructure Works.”*
- 3.3 This application was validated by Wiltshire Council on the 12<sup>th</sup> February 2019.
- 3.4 This 1.2ha greenfield site comprises predominantly scrub, tree and hedgerow cover, with the boundaries marked by mature vegetation with the B4039 running parallel to the north eastern boundary of the site.
- 3.5 To the immediate north of the site residential development has been constructed over the past twenty years. Planning permission for 15 dwellings at Farrells Field was granted in the late 1990s. More recently, Wiltshire Council granted planning permission for 12 dwellings at Blacksmith Close (2006) (LPA Ref: N/05/03149/FUL). Prior to this, the land currently occupied by Farrells Field and Blacksmith Close was an engineering ‘Works’, as identified on the 1980 Ordnance Survey Plan.
- 3.6 The application site is proposed to be accessed via a new junction onto the B4039 on the northern boundary which reflects feedback from the Parish Council and pre-application public consultation.
- 3.7 The WHSAP Submission document [WHSAP 01.01] (para 5.110) states that *“access would be taken from Farrells Field”*. However, it is also acknowledged within the Sustainability Appraisal that access to the site can be achieved either from the B4039 or through Farrells Field. Consequently, Proposed Change (PC) 91 removes specific reference to access being taken from Farrells Field as this is a matter that can be addressed at the planning application stage.
- 3.8 There are no environmental designations on or adjacent to the site. The site is located outside the Cotswold Area of Outstanding Natural Beauty (AONB) which is circa 120m west of the site at its closest point. The Yatton Keynell Conservation Area is located circa 340m to the north-west of the site.
- 3.9 The site is located entirely within Flood Zone 1 which has the lowest risk of flooding.
- 3.10 Proposed site allocation H2.12 identifies approximately 30 dwellings to be provided on land East of Farrells Field (the application site). The current application is for 38 dwellings at this site.
- 3.11 A range of technical studies and surveys have been submitted with the planning application, which include:

- Flood risk assessment / drainage strategy
- Transport Statement
- Ecological Appraisal and Protected Species Surveys
- Tree Survey and Arboricultural Report
- Landscape and Visual Appraisal
- Landscape Masterplan
- Archaeological Desk-Based Assessment
- Waste Audit

3.12 The Development Management process will consider in detail the conclusions of these reports and associated recommendations / mitigation. Notwithstanding, it is agreed that the site represents a suitable and sustainable location for development with no overriding constraints to development identified through the Sustainability Appraisal.

3.13 As the current application is a detailed application, there is agreement between the Council and Persimmon Homes that the site can deliver in full within the next five years.

Year	No number of completions
2019	0
2020	10
2021	28

## 4. Summary of Agreed Matters

4.1 In respect of proposed site allocation H2.12 'East of Farrells Field, Yatton Keynell' ("the site") the following matters are agreed:-

- i) The site is considered to represent a sustainable development opportunity that is commensurate with its location at the 'Large Village' of Yatton Keynell;
- ii) There are no environmental designations on or adjacent to the site;
- iii) The site is located outside of the Cotswold Area of Outstanding Natural Beauty (AONB) which is circa 120m west of the site at its closest point;
- iv) The Yatton Keynell Conservation Area is located circa 340m to the north-west of the site and is unlikely to be adversely effected by development;
- v) The site has been subject to a Sustainability Appraisal and considered to represent a 'more sustainable' development opportunity;
- vi) There are no overriding constraints which indicate that the site should not be allocated for development;
- vii) Deletion of the specific reference to access to the site, at paragraph 5.110 of the WHSAP submission document [WHSAP 01.01], being "taken from Farrells Field" as per Proposed Change 91. The proposed access from the B4039, which has been reflected in the planning application, is the preferred access arrangement expressed by the Parish Council;
- viii) Development at this site will contribute to meeting the indicative residual requirement for the Chippenham Community Area Remainder.
- ix) Development at this site will provide affordable housing (40%), helping to address local needs and support the role and function of the Yatton Keynell.
- x) The current detailed application (Ref: 19/01490/FUL) has been submitted by a house builders with a proven record of housing delivery. Therefore, it is agreed that the site is available and deliverable.
- xi) The site represents a sustainable pattern of development and is considered to be deliverable within 5 years.

## 5. Declaration

<b>Signed:</b> 
<b>Date: 13.03.2019</b>
<b>Name: Alistair Macdonald – Director, Head of Boyer Bristol</b>
For and on behalf of Persimmon Homes

<b>Signed:</b>
<b>Date: 26.03.19</b>
<b>Name: Georgina Clampitt-Dix</b>
For and on behalf of Wiltshire Council