

**WILTSHIRE HOUSING
SITE ALLOCATIONS PLAN**

**EXAMINATION IN PUBLIC
STATEMENT OF COMMON GROUND**

Between

**Wiltshire Council
&
Bovis Homes Limited**

Concerning

**Site allocation H3.3 'North of Netherhampton Road,
Salisbury'**

D2 Planning Ref: 036-13

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March 2019

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1. INTRODUCTION

- 1.1. This Statement of Common Ground is provided in respect of the identification of site allocation 'North of Netherhampton Road, Salisbury' within the draft Wiltshire Housing Site Allocations Plan (WHSAP) Submission Draft Plan July 2018¹ at Policy H3 (site allocation H3.3), together with the supporting text at paragraphs 5.128 and 5.143-5.145, as well as the Schedule of Proposed Changes² to the Submission Draft (refs PC104-PC106).
- 1.2. This Statement is structured to provide the Inspector with a summary of the areas of agreement between Bovis Homes Limited ("Bovis") and Wiltshire Council ("the Council").

2. PROPOSED DEVELOPMENT

- 2.1. Salisbury is designated as a Principal Settlement in the Wiltshire Core Strategy (WCS) under Core Policy 1. As such, it is a primary focus for future development. Significant levels of employment and housing should be provided together with community facilities and infrastructure to meet the identified growth to support self-containment. The WCS envisages Salisbury with Wilton accommodating approximately 6,060 dwellings over the plan period.
- 2.2. 'H3.3 North of Netherhampton Road, Salisbury', allocated in the draft WHSAP for approximately 100 dwellings, is one of five sites identified in the draft WHSAP, including the Schedule of Proposed Changes, to help provide for the amount of housing required by the WCS. Associated infrastructure and financial contributions would also be provided to meet the needs generated by the development e.g. public open space, education, healthcare.
- 2.3. The identification of this site follows an assessment of potential housing sites which weighed up the sustainability of sites for Salisbury and Wilton. The Salisbury Community Area Topic Paper³ (CATP) (Paragraphs 5.34-5.36) states: -

"Adverse effects in relation to heritage, landscape, biodiversity, flood risk and pollution are capable of being resolved by a site design and layout. A lack of local primary school capacity is a significant exception. Without such additional capacity overall sustainability is marginal."

¹ Examination Document Library ref WHSAP/01.01

² Examination Document Library ref WHSAP/03.01

³ Examination Document Library ref CATP/13

Long views to the spire of Salisbury Cathedral (Grade 1 listed) are available across the site from the A3094, and at closer range from within the site itself. Design and layout of the site would need to give great weight to the significance of this heritage assets and its setting. A detailed, site specific heritage assessment (building on the Heritage Impact Assessment prepared by the Council) would be required to support any subsequent planning application. With additional primary education capacity, adverse effects are relatively minor and can be resolved by straightforward mitigation measures. If this is the case, the overall sustainability of the site would be good given the scope for affordable housing that would be delivered on site.”

- 2.4. The draft WHSAP (paragraph 5.143), as amended by the Schedule of Proposed Changes (PC105), explains that: -

“Land North of Netherhampton Road is allocated for the development of approximately 100 dwellings on 5.6ha of land as shown on the Policies Map. It is reasonably well located with regards to services and facilities. The site is relatively well contained in terms of visual impacts on the wider landscape. Part of the site lies within Flood Zone 2 and hence development proposals will need to be sequentially planned and supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change). In addition, development proposals will need to be supported by a comprehensive drainage strategy to address issues of surface water flooding.”

- 2.5. With regards to Proposed Change PC105 which refers to part of the site being with Flood Zone 2, both parties agree that this is incorrect. The entirety of this site is within Flood Zone 1. The northern boundary of the site is the boundary between Flood Zones 1 and 2. This is confirmed by the Environment Agency in their representation to the WHSAP Pre-Submission consultation (letter dated 22nd September 2017 ref 395940 – 2998). The proposed change to PC105 is set out in this Statement of Common Ground at paragraph 2.10.

The allocation and proposed planning application

Context

- 2.6. Both parties agree that the H3.3 North of Netherhampton Road site allocation is available, suitable and achievable. The scheme has the capability to deliver residential development in accordance with the aims of the draft WHSAP incorporating Schedule of Proposed Changes that relate to site allocation H3.3. Bovis have had discussions with the Council and Historic England in terms of the form and nature of the development to take place on the site due to views from the site towards the spire of Salisbury Cathedral.
- 2.7. Bovis is committed to preparing a comprehensive masterplan for the site to provide clear detail on the nature of the proposed allocation/development in terms of the nature and form of the housing.
- 2.8. Both parties are committed to facilitating the early delivery of the site and the essential infrastructure as part of the proposed development.

Affordable Housing and Housing Mix

- 2.9. Both parties agree the site should provide a range of different size dwellings and tenure. Both parties agree with the evidence that the H3.3 North of Netherhampton Road site allocation is a viable site allocation. Both parties agree with the evidence that the level of affordable housing in the adopted policy requires 40% subject to viability and that this is considered to be achievable on this site. The overall affordable housing percentage, mix, tenure and design of dwellings will be agreed as part of the overall S106 package for the proposed development.

Physical Requirements

- 2.10. Both parties agree that the proposed development will make adequate provision for water and drainage infrastructure, including sewerage via the mains sewer system and surface water via a sustainable drainage system. The entirety of the site lies within Flood Zone 1 but is adjacent to an area of Flood Zone 2. Both parties agree with Proposed Change PC105 which requires a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change), and that development proposals will need to be supported by a comprehensive drainage strategy to address issues of surface water flooding. However, a minor change to PC105 is required to accurately reflect how Flood Zone 2 relates to the site. The change to be made is:

Change PC105 from "Part of the site lies within Flood Zone 2 and hence development proposals will need to be sequentially planned..." to "**The entire site is located within Flood Zone 1. The northern boundary of the site is also the boundary to the adjacent area of land that lies within Flood Zone 2 and due to its size will need to be...**"

Transport

- 2.11. Both parties agree that the site is reasonably well located in relation to the city centre and that the development should include measures to enable as many trips as possible to the city centre to take place by sustainable modes of transport (walking, cycling and public transport).
- 2.12. A comprehensive Transport Assessment will be submitted with any outline planning application for approximately 100 dwellings following the agreement of its scope with the Highway Authority and Highways England. This assessment will take into account the findings of the Salisbury Transport Strategy Refresh 2018 and any mitigation measures will be guided by this assessment. The assessment should fully investigate the detailed transport effects of the development on the wider Salisbury transport network, including on the A36T, and identify appropriate measures to safely accommodate additional traffic emanating from the new development.
- 2.13. Both parties agree that the development proposals should be supported by a package of transport network improvements necessary to accommodate the scale of development. This will include measures to positively promote and support cycling, walking and public transport use, taking into account the findings of the Salisbury Transport Strategy Refresh 2018.

Social and Community

- 2.14. Both parties agree that, as required by Paragraph 5.145 of the WHSAP, development would provide financial contribution towards primary education. Provision for a new 2-form of entry primary school will be made as part of the development of Policy H3.1 Netherhampton Road which is also controlled by Bovis Homes Limited – this will also serve the needs of site allocation H3.3.
- 2.15. Both parties also agree that the development would provide sufficient healthcare contributions. However, at present Bovis question the evidence base regarding improved healthcare provision.

- 2.16. Both parties agree that the Local Centre and Public Open Space, including a new Country Park, to be provided as part of H3.1 Netherhampton Road will be beneficial, and in close proximity, for residents of site allocation H3.3.

Green Infrastructure

- 2.17. Both parties agree that development will include significant provision of appropriately located public open space and that any future development proposals will need to provide for a high quality, sustainable development that enhances an important approach to the city and provide links to nearby public rights of way.

Ecology

- 2.18. Both parties agree that no significant ecological constraints have been identified and that the constraints which have been identified can be accommodated within the proposed development. Ecological enhancements should be provided as part of the proposed development.

Landscape

- 2.19. The revised Paragraph 5.144 as set out in Proposed Change PC104 is agreed. This will enable a site design and layout that will give great weight to conserving the significance of the cathedral spire and ensure that views are not significantly compromised (See Archaeology and Historical Interest below). Notwithstanding this, both parties agree that there are no other significant landscape constraints to the development of the site. The site is otherwise well contained in terms of visual impacts on the wider landscape. The edge of the Cranborne Chase AONB lies approximately 2.5km south-west of this site and no significant impacts on the AONB are considered likely.
- 2.20. Both parties agree development will incorporate strategic landscaping and open space to retain and reinforce existing hedgerows and establish new areas of substantial planting.

Archaeology and Historical Interest

- 2.21. Both parties agree that a thorough heritage assessment and appropriate treatment of assets and their settings will need to be undertaken as part of the preparation of any planning application, as required by Proposed Change PC104 (as proposed to be amended, see paragraph 2.23 below). This requires that: *'The layout and design of the site would need to give great weight to conserving the significance of these heritage assets and their setting. Development proposals would need to be*

sensitively designed to ensure that views of the spire are not significantly compromised. Design and layout would also need to positively address the objectives of the City of Salisbury Conservation Area Appraisal and Management Plan to minimise harm.'

- 2.22. It is agreed that the development of this site should follow a number of design principles and discussions with Historic England are ongoing to agree these. Agreement is considered possible before the start of the H3.3 hearing session.
- 2.23. An Archaeological and Heritage Assessment which has been prepared for the site as part of the planning application process has not identified any above or below ground heritage remains of such significance to preclude development of the site. However, in response to representations made by Historic England to the focussed consultation on the Proposed Changes to the WHSAP, an additional change has been agreed to Proposed Change PC104, which replaces paragraph 5.144 of the Plan. This Change – adding additional text at the end of the paragraph - is as follows: '**The archaeological potential of the site is demonstrably high. At the planning application stage, the layout and design of the site will need to give great weight to conserving heritage assets and their setting in a manner proportionate to their significance. The site has been subject to archaeological assessment, geophysical survey and evaluation trenching, with archaeological interest shown to be present across the site.'**
- 2.24. Both parties agree that the development of the site would not be detrimental to the setting of Salisbury Cathedral. Views of the Cathedral can be retained.

Viability

- 2.25. Both parties agree with the evidence that the site is viable, taking into consideration the site specific requirements that will need to be addressed, including 40% affordable housing provision.

3 DELIVERY

- 3.1 Both parties agree that this site has been chosen as a result of the site selection process which identified the site as a preferred location for future development with the potential for significant sustainability benefits overall.
- 3.2 Bovis Homes agree with the trajectory of housing delivery prepared by the Council as a minimum.

2019	Full application submitted for 100 dwellings
May 2020	Permission granted
Autumn 2020	Commence on site
Autumn 2021	10 dwellings
2022	20 dwellings
2023	25 dwellings
2024	25 dwellings
2025	20 dwellings

4 DELIVERY MECHANISM

- 4.1 Both parties agree with the principle of a masterplan led approach. Both parties agree that the work necessary to comply with WHSAP site allocation H3.3, associated supporting paragraphs 5.143 - 5.145, as well as the Schedule of Proposed Changes to the Submission Draft (refs PC104-PC106) will be undertaken as part of the planning application process.

5 AREAS OF DISPUTE

- 5.1 Bovis Homes question the evidence base in relation to the need for healthcare facilities.

Signed on Behalf of Bovis Homes Ltd**Signed on Behalf of the Council**

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Date: 1st April 2019**Date: 30th March 2019**