

**Question 5.3. Rate of Development.** *All of the strategic allocations have been selected because of their ability to deliver development in the early years of the plan. How many houses and how much employment land is it anticipated that each of the Strategic Allocations would yield per year? What evidence is there to suggest that these sites would be able to deliver development at this rate?*

The number of houses that are expected to be delivered from the strategic allocations per annum are as follows:

|                                       | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 |
|---------------------------------------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|
| <b>Fugglestone Red</b>                | 100  | 100  | 100  | 100  | 100  | 100  | 100  | 150  | 100  | 100  | 100  | 100  |      |      |
| <b>Hampton Park</b>                   | 30   | 80   | 80   | 100  | 110  | 100  |      |      |      |      |      |      |      |      |
| <b>Longhedge</b>                      | 100  | 100  | 100  | 100  | 100  | 100  | 100  | 100  |      |      |      |      |      |      |
| <b>Churchfields &amp; Engine Shed</b> |      |      |      | 100  | 100  | 100  | 100  | 100  | 100  | 100  | 100  | 100  | 100  | 100  |
| <b>UKLF</b>                           |      | 50   | 100  | 100  | 100  | 100  |      |      |      |      |      |      |      |      |
| <b>Nether-hampton Rd</b>              | 50   | 50   | 50   | 50   | 50   | 50   | 50   | 50   |      |      |      |      |      |      |
| <b>Central Car Park</b>               |      |      | 50   | 50   | 50   | 50   |      |      |      |      |      |      |      |      |
| <b>Kings Gate</b>                     | 100  | 100  | 100  | 100  | 100  | 100  | 100  | 100  | 100  | 100  | 100  | 100  | 100  |      |

The Council wrote to agents acting for the strategic allocations on 8 January 2009 (Appendix A to this Statement) requesting information on delivery rates. In response to this letter, the planning consultants for the Hampton Park allocation provided the development rates, as shown in the above table. This is set out in a letter dated 27 January (Appendix B to this Statement).

In response to the Council's letter dated 8 January, the agents of the Kings Gate site in Amesbury also verbally confirmed that on the assumption of two developers on site, 50 dwellings (per developer) per year is likely to be the rate of delivery. This rate of delivery is further confirmed by the fact that housing delivery on the current site at Archer's Gate by Persimmon and Bloor's has been built at the following rates:

Persimmon

48 completions in 2007  
102 in 2008  
75 in 2009

Bloor

56 in 2007  
52 in 2008  
56 in 2009

Mixed sites of Persimmon & Bloor

7 in 2008

These rates of delivery have been confirmed by the Monitoring and Evidence Team at Wiltshire Council. Furthermore, the agents for the Kings Gate site have since provided further evidence which demonstrates that in fact delivery is more likely to be 90 dwellings per year per developer (Appendix C to this Statement).

As these past completion rates on an earlier phase at Archer's Gate in Amesbury confirm that the estimated completion rates at Kings Gate are realistic, it was considered reasonable to apply this development rate (that is, assuming two developers on site who each deliver 50 dwellings per year) to the other strategic allocations. For some of the strategic sites, the agents do not act for the developers who will actually develop the site and therefore could not give any meaningful indication of what delivery rates were likely to be, hence the application of the Kings Gate development rate.

Since the housing trajectory was prepared, developers for the Fugglestone Red site have confirmed in a letter dated 8 July 09 (see Appendix D to this Statement) that housing delivery can take place within 5 years at the following rate:

2011/12 - 150  
2012/13 – 300  
2013/14 – 400  
2014/15 – 250  
2015/16 – 150

In terms of the likely viability of the residential elements of the strategic allocations, the study by Adams Integra entitled "Strategic Sites – Viability Overview Assessment" concludes at paragraph 5.1.1 (STU/48) that all strategic sites are or have the potential to be viable, bearing in mind a 40% affordable housing assumption and assuming a suitably active property market and development climate.

Similarly, as part of the SHLAA (STU/06), evidence was obtained from the Salisbury office of Chesterton Humberts to assess viability issues (see section 3.46 of SHLAA). This assessment concluded that, at the time data was obtained (March 2009), it is evident that the housing market in Salisbury is economically viable, with the average house prices in all locations, for all the types of dwellings being more than the cost to build such a property.

With regards to the employment elements of these strategic sites and the former Imerys quarry which is the only strategic site purely allocated for employment use, employment land delivery is market driven and evidence of delivery rates of employment land cannot be presented in the same way as housing delivery rates.

However, detailed discussions with the developers and/or agents have resulted in the creation of masterplans for several of the sites, and commissioning of various studies/surveys, demonstrating the commitment to delivery (table 11, TOP/02C). The Council has also been involved in detailed discussions with infrastructure providers who have indicated that there are no insurmountable barriers to delivery, as detailed in Topic Paper 17 (TOP/17A). No major infrastructure is required to allow delivery of these sites, and only site specific infrastructure is required to enable implementation, as listed in the development templates at Appendix A of the Core Strategy (SWCS/01A).

With regards to the Salisbury Vision sites, the formalisation and commitment to the Vision delivery vehicle is 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, members and with good officer support
- the Vision Board Strategy is backed up by dedicated dynamic 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.

# APPENDIX A

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Name

**DATE:** 8 January 2009

Dear

## **STRATEGIC GROWTH ALLOCATION, SOUTH WILTSHIRE CORE STRATEGY. REQUEST FOR ADDITIONAL INFORMATION**

Can I first thank you for the commitment you have demonstrated thus far in helping us meet the housing and employment needs in south Wiltshire. It has been very pleasing, the manner in which partnership working has been progressing. I am writing to seek further evidence of your commitment to delivering this site, but before I specify what it is I am seeking, I will explain just a little of the background to place the request in context.

We have been fortunate, here in Salisbury, to have been chosen for a new Planning Inspectorate initiative, whereby a Senior Planning Inspector has spent time with us and assessed the soundness of key parts of the Core Strategy process. This was tremendously helpful and has given us a clear idea of the areas of work that we need to focus on in order to try and ensure a successful outcome to our Examination In Public, later next year (I will update you on the timetable later in this letter). Unsurprisingly, given the clear emphasis coming from Central Government, one of the key areas that we need to focus on is providing unequivocal evidence of the delivery of the strategic sites we are promoting. A large part of this is scoping out the essential infrastructure requirements of the sites and we are in the process of holding a series of meeting with service providers such as Wessex Water, Highways, Education PCT and the EA, to

ascertain their requirements. I will of course invite you to discuss the implications of these requirements for the delivery of your site once they become clearer.

There are a number of areas where additional information from yourselves would certainly help to put a compelling case before the Inspector over delivery. Therefore I would welcome your response to the following issues:

- Please confirm the quanta of dwellings and employment you are proposing to deliver on this site, within 5 years of adoption and in total. This information will help establish the additional demand that may be generated such as for school spaces.
- Can you provide any documentary evidence related to future business plans, that indicate a commitment to developing this site within the first five years of adoption?
- Do you have any evidence, such as projections, that explains and justifies the build rates you are expecting year on year to complete on this site
- Are you willing to agree to work in a timely and constructive manner with our environmental consultants Nicholas Pearson Associates, in order to provide sufficient information over development intentions to inform an assessment under the Habitat Regulations.
- Can you provide any evidence you may possess which indicates that you have taken steps to begin dialogue with key service providers to identify the infrastructure requirements on the site.
- It would be extremely helpful if you could explain, at a strategic level, the intended approach to drainage on the site, so that we have information to engage with the service providers. For example if you have established that drainage will be dealt with by SUDS and connection to mains sewers, then that type of commitment would be helpful in scoping out technical requirements.
- Should feedback we receive from each developer suggest that the strategic sites we have identified will not allow us to meet our PPS3 requirements over the first 5 years of the plan, do you feel that you could provide any additional contingency on your site and, if so, on what grounds could you support this.

The information requested, and anything else that provides evidence of build rates or any steps you have taken to identify essential infrastructure requirements would be extremely helpful in both proving your commitment to the Inspector and getting to the reality of likely build rates within south Wiltshire. Therefore anything you can provide would be greatly appreciated. Once we have scoped out the essential infrastructure requirements of our strategic sites then we can commence master planning process in detail. I think we agree that the shared goal remains the delivery of these sites straight from the Core Strategy without the need for any additional DPD's or SPD. To achieve this, proving delivery is essential.

The LDF process is already the decision-making responsibility of the new Wiltshire Council. It transferred early under the transitional regulations. It is positive that the new Authority has already acknowledged the importance of getting the former Salisbury Core Strategy adopted as soon as possible, in order to provide the homes and jobs that are so badly needed. Therefore it is best viewed that the Salisbury (or South Wiltshire Core Strategy as it will be known) will be the first part of a single Core Strategy for the whole of Wiltshire. The strategy within it will be followed for the next 20 years. It is proposed that the Core Strategy be considered by the Implementation Executive of the Wiltshire Council in June after the local elections, after which, if authorised, there will be a mandatory 6 week

consultation period prior to submission to the Secretary of State at the end of July 2009. The Planning Inspectorate have informed us that they currently are delivering both the examination and report within 6 months of submission. Therefore we do have a short window within which to work constructively together to provide the evidence to support the strategy being proposed.

Can I thank you again for the cooperation on this project and I look forward with interest to your response. Of course if you wish to discuss this or any other issue further then please do not hesitate to contact me or a member of the team on the above number.

Yours faithfully

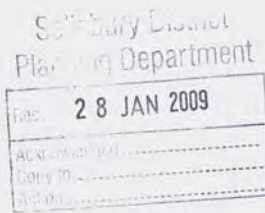
David Milton

# Appendix B

SNPL133914

27 January 2009

Mr David Milton  
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Dear David

## STRATEGIC GROWTH ALLOCATION - REQUEST FOR ADDITIONAL INFORMATION

Thank you for your letter of 8<sup>th</sup> January 2009 requesting further information to inform the South Wiltshire Core Strategy promotion. It is noted that this information will be used to provide a sufficient evidence base for the Examination in Public and preliminary work through the Planning Inspectorate initiative.

Firstly, I should reiterate the ongoing commitment of Barratt Southern Counties to bring forward land north of Bishopdown (Hampton Park II) in the short term. To date, Barratt's and their appointed project team are progressing with forming the appropriate evidence base for the site's inclusion within the Submitted South Wiltshire Core Strategy. In tandem, this work will also be used to form the basis of a future planning application for consideration. You are also aware that a community consultation exercise will shortly commence to engage with the local residents and key stakeholders early in the process. All of this work reflects Barratt's commitment to deliver the site and aid the Council in meeting its housing requirements set out in the emerging Regional Spatial Strategy.

Turning to the specific questions raised in your letter, I can advise the following:

- Assuming that the Inspector's Report is issued February 2010 (6 months post Submission), we would anticipate with the preliminary works under way planning permission being granted by Wiltshire Council shortly after this with works commencing on site later in 2010. I have set out for you a trajectory of estimated completion rates for the development:

|           |               |     |
|-----------|---------------|-----|
| 2010/2011 | 30 dwellings  |     |
| 2011/2012 | 80 dwellings  |     |
| 2012/2013 | 80 dwellings  |     |
| 2013/2014 | 120 dwellings | 100 |
| 2014/2015 | 120 dwellings | 100 |
| 2015/2016 | 100 dwellings | 100 |

Such a trajectory takes into account a 1<sup>st</sup> April to 31<sup>st</sup> March annual period and expected market conditions, with an increase post 2013 and a total quantum of circa 530 dwellings. As you know, Barratt Homes is one of the biggest national house builders and are very experienced in delivering sites of this nature and scale. In this instance, it is likely that construction and sales will be divided between two of the group's Divisions, which has the benefit of increasing build out rates whilst sharing up front costs and sales revenues. This is common practice within the group and has proved successful on many other development projects.

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- I would hope that the preliminary work completed to date, coupled with the fact that Barratt's are seeking to engage with the Local Authority, stakeholders and community is sufficient evidence of the ongoing commitment to deliver this site early in the process. To date, these ongoing works and consultation exercises have resulted in significant costs and professional fees to Barratt's, who are committed to bringing the site forward and thus incur this financial outlay. Had it not been for the delay in the Core Strategy process, the timescales for delivery would have been shorter, as there is little in terms of lead in time post consent. From the trajectory provided, it is envisaged that the majority of the site will be completed within the five year period from the date of adoption of the Core Strategy. Should the market recover in a shorter period than expected, it would follow that this completion rate could increase.
- The build rates are based on a pragmatic approach to the current housing market and anticipated sales pattern. As noted previously, the completion of this site may be undertaken by two Division's of the Barratt Group, with a likely partner being David Wilson Homes which for sales purposes, has the benefit of offering two brands within the site. The trajectory provides a realistic approach to the first three years of completions, with the quantum rising in line with the expected recovery of the housing market. Advice received from Savills' Research Team (Winter 2008) indicates a 9% growth in the market during 2011, followed by a 12% increase for both 2012 and 2013 in the South West. Comparatively, the South East will see a greater rise of 14% in 2011, followed by 10% and 9% respectively during 2012 and 2013.
- Barratt Southern Counties and the project team are willing to engage with Nicholas Pearson Associates to provide any evidence required.
- As you will be aware, the project team has already engaged with key consultees at the District Council and Country Council. In addition, we have also spoken to Fisher German, the appointed surveyors regarding the Ezzo Pipeline which runs through Hampton Park and to the north west with regard to the required easements. These discussions have aided in forming the evidence base for the Core Strategy promotion and the basis for a future planning application. I have summarised the position in terms of the consultation work that has commenced and the lead consultant:

Archaeology (WSP) – Scope of works agreed with County Council and on site works commenced in January 2009. Continued liaison with County Archaeologists over results of the investigative works.

Ecology (WSP) – Phase 1 Ecological Survey completed, supplemented by fauna, reptile and bat survey. Meeting held with Natural England (27<sup>th</sup> November 2008) to discuss results of the surveys and preparation of Environmental Statement to accompany the future planning application.

Highways (Dennis Wilson Partnership) – Meetings held with County Highways department regarding scope of Transport Assessment and access arrangements. These discussions are ongoing as we await the results of the survey work commissioned by the County Council (Atkins), expected shortly.

Education (Savills) – Meetings held with the County Education team to discuss contributions or potential requirement to have new facilities provided on the western fringe of the development site. Awaiting final position of County Education department over future requirements.

Country Park (Savills) – Liaison with Park's Manager regarding future requirements, scope and form of the proposed Country Park. Public consultation exercise will inform this process further.

Affordable Housing – Discussions have taken place between Barratt's and the District Council's Housing Enabling Officer regarding housing need and housing mix.

This is not an exhaustive list of the work that has been undertaken and will be supported by further discussions with key service providers as we move towards the Submission stage of the Core Strategy.

- Drawing on the infrastructure laid down as part of the Hampton Park development, foul water will be directed to the mains system, with surface water disposed of through a Sustainable Urban Drainage system (SUDs). Initial work on this strategy is being undertaken by Dennis Wilson Partnership.



- In respect of potential contingency provision in the event the Council cannot identify sufficient land to meet its five year supply requirement, as you are aware Barratt Southern Counties controls a much larger area of land than currently proposed within the residential area to the north of Pearce Way. At present, this land has been suggested to predominantly form a Country Park, with areas to the north west fringe of the residential site as possible areas for new education provision. Pending the outcome of the Council's assessment of available and deliverable sites, Barratt Southern Counties and the project team would welcome any discussions regarding extending the residential development further to the north and west.

I agree that the most efficient method of delivering this and other strategic sites within South Wiltshire will be via the Core Strategy and avoiding the need to produce any supplementary DPDs or SPDs. To this end, we are committed to providing sufficient evidence to the Examination in Public to demonstrate delivery and that the parameters of development, opportunities and constraints have been fully considered.

As part of this process, Savills will continue to liaise with you and your colleagues regarding the preliminary work undertaken as we move forward towards the Submission of the Core Strategy in July 2009. Please do call me if you would like to discuss any aspect of this letter.

Yours sincerely

A handwritten signature in blue ink, appearing to read "Chris Rees".

Chris Rees  
**Savills Planning & Regeneration**

COPY Robert Phillips (Barratt Southern Counties)

## APPENDIX C

### King's Gate, Amesbury – Suggested phasing strategy

| Phase      | No. of units | Approximate time period for delivery | Assumed open market code level | Assumed affordable housing code level |
|------------|--------------|--------------------------------------|--------------------------------|---------------------------------------|
| White land | 170          | September 2010 – August 2011         | 3                              | 4                                     |
| 1          | 290          | September 2011 – April 2013          | 4                              | 4                                     |
| 2          | 225          | May 2013 to July 2014                | 4                              | 4                                     |
| 3          | 72           | August 2014 to December 2014         | 4                              | 4                                     |
| 4          | 280          | January 2015 to July 2016            | 5                              | 5                                     |
| 5          | 245          | August 2016 to December 2017         | 5                              | 5                                     |
| Total      | 1282         |                                      |                                |                                       |

#### Assumptions

1. Two developers will be involved with each phase of development
2. Each developer will complete 90 dwellings per year
3. The South Wiltshire Core Strategy does not contain any information about the required levels of the Code for Sustainable Homes that will need to be met throughout the lifetime of the development. The Council's view is that the delivery of the Code will be a building regulations matter rather than a planning policy matter. This view may have to change following the Core Strategy public examination in March 2010

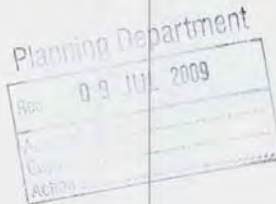
# Appendix D

MF/VG/CIR.P.0264

8<sup>th</sup> July 2009

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Dear Natasha

**South Wiltshire Local Development Framework Core Strategy  
Land at Fugglestone Red, North West Salisbury**

Further to our telephone conversation and your associated email, I note that the Council is finalising its housing trajectory and you seek confirmation of the expected delivery rates for the housing proposed at the Fugglestone Red site.

Clearly much will depend upon progress with the Local Development Framework and the rate of economic/housing market recovery.

As you are aware the emerging proposals at Fugglestone Red are for approximately 1,250 dwellings including affordable housing at 40% (both social retail and shared equity – details of the split to be agreed).

Therefore, some 500 units will be affordable housing to be delivered on a phased basis throughout the development.

My clients envisage that the new Fugglestone Red scheme will be jointly developed by Persimmon Homes, Charles Church and Westbury Partnership Homes, together with an additional developer partner and an RSL partner.

It is intended that an outline planning application will be prepared and submitted following the publication of the Examination in Public Inspectors Report. It is hoped that planning consent can be secured within 16 weeks. The Planning obligations agreement will be negotiated in parallel to the application. It is expected that approval of reserved matters will be sought as soon as practicable, with a view to securing an implementable planning permission at the earliest opportunity.

It is expected that within 2 years of 'Adoption' development will commence on site. The delivery rate will be dependent upon the level of market demand and the funding available for the affordable housing element.

Assuming a stable housing market and no problems in terms of affordable housing grant funding, the development will have up to five developer outlets and a RSL outlet for the rented and shared equity elements.

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Assuming 50 dwellings per year per developer outlet (up to 250 dpa) and at least 50 dwellings per annum for Rent and Shared Equity. Apparently 300 dwellings per annum could be achieved once the site is fully operational.

Clearly, the initial year of construction would be slightly less and the final year of the development, the rate will fall off.

The above trajectory would equate to:

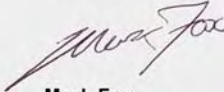
|         | <b>Market</b> | <b>Affordable</b> | <b>Cumulative<br/>Total</b> |
|---------|---------------|-------------------|-----------------------------|
| 2011/12 | 100           | 50                | 150                         |
| 2012/13 | 200           | 100               | 450                         |
| 2013/14 | 250           | 150               | 800                         |
| 2014/15 | 150           | 100               | 1100                        |
| 2014/16 | <u>50</u>     | <u>100</u>        | <u>1250</u>                 |
| Total   | 750           | 500               | 1250                        |

Achievement of the trajectory will require a degree of prioritisation by the Council in terms of planning. It assumes that the outline approach is not "Called in" by the Secretary of State.

I trust that this trajectory is of assistance.

Please do not hesitate to contact me should you require any further information.

Yours sincerely



**Mark Fox**  
**Partner**

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Cc Paul Davis  
Ian Green