

**WILTSHIRE COUNCIL  
LOCAL DEVELOPMENT FRAMEWORK  
SOUTH WILTSHIRE CORE STRATEGY REVIEW  
DEVELOPMENT PLAN DOCUMENT  
INDEPENDENT EXAMINATION  
ISSUE 5: IMPLICATIONS FOR STRATEGIC  
ALLOCATION AND INFRASTRUCTURE  
ON BEHALF OF  
PERSIMMON HOMES AND  
THE WILTON ESTATE**

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### **Q5.1 Implications for Strategic Allocations and Infrastructure**

*What are the implications of the revised housing and employment figures on the delivery of the Strategic Allocations identified in the Core Strategy and the infrastructure associated with these, including the Transport Strategy?*

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- 5.1.1 Persimmon Homes and the Wilton Estate note that there will be some limited implications arising from the revised housing and employment figures on the delivery of the Strategic Allocations, identified in the Core Strategy and the infrastructure associated with these, including the Transport Strategy. However, in light of the extent of the proposed reductions in the strategic sites over the whole plan area, it is considered that any such implications would be only limited and should not preclude the revised Core Strategy from progressing to adoption.
- 5.1.2 Persimmon and the Wilton Estate consider that the South Wiltshire Core Strategy, revised as necessary following the Examination, should progress to adoption, without further delay, to achieve a timely and up-to-date Core Strategy and establish greater certainty and predictability for emerging development proposals in the former Salisbury district, as sought by PPS 1<sup>1</sup> and PPS12<sup>2</sup>.
- 5.1.3 Persimmon and the Wilton Estate consider that the revised housing and employment figures will not undermine or impede the delivery of the Fugglestone Red Strategic Allocation and the implications on Fugglestone Red are expected to be minimal.
- 5.1.4 Furthermore, it is understood that the other unchanged Strategic Allocations at Salisbury and South Wiltshire are not suggesting that the reduced dwelling numbers will undermine the delivery of the other Strategic Allocations in South Wiltshire and the impacts are largely limited to the specific strategic allocations proposed for change. Clearly, in combination the other strategic allocations will deliver significant benefits to South Wiltshire. Unless the Core Strategy proceeds to adoption, these benefits will be at risk and will not come to fruition.
- 5.1.5 Given that the revised Core Strategy proposes lower numbers than the Pre-submission Draft Core Strategy, the physical nature and extent of the proposals will be less and thus would require less infrastructure. It is noted that simply allocating

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<sup>1</sup> PPS 1 Delivering Sustainable Development (2005) paras 8 & 9

<sup>2</sup> PPS12 Local Spatial Planning (2008) para 4.55

more sites does not necessarily deliver more housing. Each allocated site must be deliverable.

- 5.1.6 The proposed deletion of Netherhampton Road and part of the Longhedge Strategic Allocations would reduce the potential contributions available for off-site infrastructure in South Wiltshire and the specific infrastructure requirements, set out the individual Appendix A templates would no longer come forward. This may potentially add to the infrastructure burden borne by the other Strategic Allocations. However, this will be offset by CIL to a degree. Furthermore, as any contributions or infrastructure sought from each individual strategic allocation, such as Fugglestone Red, should be proportionate and fairly and reasonable related to the proposed development in accordance with Circular 05/05, it is unlikely that the reduced housing numbers, by themselves, will make the remaining Strategic Allocations unviable or undeliverable, including Fugglestone Red.
- 5.1.7 The proposed reduction in housing numbers would inevitable reduce the potential New Homes Bonus that will be secured by the Council as a consequence of the Core Strategy proposals and reduce potential Community Infrastructure Levy (CIL) contributions. This will have financial implications for the Council and slightly reduce the level of expenditure available to support growth in South Wiltshire generally.

*Delivery of the Strategic Allocations*

- 5.1.8 Core Policy 2, as revised, sets out the extent to which the proposed Strategic Allocations are affected by the proposed reduced housing and employment numbers. It is clear that a significant proportion of the reduction will be experienced in the Rest of South Wiltshire area, beyond the Salisbury and Wilton Community Area. Furthermore, the removal of the reference to the Strategic Areas of Search Around Salisbury, also absorb some of the proposed reduction. However, it is also clear that the Council wish to delete from Core Policy 2 Land South of Netherhampton Road (400 dwellings and 10 hectares of employment) and 400 dwellings from the Strategic Allocations at Longhedge. It is acknowledged in FOC/05 that the Council have suggested that the deleted sites form part of a new Area of Search and if further land is required in future the sites at Netherhampton and the additional phase at Longhedge should be considered.

- 5.1.9 In terms of the impact on the delivery of strategic allocations in South Wiltshire, including Fugglestone Red, the proposed reduced housing and employment figures have only a limited and location specific impact. In terms of delivery of housing from the previously proposed strategic allocations, the loss of 400 dwellings at South of Netherhampton Road (possibly less if the Inspector accepts the proposed reduction in the extent of the allocation considered at the previous hearing sessions) would equate to about 8% of the housing expected from the Strategic allocations. The reduction of housing at Longhedge also equates to 8% of the housing expected from the strategic allocations and therefore in combination the deletion of both sites would amount to a reduction of approximately 16%. Individually, the loss of one or other strategic allocation is less likely to be significant to the Core Strategy as a whole.
- 5.1.10 In terms of impact on employment, the Longhedge reduction does not involve the loss of any employment land. However, the removal of the South of Netherhampton Road Strategic Allocation will result in a 26% reduction in the amount of employment land that will be delivered from the Strategic Allocations. At first assessment, this appears a significant reduction. However, it is proposed in the context of the reduced jobs target for South Wiltshire from the 13, 900 jobs, derived from the emerging RSS and its evidence base, to the 10,400 jobs now proposed based on the Cambridge Econometrics forecasts, which post date the Credit Crunch, the economic downturn/recession and economic recovery. Thus in the context of the new economic forecasts, the loss of 10 hectares of employment land at Netherhampton Road, Salisbury is far more justifiable and unlikely to preclude the other proposed employment areas at Salisbury from coming forward, including the 8 hectares of employment land proposed at Fugglestone Red.
- 5.1.11 Persimmon and the Wilton Estate note that if the South Wiltshire Core Strategy does not progress to adoption delivery of the remaining proposed Strategic Allocations, including Fugglestone Red, will be impeded, which would undermine the achievement of national and local housing and employment objectives.

#### *Infrastructure*

- 5.1.12 As stated above, the omission of the Netherhampton Road and Longhedge Phase 2 Strategic Allocations will have location specific and HMA wide impacts and will

inevitably reduce the amount of developer funding available for infrastructure provision in South Wiltshire.

5.1.13 However, each of the remaining proposed Strategic Allocations will need to deliver the specific infrastructure, set out in the Appendix A templates, subject to viability and subject to Circular 05/05 Planning Obligations.

5.1.14 Clearly, if an individual Strategic Allocation is not viable it will not come forward on the basis envisaged by the Appendix A templates. The Council seek an 'Open Book' exercise to be undertaken, if viability is considered to be a delivery issue.

5.1.15 The Consequential Changes document lists the proposed changes to the Templates for Netherhampton Road and Longhedge Phase 2. In the case of Netherhampton Road, (CON/46) the entire template is proposed for removal. In the case of Longhedge Phase 2 the principal change is the reduction of the size of the primary school to 1 Form of Entry.

5.1.16 The loss of the Strategic Allocations will reduce the amount of funds available to contribute towards the identified infrastructure requirements, including the outcomes required by the Salisbury Transport Model. However, the corollary of this is that the off-site transport and other impacts would be reduced, such as potential phosphate pollution or demands upon doctors and dentists services.

5.1.17 As set out above, the proposed changes equate to a 16% reduction in the housing expected from the Strategic Allocations and a 26% reduction in employment land expected from the Strategic Allocations, from the levels included in the South Wiltshire Core Strategy intended to deliver the requirements of emerging RSS10. However, notwithstanding the reduction in numbers, the underlying spatial strategy set out in the revised Core Strategy remains in general conformity with both Interim RSS10 and emerging RSS10, as a whole. Any future development would need to comply with Policy IM 1 of Interim RSS10 in respect of contributions to the infrastructure needed to serve their developments, on and off site.

### *Conclusions*

5.1.18 In conclusion, Persimmon Homes and the Wilton Estate note that the revised housing and employment figures in the emerging Core Strategy could potentially

have some 'knock on' implications on the delivery of the proposed Strategic Allocations, identified in the Core Strategy, and the infrastructure associated with these, including the Transport Strategy, if exactly the same level of infrastructure is expected to be funded from fewer strategic allocations. Clearly, the revised dwelling numbers arising from the removal of Netherhampton Road from the plan and the reduction in scale of the Longhedge proposal will reduce the amount of funds available for potential contributions towards CIL and S106 Planning Obligations in South Wiltshire.

5.1.19 However, Persimmon and the Wilton Estate note that the Council through the template approach, set out in Appendix A, has sought to identify what infrastructure is specifically required to serve a particular Strategic site. Thus the omission of the Netherhampton Road site and the reduction in the size of Longhedge would result in the previously identified infrastructure to serve these specific developments no longer being required. Site specific infrastructure can only be justified if it relates to a specific development.

5.1.20 There will be less funds available for off-site infrastructure improvements in South Wiltshire and there would be a direct reduction in the potential New Homes Bonus that the Council could expect to receive. Persimmon and the Wilton Estate note that the Council would have taken the obvious financial implications into account when deciding to reduce the overall number of dwellings and jobs in South Wiltshire and revise the previously proposed strategic allocations at Netherhampton Road and Longhedge.

5.1.21 Persimmon and the Wilton Estate consider that the key factor facing the South Wiltshire Core Strategy Examination is will the revised Core Strategy deliver sufficient new housing and other development at the right time and in the right place, in accordance with PPS1 Delivering Sustainable Development para 1. Unless the Core Strategy, as revised following the Examination, proceeds to adoption this will not be achieved in South Wiltshire.

5.1.22 This is particularly the case at Fugglestone Red which will help meet the housing needs and provide community benefits and infrastructure improvements at Bemerton Heath.