

Ian Kemp BSc (Hons)
36 Campbell Street
Rugby
Warwickshire
CV21 2HY

15 June 2010

Our ref: 151004/PL

Dear Mr Kemp

South Wiltshire Core Strategy Examination –soundness of the Core Strategy

We act on behalf of JS Bloor (Newbury) Ltd who is promoting the King's Gate strategic housing allocation on land to the south of Amesbury, Wiltshire.

Following the government's announcement of its intention to abolish regional spatial strategies, the Inspector for the South Wiltshire Core Strategy has asked participants to comment on the implications that the abolition of the emerging Regional Spatial Strategy for the South West (SWRSS) could have for the soundness of the draft Core Strategy.

It should be noted that a recent advice note produced by the Planning Inspectorate for use by its Inspectors has clarified that until regional spatial strategies are abolished and any transitional arrangements put in place, Inspectors handling appeals, call-ins and DPDs should continue to treat the regional spatial strategy as part of the development plan. It is therefore still a material consideration.

The Draft Regional Spatial Strategy for the South West published in June 2006 identified an annual average net dwelling requirement of 460 dwellings in the Salisbury District Housing Market Area (Salisbury HMA). This equated to 9,200 dwellings over the 20-year plan period. Prior to the independent Examination in Public (January 2007), the government released revised household projections for England which required the regions to accommodate an increased level of housing provision. Subsequently, the SWRSS Panel Report (December 2007) identified that provision should be made for about 12,400 dwellings distributed as follows: 6,000 dwellings within the existing urban area of Salisbury SSCT and 6,400 dwellings elsewhere in the HMA, outside the SSCT. The Draft RSS incorporating the Secretary of State's Proposed Changes (July 2008) confirmed a requirement for 620 dwellings per annum equivalent to 12,400 dwellings over the 20-year period (an increase of 3,200 dwellings) to be provided in the Salisbury HMA.

Planning
Design
Environment

Core Policy 1 of the South Wiltshire Core Strategy proposed submission document (July 2009) identifies the SWRSS target of 12,400 homes and proposes a total of 12,550 new homes across Salisbury, the Wilton Community Area, the Amesbury Community Area, the Southern Wiltshire Community Area, the Mere Community Area and the Tisbury Community Area. This equates to 627 dwellings per annum over the plan period and represents a deliberate over allocation to ensure that the SWRSS targets can be met through the Core Strategy. To this end, we consider that should the emerging SWRSS be abolished, the growth proposed through the emerging Core Strategy could still be achieved and that the soundness of the Core Strategy should not be affected. Wiltshire Council has signed up to meet local housing needs and the figures proposed through the Core Strategy are a direct reflection of this.

As set out in our written submissions to the Core Strategy Examination in Public, we consider that the King's Gate strategic housing allocation accords with the requirements of Planning Policy Statement 3: *Housing* (June 2010) and should be maintained for the following reasons:

- the land is under the ownership of JS Bloor (Newbury) Ltd and is available now for further development
- a significant amount of strategic infrastructure has already been provided with the Archers Gate development and the site is suitable for additional residential development and community infrastructure (as identified in the adopted local plan and the Environmental Statement accompanying outline planning application S/2002/1075)
- a significant proportion of the 1,300 houses can be delivered within the first 5 years of the Core Strategy
- it offers an opportunity to develop a further sustainable urban extension of Amesbury which will be in easy walking distance of the facilities and services provided as part of the Archers Gate development (including the primary school, community centre, recreational facilities and the local centre).

Furthermore, the development is supported by the town council and the local community, which is consistent with the coalition Government's proposals to give local government and communities a greater roll in the planning process.

For the reasons identified above, we consider that in the event that the SWRSS is abolished the soundness of the Core Strategy should not be affected and that the King's Gate strategic housing allocation should continue to contribute significantly to South Wiltshire's five-year housing supply targets and beyond.

I trust that you will be able to take our comments into consideration.

Please contact me should you have any questions.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Peter Lamb', with a stylized flourish at the end.

Peter Lamb
Senior Planner

cc. Ron Hatchett, JS Bloor (Newbury) Ltd