

## Matter 1

**The Core Strategy is unsound because of discrepancies in the figures given for the total number of new houses to be built.**

Question 1.2 How many new houses are proposed?

“The Secretary of State’s Proposed Changes to the Draft RSS for the South West suggests a housing requirement of 12,400 homes for south Wiltshire for the period 2006-2026. This would require an average housing delivery of 620 dwellings per year. This broadly corresponds with the level of need that has also been identified at a local level. The Core Strategy must be in conformity with the RSS.” (1)

Throughout the Core Strategy, the total number of new houses planned for the period 2006-2026 is given as 12,400. However, the total of the individual housing allocations in the six community areas is 13,170.

Salisbury	7480
Wilton 620 +950	1570
Amesbury 1960 +690	2650
S. Wiltshire Area 190 + 550	740
Mere 270 + 20	290
Tisbury 160 + 280	440
<b>Total</b>	<b><u>13,170</u></b>
<b>Stated total development</b>	<b><u>12,400</u></b>
<b>Difference</b>	<b><u>770</u></b> (2)

Spatial Planning state that the Council is not planning to build more than 12,400 new houses, and that the difference might be the result of “rounding up”. (3)

A further discrepancy arises in the totals given in section 5.24 of the Core Strategy under the title: *Managing delivery of the spatial strategy*. A diagram illustrating the housing trajectory shows an additional figure of 510 for “future windfall sites,” (4) which brings the total up to 13681. The 510 also appears in Appendix H of the Core Strategy (5) (See Appendix to this statement.) Assuming that this figure relates to the allowance for sites which unexpectedly become available for redevelopment during a plan period, it should surely be part of the total rather than an addition to it. If this is the case, a reduction of 510 in the other figures for housing delivery might be expected.

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(1) Core Strategy 1.12 p 4

(2) Core Strategy – Core Policy 1 5.17 pp 45-47

(3) Phone call to Spatial Planning (01722 434390) on 2.2.10

(4) Core Strategy 5.24 Fig 3 p 53

(5) Core Strategy – Appendix H p 229

The Housing Trajectories in Appendix H make two mentions of windfalls, as “windfall completions supply source 120” <sup>(6)</sup> (which presumably relates to 2006-2009) and as “future windfall allowance 2020-2026” <sup>(7)</sup>

Why is there no windfall allowance for the period 2010-2019?

Correction of the discrepancies relating to the total number of houses proposed is necessary, but it is likely to have several consequences.

If the total number of new houses proposed under the Core Strategy is 12,400, the Core Policy 1 figures (pp 45-47) must be amended. The necessary amendment will make a considerable difference to the plan and have consequences for the communities involved as well as affecting all those connected with delivery.

Possible adjustments might be made by:

- Reducing the Salisbury allocation by 270 and the allocation for each of the other areas by 100
- Abandoning the developments in both the Tisbury and Mere Community Areas
- Abandoning the development in the South Wiltshire Community Area
- Reducing or abandoning development at the more controversial Salisbury sites, etc.

If the correct figure is 13,170 (770 more new houses) this might mean that:

- The Core Strategy no longer conforms to the RSS (see above)
- A new public consultation would be required
- The annual average housing delivery would be 658
- The figure for 40% affordable housing would have to be increased to 5268 (263 a year).
- Adjustments to the infrastructure requirement and delivery would be necessary.

This would also apply if 13,681 (1281 more new houses) is correct, except that the annual average housing delivery would be 684; the figure for affordable housing would have to be increased to 5472 (274 a year), **and** new allocations might be necessary for the six community areas.

**Without correction of these discrepancies the Core Strategy will be unsound and untrustworthy.**

See attached Appendix for evidence.

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(6) Core Strategy – Appendix H pp 227 & 228

(7) Core Strategy – Appendix H pp 227 & 229

## Appendix

### Housing trajectory by supply source

Future Windfall supply source	510	
Community Areas of search	4157	
Core Strategy strategic site supply	6000	
Local Plan Allocations	1594	
Commitments	900	
Allocated site completions	400	
Windfall completions	120	
<b>Total</b>	<b>13,681</b>	(8)

### Delivery of the Strategic Sites

Longhedge	800	
Fugglestone Red	1250	
Hampton Park	500	
Churchfields + Engine Shed	1100	
King's Gate	1300	
Central Car Park	200	
UKLF	450	
S of Netherhampton Rd. Harnham	400	
Commitments supply source	900	
Allocated sites completions supply source	400	
Local Plan allocations source of supply	1594	
Windfall completions supply source	120	
<b>Total</b>	<b>9014</b>	(9)

### Area of Search and Community Area Delivery

Windfall allowance 2020-2026	510	
Rest of Mere Community Area	0	
Mere LSC	159	
Rest of Tisbury Community Area	259	
Tisbury LSC	11	
Southern Wilts. Community Area	302	
Downton LSC	139	
Rest of Amesbury Community Area	525	
Amesbury & Garrison villages	0	
Rest of Wilton Community Area	826	
Wilton LSC	0	
Salisbury Vision Sites	804	
Salisbury Areas of Search	1132	
<b>Total</b>	<b>4667</b>	(10)
	9014	
	4667	
	<b>13,681</b>	

(8) Core Strategy 5.24 Fig 3 p 53 & Appendix H p 227

(9) Core Strategy Appendix H p 228

(10) Core Strategy Appendix H p229

