

WILTSHIRE COUNCIL

**SOUTH WILTSHIRE CORE STRATEGY DEVELOPMENT PLAN
DOCUMENT**

SUBMISSION DRAFT

HEARING STATEMENT

IN RESPECT OF MATTER 5

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

Ref: HS/Pro Vision Planning and Design/2845/5

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CONTENTS

| | <u>PAGE NO</u> |
|---|----------------|
| Question 5.1 Amount and Mix of Development | 1 |
| Question 5.2 Frontloading | 2 |
| Question 5.3 Rate of Development | 2 – 3 |
| Question 5.4 Development Milestones and Phasing | 3 – 4 |
| Questions 5.5 and 5.6 Transport an Insurmountable Barrier and What, Who and When? | 4 |
| Questions 5.7 and 5.8 Key Strategic Elements of Infrastructure | 4 |

APPENDICES

| | |
|------------|--|
| Appendix A | Silent Garden Appeal Decision letter |
| Appendix B | Myddelton & Major letter |
| Appendix C | Stuart Michael Associates letter |
| Appendix D | E-mails from Local Education Authority |

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SOUTH WILTSHIRE CORE STRATEGY EIP

MATTER 5: CORE POLICY 2 – DELIVERY OF DEVELOPMENT – STRATEGIC ALLOCATIONS

NOTES ON BEHALF OF BEMERTON FARMS

1. We comment on this matter with particular reference to Land South of Netherhampton Road (Foxmore Park). Detailed archaeological, access, landscape, drainage, ecological and other information relevant to this development allocation was referred to and set out in our 2009 Representations.

Question 5.1 – Amount and Mix of Development

2. An illustrative and conceptual masterplan (submitted as a separate accompanying document) shows how the site could physically accommodate 400 dwellings (averaging 30 d.p.h across 13.3 ha), 10 hectares of employment land, a potential primary school (1.2 ha), a local centre, public house and hotel. We are confident that this strategic allocation is capable of delivering the amount and mix of development proposed within the Core Strategy.
3. The masterplan also illustrates how the site could be integrated with adjoining land uses and developed to a high quality. Key concepts and urban design features are shown and the scheme takes account of all known site constraints.
4. The employment land, hotel and public house along the site frontage would be in keeping with existing neighbouring uses: which include the Livestock Market, Southern Counties Auctioneers and Harnham Business Park. The proposed uses also lend themselves to innovative designs to create a high quality ‘urban gateway’ into Salisbury, turning one of the Council’s identified constraints for the site into a valuable opportunity.
5. It is envisaged (as illustrated) that higher densities would be focussed towards Netherhampton Road and the proposed local centre. Lower density character areas would be located towards the outer boundaries of the site, adjacent to open countryside, providing a transition between the higher density development to the north and countryside to the south.
6. The illustrative masterplan also shows that the site can accommodate strategic planting within and around the boundaries of the site, and public open space. Importantly, the site can be developed for 400 or more dwellings whilst retaining (and creating a feature of) views through the development towards the Salisbury Cathedral and spire.

Question 5.2 – Frontloading

7. Bemerton Farms support the strategy for frontloading housing and economic development to ensure no shortfall in the delivery of homes in South Wiltshire over the Plan Period, and to ensure a continuous delivery of housing moving forward consistent with PPS3.
8. The housing figures in the (emerging) RSS are targets not ceilings (a point raised by the Planning Inspector determining appeal ref: APP/M1710/A/08/2087641, decision notice attached at Appendix A, at the Silent Garden, Liphook, Hampshire).
9. Land to the South of Netherhampton Road is envisaged, by the Council, to come forward in 2011/12 and be delivered across the period up to 2017/18. The Council's assumption of 50 units / year over 8 years is a simplification. In practice it is likely that delivery will vary from year to year. The attached letter (Appendix B) from Myddelton & Major refers to the practicality of the overall delivery requirement.
10. As set out in Section 7 of the representations submitted on behalf of Bemerton Farms in September 2009, we can confirm that the site is in one ownership and is available for development now. There are no insurmountable obstacles to development. Hence, the proposal site can support the Council's frontloading strategy.

Question 5.3 – Rate of Development

11. The attached letter (Appendix B) from Myddelton & Major confirms that:
 - a) Although the rate of development proposed by the CS as a whole may be optimistic at this moment in time, it is realistic in light of past history and reasonable future expectations as the market returns;
 - b) Foxmore Park is expected to deliver residential development at the rate proposed of 50 units per annum (1 unit per week) and it is conceivable that this rate could be increased up to 100 units per annum should there be more than one housebuilder or brand developing simultaneously;
 - c) The delivery rate of 50 units per annum has been achieved on several large scale new developments in the Salisbury City area within the past five years. There are no insurmountable obstacles to the development of Foxmore Park and a delivery rate of 50 units per annum is therefore considered achievable;
 - d) The site is held by one owner who is ready and willing to sell to a developer;
 - e) Myddelton & Major are in contact with a number of national and regional developers wishing to develop the site and expect no "in principle" difficulties in finalising negotiations with an acceptable bidder once the Strategic Allocation has been formally adopted as part of the Core Strategy.

12. The Core Strategy identifies an eight year time period across which Land South of Netherhampton Road is expected to be delivered. In simplistic terms this equates to 50 units per annum. In reality delivery will represent a curved pattern with a slow start (through the initial site start up period), peaking half way through the delivery period and slowing back down as the site approaches completion.
13. As regards delivery of employment land this is harder to predict than residential land. Employment land is proposed to be located on the road frontage. It will not therefore be reliant on other parts of the site to be developed before work can commence thus enabling it to come forward as part of phase 1 of the overall development if necessary. The site is in a good accessible location, close to other existing employment areas. The proposed design and layout will facilitate a mix of employment uses attractive to a range of future purchasers / tenants, plus it is understood that the Council are not intending to restrict these uses to 'B' uses only with car showrooms and trade counters etc also likely to be considered acceptable. It is therefore expected that the land will be sought after by a range of commercial developers and tenants / purchasers resulting in relatively quick delivery of the employment land.
14. It is also relevant to note that the nearby former Federal Mogul Engineering site (which lies between the Harnham Trading Estate and the residential part of Harnham beyond) was recently developed for new housing. The scheme was built out by Bryant Homes (Taylor Wimpey) and was considered to be a successful scheme. All of the units that were built are now sold and occupied. This is evidence of local demand and the popularity of the Harnham areas as an area in which to live close to the centre of Salisbury.

Question 5.4 Development Milestones and Phasing

15. We and Myddelton and Major (as confirmed in their letter attached at Appendix B) consider that it is feasible to prepare and submit an outline planning application within 18 months of the Core Strategy being adopted. Myddelton & Major are retained by Bemerton Farms to identify a preferred party to purchase the site under an Option Agreement following the outcome of the Examination in Public.
16. The site has already been the subject of consultation meetings with various Planning Officer's at Wiltshire Council. A masterplan informed by various studies commissioned by the applicant and prepared by the Council has been prepared. A programme for community consultation going beyond that undertaken by the Council as part of the Core Strategy preparation will be put in place shortly after the Core Strategy is adopted to ensure that local residents continue to be involved in proposals for the site. There are no overriding reasons why an outline planning application cannot be submitted within 18 months of the Core Strategy being adopted.

17. It is also relevant to note that allocation of the site and the granting of an early planning permission for the employment element of the scheme is likely to be key to the early delivery of the Churchfields site for residential development. It is the closest alternative employment site and will probably be the first choice to many relocating businesses. Furthermore, Foxmore Park is the largest of the proposed employment allocations within Salisbury and is therefore likely to provide the greatest variety of new employment premises.

Questions 5.5 & 5.6 Transport. An Insurmountable Barrier and What, Who, and When?

18. See attached (Appendix C) letter from Stuart Michael Associates and their September 2009 Access and Accessibility Assessment

Questions 5.7 & 5.8 Key Strategic Elements of Infrastructure

19. The Council's Topic Paper 17 – 'Infrastructure' deals with the requirements for infrastructure in relation to all of the strategic sites.
20. Various changes to Primary Care Trust Services and Emergency Services are outlined in the Topic paper, explaining how the services would be improved to meet additional demand as well as improving existing services.
21. Bemerton Farms has sought advice from the Local Education Authority (Wiltshire Council) regarding required school places to serve the development. Nigel Hunt from Wiltshire Council confirmed on 7 December 2009 that *"the Netherhampton Road site, by itself, would not generate the need for a new primary school"*. Copies of e-mails from the Local Education Authority are attached at Appendix D.
22. Wessex Water have confirmed (see Appendix 3 of September 2009 representations) that there is capacity at Petersfinger Sewage Treatment Works to accommodate predicted foul water discharge from the proposed development.
23. The Adams Integra Document prepared for Wiltshire Council entitled 'LDF: Strategic Sites – Viability Overview Assessment (2009)' assesses the likely viability of the residential elements within the proposed strategic growth sites. The Land South of Netherhampton Road assessment concludes *"a positive overall tone for this site, especially bearing in mind its Greenfield starting point. All scenarios (assumptions combinations) reviewed at this early stage and level would appear to point to a viable scheme, given a suitable market climate, capable of producing target levels of affordable housing. We think at this stage the site is a relatively straightforward one to develop"*. The assessment goes on to rank Land South of Netherhampton Road as the most likely site (out of all the identified strategic sites) to be viable

Appendices

- A Silent Garden Appeal Decision Letter
- B Myddelton & Major letter
- C Stuart Michael Associates letter
- D E-mails from Local Education Authority