

**WILTSHIRE COUNCIL  
LOCAL DEVELOPMENT FRAMEWORK**

**SOUTH WILTSHIRE CORE STRATEGY  
EXAMINATION IN PUBLIC**

**MATTER 4: CORE POLICY 1 DISTRIBUTION OF  
DEVELOPMENT – OTHER SOURCES OF LAND  
FOR DEVELOPMENT**

**ON BEHALF OF  
PERSIMMON HOMES AND  
THE WILTON ESTATE**

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#### **Q4.1 Suitability of the Saved Local Plan Allocations**

*The CS relies on allocations saved from the Salisbury District Local Plan to provide some 1594 dwellings and 27.4 hectares of employment land. Are these sites in suitable and sustainable locations when judged against the criteria used for site selection in the CS?*

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- 4.1.1 Persimmon Homes and the Wilton Estate have carried out a simple analysis to test the suitability of the Saved Local Plan Allocations. Table 1 compares the housing allocations in the Core Strategy by community area against the residual allocations from the Local Plan. It can be seen that the pattern of the Local Plan allocations broadly follows that of the Core Strategy allocations, although there are some differences.
- 4.1.2 The first conclusion is that the Local Plan residual percentages are higher by 5% in both Salisbury and Amesbury. However, Persimmon and Wilton consider this difference is acceptable because the higher Local Plan figures are in the two higher order settlements in South Wiltshire in RSS terms, the Salisbury SSCT and the Development Policy B Town of Amesbury.
- 4.1.3 The biggest difference in percentage terms is in Wilton, but here it is the Local Plan figure which is below the Core Strategy figure and this means the residual Local Plan allocations are not adversely impacting the Core Strategy.
- 4.1.4 Table 2 compares employment allocations. Outside Salisbury it can be seen the Local Plan employment allocations are rolled forward to comprise the employment allocations for Amesbury, Mere and Tisbury, so the two strategies are in tandem.
- 4.1.5 In terms of whether specific sites are suitable and sustainable, in any event a number of sites are already under construction. These include sites where Persimmon has an interest at Downton Road Extension (Policy H2F), Archers Gate, Amesbury (Policy H9) and Old Sarum (Policy H2D).
- 4.1.6 Of the sites listed, only 4 did not have consent in May 2009. 2 are hospital sites within the SSCT of Salisbury amounting to 125 units and a 3<sup>rd</sup> is 45 units at Bulbridge, Wilton, which is the local service centre for its community area. The

remaining 30 units are at Dinton, which is an RSS Policy C village, also in the Wilton community area.

## **Conclusion**

4.1.7 In view of the above analysis, Persimmon Homes and the Wilton Estate consider that for the Saved Local Plan Allocations are all in suitable and sustainable locations, but in any event, there is little flexibility for deleting, or amending, these allocations.

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## **Q4.2 Covenants and Suitability of Strategic Areas of Search**

*The CS refers to “Strategic Areas of Search” around Salisbury as having the potential to accommodate some 1000 dwellings and 15 hectares of employment land. Where are these “Strategic Areas of Search”? Why are their broad locations not shown on the key diagram? Are these sites in suitable and sustainable locations when judged against the criteria used for site selection in the CS? What is the basis of their selection as being potentially suitable for development?*

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### **Where are the Strategic Areas of Search and Why Are They Not Identified on the Key Diagram?**

4.2.1 The “Strategic Areas of Search” formed part of the strategic site search process set out in Salisbury Core Strategy Submission Draft Identification of Strategic Growth Areas Papers 1 and 2 Documents [TOP/19A and TOP/19B]. Paper 2 [TOP/19B] identifies all the strategic search areas on Map 6 and splits them into 3 categories: -

- 1) Potential scope for strategic allocation.
- 2) Insufficient scope for strategic allocation (but some general potential).
- 3) Exclude area.

Therefore the strategic areas for search referred to in the Core Strategy consist of Category 2 sites listed above.

4.2.2 Persimmon Homes and Wilton Estate consider there is some confusion because having used the analysis in Paper 2 [TOP/19B] and identified the strategic allocations that the Core Strategy would take forward, the remaining sites should not be considered as “potential strategic allocations”, or as referred to in the document “strategic areas of search” to be considered as part of the Core Strategy, but as an unidentified 1000 units, which will be identified through the site allocations process. In effect, Paper 2 will form part of the evidence base for the Site Allocations DPD to assist in allocating the 1000 currently unidentified units in the Core Strategy. These units do not need to be identified now because the strategic sites that are allocated in the Core Strategy will meet housing numbers in the first 10 years of the plan.

4.2.3 Therefore, Persimmon and Wilton consider that these so called “strategic areas of search” do not need to be identified on the key diagram because they are identified

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sufficiently in Paper 2 and they will be quite properly shown if allocated on the key diagram of the subsequent Site Allocations DPD, or other sites allocated, as necessary, to identify the 1000 units.

### **Are the Sites Suitable and Sustainable and What is the Basis for Their Selection?**

4.2.4 The site selection process in the Core Strategy identified the most sustainable locations for the strategic site allocations. It is clear that if the areas rejected previously and identified in the Core Strategy as “strategic areas of search” are to be reconsidered, they need to be re-assessed in the context of the Core Strategy Proposals, rather than relying on the original assessment. Looking at the conclusions of the Category 2 areas identified above, it can be seen that most of them were rejected as being suitable for strategic allocations, all references to TOP/19B: -

- Area 1 Ditchampton Page 27 of Paper 2 concludes “there does not appear to be scope to deliver a strategic allocation”.
- Area 2 North of Wilton Park & Ride Page 29 of Paper 2 concludes “though there may be some scope for development south of the Kingsway there does not appear to be scope for a strategic allocation”.
- Area 5 between the A36, Quidhampton and Lower Bemerton Page 35 of Paper 2 concludes “there may be some scope for limited development at Bemerton and Quidhampton but no possibility of a strategic allocation”.
- Area 9 between Bourne Valley and A30 Page 43 of Paper 2 concludes “this land may have some potential, however not to the extent of a strategic allocation”.
- Area 10 between A30 and Laverstock and Cockey Down Page 45 of Paper 2 concludes that “there does not appear to be potential for a strategic allocation”.

- Area 11 East of Laverstock and Petersfinger Page 47 of Paper 2 concludes “for the purposes of identifying strategic Core Strategy sites this would not appear to be an appropriate area”.
- Area 16 South of Bulbridge Page 57 of Paper 2 concludes “there does not appear to be the scope for a strategic allocation here”.

4.2.5 The first conclusion here is that these sites will clearly need to re-assessed, but Persimmon and Wilton are not aware that this exercise has been carried out and indeed we would not expect it to be until the Site Allocations DPD is prepared.

4.2.6 Persimmon and Wilton consider the analysis for the DPD should consider: -

- 1) Whether the “strategic areas of search” can provide for a single strategic allocation for 1000 dwellings as the next best strategic area after those identified in the Core Strategy, or
- 2) Whether a combination of parts of a number of sites identified in the “strategic areas of search” in combination could meet the additional 1000 units as smaller development sites well related to existing areas with existing services and facilities, and/or
- 3) Whether additional sites can be identified through future reviews of the Strategic Housing Land Availability Assessment (SHLAA).

4.2.7 It is at that stage that an analysis needs to be carried out to identify the most suitable and sustainable locations against the principles used in the Core Strategy.

4.2.8 So, the basis for the selection of the “strategic areas of search” as being potentially suitable for development needs to be re-examined in the Site Allocations DPD, since locations which were not considered suitable for a strategic allocation might be suitable for non-strategic and smaller allocations.

4.2.9 Persimmon and Wilton therefore support the contingency and flexibility set out in Section 5.37 of the plan, which explains the front loading of the Core Strategy to identify the first 10 years housing supply and then provides for flexibility in meeting the additional numbers and contingency should any sites fail to come forward through subsequent Site Specific Allocations DPD. What is now important is that the programme for the preparation of the Site Allocations DPD should be made clear.

## **Conclusion**

4.2.10 Persimmon Homes and Wilton Estate therefore consider that it is not appropriate to identify the strategic areas of search within the Core Strategy and these are quite properly re-assessed and appropriate land allocated for the unidentified 1000 dwellings in the Site Allocations DPD.

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#### **Q4.3 Suitability of Salisbury Vision Sites**

*The CS refers to “Salisbury Vision Sites” as having the potential to accommodate some 800 houses in the longer term. Are these sites in suitable and sustainable locations when judged against the criteria used for site selection in the CS?*

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- 4.3.1 In overall Policy terms, the 5 Salisbury Vision Sites identified in Paragraph 6.13 of the Core Strategy are all within, or on the edge, of Salisbury City Centre and therefore accord with RSS 10 Policy to concentrate provision at the Salisbury SSCT. Indeed the Salisbury Vision is specifically referred to in the RSS as a vision which “anticipates significant improvements in the retail and cultural offer of the city centre together with housing provision and environmental and transport improvements”.
- 4.3.2 The importance of the 5 sites identified in the Core Strategy is that they will deliver a substantial part of the housing element of the vision and deliver over 800 units in the city centre and therefore Persimmon and Wilton consider these are suitable and sustainable locations for development.
- 4.3.3 Salt Lane, Brown Street, Bus Station and the Bus Depot Site all have existing transport related uses, which need to be resolved through the other Salisbury Vision Strategies before they can be developed for housing. So what is now required is time for these complex urban sites to come forward.

#### **Q4.4 Super Garrison**

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4.4.1 Persimmon Homes and the Wilton Estate have no comments to make on the proposed Super Garrison.

**Table 1: Comparison of Core Strategy and Local Plan Housing Allocations**

Area	South Wilts Core Strategy		Salisbury Local Plan	
	Nos	%	Nos	%
Salisbury Community Area	7480	56	974	61
Wilton Community Area	1570	12	75	5
Amesbury Community Area	2650	20	405	25
Southern Wiltshire Community Area	740	6	50	3
Mere Community Area	290	2	0	0
Tisbury Community Area	440	3	90	6
Totals	13170	100	1594	100

**Table 2: Comparison of Core Strategy and Local Plan Employment Allocations**

<b>Area</b>	<b>South Wilts Core Strategy</b>	<b>Salisbury Local Plan</b>
Salisbury Community Area	36ha	6ha
Wilton Community Area	0	0
Amesbury Community Area	17ha	17ha
Southern Wiltshire Community Area	0	0
Mere Community Area	3ha	3ha
Tisbury Community Area	1.4ha	1.4ha