



**WILTSHIRE COUNCIL
LOCAL DEVELOPMENT FRAMEWORK
SOUTH WILTSHIRE CORE STRATEGY REVIEW
DEVELOPMENT PLAN DOCUMENT
INDEPENDENT EXAMINATION
ISSUE 7: RURAL AREAS AND
NEIGHBOURHOOD PLANS
SUPPLEMENTARY STATEMENT
ON BEHALF OF
THE LONGFORD ESTATE**

Pegasus Planning Group Limited
Pegasus House,
Querns Business Centre
Whitworth Road
Cirencester
Glos
GL7 1RT

Telephone: (01285) 641717 Facsimile: (01285) 642348

PPG Ref: CIR.L.0118

Date: 19th July 2011

COPYRIGHT

The contents of this document must not be copied or reproduced in whole or in part without the written consent of **Pegasus Planning Group Ltd**

Q7.Rural Areas and Neighbourhood Plans

Is sufficient provision made for housing development in the rural area?

7.1.1 The Longford Estate has been generally supportive of the South Wiltshire Core Strategy and previously sought minor changes to the Core Strategy in order to improve its effectiveness, consistency with national policy and for clarification purposes. The overall strategy is still supported.

7.1.2 However, the consequences of the recent Proposed Focused Changes and Proposed Consequential Changes (February 2011) for the rural areas, has led the Estate to re-consider this element of the Core Strategy and object to the Proposed Changes (representations were submitted on 26th May 2011).

7.1.3 Whilst recognising the overall approach to the settlement hierarchy The Longford Estate considers that insufficient provision has been made for the rural areas in the context of the reduction of the overall housing provision. It is the distribution which is an issue within the revised housing figures which has led to a reduction in the rural areas. This reduction in housing figures is made by the Council against a background of a growth agenda – “Planning for Growth” produced by the Coalition Government in March 2011 and where there is a presumption in favour of sustainable development that will underpin the National Planning Policy Framework.

7.1.4 According to the AMR 2009/2010 41% of residents live in settlements of less than 5,000 population and 25% live in settlements of less 1,000. Topic Paper 20 acknowledges in paragraph 9.17 that it is considered important that the Core Strategy makes provision for new housing in rural areas and therefore providing a flexible strategic policy framework.

“This approach would ensure that communities can grow irrespective of whether this is through neighbourhood plans or community right to build.”

7.1.5 The AMR2009/2010 records that in the South Wiltshire remainder area between 2006 and 2010 1,110 dwellings were completed i.e. 277 per year. When compared with the figure of 487 dwellings for the remaining plan period in the Core Strategy the housing provision for the rural areas should be increased.

- 7.1.6 It is not clear in the Housing Topic Paper paragraph 8.19 when reference is made to the method by which a reasonable level of housing should continue in the rural areas. The Council state that it is appropriate to base the number of houses that may be delivered on the basis of historic trends (but give no indication of the period referred to) which identifies an average historic delivery of around 55 dwellings per year outside Salisbury, Wilton and Amesbury on small windfall sites.
- 7.1.7 The average historic delivery rate is then multiplied by the number of years in the plan period i.e. 20 and then distributed on the basis of the number of secondary settlements in each Community Area. This seems to be mathematically contrived way of distributing development rather than examining the true capacity of settlements, the level of facilities and services and their location/proximity to other settlements. The approach to distribution should be informed by using this evidence, together with information available through the Strategic Housing Land Availability Assessment.
- 7.1.8 The Longford Estate conclude that insufficient housing provision is made in the rural areas if it is to also provide for development arising from the Neighbourhood Plans and the Community Right to Build initiatives. Therefore in order for localism to take effect the provision of 1,100 dwellings should be included in Core Policy 1. The figure of 1,100 dwellings should be in addition to completions and commitments, similar to the allowance of 10% often referred to in Local Plans. It is misleading to state that “1,100 dwellings will be set aside to allow for Neighbourhood Plans and Community Right to Build Schemes to deliver homes in rural areas that are put forward and prepared by the local communities” when there is only a residual of 487 dwellings for the remaining part of the plan period to 2026. Historic development (i.e. completions) should not erode the opportunity for communities to take advantage of the Localism Agenda.
- 7.1.9 Clearly the provision for Salisbury and Wilton Community Area should not be reduced as this supports the role and function of Salisbury and Wilton in the wider area of South Wiltshire.

Q7.Rural Areas and Neighbourhood Plans

How would development proposed as part of Neighbourhood Plans and Community Right to Build be accommodated?

- 7.2.1 It is clear that the Council intended to respond to the initiatives proposed in the Localism Bill by introducing the concept of Neighbourhood Plans and Community Right to Build into the Core Strategy in advance of the enactment of the Bill. The Longford Estate has no issue with this principle. However, the reference to 1,100 dwellings in the Consequential Change CON/21 was not included in the Focussed Change to Core Policy 1. As proposed, Core Policy 1 does not indicate that 1,000 homes (or 1,100 dwellings as set out in Topic Paper 20) have been set aside to allow for Neighbourhood Plans and Community Right to Build Schemes. This anomaly should be corrected.
- 7.2.2 Although the Localism Bill is still proceeding through its Parliamentary stages and remains open to significant changes as amendments are made, in essence the intention in so far as rural areas are concerned is to provide the opportunity for local decision making in respect of the amount and location of development. The detail of how this is achieved will be determined through the Localism Bill. The Longford Estate supports this initiative.
- 7.2.3 The Core Strategy sets out the intention to make provision for these new initiatives ahead of the enactment of the Localism Bill and that 1,100 dwellings will be allocated to the rural areas as result. However, when the housing completions in the rural areas from the start of the plan period are considered then only 487 dwellings for the “rest of the Community Areas”, for the remaining plan period 2011 – 2026 are proposed. This amounts to an annual figure of 32 dwellings per year in the remaining years of the Core Strategy. The Longford Estate considers that this figure is inadequate and will not allow development which is consistent with the Core Strategy to come forward.
- 7.2.4 The 1,100 dwellings should be in addition to the provision in the Core Strategy of 9,900 dwellings in the plan period and relate specifically to the period 2012 – 2027 (i.e. so that the Core Strategy is adopted 15 years in according with current national guidance in PPS12). If the figure of 1,100 dwellings is not additional to the overall provision then the ability to facilitate development in the rural areas of the community areas will be diminished. The provision of dwellings to “the rest of the community

Areas” is particularly important to the implementation of the Core Strategy and to meeting the overall housing needs of the communities.