

**WILTSHIRE HOUSING
SITE ALLOCATIONS PLAN**

**EXAMINATION IN PUBLIC
STATEMENT OF COMMON GROUND**

Between

**Wiltshire Council
&
Bovis Homes Limited**

Concerning

**Netherhampton Road,
Salisbury (Policies H3 and H3.1)**

D2 Planning Ref: 036-13

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1. INTRODUCTION

- 1.1. This Statement of Common Ground is provided in respect of the identification of site allocation 'Netherhampton Road, Salisbury' within the draft Wiltshire Housing Site Allocations Plan (WHSAP) Submission Draft Plan July 2018¹ at Policies H3 and H3.1, together with the supporting text at paragraphs 5.128, 5.129-5.138, as well as the Schedule of Proposed Changes² to the Submission Draft (refs PC99-PC103).
- 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. Netherhampton Road, Salisbury, allocated in the draft WHSAP for approximately 640 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 and employment required by the WCS. Associated community facilities and infrastructure will also be provided to meet the needs generated by the development, to include provision for a new two-form of entry primary school, local centre and Country Park.
- 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 to help meet the housing requirements established in the WCS. The Salisbury Community Area Topic Paper³ (CATP) (Paragraph 5.37) states: -

"This site could deliver substantial benefits through provision of a wide range of housing types including affordable housing provision, together with opportunities for biodiversity enhancement, significant green infrastructure provision and additional employment on site. There are no overriding environmental constraints that cannot be mitigated through onsite measures.

¹ Examination Document Library ref WHSAP/01.01

² Examination Document Library ref WHSAP/03.01

³ Examination Document Library ref CATP/13

An allocation would not involve the whole SHLAA site option. Nevertheless, an allocation would be large enough to allow provision of a new primary school on the site and to provide significant, strategically placed open space and green infrastructure to mitigate any harmful impacts on the visual qualities of the surrounding countryside and avoid potentially adverse effects on views of Salisbury Cathedral.”

2.4. The Salisbury CATP (paragraph 5.39) then explains that:

“A proposal for this site brings forward a reserve strategic site that was already earmarked in the WCS as a long term reserve site. Overall sustainability benefits are considered to be significant. Even though development is dependent upon resolving important constraints there are more than reasonable prospects for doing so. Adverse effects from the development are clearly outweighed by positive benefits. There is good scope for affordable housing and the development will provide local infrastructure on site helping to address local capacity issues. Therefore, in overall terms, the sustainability benefits of allocating this site for development would be considered to be significant.”

2.5. The draft WHSAP (paragraph 4.67) states that:

“The site at Netherhampton Road has the ability to address the lack of housing delivery at Churchfields, later within the plan period, and also the potential to provide employment land for Churchfields businesses to relocate, thereby freeing up land at Churchfields for housing delivery in the longer term. The WCS identifies the site within an area of search, to be considered if further land is required in future to meet housing requirements, as part of the Council’s monitoring process. Monitoring has shown that further land is required due to the redevelopment of Churchfields taking longer than anticipated. The Plan therefore implements this contingency in order to ensure a sufficient supply of housing. The allocation of land at Netherhampton Road, a substantial site, will not lead to an increase in the overall scale of housing growth at Salisbury than was proposed by the WCS”.

The allocation and proposed planning application

Context

- 2.6. Both parties agree that the H3.1 Netherhampton Road allocation is available, suitable and achievable. The scheme has the capability to deliver residential and employment development in accordance with the aims of Policy H3.1 and the draft Plan.
- 2.7. Bovis are in the process of preparing an outline planning application for a mixed use development comprising up to 640 dwellings, employment, a local centre, a new two-form of entry primary school and all other associated infrastructure required by the WCS and draft WHSAP, including the Schedule of Proposed Changes, which will be submitted before the Examination hearing sessions commence on 2nd April 2019. The application relates to site allocation H3.1 within the Plan and demonstrates a commitment by the developer to delivering all of the elements of the site required by the Plan during the Plan period.
- 2.8. It is agreed between both parties that the H3.1 Netherhampton Road site allocation will be a mixed-use development for the area to be included on the Wiltshire Policies Map and as shown within Figure 5.19 of the Plan. The outline planning application will relate to the same site area.
- 2.9. It is agreed between both parties that development of the site will involve, amongst other things, employment land, approximately 640 homes, a local centre, new two-form of entry primary school and Country Park, and development will take place in accordance with a masterplan for the site approved by the Council, “*as part of the planning application process*”. This is confirmed in the Schedule of Proposed Changes (PC102), which is agreed by both parties.
- 2.10. Bovis has prepared a comprehensive masterplan for the site to provide detail on the nature of the proposed development in terms of illustrating how the housing, employment land and appropriate community facilities and infrastructure can be provided for on the site.
- 2.11. Both parties are committed to facilitating the early delivery of the site and the essential infrastructure as part of the proposed development in due course.

Affordable Housing and Housing Mix

- 2.12. Both parties agree the site should provide a range of different size dwellings and tenure. Both parties agree with the evidence that the H3.1 Netherhampton Road site allocation is a viable site allocation. The planning application will set out more specific measurable infrastructure costs than the general infrastructure rate assumed in the viability report. Both parties agree with the evidence that the level of affordable housing in the adopted WCS policy of 40% is 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

- 2.13. Both parties agree that the proposed development can make adequate provision for water and drainage infrastructure, including sewerage via the mains sewer system and surface water via a sustainable drainage system. Policy H3.1 requires '*Surface water management that achieves equivalent or less than current greenfield rates of run-off*' and both parties consider this to be achievable.
- 2.14. As required by WHSAP paragraph 5.138, both parties agree that a water infrastructure capacity appraisal is needed to confirm the scope and extent of works to service the new development, that a detailed flood risk assessment is required in order to identify a set of appropriate sustainable drainage measures and that sufficient land is to be set aside for robust surface water management, to include a comprehensive Surface Water Drainage Scheme.

Transport

- 2.15. Both parties agree that the site is reasonably well located in relation to the city centre which is accessible by walking, cycling and public transport 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.
- 2.16. A comprehensive Transport Assessment will be submitted with the outline planning application following the agreement of its scope with the Highway Authority and Highways England. As per WHSAP paragraph 5.136, 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 will 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.

- 2.17. 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

- 2.18. Both parties agree that the requirement of Policy H3.1 is for the development to provide a minimum of 1.8ha of land to accommodate a two-form of entry primary school along with playing pitches. Bovis question the need for a school of this size on this site, and the Salisbury CATP (paragraph 5.23) acknowledges that *"by itself, the site at Netherhampton Road does not generate pupil numbers sufficient to justify the provision of a whole school"*. However, Bovis acknowledge that there is a very limited supply of primary school places in the area, and the Netherhampton Road site is the only site large enough to provide for this facility.
- 2.19. Both parties agree that the development will include a local centre of sufficient size to serve a development of this scale.
- 2.20. Both parties also agree that the development would provide sufficient healthcare provision. However, at present Bovis question the evidence base regarding improved healthcare provision.

Economy

- 2.21. Both parties agree that Policy H3.1 requires an element of employment development within the site. Bovis however question the justification for the inclusion of employment within the development including the type of employment.

Green Infrastructure

- 2.22. Both parties agree that development will include significant provision of appropriately located public open space, and a Country Park of at least 10 hectares in the south and east of the site on land under the control of Bovis, as well as strategic landscaping. The Country Park is an integral part of the masterplan for the area. It includes an area of open space and improved ecological habitats, as well as associated parking and facilities.

Ecology

- 2.23. 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 including the policy H3.1 requirement for “*measures to safeguard the interests of Harnham Hill Chalk Pit SSSI and Harnham Slope County Wildlife Site*”. Ecological enhancements will be provided as part of the proposed development. The Ecological Appraisal to be submitted in support of the outline planning application details the extensive ecological surveying and assessment that has been undertaken at the site over a period of four years.
- 2.24. Both parties agree that the substantial tree planting within the site will reflect typical downland characteristics. West Harnham Chalk Pit Site of Special Scientific Interest (SSSI) and Harnham Slope County Wildlife Site (CWS) will be protected and the Country Park will provide sufficient areas of public open space in order to protect these sites by providing attractive, alternative areas for recreation.

Landscape

- 2.25. Both parties agree that there are no significant landscape constraints to the development of the site. The edge of the Cranborne Chase AONB lies approximately 2km south-west of this site and no significant impacts on the AONB are considered likely.
- 2.26. Both parties agree development will incorporate significant strategic landscaping and open space provision, retain and reinforce existing hedgerows and establish new areas of substantial planting that will reflect typical downland characteristics. All built development will be located below the 75m contour line.

Archaeology and Historical Interest

- 2.27. In response to representations made by Historic England to the focussed consultation on the Plan, the parties agree to a proposed change to paragraph 5.134 of the Plan. The new, additional text to be added to the end of paragraph 5.134 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.**’

2.28. Both parties agree that the proposed scheme would not be detrimental to the setting of Salisbury Cathedral. Views of the Cathedral can be retained and indeed enhanced by providing public access where at present none exist. Historic England raise no objection to the allocation of the site.

Viability

2.29. Both parties agree with the evidence that the site is viable. The evidence submitted alongside the draft WHSAP includes a Viability Assessment⁴ which outlines the outcome of an assessment of the viability and deliverability of site allocation H3.1 Netherhampton Road. This Viability Assessment concludes at paragraph 8.1.6 that *'we have also tested a specific strategic site at Netherhampton Road in Salisbury [H3.1] which takes into account the costs of site specific S106 obligations (road and education payments). Our assessment of this site demonstrates that this site can support 40% affordable housing and the specific section 106 obligations whilst generating a significant financial surplus when benchmarked against our site value range.'*

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.

April 2019	Submission of outline planning permission
March 2020	Submission of RM application for up to 200 dwellings
January 2021	Construction commence on site
December 2021	10 houses
June 2022	Submission of next RM for 200 dwellings
December 2022	50 houses
December 2023	50 houses
December 2024	50 houses
December 2025	50 houses
March 2026	10 houses

⁴ (WHSAP/25) Wiltshire Housing Site Allocations DPD – Assessment of Viability (BNP Paribas, June 2017)

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 Policy H3.1 is being undertaken as part of the planning application process. The proposed planning application will be informed by evidence which includes a Landscape and Visual Impact Assessment, Heritage Assessment, Biodiversity Report, Surface Water Management Plan, Flood Risk Assessment and Transport Assessment.

5 AREAS OF DISPUTE

- i. Bovis Homes question the evidence base regarding the justification of the inclusion of employment land and the type;
- ii. Bovis Homes question the evidence base in relation to the need for healthcare facilities;
- iii. Bovis Homes question the size of the proposed primary school.

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