

Statement of Common Ground: Site Availability and Deliverability

Site allocation H3.7 Larkhill Rd, DURRINGTON (25/03/19)

Preamble

1. The Statement of Common Ground has been prepared in relation to Policy H3 and site allocation H3.7 Larkhill Road (renumbered to H3.7 from H3.6 through Proposed Change 117) of in the emerging Wiltshire Housing Site Allocation Plan (WHSAP). The purpose of the Statement is to provide the Inspector with a summary of the areas of agreement to assist the Examination of the Plan.

Parties to the statement

2. The parties to this Statement of Common Ground are Wiltshire Council and the site promoters, Cherry Porter and Carol Whapshare.

Land Availability

3. The site promoters confirm that the land referred to as H3.7 Larkhill Road, Durrington, as set out in the WHSAP Policy H3 (WHSAP.01.01¹ and EXAM.01.01²) and as shown in Figure 5.24 (WHSAP.01.01 p69) is under the ownership of one party and will be made available for residential development to ensure delivery within the remaining Plan Period to 2026. Access to Larkhill Road is across land recorded as existing public highway.

Land capacity

4. The site promoters and the Council agree that land within the site boundary as shown in proposed site allocation H3.7 is capable of delivering approximately 15 homes and associated infrastructure.

Deliverability

5. The parties are not aware of any unusual or abnormal development costs affecting deliverability of the site consistent with the draft WHSAP requirements (as proposed to be changed through the Schedule of Proposed Changes, PC33 to PC37, PC117 and PC118).
6. On this basis the site is likely to be viable for housing development taking into account the typical costs that housing development in the Plan Area is likely to bear, such as:
 - i. Submitting a scheme that accords with the development plan, including the draft WHSAP, including proposed changes (WHSAP.01.01 and EXAM.01.01).
 - ii. Provision of policy compliant level of affordable housing;
 - iii. Provision or contributions towards providing, the services and facilities that are necessary, reasonable and proportionate to mitigate the impacts of the

¹ [\[WHSAP.01.01\]](#) Wiltshire Housing Site Allocations Plan, Submission Version, July 2018

² [\[EXAM.01.01\]](#) Wiltshire Housing Site Allocations Plan, Schedule of Proposed Changes, Main Report, September 2018.

- development and/or to meet the needs of future residents of the site, in accordance with the CIL Regulation 122 tests; and
- iv. Provision of acceptable means of sewage disposal and surface water.

Development Phasing

7. The site is likely to be developed out by one developer at around 7 homes in the first year and around 8 homes in the second.
8. It is assumed that the site allocation would obtain planning permission by September 2020, following adoption in July 2019, taking into account that development of this scale always involves addressing several complex factors.
9. The following factors may impact on the exact timing of development on the site but these are capable of resolution:
 - Design and layout
 - Final detailed agreement, as part of the formal consultation process during the planning application process, about surface and foul drainage, with Wessex Water. No problems are envisaged as there is a newly installed sewer to Rattfyn Works, across the owner's land and the perimeter of H3.7.
10. The promoters of the site have prepared technical information and suggested layout drawings to illustrate how the site could be developed and the deliverability of the site. However it is not the role of the WHSAP to consider the detail of development proposals. The Council has not commented on the technical information to date and details will be determined through the planning application process.
11. On this basis the following is agreed to be a realistic site trajectory to deliver the approximate figure of 15 dwellings identified:

19/20	20/21	21/22	22/23	Total
0	7	8	0	15

**Signatories to the Initial Statement of Common Ground for
H3.7 Larkhill Road, Durrington**

For Wiltshire Council:

Name: Georgina Clampitt-Dix
Position: Head of Spatial Planning

Signed: 

Date: 28/03/19

For the site promoters

Name Richard Greenwood
Company Benchmark Development Planning Ltd

Position Director

Signed: *Richard Greenwood*

Date: 25/03/2019

>end<