

SOUTH WILTSHIRE CORE STRATEGY

EXAMINATION IN PUBLIC

**Statement of Common Ground as
agreed between
Wiltshire Council and Savills**

Strategic Allocation – Hampton Park

19 FEBRUARY 2010

1. This Statement of Common Ground is provided in respect of the identification of Hampton Park, as a strategic allocation within Core Policy 2 and as detailed within the Development Template within Appendix A. The Statement is structured to provide the Inspector with a summary of the areas of agreement.

Core Policy 2

2. Both parties agree that the site as outlined within Inset Map 3b, and shown within the Development Template, is 'available, suitable and achievable' to deliver residential development and associated country park as part of the spatial strategy contained within the Core Strategy. Through the submission of a Planning Application, validated on 29th December 2009, Barratt Southern Counties has also shown a commitment to delivering residential completions early during the Plan period.
3. It is also agreed between both parties that the site should not be a mixed use development, but should be considered within the Core Strategy for residential development.
4. The requirement to retain the green lung to the west of Hampton Park forming part of the proposal, and matters concerning social and physical infrastructure requirements will be ratified as part of the Planning Application process and subsequent Legal Agreement attached to any future planning consent.

Development Template (Appendix A)

5.
 - Landscape Setting – It is agreed that as shown within the Development Template and contained within the Planning Application, the proposed development area would meet this objective.
 - The delivery of a Country Park is agreed by both parties
 - The need to ensure the development is supported by essential infrastructure is also agreed. Details to be confirmed as part of the Planning Application process.
 - Preservation of the green lung and conservation of the River Bourne is also agreed and supported by the Planning Application submission.
6. The requirement for 40% affordable housing forms part of the Planning Application submitted by Savills, however, specific representations by Savills concerning Core Policy 7 have been submitted separately.
7. The following points are made regarding Essential Infrastructure Requirements;
 - Education – land to form a new Primary or Infants school provided as part of Planning Application and principle of contribution towards Secondary Education agreed

- Transportation – Savills has submitted a Transport Assessment as part of Planning Application and await further advice in respect of the outputs from the Salisbury Transport Model.
 - Heritage – No areas of disagreement. Trial pitting already completed.
 - PCT/ Emergency Services – No disagreement in principle. Details to be agreed as part of Planning Application process.
 - Renewable Energy – No disagreement. Planning Application addresses this requirement.
8. There is no disagreement between the parties in respect of the wording concerning Place shaping requirements, Strategic linkages, or Delivery Mechanism, of which the latter has formed part of the Application process.
9. For the benefit of the Inspector, both parties agree that the Planning Application that has been submitted is in general accordance with the emerging Core Strategy, and demonstrates a commitment by Barratt Southern Counties to bring forward the strategic allocation early in the Plan period. While there are areas of disagreement concerning the specific wording of the Core Strategy, these are not considered so significant to preclude the development from coming forward as envisaged.