



South Wiltshire Core Strategy

Matter 15

Flexibility/Monitoring

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Question 15.1. What Happens If? *The CS is very specific about where, how much and what type of development is intended to take place over the life of the CS., particularly in its early years. What contingency plans are in place should this development not take place in the manner anticipated? How would the situation be monitored? What would be the trigger points for implementing any contingency plans?*

- 1.0 The housing trajectory in the South Wiltshire Core Strategy (p 227, SWCS01) demonstrates a frontloading strategy through the allocation of the strategic sites that will start to deliver housing after the Core Strategy is adopted in 2010. These strategic allocations and the saved local plan allocations will deliver housing in the first five years of the Core Strategy and together amount to 7594 houses (p 39-40, TOP/02c). These sites will deliver housing not only in the first 5 years of the Core Strategy but also in years 6 to 10 as well.
- 1.2 This therefore not only meets PPS3's requirement (paragraph 54, NPP/03) to identify specific deliverable sites to deliver housing in the first 5 years but goes beyond it in that it also identifies specific deliverable sites for years 6 to 10 as well, rather than just identifying developable sites for years 6 to 10. The identification of specific sites that will deliver 7594 houses also represents not only a 5 year supply of deliverable sites, but over a 10 year supply ($620 \text{ pa} \times 10 \text{ yrs} = 6200$).
- 1.3 This represents contingency in the short term in ensuring more than a 5 year land supply – hence if a strategic site does not come forward due to unforeseen circumstances, there is contingency to allow for this. In the longer term, over the full plan period, the Housing Trajectory (p 227, SWCS/01) demonstrates an over supply of 1274 houses, that is, 13, 674 houses compared to the “at least” 12,400 required by the RSS for the South West incorporating the Secretary of State's proposed changes (RPP/02). This oversupply represents a 10% contingency (p33, TOP/02c), which has deliberately been planned for.
- 1.4 The Council's response to question 5.2 (matter 5) provides further detail on the reasons for frontloading the delivery of new housing through the Core Strategy. In short, frontloading of the Strategy is deliberately planned in order to address fundamental issues relating to delivery and especially the need to address local housing need which has been exacerbated by the historic slow delivery rates in South Wiltshire, and the fact that in the past allocated sites have been artificially phased, meaning that the release of some sites has been held back.
- 1.5 The evidence identified to support paragraph 3.3 of the Core Strategy (See footnotes on pages 19 and 20 of the Core Strategy document), indicates that without delivering a step change in housing delivery, the character of Salisbury will slide into the role of a dormitory settlement with an ageing population, lack of employment base, declining retail sector and consequential environmentally harmful out commuting. It is clear to give the Salisbury a boost then a frontloaded strategy is necessary.

- 1.6 The table contained in the Council's response to question 5.3 indicates the number of houses that the strategic allocations are expected to deliver per annum. Most of these strategic allocations are mixed use sites. Detailed dialogue with developers and landowners to secure their commitment to delivering the strategic sites has been vigorously pursued by the Council. As well as positive negotiations with key landowners, the formalisation and commitment to the Vision delivery vehicle is also clear evidence of reasonable prospects of delivery. Key to the project is that the Vision Board for Salisbury is multi-organisational and has a strong partnership approach involving public and private sectors. A wide range of key organisations are involved under a strong chairperson. Critically:
- the Vision Board is backed by Wiltshire Council cabinet, Council leader and members, and with good officer support
 - the Vision Board Strategy is backed up by dedicated Vision Director who has key expertise and a strong delivery focus.
 - The Vision Board Strategy acts as a Special Purpose Vehicle (SPV) to deliver affordable housing and business needs for S. Wilts
- 1.5 The progress of the delivery of these sites will be monitored via the AMR. For the strategic allocations, the delivery of housing will be monitored by the AMR using the key delivery milestones set out in the development templates in Appendix A of the Core Strategy (SWCX/01) and by exceptions reporting to the LDF Management Board. A planning application accompanied by a master plan and design code will be expected within 18 months of adoption of the Core Strategy. A S106 agreement will also be required setting key milestones for delivery including that the site shall start delivering housing within 12 months of the grant of permission and a phasing agreement setting out completions at agreed milestones moving forward.
- 1.6 The Core Strategy makes clear that failure to meet any of these deadlines without the production of compelling justification may lead to the conclusion that the site is not deliverable and the site could be de-allocated in a mini-review of the Core Strategy and replaced with an alternative site where more realistic prospects exist. After the adoption of the Core Strategy the Council will intensify work on the longer term areas of housing supply in order to demonstrate which can be moved from being considered developable to deliverable in PPS3 terms. These sites would form the 'next in line' should any of the Strategic Allocations not come forward as expected.
- 1.7 Paragraph 5.37 of the Core Strategy (SWCS/01) explains that the Strategy does have in-built contingency and flexibility, should sites not come forward as projected. If the housing trajectory information on site delivery and infrastructure provision indicates that by 2026 there will be a 20% or more variation compared to the amount of housing required, a SPD will be prepared, to consider altering the release of housing land in the longer term. The detailed mechanism for bringing forward reserve sites into the rolling five-year housing supply will be set out in the SPD/Site Specific Allocations DPD. This approach is flexible, responsive and able to adapt to changing circumstances and is consistent with paragraph 63 of PPS3 (NPP/03).

- 1.8 The following table demonstrates the expected under and over supply of housing delivery compared to the cumulative RSS requirement, on an annual basis over the 20 year plan period.

% under or above the cumulative RSS requirement

2006/7	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16
-06	-59	-54	-43	-23	-9	0	4	5	12

2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
14	16	15	15	16	16	15	14	12	10

- 1.9 The historic under supply of housing compared to the requirement in the first years of the RSS (RPP/02) plan period (2006 to 2009) is reflected in the above table with delivery being less than the cumulative RSS requirement up to 2012. Assuming the Core Strategy (SWCS/01) is adopted in 2010, the % under performance begins to improve steadily as the Core strategy is implemented and sites come on stream.

- 1.10 A 20% range of variation is high enough to enable the delivery of the frontloading strategy and the fact that the strategy delivers 1274 more houses than the minimum RSS requirement of 12,400, before triggering the need to consider whether sites need to be held back because of a potential of too much oversupply.

- 1.11 A significant under-supply is unlikely to occur given the government requirement to maintain a rolling five year housing land supply. As outlined above, detailed negotiations have taken place with landowners and their agents regarding their commitment to development. All of the strategic allocations have been subject to work to prove they are capable of delivering the amount and mix of development proposed (see Council response to questions 5.1, 5.3).

- 1.12 However, if unforeseen circumstances mean that for whatever reason there is underperformance against the RSS requirement, then the Core Strategy allows for the consideration of bringing forward reserve sites.

- 1.13 In accordance with PPS4 (paragraph EC9.1) (NPP/04D), the Annual Monitoring Report (AMR) will also be used to keep under review the policies in the Core Strategy which seek to deliver the employment strategy. The policies will be monitored via the AMR, which will gather information on each of the indicators shown in Appendix E of the Core Strategy “Integrated Delivery Plan”, including the amount and type of completed employment floorspace (gross and net sq m); the amount and type of completed employment floorspace (gross sq m) coming forward on previously developed land; and the amount of type of employment land available. Where targets are not met over a sustained period this will trigger either a mini-review of the Core Strategy policies, or indicate that a subsequent policy document may need to be prepared to give extra guidance on the implementation of a particular policy.