

WILTSHIRE COUNCIL

**SOUTH WILTSHIRE CORE STRATEGY DEVELOPMENT PLAN
DOCUMENT**

SUBMISSION DRAFT

HEARING STATEMENT

IN RESPECT OF MATTER 4

**PREPARED BY PRO VISION PLANNING AND DESIGN ON
BEHALF OF BEMERTON FARMS**

Ref: HS/Pro Vision Planning and Design/2845/4

Date: February 2010

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SOUTH WILTS CORE STRATEGY EiP

MATTER 4: OTHER SOURCES OF LAND

NOTES ON BEHALF OF BEMERTON FARMS

1. These notes address **Q4.2** (and Q6.2) **Provenance and Suitability of Strategic Area of Search** expanding upon our September 2009 representations (paragraph 7.7).
2. They do so only in respect of Land South of Netherhampton Road (Foxmore Park).
3. This Strategic Allocation for 400 homes, employment and Local Centre could in fact accommodate 600 – 800 homes by a combination of:
 - a) Increased densities on appropriate parts of the site, and
 - b) Increasing the amount of land actually built on, within the site identified in the Core Strategy.
4. The illustrative masterplan (ref: 937 SP08) demonstrates how this could be done (Supplementary Document: Cover and pages 1 - 8).
5. Foxmore Park is therefore a candidate “strategic area of search” for an additional 200 - 400 houses.
6. Discussions regarding potential increased capacity at Foxmore Park have been undertaken with the Local Authority who invited Bemerton Farms to bring the site forward as a “strategic area of search” at the Examination having seen masterplans illustrating how the site can accommodate additional development.
7. We have already demonstrated clearly the sustainability and other attributes of Foxmore Park (Appendix B – Additional Notes as also attached to our response to Matter 3). That relates to 400 homes, 10ha of employment land with sites for a school, local centre and open spaces. The notes below relate to an additional development over and above that.
8. Further work would need to be undertaken in respect of drainage for the additional dwellings, but existing survey work shows the site can accommodate a significant amount of development. Other survey work undertaken shows that the site is not subject to significant archaeology, conservation, historic environment, landscape and visual impact, or ecology constraints.
9. Paragraph 5.46(b) of the Core Strategy acknowledges that further work through a site allocation DPD will be required to further investigate sites within the ‘Strategic areas of search around Salisbury’ to see if they are deliverable. It has already been explained (in

response to question 5.1 – 5.8) that Foxmore Park will be deliverable, and is acknowledged as such by the Council in their decision to allocate the site as part of the Core Strategy.

10. The site comprises improved arable land and is in one ownership. It is part of the much larger Waldron's Farm ownership that can remain as a viable agricultural holding without the land proposed for development. The farmland is "in hand" and not subject of agricultural tenancies, hence the site is **available** for development now. The site is **suitable** for development in that it is in an accessible and sustainable location. It is not subject to environmental or other constraints that could prevent development.
11. The landowners' land agents, Myddelton & Major, have received a number of preliminary 'expressions of interest' for the whole site including for both residential and employment development and have indicated that there is a good prospect that a scheme of 600 - 800 houses can be delivered on the site with an early commencement date. Development of the site is thus **achievable**. The site thus satisfies the tests of deliverability as set out in PPS3. Attached at Appendix A is a letter from Myddelton & Major. From this it can be seen that it is feasible that an outline planning application can be submitted within 18 months of the adoption of the Core Strategy and that the proposed allocation could be built out over a 7 to 8 year period at a rate of 50 – 100 dwellings per annum.
12. The provision of an additional 200 - 400 houses at Land South of Netherhampton Road would make more efficient use of land, in accord with PPS3. If densities were to be increased (ref: plans 937 SP04 and SP08) there would be a reduced amount of additional greenfield land required to meet South Wiltshire's housing needs. The delivery of a total of 600 - 800 dwellings (in addition to 10 hectares of employment land, a local centre and primary school) would achieve an average density of approximately 28 - 35 d.p.h.
13. Allocation of additional dwellings at Foxmore Park would utilise existing infrastructure and also provide further support for existing local services and new local services at the proposed new Local Centre. They would also help support the Council's strategy to create mixed use schemes providing additional housing alongside the largest proposed strategic employment site in the Core Strategy as well as the existing Harnham Business Park and other local employment, retail and recreational facilities

APPENDICES

A Letter from Myddelton & Major

B Some "Additional Notes" on Foxmore Park, (including: Plan ref's: 937/SERV01 and 937/AO1 and aerial photographs).