

SOUTH WILTSHIRE CORE STRATEGY

EXAMINATION IN PUBLIC

Statement of Common Ground as
agreed between
Wiltshire Council and Savills

19 FEBRUARY 2010

Plan reference: Core Policy 1 – Housing Land Supply

Representation Number:

1. The following Statement provides an agreed position between Savills (Barratt) Respondent No.812 and Wiltshire Council in respect of Core Policy 1 and Housing Land Supply.
2. The Statement draws on the information contained within the Wiltshire Council Annual Monitoring Report (2009), and provides an updated position with a April 2009 Base Date in respect of the information contained within the previous Annual Monitoring Report (2008) and Housing Topic Paper prepared in support of the submitted Core Strategy.
3. The Statement is intended to provide a summary of the land supply position published by Wiltshire Council, taking into account the level of housing completions and residual requirement, based on both the adopted Structure Plan (2016) and South West Regional Spatial Strategy. As such, the expected completion rates are those provided by Wiltshire Council in compiling the AMR.

Regional Spatial Strategy (RSS) Requirement

4. The requirement and completions are split between South Wiltshire (former Salisbury District) and Salisbury City, which has its own housing requirement as a Strategically Significant City or Town (SSCT) within the RSS.

Figure 1: Emerging RSS requirement and past completions (At April 2009)

	South Wiltshire (Salisbury District)	Salisbury City
Requirement (2006-2026)	12,400	6,000
Completed (2006 – 2009)	1,318	437
Annual Average Completed	439 [1,318 ÷ 3]	146 [437 ÷ 3]
Residual Requirement	11,082 [12,400 – 1,318]	5,563 [6,000 – 437]
Residual Annual Requirement	652 [11,082 ÷ 17]	327 [5,563 ÷ 17]
5 Year Requirement	3,260 [652 x 5]	1,635 [327 x 5]

5. In the first 3 years of the Plan period (2006-2009), completions within South Wiltshire and Salisbury City have fallen below the average annual requirement specified within Policy HMA11 of the emerging RSS (620 dwellings per annum and 300 dwellings per annum). This is reflected in the residual requirement of 652 dwellings per annum and 327 dwellings per annum respectively.

Sources of Supply at April 2009

6. As per the 2009 Annual Monitoring Report, the identified sources of supply have been discounted to reflect that which is deliverable in a 5 year period from 2009 to 2014 in order to provide a 5 year land supply position. There follows a summary of the sources of supply and a comparison against the residential requirement.

Figure 2: Sources of Supply deliverable by 2014 (At April 2009)

	South Wiltshire (Salisbury District)	Salisbury City
Small permitted sites	249	66
Large permitted sites	985	624
Subject to S.106	266	136
Local Plan Allocations	320	125
Total (2009 – 2014)	1,820	951

7. The data included within Figure 2 is the supply assessed by Wiltshire Council as deliverable within the 5 year period from 2009 to 2014. No assessment or discounting of this supply has been made to what is included within the AMR 2009. Compared to the residual requirement based on the emerging RSS, the implications for the 5 year land supply position is as follows:

Figure 3: 5 Year Land Supply position (At April 2009)

	South Wiltshire (Salisbury District)	Salisbury City
Requirement 2009 - 2014	3,260 [652 x 5]	1,635 [327 x 5]
Identified Supply	1,820	951
Years Supply	2.8 years [1,820 ÷ 652]	2.9 years [951 ÷ 327]

Influence of delivery of Strategic Allocations in Core Strategy (2009 – 2014)

8. Table 3 of the 2009 AMR provides an updated position if the Core Strategy is found sound and the Strategic Allocations included within form part of the supply as projected by Wiltshire Council to 2014.
9. The inclusion of these Strategic Allocations would increase the 'Years Supply' against the residual RSS target from 2.8 years to 6.1 years for South Wiltshire, and from 2.9 years to 8.2 years for Salisbury City SSCT.

Wiltshire and Swindon Structure Plan (2016) Requirement

10. Within Appendix 5 of the AMR 2009, a summary of the residential completions against the Structure Plan requirement (1996 to 2016) has been provided.

Figure 4: Adopted Structure Plan (2016) requirement and past completions

	Salisbury District	Salisbury City
Requirement (1996 – 2016)	8,000	3,900
Completed (1996 – 2009)	5,242	2,150
Annual Average Completed	403 [5,242 ÷ 13]	165 [2,150 ÷ 13]
Residual Requirement	2,758 [8,000 – 5,242]	1,750 [3,900 – 2,150]
Residual Annual Requirement	394 [2,758 ÷ 7]	250 [1,750 ÷ 7]

11. Based on the same identified supply included within the AMR and shown in Figure 2, but excluding the strategic allocations included within the Core Strategy, there follows a summary of the position in terms of land supply at April 2009.

Figure 5: 5 Year Land Supply position (At April 2009)

	Salisbury District	Salisbury City
Requirement 2009 - 2014	1,970 [394 x 5]	1,250 [250 x 5]
Identified Supply	1,820	951
Years Supply	4.6 years [1,820 ÷ 394]	3.8 years [951 ÷ 250]

12. The Statement of Common Ground is intended to provide a summary of the information included within the updated Annual Monitoring Report in respect of land supply within South Wiltshire and Salisbury City. The data used in respect of sources of supply and expected completions includes only that published by Wiltshire Council within the AMR 2009.