

**Wiltshire Housing Site Allocations Plan
Submission Draft Plan – July 2018**

**Statement on Matter 2: Consistency with the
Wiltshire Core Strategy (WCS)**

By

**Savills on behalf of Bellway Homes Limited
(Wessex) (Ref. Policy H3)**

March 2019



Matter 2: Consistency with the Wiltshire Core Strategy (WCS)

Issue 2: Does the WHSAP make adequate provision to meet housing requirements as set out in the WCS?

1. In the Salisbury Community Area, the housing requirement in the WCS is 6,060. Of these, 3,960 are expected to come from strategic sites. Churchfields is scheduled for 1,100 and Central Car Park 200. Neither of these sites are delivering or are likely to do so in the Plan period. As a result, the Council has brought forward land at Netherhampton Road (H3.1) which was a reserve site in the WCS. This is anticipated to provide 640 dwellings.
2. The current housing supply situation in the Southern HMA, as stated in Topic Paper 3 Housing Land Supply Addendum July 18, identifies that the South Wiltshire HMA has 5.39 years of housing supply, excluding the Plan's proposed allocations. Whilst it acknowledges that there is a demonstrable 5 year housing land supply, it states that there is still a requirement to plan for additional growth to maintain supply. The Council obviously needs the 100 dwellings allocated at Rowbarrow, together with the supply from other allocated sites and possibly more to maintain an ongoing deliverable supply.
3. Topic Paper 4 – Addendum: Developing Plan Proposals July 2018 states that:
Anticipated development trajectories show a 5-year housing land supply can be demonstrated with an additional 5% buffer, until the monitoring year ending 2021.
4. However, Table 6.6 shows it declines to 2.42 years supply in 2025.
5. There was an appeal decision in Alderbury dated 7 December 2018 (APP/Y3940/W/18/3200041) which has confirmed lack of 5YHLS in the Southern part of Wiltshire:
Para 41. Whether using the 'Liverpool approach' or the 'Sedgefield approach' the LPA is unable to demonstrate five years HLS for this part of Wiltshire.
6. As a backdrop to the Examination of the WHSAP, it must be recognised that the Council is still having issues delivering the requisite number of dwellings identified in the WCS. It is often the way that large strategic sites can be slow to deliver. Whilst the Council has recognised the issue and allocated the Netherhampton Road site, this is another large site, which is controversial locally and could have its own delivery issues.
7. Against this backdrop, Bellway contend that Land at Rowbarrow is a relatively unconstrained site which they can deliver well within the plan period. (See further info in reps on Matter 3).
8. An architect's plan has been prepared demonstrating that 115 dwellings can be accommodated on the site, within the same envelope as the 100 previously envisaged in an Illustrative masterplan. This has been submitted to the Council.
9. Bearing in mind the Council's delivery issues and lack of five year housing land supply in the Southern HMA, Bellway put forward that Policy H3.4 should be amended to read 115 dwelling rather the current 100 figure, based on the current layout and updated background technical studies, also sent to the Council.

Issue 3: Does the distribution of site allocations accord with the spatial strategy in the WCS?

10. Core Policy 20 (CP20): highlights the Spatial Strategy for the Salisbury Community Area. It states that:

Development in the Salisbury Community Area should be accordance with the Settlement Strategy set out in Core policy 1

11. The Statement of Common Ground recognises that residential development on Land at Rowbarrow supports the spatial strategy of the WCS and is sustainable development.

12. Para 3.7 of the WHSAP recognises that Salisbury is a Principal Settlement identified in the hierarchy of settlements in the spatial strategy of the WCS.

13. The SOCG also recognises that Core Policy 1 (CP1) (Settlement Strategy) identifies the settlements where sustainable development will take place, one of which is Salisbury.

14. Policy CP1 goes on to state that:

Wiltshire's principal settlements are strategically important centres and the primary focus for development.

15. CP20 of the Core Strategy deals with the Salisbury Community Area, where Land at Rowbarrow is situated. It identifies that:

Over the plan period (2006 to 2026)... approximately 6,060 new homes will be provided within the Community Area, which should occur either within Salisbury or the town of Wilton, including land identified for strategic growth (Six strategic housing sites identified totalling 3950 dwellings.)

16. The policy continues:

Growth in the Salisbury Community Area over the plan period may consist of a range of sites in accordance with Core Policies 1 and 2.

Development Proposals in the Salisbury Community Area will need to demonstrate how those issues and considerations listed in paragraph 5.112 will be addressed.

17. The allocation of Land at Rowbarrow as H3.4 accords with both policy CP1 and CP20 of the WCS.

Issue 4: Has the site selection process for housing allocations been soundly based?

18. In respect of the matters relevant to the Rowbarrow site, identified in paragraph 5.112 of the Core Strategy, the SOCG recognises the following in respect of the criteria in the policy (underlined):

- Approximately 100 additional dwellings at the Rowbarrow site, with their residents' additional spending power, would help ensure that Salisbury can maintain its place as an important retail centre in the face of intense sub-regional competition ...
- Broad areas of search for future development around Salisbury are mapped in Topic Paper 19 (see map "Potential Areas for Strategic Growth in and around Salisbury/Wilton"). The SOCG

acknowledges that Land at Rowbarrow is within the broad areas of search for future development around Salisbury outlined in Topic Paper 19 of the South Wiltshire Core Strategy (WCO/29).

- *The SOCG recognises that an addendum to the habitat Regulations Assessment (HRA) deals with the phosphate issue and for Rowbarrow the phosphate issues with regards the River Avon SAC are capable of being resolved satisfactorily to ensure that there are no significant effects on European sites under the Habitat Regulations)*
- *A mix of housing and employment growth will facilitate the delivery of improved infrastructure and community facilities in Salisbury through developer contributions. The SOCG recognises that approximately 100 dwellings on land at Rowbarrow would be of a scale where developer contributions are likely for necessary infrastructure to meet the needs generated by the development subject to meeting the necessary legal tests set out in Regulation 122(2) of the Community Infrastructure Levy Regulations 2010, and that paragraphs 5.1 – 5.12 of the WHSAP set out a range of requirements and considerations that must be considered for all site allocations, with further considerations specific to Salisbury allocations set out in paragraph 5.128.*
- *New secondary school capacity is also needed for Salisbury and this will initially be met through extension and rationalisation of the existing schools with a longer term aspiration for a new secondary school. The SOCG recognises that the Rowbarrow site will likely be required to make financial contributions to education subject to meeting the necessary legal tests, taking into account paragraph 5.149 of the WHSAP.*
- *The cumulative impact on all strategic development sites at Salisbury will need to be considered in transport assessments for major developments. The SOCG acknowledges that the WHSAP, at paragraph 5.128, and Schedule of Proposed Changes (ref PC97) refers to the refresh of the Salisbury Transport Strategy (2018) and that development at Salisbury will contribute to wider transport network measures, where necessary, alongside measures that are implemented expressly as part of the Rowbarrow Site.*

19. Land at Rowbarrow (H3.4) accords with the relevant specific issues to be addressed in the Salisbury Community Area identified in para 5.112 of the WCS under Salisbury Area strategy.

20. To assist the Council in the site selection process, an illustrative plan with supporting technical studies was provided during the consultation on the Pre-Submission draft WHSAP. A more detailed architects plan with updated technical studies have been submitted as part of the consideration of the Submission Draft Plan

21. In respect of Land at Rowbarrow, the site selection process has benefitted from a significant amount of supporting information aiding an objective assessment.

22. The SOCG with the Council is significant with regard to the amount of matters that are agreed. There is only one matter of disagreement namely numbers of dwellings to be allocated 115 cp 100. It is hoped that matter can be resolved prior to or during the Examination process.