

WILTSHIRE COUNCIL - APRIL 2019

WILTSHIRE HOUSING SITE ALLOCATIONS PLAN EXAMINATION NOTE

TOPICS:

- **HOUSING DELIVERY RATES**
- **DELIVERY AT SAVED FORMER DISTRICT LOCAL PLAN ALLOCATIONS**
- **WILTSHIRE SITE ALLOCATIONS PLAN – REVISED TRAJECTORIES**

HOUSING DELIVERY RATES

1. During the hearings a question was raised regarding some of the delivery rates and annual yield in the Council's housing land supply.
2. As part of its annual monitoring activity the Council contact site representatives, housebuilders to establish potential for delivery and likely yield from each site for each year over the plan period. This yield is assessed by the Council against historic delivery rates for similar sized development sites that have been delivered, or against delivery at the site itself if it is under construction. Where the identity of the housebuilder is known, the proposed trajectory is assessed against that housebuilder's previous ability to deliver at the rates indicated on other sites. Factors such as market competition from other sites and outlets in the area, as well as overall delivery in the locality are also taken into account in establishing a final trajectory.
3. The proposed trajectory is then ratified by planning case officers who are dealing with site representatives and/or progressing the site.
4. During the examination, potential delivery rates at South East Trowbridge were raised. This is a greenfield urban extension allocated for mixed use, including 2600 residential units, in the Wiltshire Core Strategy. The majority of the site (known as Ashton Park) is comprised of a mixed-use scheme being brought forward by Ashton Park Trowbridge Ltd and Persimmon Homes.
5. An outline application for 2500 units for this parcel received resolution to permit subject to completion of a S106 legal agreement at Strategic Planning Committee on 25 April 2018. The remaining parcel is a greenfield site at the western end of the allocation known as Land west of Drynham Lane. The housebuilder Wainhomes have submitted two full applications for residential development on this parcel (one for 91 residential units, and one for 113 units on a larger site).

6. Persimmon have confirmed the trajectories set out in the 2017 Housing Land Supply Statement remain in line with the build schedule. They have indicated they intend to operate three outlets on Ashton Park with each of the company's brands (Persimmon Homes, Charles Church, and an affordable housing provider) to meet the build rate set out in the trajectory (Appendix 1).
7. Persimmon have built out a number of sites within the West Wiltshire area, either exclusively, or in conjunction with other developers in recent years. At the Castlemead development, also in Trowbridge, they delivered between 40-50 units per annum for each outlet. At Land east of Melksham (delivered alongside Bloor Homes and David Wilson Homes) they have delivered in excess of 60 units in a number of 12 month periods on their land parcels. They are also currently building out a site at Badbury Park within the neighbouring LPA, Swindon Borough Council, with Redrow. The anticipated build rate on this site between the two housebuilders is 80 dwellings per annum across the two outlets. These delivery rates are indicative of the capacity that Persimmon can achieve per outlet in the local housing market.
8. The Ashton Park allocation is also under ownership of a second party (CEREP) who are not a housebuilder and will need to dispose of their land to a housebuilder. This will provide the opportunity for additional outlets to be provided on site.

DELIVERY AT SAVED FORMER DISTRICT LOCAL PLAN ALLOCATIONS

9. During the hearings a question regarding potential delivery from three extant allocations was raised. These allocations were all contained within policies saved from the former District Council Local Plans.

Land at Oldfield Road, Westbury (reference 5/LPA/49)

10. This site is allocated for 30 dwellings. It was originally allocated in the West Wiltshire Local Plan, adopted in June 2004.
11. In the Council's latest housing trajectory (set out in the 2017 Housing Land Supply Statement – HLSS05) the Council anticipate delivery of 15 units in 2023/24 and a further 15 units in 2024/25.
12. The site is currently occupied by a builder's merchants who also own the site. The latest correspondence from the owners (Appendix 2) indicates they are open to selling the land for development if a suitable location for the business to move onto can be found. They also indicate they have been approached by developers with

regard to developing the site, indicating there is interest in bringing the land forward for residential development.

13. The Council consider there is a reasonable prospect of the site being developed in the timescales shown in the trajectory.

Land at Station Road, Westbury (reference 5/LPA/32)

14. This site is allocated for 90 dwellings. It was originally allocated in the West Wiltshire Local Plan (adopted in June 2004) under policy H3 of the Plan.
15. For avoidance of doubt this is a different site to the greenfield site adjacent to Westbury Sailing Lake, also on Station Road, which is allocated under Core Policy 2 of the Wiltshire Core Strategy.
16. The site has previously been pursued for residential development and Persimmon Homes were granted permission for 102 dwellings in November 2013, however this permission lapsed as an agreement on the land transaction could not be reached.
17. The site has more recently been sold to Newland Homes who submitted a full planning application for 87 homes in August 2017 which is currently undetermined. Matters regarding drainage have been resolved and matters raised by the ecology consultation response can be resolved by condition. The applicants are currently progressing work to discharge pre-commencement conditions in anticipation of receiving permission. Recent correspondence from the case officer (Appendix 3) indicates the application will be determined during April 2019 or early May 2019.
18. The Council's trajectory reflects the full capacity of the allocation. It indicates first completions by March 2020 with 35 units completed by that date. It indicates that 35 further units delivered by March 2021 and 20 units in the monitoring year ending March 2022.
19. To ratify the potential annual yield, the Council have assessed the build rate of a recently completed developed site in the immediate area, namely Land at Slag Lane and Hawkeridge Road which is located on the opposite side of the railway line to this site. It commenced in 2012/13 and was completed in 2016/17, and delivered on average 30 units per annum during full years of build out.
20. The Council consider there is a realistic prospect of this site being developed in the timescales shown in the trajectory.

Land at Quemerford Mill, Calne (reference 2/LPA/14)

21. This site is allocated for 28 dwellings (16 dwellings at Quemerford House and Land, and 12 dwellings at Lower Quemerford Mill). It was originally allocated in the North Wiltshire Local Plan 2011, which was adopted in June 2006.
22. To date 7 units have been completed as part of the conversion of Lower Quemerford Mill to apartments. The latest correspondence from the developer (Appendix 4) which dates from December 2017 indicates that the permission for the 3 attached houses remains extant, but that market conditions need to change before the development will be implemented.
23. In line with the developer's response, the Council's trajectory indicates 3 units being complete in year ending March 2021.

WILTSHIRE SITE ALLOCATIONS PLAN – REVISED TRAJECTORIES

24. An estimated delivery trajectory for each of the allocations was carried out for the purposes of assessing the effect of the Plan in the Topic Paper 4 Addendum - July 2018 (TOP/04C).
25. As part of the process of producing the Statement of Common Ground for each site, the Council have reviewed delivery trajectories with the site representatives. For site H3.1, this includes an Addendum to the Statement of Common Ground. For sites H2.2, H2.4, and H2.10 a final trajectory was not presented in the Statement of Common Ground.
26. To assist the Inspector the Council have produced composite tables showing this information by HMA in Tables 1 - 3.

Table 1: Trajectories for WHSAP allocations - East Wiltshire HMA.

	Site Address	Site_Ref	Units	Town	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025 /26
Plan	Land at Empress Way	H1.1	161 ¹	Ludgershall	0	0	0	0	34	53	57	17	0
Plan	Land at Empress Way	H1.1	109	Ludgershall	0	0	25	57	23	4	0	0	0
SoCG	Land at Empress Way	H1.1	270	Ludgershall	0	0	0	0	40	52	52	52	52 ²

Table 2: Trajectories for WHSAP allocations – North & West Wiltshire HMA.

	Site Address	Site_Ref	Units	Town	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025 /26
Plan	Land at Elm Grove Farm	H2.1	250	Trowbridge	0	0	0	0	20	80	80	70	0
SoCG	Land at Elm Grove Farm	H2.1	250	Trowbridge	0	0	0	0	40	40	40	40	40 ³
Plan	Land off A363 at White Horse Business Park	H2.2	225	Trowbridge	0	0	0	0	50	70	55	0	0
SoCG	Land off A363 at White Horse Business Park	H2.2	175	Trowbridge	-	-	-	-	-	-	-	-	-

¹ In the Plan the trajectory for the 109 permitted units are recorded as an existing commitment and shown separately to the remaining 161 units in the allocation.

² The trajectories in the Statement of Common Ground have been provided in calendar years. To amend these to monitoring years (1 April – 31 March) figures have been shown in the later year (e.g. all 52 units in calendar year 2025 have been recorded in monitoring year 2025/26.) The remaining 22 units in the allocation are anticipated to deliver in calendar year 2026 so a proportion of this will be delivered by the end of the 2025/26 monitoring year.

³ The trajectories in the Statement of Common Ground have been provided in calendar years. To amend these to monitoring years (1 April – 31 March) figures have been shown in the later year (e.g. all 40 units in calendar year 2025 have been recorded in monitoring year 2025/26.) The remaining 50 units in the allocation are anticipated to deliver in calendar year 2026 so a proportion of this will be delivered by the end of the 2025/26 monitoring year.

	Site Address	Site Ref	Units	Town	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025 /26
Plan	Land at Hilperton Gap ⁴	H2.3	355	Trowbridge	0	0	0	10	35	60	50	50	50
SoCG	Land at Hilperton Gap	H2.3	355	Trowbridge	0	0	0	100	100	100	55	0	0
Plan	Land adjacent Church Lane	H2.4 ⁵	45	Trowbridge	0	0	0	11	32	0	0	0	0
SoCG	Land adjacent Church Lane	H2.4	45	Trowbridge	-	-	-	-	-	-	-	-	-
Plan	Land at Upper Studley	H2.5	40	Trowbridge	0	0	0	8	12	12	8	0	0
SoCG	Land at Upper Studley	H2.5	40	Trowbridge	0	0	0	0	25	15	0	0	0
Plan	Land east of A361	H2.6	180	Trowbridge	0	0	0	0	20	50	50	50	0
SoCG	Land east of A361	H2.6	180	Trowbridge	0	0	0	0	35	50	50	45	0
Plan	Land East of the Dene	H2.7	100	Warminster	0	0	0	0	30	70	0	0	0
SoCG	Land East of the Dene	H2.7	100	Warminster	0	0	0	0	25	50	25	0	0
Plan	Bore Hill Farm	H2.8	70	Warminster	0	0	0	0	28	42	0	0	0
SoCG	Bore Hill Farm	H2.8	70	Warminster	0	0	0	0	0	40	30	0	0
Plan	Land at Boreham Mill	H2.9	30	Warminster	0	0	0	0	0	0	0	0	0
SoCG	Land at Boreham Mill	H2.9	30	Warminster	0	0	0	0	20	10	0	0	0

⁴ Development at this allocation had been divided into two rows in the source document. It has been compiled into a single row here for ease of comparison.

⁵ The trajectory used in the Plan indicates that only 43 units would be delivered at this site.

	Site Address	Site Ref	Units	Town	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025 /26
Plan	Barters Farm Nurseries	H2.10	35	Chapmanslade	0	0	0	27	8	0	0	0	0
SoCG	Barters Farm Nurseries	H2.10	35	Chapmanslade	-	-	-	-	-	-	-	-	-
Plan	Land adjacent the Street	H2.11	50	Hullavington	0	0	15	20	15	0	0	0	0
SoCG	Land adjacent the Street	H2.11	50	Hullavington	0	0	0	0	25	25	0	0	0
Plan	Land East of Farrells Field	H2.12	30	Yatton Keynell	0	0	0	23	7	0	0	0	0
SoCG	Land East of Farrells Field	H2.12	30 ⁶	Yatton Keynell	0	0	0	10	28	0	0	0	0
Plan	Land off B3098 adjacent to Court Orchard / Cassways	H2.14	35	Bratton	0	0	0	26	9	0	0	0	0
SoCG	Land off B3098 adjacent to Court Orchard / Cassways	H2.13 ⁷	35	Bratton	0	0	0	5	30	0	0	0	0

⁶ The allocation is for 30 units. The Statement of Common Ground indicates a trajectory of 38 units as this reflects the proposal in a current planning application on the site.

⁷ Site was renumbered following deletion of the Crudwell site from the submission Plan, which was originally site reference 2.13

Table 3: Trajectories for WHSAP allocations – South Wiltshire HMA.

	Site Address	Site Ref	Units	Town	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025 /26
Plan	Land at Netherhampton Road	H3.1	640	Salisbury	0	0	0	0	40	120	120	120	120
SoCG	Land at Netherhampton Road	H3.1	640	Salisbury	0	0	0	0	10	80	100	100	110 ⁸
Plan	Land at Hilltop Way	H3.2	10	Salisbury	0	0	10	0	0	0	0	0	0
SoCG	Land at Hilltop Way	H3.2	10	Salisbury	0	0	0	10	0	0	0	0	0
Plan	North of Netherhampton Rd	H3.3	100	Salisbury	0	0	0	0	40	60	0	0	0
SoCG	North of Netherhampton Rd	H3.3	100	Salisbury	0	0	0	0	10	20	25	25	20
Plan	Land at Rowbarrow, Odstock Road	H3.4	100	Salisbury	0	0	0	0	40	60	0	0	0
SoCG	Land at Rowbarrow, Odstock Road	H3.4	100	Salisbury	0	0	0	0	25	45	30	0	0
Plan	The Yard	H3.5	14	Salisbury	0	0	0	0	10	4	0	0	0
SoCG	The Yard	H3.5	14	Salisbury	0	0	0	14	0	0	0	0	0
Plan	Clover Lane	H3.6	45	Durrington	0	0	0	0	19	26	0	0	0
SoCG	Clover Lane	H3.6	45	Durrington	0	0	0	0	22	23	0	0	0

⁸ The trajectories in the Addendum to the Statement of Common Ground have been provided in calendar years. To amend these to monitoring years (1 April – 31 March) figures have been shown in the later year (e.g. all 100 units in calendar year 2025 have been recorded in monitoring year 2025/26.) The Addendum has indicated a further 10 units are anticipated to deliver by March 2026. Therefore the total for this monitoring year is 110 units.

	Site Address	Site Ref	Units	Town	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025 /26
Plan	Land off Larkhill Road	H3.7	15	Durrington	0	0	0	0	10	5	0	0	0
SoCG	Land off Larkhill Road	H3.7	15	Durrington	0	0	0	0	7	8	0	0	0

Appendix 1

Persimmon Homes - Ashton Park

From:
To:
Subject: RE: Ashton Park, Trowbridge - housing trajectories
Date: 03 September 2018 11:30:18

Chris,

I can confirm that the email below is an accurate summary of the anticipated trajectory for Ashton Park,

Kind regards,

Chris

Christopher Minors
Senior Planning Manager

Persimmon Homes Wessex
Verona House
Tetbury Hill
Malmesbury
SN16 9JR

www.persimmonhomes.com

From: Roe, Christopher
Sent: 31 August 2018 18:18
To: Minors, Chris
Subject: Ashton Park, Trowbridge - housing trajectories

Hello Chris

Thanks for the discussion on Ashton Park earlier. I've detailed the latest position on the site below. Please can you confirm this is an accurate statement of the latest position and whether I've missed anything.

Our latest housing land supply position set out in the 2017 Housing Land Supply Statement provides the current trajectory for the forthcoming 5 years. I understand that your build schedule indicates that this still represents the anticipated delivery from the site.

	2017/18	2018/19	2019/20	2020/21	2021/22
SE Trowbridge	0	0	0	100	250

Construction of the site is due to commence in 2019/20, with the initial phase of housing being accessed at the north of the allocation, off the West Ashton Road. I understand from the case officer that first completions are anticipated to be in 2021. The intention is that 3 outlets will operate from the site (Persimmon Homes, Charles Church, and an affordable housing offering.)

Persimmon own the freehold on some of the site, and option agreements on other parcels which can be exercised as and when land is required for development.

The new West Ashton relief road will be funded partly by drawing down of grant funds from the Housing Infrastructure Fund – Marginal Viability Fund, which have to be spent by April 2021, when the road is scheduled for completion. However development of the housing up to that date can proceed independently to the construction of the road, which will be constructed concurrently.

Best regards

Chris

Chris Roe
Spatial Planning Manager (Monitoring & Evidence)
Economic Development & Planning
Wiltshire Council

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Persimmon Homes Limited is registered in England number 4108747, Charles Church Developments Limited is registered in England number 1182689 and Space4 Limited is

registered in England number 3702606. These companies are wholly owned subsidiaries of Persimmon Plc registered in England number 1818486, the Registered Office of these four companies is Persimmon House, Fulford, York YO19 4FE.

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Appendix 2

Oldfield Road, Westbury

Roe, Christopher

From:
Sent: 23 November 2017 10:11
To: 'enquiries'
Subject: RE: Wiltshire Council: Housing trajectory

Hello Mr Bryant,

Thank you for your email.

Over the years Wiltshire council has sent various correspondence with regards to obtaining our land for residential development. Previous letters have shown that around 30 dwellings could be built on our land.

We, Ross Hillman Ltd own the land, so it is freehold.

Planning permission has not been applied for, as of yet, but we are thinking of applying for outlying planning permission in 2018.

I have recently been contacted by a few land agents wishing to purchase our land, they have been unsuccessful so far as we have not found a suitable piece of land to move my business into and the sum they have offered is not up to our valuation of our land.

As far as im aware there are no restrictions as to why this land could not be developed.

Therefore i would be open to selling my land for development, at the right price and with a view to purchasing another plot of land to move my business into.

I hope this covers all the points in your questionnaire.

If you have any further questions then please don't hesitate to contact me.

Kind regards

Simon Hillman
MD
Ross Hillman Ltd

From: enquiries
Sent: 22 November 2017 12:21
To:
Subject: FW: Wiltshire Council: Housing trajectory

From: Bryant, Ray
Sent: 22 November 2017 11:07
To:
Subject: Wiltshire Council: Housing trajectory

Wiltshire Council Housing Trajectory Survey 2017

Dear Sir / Madam

I am writing to request information on the potential delivery of housing on the committed site at Land off Oldfield Rd Westbury (**Ref: 5/LPA/49**).

Please can you answer the following questions and return to _____ by **30 November 2017**. This information will be used to inform the housing land supply position within Wiltshire.

If you are not the correct contact for this site please let me know (and if possible the appropriate contact email address), and I will remove your contact details from our records.

1) Site Name & Address:

2) If the site has planning permission, how many of the proposed dwellings have reached completion (and are habitable)?

3) For this site, how many of the remaining dwellings (if there are any), are expected to be completed between 1st April and 31st March each year, for the following years?

- 2017/18 -
- 2018/19 -
- 2019/20 -
- 2020/21 -
- 2021/22 -
- 2022/23 -
- 2023/24 -
- 2024/25 -
- 2025/26 -
- 2026/27 -
- 2027/28 -
- 2028/29 -
- 2029/30 -

4) For this site, which of the following applies? Please provide additional notes if appropriate.

- The site is owned by a developer with the intention to develop
- The site is owned by a developer with no immediate intention to develop
- The site is not owned by a developer but a developer has expressed interest or has plans to develop
- The site is not owned by a developer and there has been no interest from developers

5) For this site, which of the following applies?

- The site is owned by a single developer
- The site is owned by multiple developers
- The site is owned by a single party that is not a developer
- The site is owned by multiple parties that are not developers
- The site is part owned by developers

6) For this site, which of the following applies? Circle/highlight as many as are appropriate.

- The site is currently subject to a leasehold
- The site is in a continuing commercial use

- The site is subject to a ransom strip
- The site has none of these constraints

7) Please provide evidence of any other issues preventing this site from being developed, for example:

- **Market factors** – uses of adjacent land, economic viability of existing, proposed and alternative uses, attractiveness of the locality, level of potential market demand and projected rate of sales (particularly important for larger sites);
- **Cost factors** – site preparation costs relating to any physical constraints, any exceptional works necessary, relevant planning standards or obligations, prospect of funding or investment to address identified constraints or assist development;
- **Delivery factors** – the developer’s own phasing, realistic build-out rates on larger sites (including likely earliest and latest start and completion dates), the size and capacity of the developer.

Please provide details of any issues preventing the site from being developed here:

Ray Bryant
Senior Planner, Spatial Planning
Economy & Planning
Wiltshire Council

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Appendix 3

Station Road, Westbury

From:
To:
Subject: RE: Housing land supply - Station Road, Westbury
Date: 11 April 2019 08:09:34

Hi Chris

The applicants sat on the application for the first 6 months because of drainage issues on site but these have been resolved. Ecology only replied to my consultee requests last minute however there are also no ecology issues that cannot be dealt with by condition. Therefore scheme will be recommended for approval.

We are in the final stages of completing the s106. The application will be decided under delegated powers and is therefore not tied into any committee cycle. I think there is a good chance the decision notice will be issued late this month otherwise I expect it will be next month.

In terms of their timescales they are currently attempting to clear standard pre-commencement conditions such as the LEMP and CEMP prior to a decision therefore I expect they want to get going as soon as possible taking into account the original delays due to drainage issues. I trust the above helps.

Cheers

Steve

Steven Sims
Senior Planning Officer
Economic Development and Planning
Wiltshire Council
Tel:

From: Roe, Christopher
Sent: 10 April 2019 16:22
To: Sims, Steven
Subject: Housing land supply - Station Road, Westbury

Hello Steve

We're in the WHSAP hearings and the Inspector has asked us to provide some information on trajectories against saved former district Local Plan allocations.

As you'll be aware, the Newland Homes site at Station Road, Westbury is a saved allocation from the West Wilts Local Plan. The current application has been in for some time, has there been a particular matter that the applicants have still been addressing? I note that there has been some material related to drainage, environmental management and ecology submitted very recently. Have you had responses back from consultees on the new material?

Please could you comment as to how close we might be to a decision on this application. If you were minded to grant, do you know what timescales Newland are working to on delivery?

Any information gratefully received.

Many thanks

Chris

Chris Roe
Spatial Planning Manager (Monitoring & Evidence)
Economic Development & Planning

Appendix 4

Quemerford Mill, Calne

From:
To:
Subject: Wiltshire Council: Housing trajectory ; TWO OF TWO EMAILS
Date: 03 December 2017 06:24:08

Dear Mr Bryant

I refer to your email below.

The answers provided below refer to the development at Lower Quemerford Mill, Calne SN11 8JS. This development is owned by Shave Cross Limited and has planning approval for 8 apartments (seven of which have been completed) and three attached houses (2bed,3bed,4bed).

Kindly note my email address above should you require further information.

Director
Shave Cross Limited

From: "Bryant, Ray"
Date: November 15, 2017 at 6:22:41 PM GMT+8
To:
Subject: Wiltshire Council: Housing trajectory

Wiltshire Council Housing Trajectory Survey 2017

Dear Sir / Madam

I am writing to request information on the potential delivery of housing on the committed site at Quemerford House & Mill (**Ref:2/LPA/14**).

Please can you answer the following questions and return to Ray Bryant by **30 November 2017**. This information will be used to inform the housing land supply position within Wiltshire.

If you are not the correct contact for this site please let me know (and if possible the appropriate contact email address), and I will remove your contact details from our records.

1) Site Name & Address:

LOWER QUEMERFORD MILL, QUMERFORD, CALNE SN11 8JS

2) If the site has planning permission, how many of the proposed dwellings have reached completion (and are habitable)?

7 APARTMENTS COMPLETED AND OCCUPIED. ONE APARTMENT UNDER CONSTRUCTION.

3 ATTACHED HOUSES WITH FULL PLANNING PERMISSION AND COMMENCEMENT. 2BED,3 BED, 4 BED.

TOTAL 4 DWELLINGS REMAINING

3) For this site, how many of the remaining dwellings (if there are any), are expected to be completed between 1st April and 31st March each year, for the following years?

- 2017/18 -
- 2018/19 - ONE
- 2019/20 -
- 2020/21 -THREE
- 2021/22 -
- 2022/23 -
- 2023/24 -
- 2024/25 -
- 2025/26 –
- 2026/27 –
- 2027/28 –
- 2028/29 –
- 2029/30 –

4) For this site, which of the following applies? Please provide additional notes if appropriate.

- The site is owned by a developer with the intention to develop
- The site is owned by a developer with no immediate intention to develop
- The site is not owned by a developer but a developer has expressed interest or has plans to develop
- The site is not owned by a developer and there has been no interest from developers

SITE OWNED BY A DEVELOPER WITH THE INTENTION TO DEVELOP

5) For this site, which of the following applies?

- The site is owned by a single developer
- The site is owned by multiple developers
- The site is owned by a single party that is not a developer
- The site is owned by multiple parties that are not developers
- The site is part owned by developers
-
- THE SITE IS OWNED BY A SINGLE DEVELOPER

6) For this site, which of the following applies? Circle/highlight as many as are

appropriate.

- The site is currently subject to a leasehold
- The site is in a continuing commercial use
- The site is subject to a ransom strip
- The site has none of these constraints
-
- NO CONSTRAINTS

7) Please provide evidence of any other issues preventing this site from being developed, for example:

- **Market factors** – uses of adjacent land, economic viability of existing, proposed and alternative uses, attractiveness of the locality, level of potential market demand and projected rate of sales (particularly important for larger sites);
- **Cost factors** – site preparation costs relating to any physical constraints, any exceptional works necessary, relevant planning standards or obligations, prospect of funding or investment to address identified constraints or assist development;
- **Delivery factors** – the developer’s own phasing, realistic build-out rates on larger sites (including likely earliest and latest start and completion dates), the size and capacity of the developer.

Please provide details of any issues preventing the site from being developed here:

NO ISSUES WITH THE REMAINING ONE APARTMENT

3 HOUSES ARE DELAYED DUE TO THE COST OF CONSTRUCTION OF A COMPLEX DESIGN WHICH IN TURN HAS BEEN DRIVEN BY THE PLANNING LIMITATIONS SET FOR THE SITE. MARKET PRICES NEED TO RISE 10% BEYOND CURRENT LEVELS TO ACHIEVE THE ECONOMICS.

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