

Local Development Framework

Annual Monitoring Report

2006-2007



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Introduction

Welcome to our third Annual Monitoring Report, which at the broadest level shows that Salisbury District Council is making good progress on delivering a Local Development Framework. The Statement of Community Involvement has been delivered on time, as has this Annual Monitoring Report. Key studies, which form the evidence base, such as retail and open space studies have been commissioned and completed. A Sustainability Assessment framework incorporating Strategic Environmental Assessments has been adopted by the Council and the Strategic Housing Land Availability Assessment and the Landscape Character Assessment are underway. Most importantly we have completed the issues and options stage of our Core Strategy and are now ready to present our Preferred Options for public consultation. We have continued to use a project management approach and have continued to build capacity into the team to ensure that our Local Development Framework and in particular, Our Core Strategy, is delivered. We are confident that we will continue to meet the challenging targets before us into 2008.

We have endeavoured to provide the core indicators and paint an accurate and up-to-date picture of the key drivers that will shape our emerging Local Development Framework and below is a table to show the data we, as a district, are obliged to provide (Figure 1).

We are committed to being an open and fully accountable council, and so wherever we have had difficulties securing the information specified in the guidance and table, we have acknowledged this and provided reasons.

Indicator	Data required
Business development	1a. Amount of floorspace developed for employment by type 1b. Amount of floorspace developed for employment by type, in employment or regeneration areas 1c. Amount of floorspace by employment type, which is on previously developed land 1d. Employment land available by type 1e. Losses of employment land in (i) Employment/regeneration areas (ii) Local authority area 1f. Amount of employment land lost to residential development
Housing	2a. Housing trajectory showing: (i) Net additional dwellings over the previous five year period or since the start of the relevant development plan document period, whichever is the longer (ii) Net additional dwellings for the current year (iii) Projected net additional dwellings up to the end of the relevant development plan document period or over a ten year period from its adoption, whichever is the longer (iv) The annual net additional dwelling requirement (v) Annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous year's performance 2b. Percentage of new and converted dwellings on previously developed land 2c. Percentage of new dwellings completed at: (i) Less than 30 dwellings per hectare (ii) Between 30 and 50 dwellings per hectare (iii) Above 50 dwellings per hectare 2d. Affordable housing completions
Transport	3a Amount of completed non-residential development with UCOs A, B and D complying with car parking standards set out in the local development framework 3b Amount of new residential development within 30 minutes public transport time of: a GP; a hospital; a primary school; a secondary school; areas of employment; and a major retail centre(s)
Local services	4a Amount of completed retail, office and leisure development 4b Amount of completed retail, office and leisure development in town centres 4c Amount of eligible open spaces managed to Green Flag Award standard
Flood protection and water quality	7. Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality.
Biodiversity	8. Change in areas and populations of biodiversity importance, including: (i) Change in priority habitats and species (by type) (ii) Change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance

Figure 1: A table to show the indicators the Local Planning Authority is required to provide.

The emerging picture of Salisbury district

As indicated in the two previous AMR's, Salisbury district is thriving, however, there are still some real issues that need to be addressed. Some of these issues are district wide whereas others are more spatially based.

The need for sustainable growth

Overall there is a steady growth in the population of the district, which has produced an increase in demand for housing, employment and public services including health care, schools and infrastructure. The challenge of providing for growth in a sustainable manner will underpin all of the work and subsequent outcomes delivered by the new Local Development Framework.

Delivering a balanced housing stock

Whilst there is demand for housing of all types, there is a real need at the lower end of the market, where the gap between wages and house prices make it particularly difficult for first-time buyers to purchase their own home. Therefore, whilst we will deliver a range of housing to allow for the sustainable growth of the district, our current target is to require that 40% of all new homes are affordable, comprising a mixture of rented and shared ownership properties. The challenge within the Core Strategy process is to raise this level in order to provide homes that are affordable, whilst ensuring that the overall supply of housing is maintained to meet the growing population.

Conserving the environment

We will strive to deliver patterns of development that give real alternatives to the use of the private car, thereby helping to reduce air pollutants. Similarly we will seek to improve further our close working ties with key partners such as the Environment Agency, Natural England and English Heritage. The Local Development Framework will build on the successes of the existing Local Plan in ensuring that new patterns of development are safe from flooding and protect the nature conservation interests of the Special Area of Conservation, comprising the River Avon and its tributaries. This will include carrying out appropriate assessments under the Habitat Regulations. We have commenced a programme to reassess all of our conservation areas and to consider additional designations. We will continue to give detailed conservation and design advice to our colleagues in development control and our customers.

Access to services and facilities - sustainable transport solutions

The rural nature of the district, coupled with a life expectancy greater than the national and regional average, means that new development must be carefully planned to ensure that everyone has access to essential services. This represents a real challenge, the key to which is ensuring the Local Development Framework allows for sustainable patterns of development.

Successful solutions such as the implementation of the Park and Ride strategy for Salisbury and the widespread implementation of Green Travel

Plans for major new developments have already contributed to a trend whereby reliance on the car in Salisbury is decreasing. The Local Development Framework will reassert a commitment to providing real choice to the population in the form of fast, efficient access options to essential services and facilities throughout the district.

Conclusions

We have made steady progress towards delivery of the Local Development Framework and are in the stage of publishing our Core Strategy Preferred Options. The statistics included in this report highlights some real challenges ahead, which will provide the core focus for the emerging Local Development Framework. We are pleased that the adopted Local Plan has started to address some of these issues, but we will never be complacent and will strive to find innovative ways in which to rise to the challenges ahead.

Local Development Framework

The Planning and Compulsory Purchase Act 2004 introduced a new system of preparing development plans, which will replace the Salisbury District Local Plan. Rather than being a single document, the LDF is effectively a portfolio of separate components, including:

Statement of Community Involvement - This sets out the means by which the council involves the public and other interested parties in the decision-making process for both the LDF and planning applications.

Core Strategy - This will set out a strategic overview of development patterns in the district as well as key strategic policies that the council will seek to achieve through its more detailed policy documents. These strategic policies will focus on encouraging development of the social, environmental and economic fabric of communities, whilst ensuring that change does not undermine the ability of people to meet their needs locally

Site-specific allocations – This will set out land to be allocated for a specific purpose. The use of the land identified will be clearly defined as well as any obligations that will be expected of a developer, occupant or owner of that land.

Salisbury and Wilton Area Action Plan - This will relate specifically to Salisbury and Wilton, where issues such as the historic environment, community development and transportation can be more clearly addressed.

Supplementary Planning Documents - These will be prepared through a less formal process. They will focus on adding detail to policies in either the Core Strategy, District-wide policies or Area-specific policies.

Development control policies – These will be the general policies and considerations, which relate to all types of development and will be used to assess planning applications.

Monitoring

The Annual Monitoring Report (AMR) is another component of the LDF, and contains information on the Local Development Scheme (LDS) and the extent to which policies set out in the Local Development Documents (LDDs) are being achieved. Submitted to the Secretary of State by 31 December each year, it covers the previous period from 1 April to 31 March. This AMR therefore covers the period from 1 April 2006 to 31 March 2007.

Monitoring enables us to identify current and future trends and to compare these against policies to establish what actions need to be taken. The new planning system focuses on the delivery of sustainable development and sustainable communities, and monitoring provides an assessment of whether those aims are being achieved. Monitoring also enables the council to identify whether 'saved' Local Plan policies need to be revised, and to respond more quickly to any changes in circumstances.

Indicators

This document is divided into seven themed sections containing indicators of two types:

Contextual indicators – these are measures that give details of the wider socio-economic and environmental background against which the LDF operates. Key problems identified in these measures will be focal points for the Core Strategy.

Output indicators – These measure quantifiable physical activities that are directly related to, and are a consequence of, the implementation of planning policies.

The table below indicates the targets due during the year 2006-2007 under the original published LDS, all of which were met. In light of evolving guidance a revised LDS has been agreed with the Government Office for the South West and was published during the first quarter of 2007.

FIGURE 2: PROGRESS AGAINST THE LOCAL DEVELOPMENT SCHEME

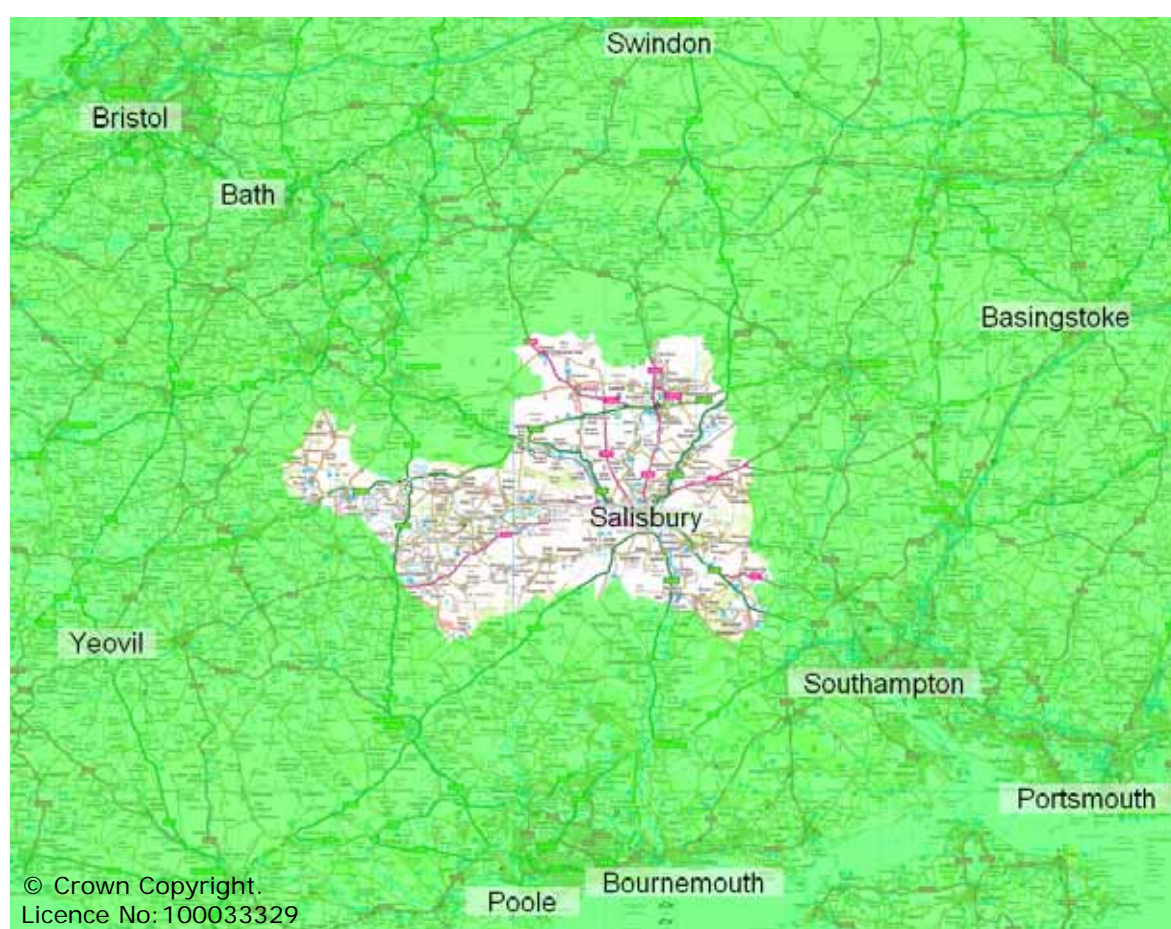
	Research and Pre-consultation	Publish Draft and Consult	Submission to Secretary of State
Statement of Community Involvement	April – June 2006 ✓	July – September 2006 ✓	October – December 2006 ✓
Core Strategy DPD	January – May 2007 ✓	Issues and Options: July – October 2007 ✓ Preferred Options: January – March 2008 (Target) Submission Draft: April – June 2008 (Target)	N/A (Target in June 2008)
Sustainable Communities SPD	May 2007 – July 2008 ✓	N/A (Target in 2008/9)	N/A (Target in 2008/2009)
Annual Monitoring Report	July – November 2007 ✓	N/A	December 2007 ✓
Salisbury and Wilton AAP	February 2007 – April 2008	Issues and Options: May – October 2008 (Target) Preferred Options November 2008 – April 2009 (Target)	September 2009 (Target)

Section 1: Context

Characteristics of the district

The district of Salisbury is the southernmost in Wiltshire, and lies around 90 miles from London and 30 from the south coast. Forming part of the border with the South East region, neighbouring authorities include districts in Hampshire as well as Wiltshire, Dorset and Somerset. At some 388 square miles in area, it is amongst the largest in England.

FIGURE 3: SALISBURY DISTRICT IN ITS WIDER CONTEXT



The city of Salisbury is very much the focus of the district. The population of the city was 44,175 at the 2001 Census¹ - accounting for well over a third of the total population. It acts as an important hub for a large area extending well beyond the district itself: indeed under the emergent Regional Spatial Strategy it is classified as a strategically significant centre². The quality of the city's environment is high and it benefits from an outstanding downland setting in the valley of the river Avon where several tributaries converge. Amesbury is the second largest settlement in the district, and had a population of 8,909 at the 2001 Census³. It has a range of local services, and its size and

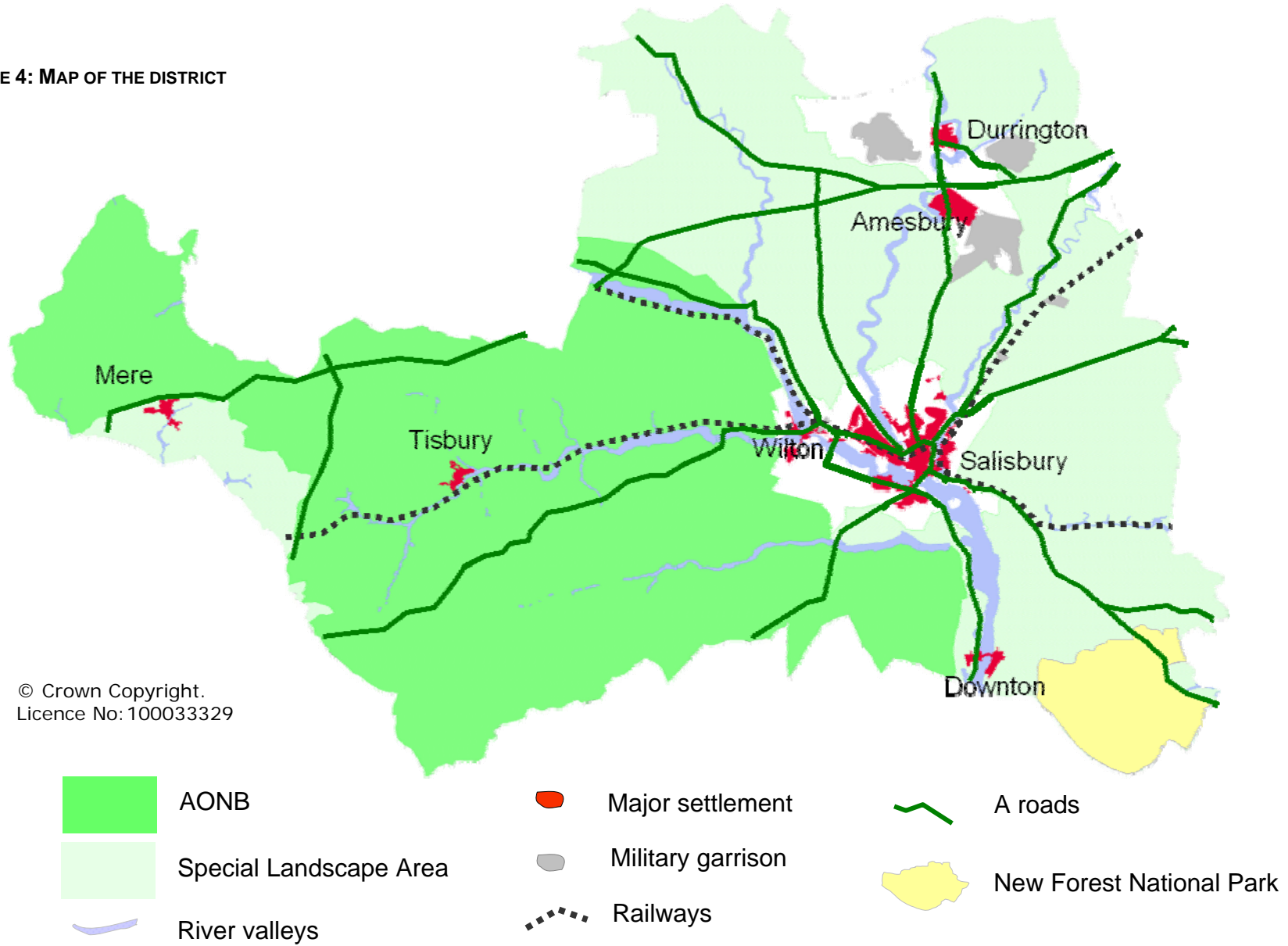
economic importance are growing as housing and employment allocations from the Local Plan are developed. The majority of the district is rural, served by a number of smaller settlements providing local services, most notably at Mere, Wilton, Tisbury, and Downton.

The district has a rich and diverse environment, which includes 62 Sites of Special Scientific Interest (SSSIs), 70 Conservation Areas with the recent designation of the Old Sarum Airfield Conservation Area, and 17 Parks and Gardens of Special Historic Interest. Nearly half of the district is within the Cranborne Chase & West Wiltshire Downs Area of Outstanding Natural Beauty (AONB), and the World Heritage Site around Stonehenge is in the north of the district. The recently established New Forest National Park overlaps with a part of Salisbury district, and within this area various responsibilities - including planning - have now been transferred to the new National Park Authority.

Reflecting the nature of the district it serves, the aims of the council's Local Plan (adopted in June 2003)⁴ are:

- To promote the principles and practice of sustainable development.
- To promote a healthy economy that provides standards of living at least equal to that currently enjoyed by the people of the district.
- To protect and enhance the natural and built environment.
- To promote a high quality of life for the people of this district without compromising the quality of life for others.
- To provide a level of certainty to all interested parties about where development is to take place, and what kind of development it is to be.

FIGURE 4: MAP OF THE DISTRICT



Population

The total population of Salisbury district at mid-2006 was 115,300⁵. The figure below indicates the population growth rate of the district as compared with other geographic levels. Growth in the district has seen some fluctuations, and the past three years have seen a slowdown. However over the last decade, the typically growth rate has been around 0.5% per year, broadly in line with the national rate, though slightly below that of the county and the region. In order to manage this growth there is a need for the social and economic infrastructure to be planned in a sustainable manner in accordance with the policies in the Local Plan and the council's adopted supplementary planning guidance on sustainable development. This will also be an important issue for the Core Strategy to address.

Ensuring that patterns of growth in the district are sustainable and enable people to realise their aspirations is a key function of the LDF. One example is providing for the needs of the growing population by ensuring that there are new opportunities for economic development and sufficient land identified for housing growth, including affordable housing. The figures below appear to indicate that the population of the district has slightly decreased over the last three years.

FIGURE 5: POPULATION GROWTH RATE COMPARISONS (1986-2006)⁶

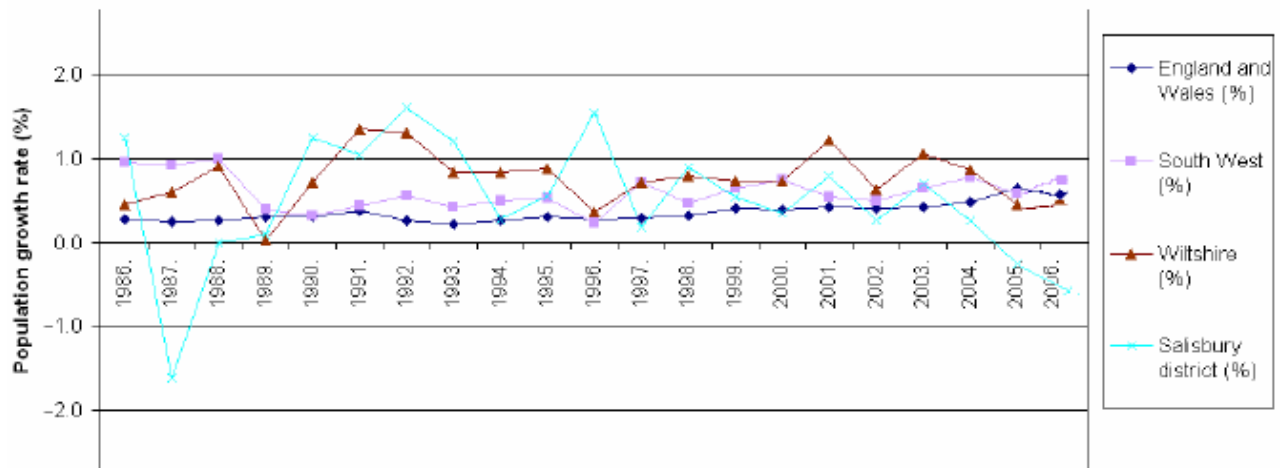
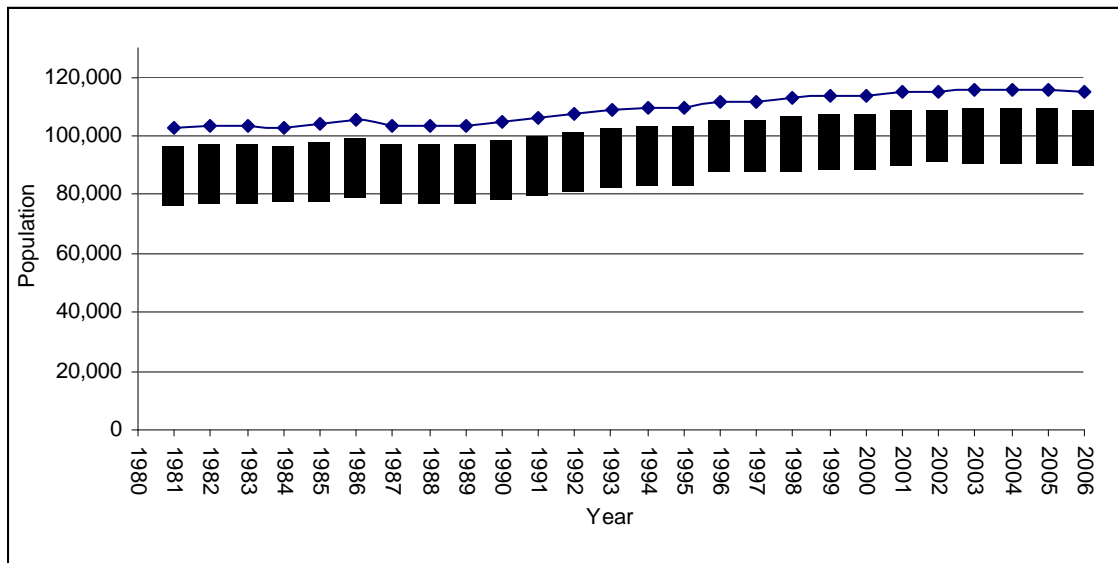
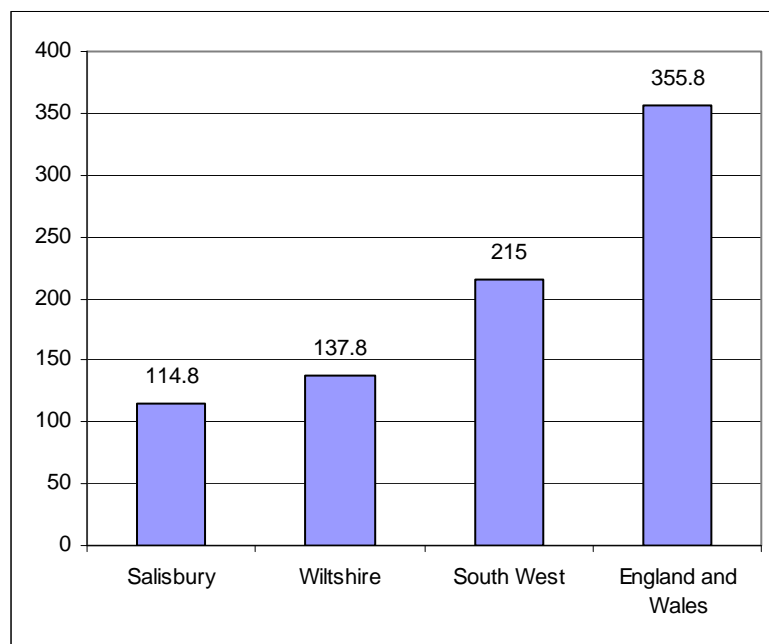


FIGURE 6: TOTAL POPULATION OF SALISBURY DISTRICT (1981-2006)⁷



The population density of Salisbury district in 2006 averaged 115 people per square kilometre, compared with an average of 138 for Wiltshire, 215 for the South West and 356 people per square kilometre for England overall⁸.

FIGURE 7: POPULATION DENSITY, 2007⁹



The first figure below indicates the percentage of the district's population falling into different age brackets¹. The pattern for Salisbury differs slightly from the national level, most strikingly in that this district has proportionally fewer people in early adulthood, and a proportionally higher number of older people.

The second figure illustrates the changing age pattern in the district over the past 10 years. The youngest cohort (0-19 years) has remained relatively stable whilst there has been a significant fall in ages 20-39. The three oldest categories have all seen rises, the largest within the 40-59 years category. There is also an increasing ageing population and this will be a key issue for the Local Development Framework, and in particular the emerging Core Strategy, to deal with.

FIGURE 8: POPULATION OF SALISBURY DISTRICT BY AGE BRACKET COMPARED TO ENGLAND, 2006¹⁰

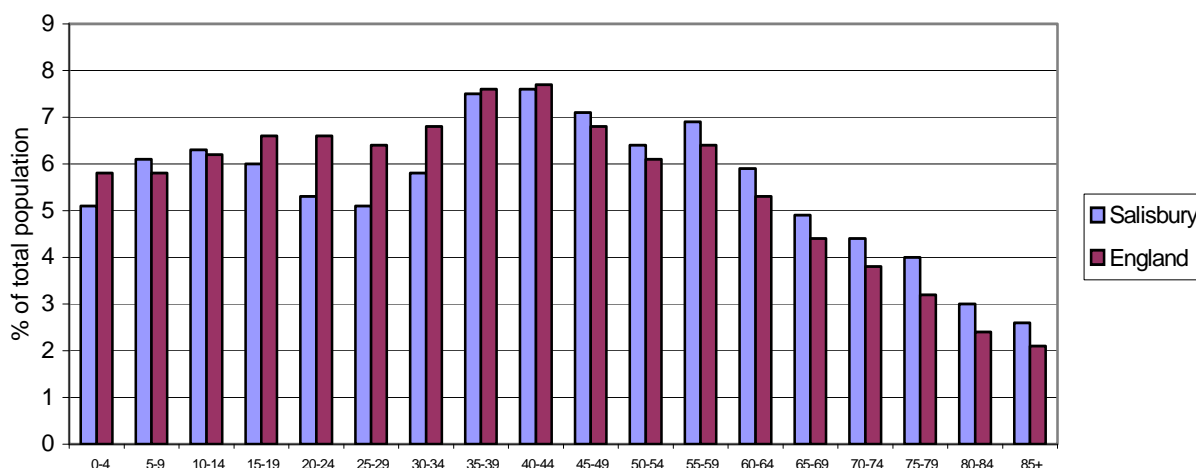
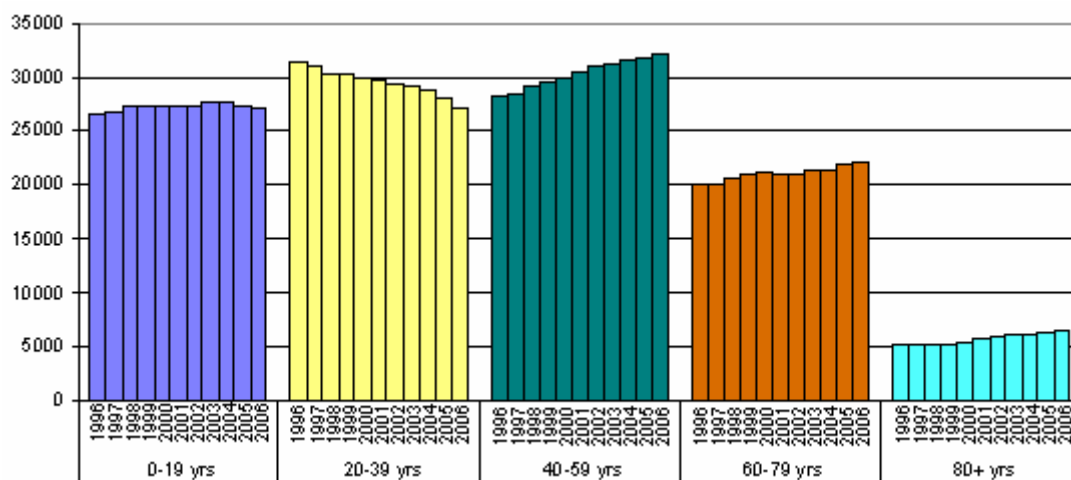


Figure 9: Changes in population by age, Salisbury District¹¹



¹ The data in the charts is for 2006, as data for 2007 has not yet been released by the ONS. It is planned to be released in March 2008.

Section 2: Housing

Within Salisbury district there were 47,408 households at the last census in 2001. In terms of household type, proportionally the district has more pensioners than England, but fewer than the region, and more married couples in the district than both England and the region. The district also has proportionally fewer cohabiting couples, and lone parents, than both England and the region.

FIGURE 10: HOUSEHOLD TYPE, 2001 (%)¹²

Household type	Salisbury	South West	England
1 person: Pensioner	15.1	15.46	14.37
1 person: Other	13.2	14.16	15.7
1 family: All pensioners	11.14	11.08	8.93
1 family: Married couples: No children	15.7	14.63	12.99
1 family: Married couples: With dependent children	19.33	17.13	17.56
1 family: Married couples: All children non-dependent	5.49	5.42	5.96
1 family: Cohabiting couples: No children	4.26	4.84	4.78
1 family: Cohabiting couples: With dependent children	2.79	3.08	3.23
1 family: Cohabiting couples: All children non-dependent	0.36	0.3	0.32
1 family: Lone parents: With dependent children	4.82	5.42	6.42
1 family: Lone parents: All children non-dependent	2.5	2.61	3.05
Others	5.29	5.89	6.7

Salisbury district has a higher proportion of detached houses compared with the South West region and England, and a lower proportion of terraced and semi-detached houses. Conversely, proportionally fewer people live in flats, maisonettes or apartments, whilst a greater percentage of the population live in caravans. This corresponds with the number of rooms within the households, where Salisbury and Wiltshire have a larger amount of households with 7 or more rooms and a smaller proportion of households with 5 rooms or fewer.

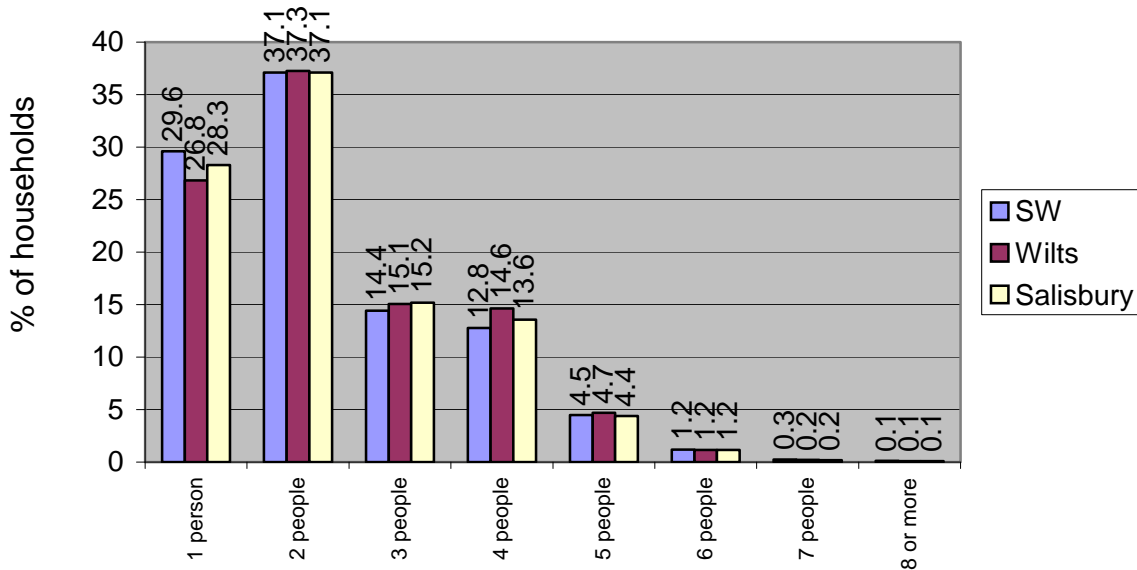
FIGURE 11: PERCENTAGE OF ACCOMMODATION BY TYPE (APR 2001)¹³

	Salisbury	Wiltshire	South West	England
Detached	37.7	38.2	33.3	24.9
Semi-detached	31.8	33.4	30.9	34.5
Terrace	21.5	21.4	24.5	26.7
Flat/maisonette/apartment	8.0	6.3	10.6	13.3
Caravan or mobile home	0.8	0.6	0.6	0.3
Shared dwelling	0.1	0.1	0.2	0.2

Household and dwelling size

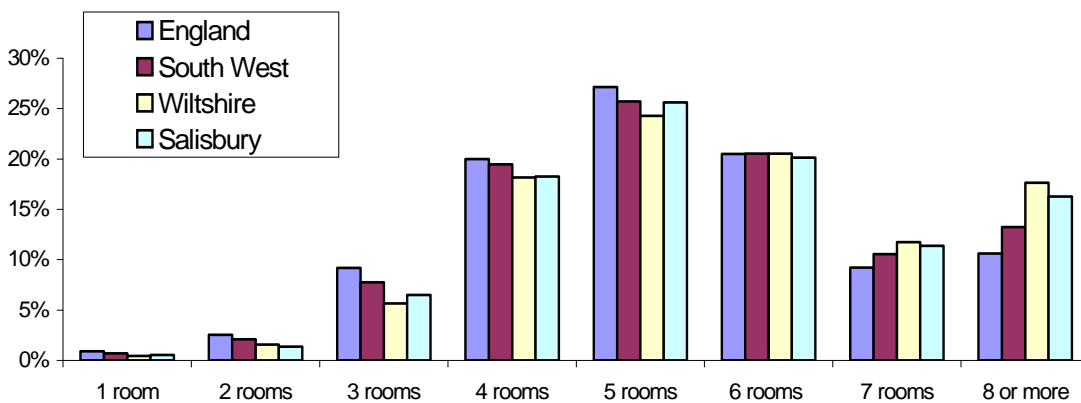
Household size in the district closely matches the pattern at county and regional level, with one and two-person households together accounting for almost 2/3^{rds} of all households.

FIGURE 12: NUMBER OF PEOPLE LIVING IN HOUSEHOLDS (APR 2001)¹⁴



The figure below indicates that compared with the regional and national level there are proportionally more dwellings with higher numbers of rooms and fewer with lower numbers of rooms.

FIGURE 13: NUMBER OF ROOMS WITHIN HOUSEHOLDS¹⁵

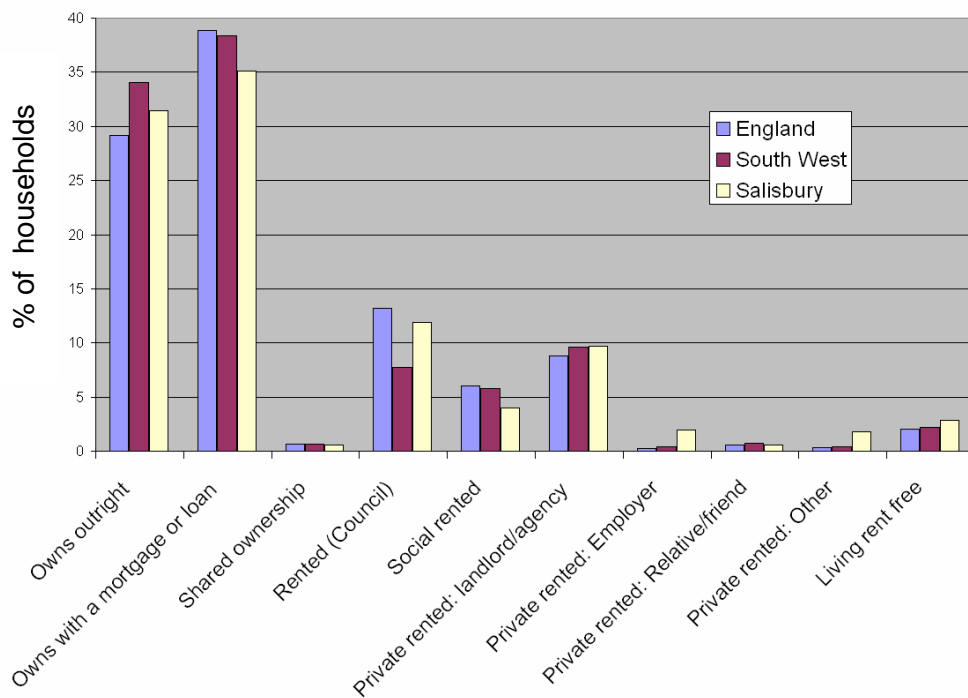


With an identified affordability issue highlighted in this section and an above-average level of larger homes in the district, there is a shortfall in the number of smaller properties available. Therefore the council is endeavouring to negotiate an increased number of smaller units within new housing developments, through the implementation of the affordable housing SPG¹⁶.

Household tenure

The figure below clearly shows that Salisbury has a larger percentage of households who own their house outright, while a smaller proportion owns their house with a mortgage. Salisbury district has a large percentage of households that are socially rented from the council, but a small percentage of households that are other social rented. This could be due to the fact that many other councils are transferring their housing stock over to housing associations whereas Salisbury has maintained its housing stock. Furthermore Salisbury has a larger percentage of households that are rented privately and living rent-free.

FIGURE 14: HOUSEHOLD TENURE (%), APR 2001¹⁷



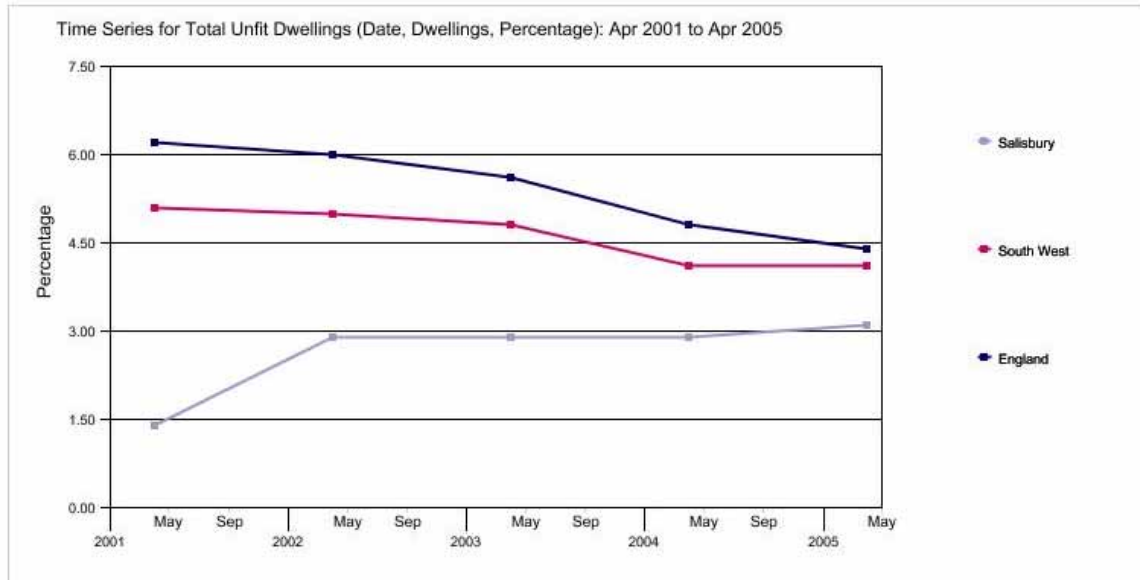
Quality of housing stock

Decent homes are important for the health and well-being of those living in them. A decent home should be warm, weatherproof and have reasonably modern facilities. Updated data² shows that in April 2005 3.1% of Local Authority dwellings in Salisbury district fell below the 'Decent Homes Standard'¹⁸. This represents a slight rise on the figure of 2.9% in 2004, 2003 and 2002. In comparison to the South West and England, the percentage of dwellings falling below this standard is consistently lower than both the levels for the region and nationally.

² 2005 is the most up to date data currently available

The council is working towards repairing its housing stock, and the Decent Home diagnostic – CPA inspection – states that ‘There is no doubt that the council is delivering its plans to meet the Decent Homes Standard and is able to maintain 100% compliance in the future’.

Figure 15: PERCENTAGE OF HOUSING FALLING BELOW DECENT HOMES SRTANDARD (2001 – 2005)¹⁹



Housing requirements and completions

The Salisbury District Local Plan is required to provide a total of 5,500 new dwellings in the period from 1999 to 2011. This requirement was derived from the Wiltshire Structure Plan (2001-2011).

Within the plan, the provision of the 5,500 homes is divided between windfall sites (*sites which come forward through natural land use change and speculative development*) and allocated sites (*sites which are identified and fully planned through the local plan making process*). Assessments of supply undertaken at the time the plan was prepared, suggested that windfall provision in the order of 2,200 new homes would come forward leaving a requirement for allocations to cover 2,400 homes. The remaining units, about 900 in total, were to come forward on sites that already had planning consent.

In terms of delivery, the tables below set out the number of new houses completed in the period between 1999-2007 and the projected additional dwellings from 2007 to 2012.

FIGURE 16: HOUSING COMPLETIONS, 1999 - 2007²⁰

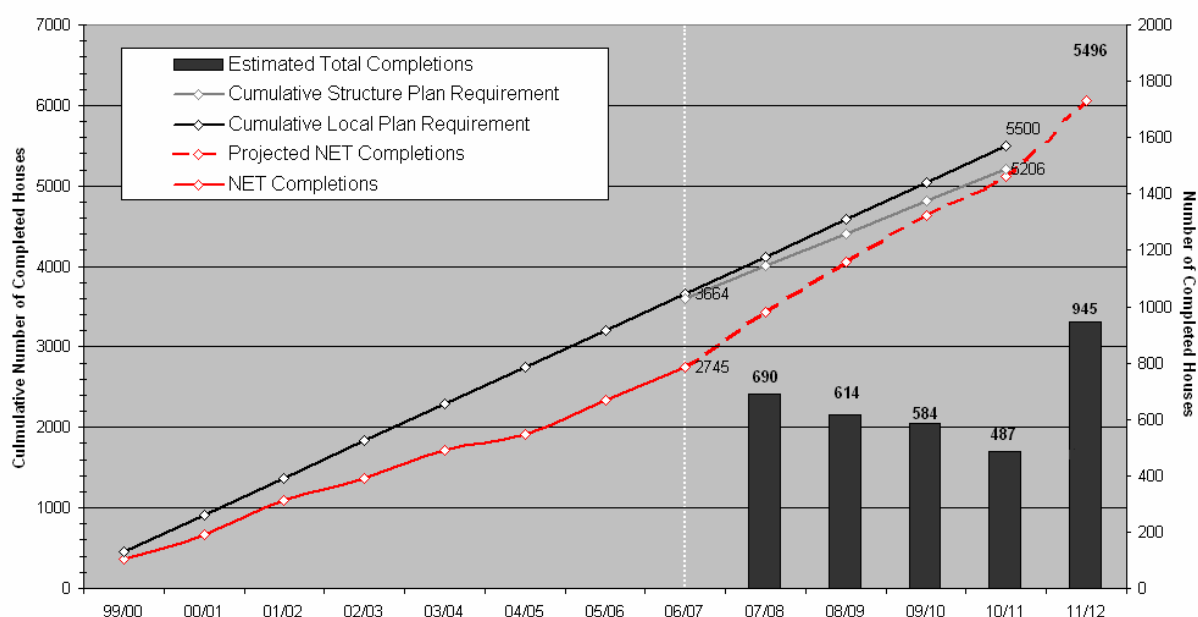
	1999/00	2000/01	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07
Completed Houses	396	384	467	294	391	231	479	403

Figure 17: Projected net additional dwellings, 2007 - 2012

	2007/08	2008/09	2009/10	2010/2011	2011/2012
Projected net additional dwellings	690 ³	614	584	487	945 ⁴

These figures have been transposed into the actual completions data in the housing trajectory diagram below. This illustrates the delivery of housing against the required level over the plan period both in terms of actual delivery and projected delivery in the coming 4 year period. As at 31st March 2007, 2,745 dwellings had been completed in the Local Plan period.⁵

FIGURE 18: HOUSING TRAJECTORY DIAGRAM



The diagram shows a stabilisation, in the last year, of the gap between actual completions and the target Local Plan requirement. This target is derived from dividing the 5,500 total requirement over the 12 years of the plan (1999-2011) – hence a target of 458 per year. The gap at 31st March 2006 amounted to 919 houses. Projecting forwards, based on informed estimates of development coming forward from both allocated and windfall sites the gap between delivery and the overall target will narrow by 2011 to around 350-400.

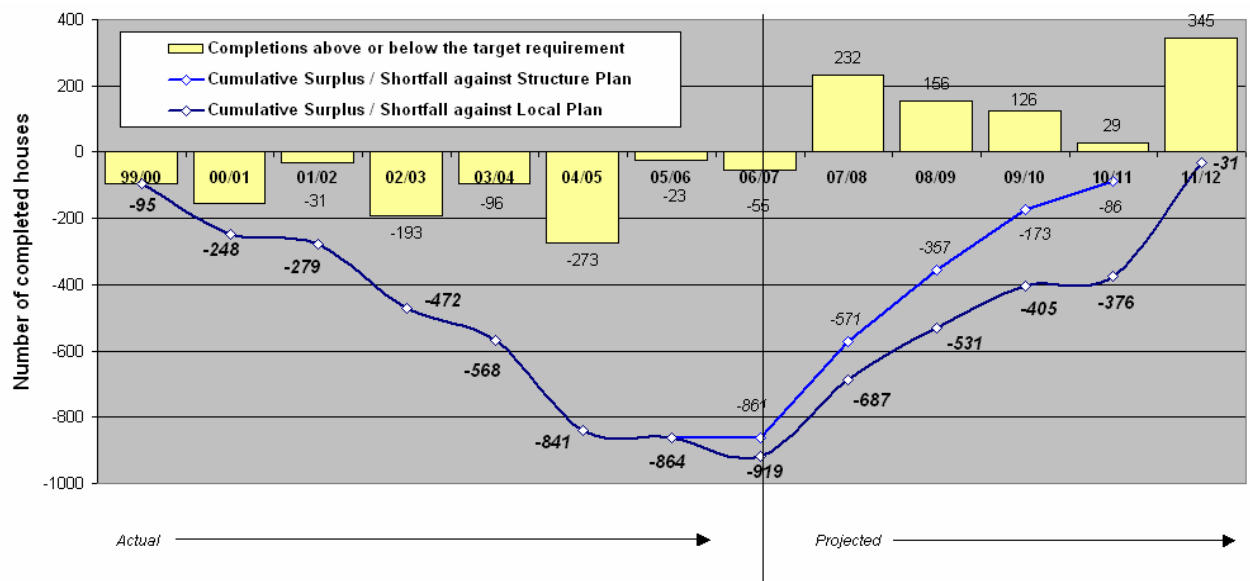
³ This figure is calculated from the dwellings on allocated sites, which are known to be under construction, and planned for 2007/08. There have also been a number of windfall sites granted permission and it is expected these will be developed next year.

⁴ This is based on the predicted completions from allocated sites, windfalls sites and the required 600 homes to be built per year as required by the Regional Spatial Strategy and set out in the Core Strategy Preferred Options.

⁵ The Housing Trajectory shows a five-year land supply. The current Local Plan and hence the housing requirements ends in 2011. Therefore the required housing completions for 2011/2012 have been predicted using the figures in the Core Strategy Preferred Options documents, which requires 600 dwellings per year (upper limit) to be completed in addition to currently allocated sites.

The figure below shows the relative performance year on year compared to an average of the overall housing requirement as a means to understand how this gap has developed and how it will close. The diagram shows that in both 2002/03 and 2004/05 there were significant shortfalls in delivery, which have created the deficit. There are two principal reasons for the shortfalls, namely the rumoured slowdown in the housing market in late 2003/early 2004, and more significantly delays in the finalisation of Section 106 agreements on a number of the large allocated sites, primarily as a result of the changing legislative and financial characteristics of affordable housing provision. The majority of the legal agreements have now been resolved allowing construction to start in earnest in the next year.

FIGURE 19: RELATIVE PERFORMANCE AGAINST THE AVERAGE ANNUAL HOUSING REQUIREMENT (1999 – 2012)



The figure above illustrates how building rates in excess of the annual target, over the coming 5 year period will reduce the cumulative shortfall in completed houses.

Both diagrams make reference to the 2016 Wiltshire Structure Plan, which was brought into use at 1st April 2006. This plan introduces a marginally lower annual requirement of 400 homes per year which if used as the comparison will see the actual housing supply deficit reduced to just 86 houses by 2011 (the end of the Local Plan period). Nevertheless, the RSS, when it is eventually adopted, is likely to introduce a requirement of at least 460 homes per year in the district (lower limit), making the Local Plan target more realistic for the purposes of monitoring over the long term.

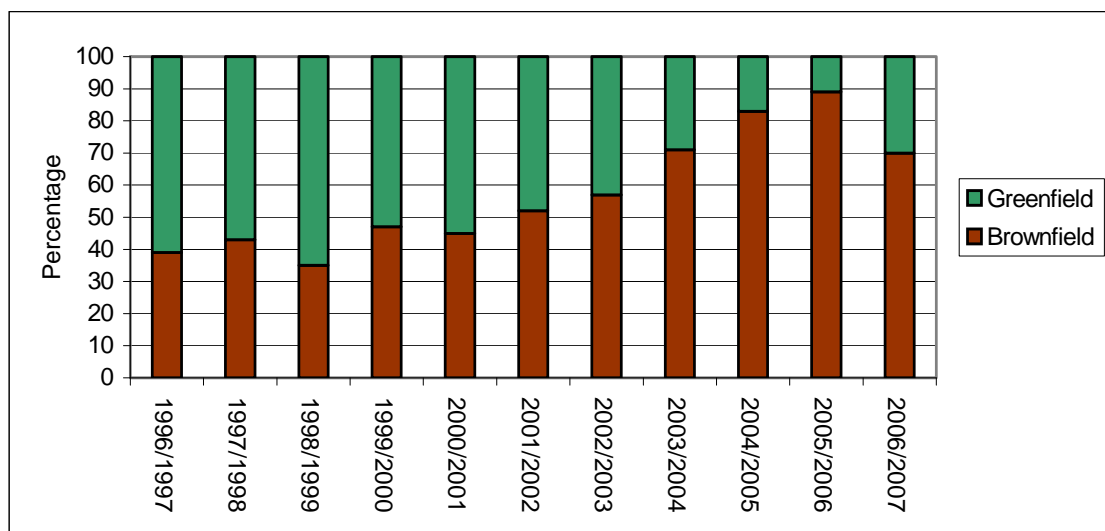
For the detailed data used to produce the above graphs, see appendix 1.

In terms of acting upon the findings, it is clear that all endeavours must be used to ensure committed schemes are not held back by further delays in finalisation of legal agreements, and that in the coming year progress is made in setting the context for housing allocations required beyond 2011 within the LDF Core Strategy.

Density and Greenfield/ Brownfield land development

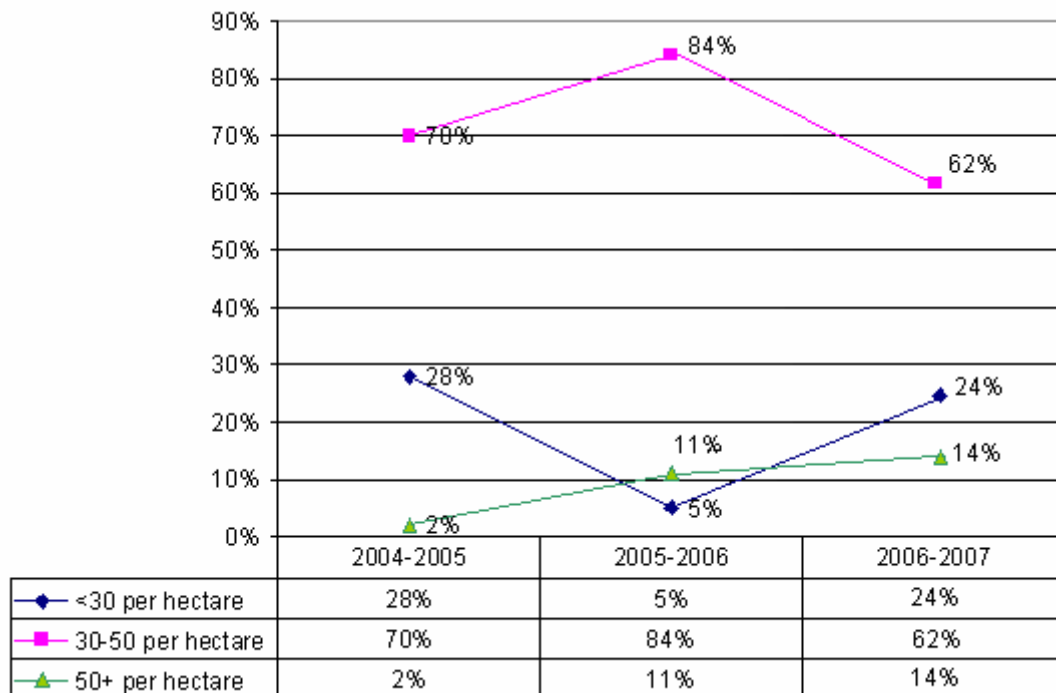
The figure below indicates a trend towards increased re-use of previously developed land for housing as opposed to ‘greenfield’ sites. Although the percentage of Brownfield sites being used for development decreased slightly in 2006/2007, this is mainly due to the fact that Salisbury has very few Brownfield sites available for redevelopment. Policies in the adopted Local Plan, in particular G1 and H22, prioritise such re-use. However, the extent to which this trend can continue is unclear: as noted in paragraph 2.1 of the Local Plan, there is a lack of derelict land in the district and the amount of urban land available for redevelopment is limited.

FIGURE 20: PERCENTAGE OF NEW DWELLINGS ON GREEN/BROWNFIELD LAND²¹



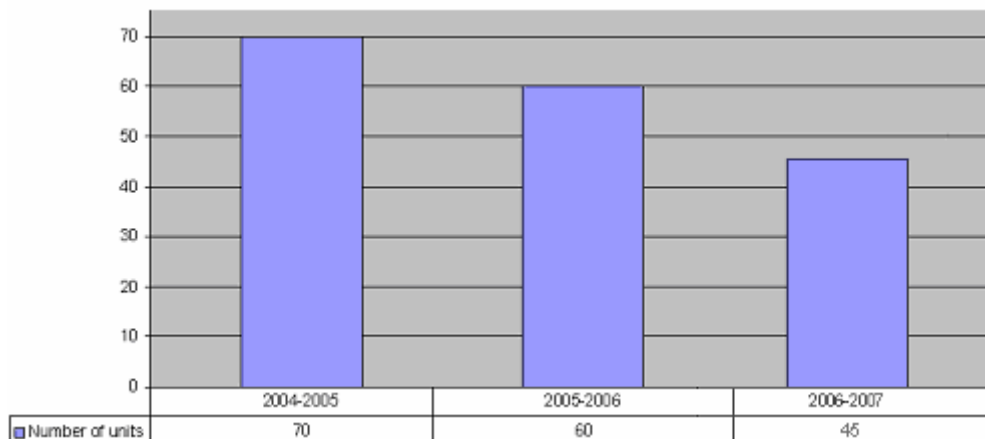
As indicated in the graph below, there has been a slight reduction in the number of dwellings completed at higher densities compared to 2005/06, although the number of dwellings completed at densities of 30-50 has risen compared to last year. The proportion of dwellings completed at below 30 per hectare has stayed relatively low over the past three years.

FIGURE 21: DENSITY OF NEW/CONVERTED DWELLINGS COMPLETED²²



45 affordable housing units were completed in 2006/2007, which is slightly lower than the previous year. Of this number, 15 were funded wholly through registered social landlords and 30 through a mixture of public subsidy and developer.

FIGURE 22: NUMBERS OF AFFORDABLE HOUSING UNITS COMPLETED



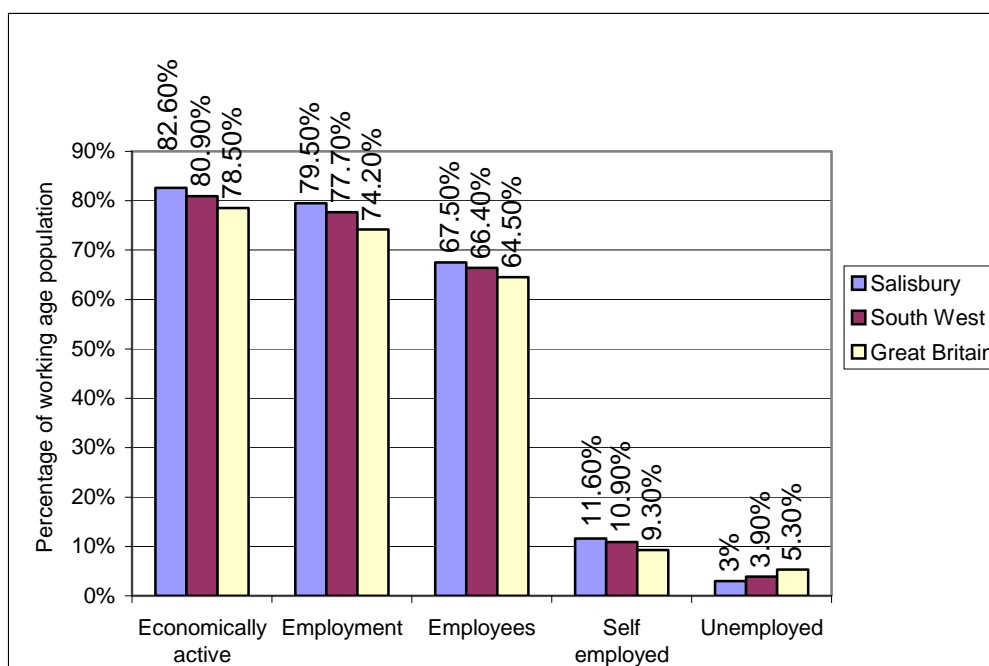
Section 3: Economy and society

Salisbury district offers an excellent environment for business growth and success. The area boasts an attractive combination of factors: existing business facilities, potential business sites and a skilled workforce. An additional attraction is the high quality of life for a company's employees and their families. Salisbury District Council works to sustain and develop a competitive economy and a high quality of life for its residents. We aim to develop the district's economy by encouraging new investment and supporting existing businesses.

Economic Activity and earnings

The figure below indicates that the proportion of people in employment in the district is higher than the regional and national level, and that unemployment is lower.

FIGURE 23: ANNUAL POPULATION SURVEY (APRIL 2005- MARCH 2006)²³



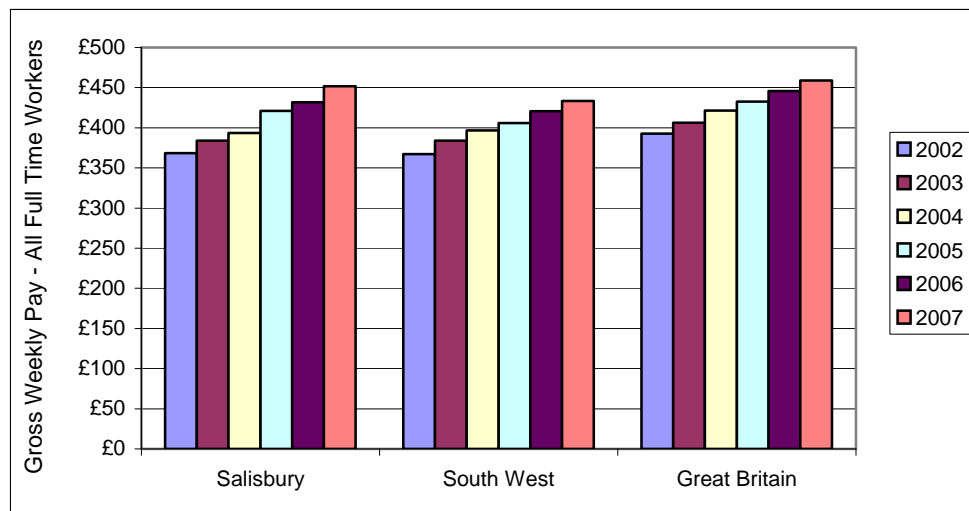
Annual earnings amongst residents of the district are higher than the county, regional and national level, and have risen proportionally in line with the wider picture. There is, however, a tendency for local employees to earn less, i.e. those commuting out of the district to work are paid more on average than those who commute into the district, or who live *and* work in the district. This trend is shared with some similar nearby districts, as indicated in the figure below.

FIGURE 24: GROSS WEEKLY EARNINGS OF RESIDENTS AND WORKPLACE²⁴

	Resident	Workplace
Great Britain	449.6	448.6
South East	488.7	470.1
South West	423.5	417.0
Kennet	447.0	393.3
North Wiltshire	499.4	459.9
Salisbury	431.2	413.9
West Wiltshire	449.2	361.7
Test Valley	501.1	456.5
Winchester	559.4	482.6
Southampton	401.2	461.1
Bournemouth	395.8	382.3
Wiltshire	455.3	413.7

The figure below shows that the gross weekly pay of full time workers in Salisbury is £451.9, which is higher than the regional average but lower than the national average. The figure also shows that in line with national and regional trends, earnings over the past 5 years have increased year on year.

Figure 25: Gross weekly pay of all full time workers (2002 – 2006)²⁵



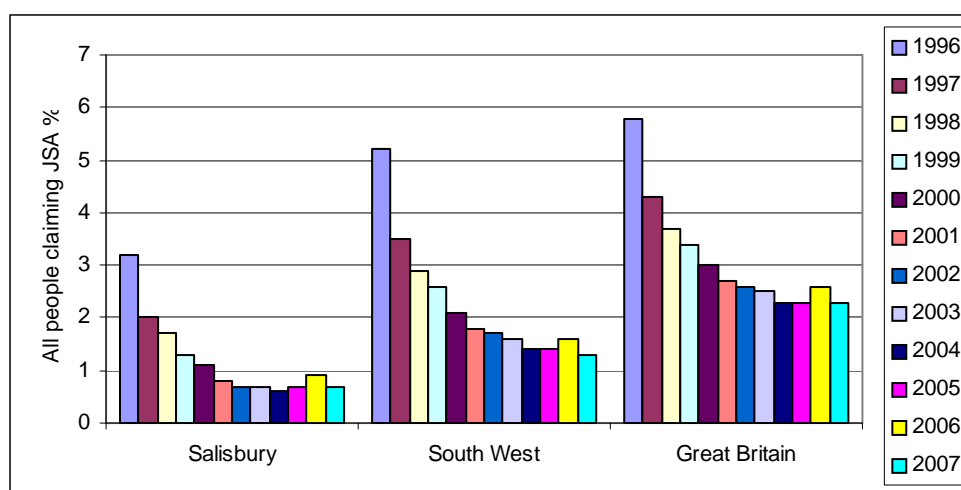
The affordability of housing, an issue highlighted elsewhere in this document, is an important priority for the council, and the house price to income ratio is a clear-cut means of illustrating the situation. The figure below relates to working households aged 20–39, based on gross household earnings and mean house prices for two and three bedroom dwellings, and indicates a ratio of over 5:1 in terms of earnings to mean house prices, well in excess of the national and regional levels.

FIGURE 26: HOUSE PRICE TO INCOME RATIO²⁶

	Household earned income	Mean house prices	House price / income ratio
England	£36,549	£150,235	4.11
SW	£32,444	£151,147	4.66
London	£50,504	£237,053	4.69
Salisbury	£32,574	£168,946	5.18

Job seekers allowance (JSA) can be claimed by those who are unemployed and the claimant count provides a guide for unemployment trends. The figure below shows the percentage of people achieving job seekers allowance locally, regionally and nationally. The figures for the district show that in 2007, 453 people were claiming job seekers allowance. This remains a low rate, compared to both regional and national averages. Reasons for the lowering of the number of people claiming JSA over the years can be attributed to a number of factors including a stable economy offering a wide variety of jobs, changes in the administration and JSA system and the introduction of other benefits.

Figure 27: All people claiming job seekers allowance (%)²⁷



Considerable further detail on the employment situation in the district is provided in a report on economic indicators prepared by the Council for the South Wiltshire Economic Partnership (SWEP) and South Wiltshire Strategic Alliance (SWSA) in September 2006.²⁸

Business development and local services

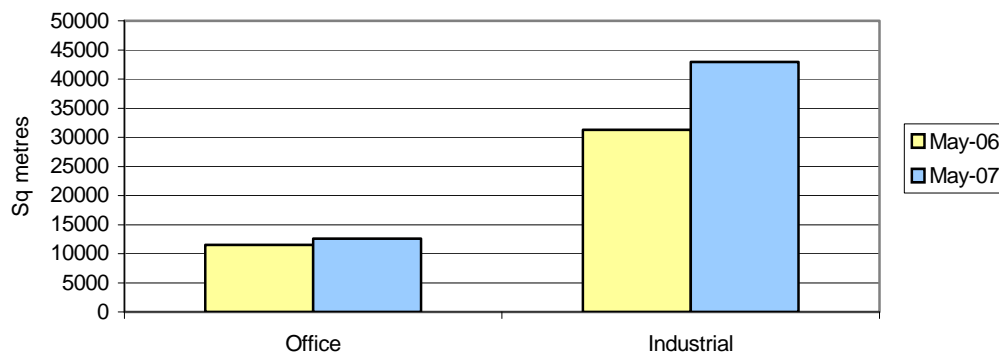
The figure below shows that in the period May 2006 to May 2007, employment land availability across Wiltshire fell slightly by 12.0% from 165.7 acres to 145.9 acres, with the total number of sites declining from 18 in May 2006 to 15 in May 2007. Employment land availability remained static in Salisbury across the May 2006 – May 2007 period at 45.12 hectares. This is largely accounted for by the Solstice Park development. Salisbury district has over 70% of the total availability within the county.

FIGURE 28: EMPLOYMENT LAND AVAILABILITY BY DISTRICT, MAY 2006 – MAY 2007²⁹

Area	May 2006 Hectares	May 2007 Hectares
Salisbury	45.12 (5 sites)	45.12 (5 sites)
Kennet	1.01 (1 site)	1.01 (1 site)
West Wiltshire	16.21 (9 sites)	6.45 (5 sites)
North Wiltshire	4.72 (3 sites)	6.44 (4 sites)
Wiltshire	67.1 (18 sites)	59.02 (15 sites)

The second figure below indicates the availability of office and industrial space in Salisbury, which grew considerably between May 2006 and 2007. However Salisbury still only accounts for a small proportion of the total available office space in Wiltshire. The industrial availability within the district has increased over the past year and is now at a relatively good level.

FIGURE 29: OFFICE AND INDUSTRIAL SPACE AVAILABILITY BY DISTRICT, MAY 2006 – MAY 2007³⁰



The table below indicates employment land completions by location and use class over the year 2006-2007 where there was a total gain of 4401 square metres of floorspace. A large amount of employment land was completed the previous year. No allocated employment land was lost to other use types over this period. There are no areas in the district specifically designated for regeneration.

FIGURE 30: EMPLOYMENT LAND COMPLETIONS BY LOCATION AND USE CLASS (Sq. M.)³¹

Site	Class	2005-2006	2006- 2007	Gain
Solstice Park Zone A	B*	428	1338	910
Salisbury, Bull Hotel	B1/A2	80	240	160
Land at Boscombe Down Business Park	B8	84	342	258
Batten Road, Downton Business Centre	B1/B8	0	1247	1247
Batten Road, Downton	B*	0	1022	1022
Brunel Road, Old FMC site (plots A2 and A3)	B2	1928	1975	47
Old Sarum Business Park	B1/B2	0	47	47
Sarum Business Park, The Portway	B1/B8	800	895	95
Land to the north of old Wilton South Railway Station	B1/B8	438	1053	615
Wilton, Bulbridge Farm	B*	214	No data	
Middle Woodford, Heale Park Farm	B1	592	No data	
			TOTAL	4401
Use class totals			A	0
			B*	1932
			B1	0
			B1/A2	160
			B1/B2	47
			B1/B8	1957
			B2	47

FIGURE 31: EMPLOYMENT DEVELOPMENT ON PREVIOUSLY DEVELOPED LAND (B-CLASSES ONLY)³²

	Business	General Industrial	Storage or distribution	Mixed uses
Floorspace developed (m ²)	881	556	258	8550
Floorspace developed in regeneration or development areas (m ²)	321	0	0	2269
% of completed floorspace on pdl	63.6%	46.0%	0.0%	36.7%
Amount of completed floorspace on pdl	765	256	0	397
Land developed	0.26	0	0.97	1.89

The figure below shows the net hectares of employment land developed across the County and the amount, which was developed on previously developed land⁶. The figures for Salisbury district are relatively consistent with other local authorities and the relatively low level of development on PDL reflects the fact that the Salisbury District has a low level of available Brownfield land.

⁶ The data only includes B uses.

Figure 32: Hectares of employment land developed on previously developed land³³

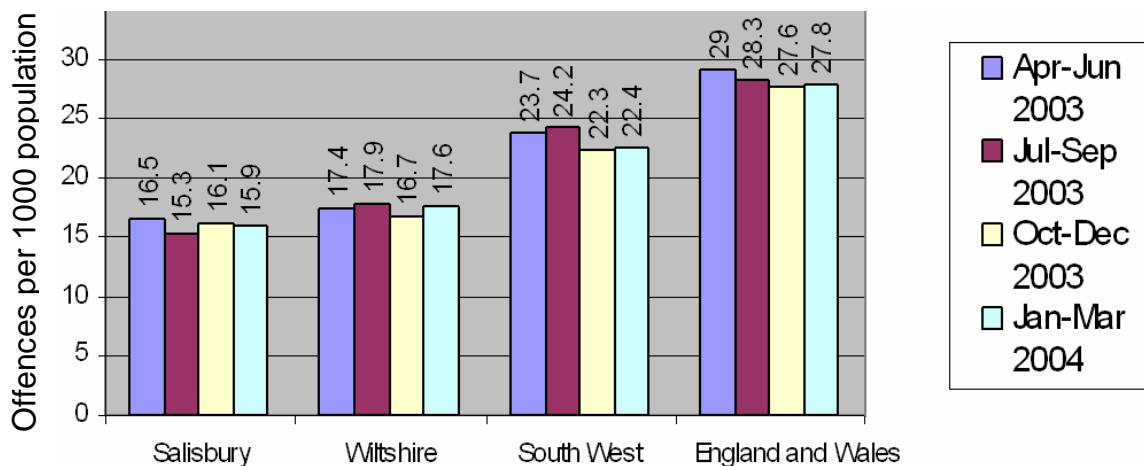


In June 2006 the council commissioned a retail and leisure needs assessment for the district, to provide a context for policies and proposals within the LDF, with particular reference to the amount of floorspace that needs to be allocated for future retail and leisure development. The results of this study have formed an important part of the evidence base for the Core Strategy currently being developed.

Crime

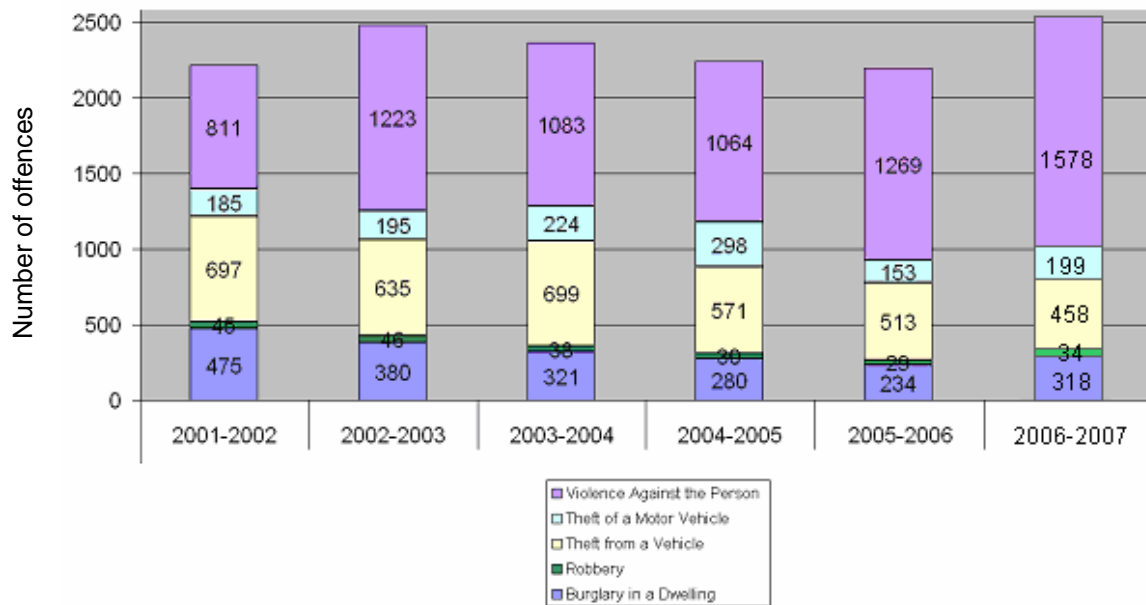
The figure below indicates that recorded crime in Salisbury district is low compared to other geographic areas. Indeed, Wiltshire is the second safest county in the UK³⁴, and a 'People's Voice'³⁵ survey additionally showed that 92%³⁶ of people within the Salisbury district felt 'safe' or 'very safe'. A 2003 survey showed that south Wiltshire residents considered low crime as the most important thing in making somewhere a good place to live, ranking crime 7th in a list of things most needing improvement.

FIGURE 33: OFFENCES PER 1000 POPULATION (2003-2004)³⁷



The next figure indicates a slight rise in recorded offences compared to the past few years. Compared to 2001 and 2002 there has been a fall in burglary, and thefts of (and from) vehicles. However, recorded instances of violence against the person increased somewhat in the last two years, which is of concern.

FIGURE 34: NUMBER OF OFFENCES BY TYPE, SALISBURY DISTRICT (2001 - 2007)³⁸



In order to maintain and enhance the prevalent low level of crime within Salisbury district, we regularly consult the Wiltshire Constabulary's Architectural Liaison Officer to ensure that new development is 'Secure by Design', meets the requirements of the police, and creates safe, high-quality places where people wish to live and work.

Section 4: Health and wellbeing

The development plan has played a role in promoting health and wellbeing within the district and the forthcoming LDF will seek to build on this. The provision of decent affordable homes, the continued delivery of extensive high-quality recreational facilities through planning gain, and the delivery of sustainable patterns of development encouraging walking and cycling will continue to contribute to a healthy population.

Life expectancy and illness

Statistics give a clear indication that the population of Salisbury district is generally healthy and long-living in comparison with the South West region and the country as a whole. Life expectancy in the district for both males and females exceeds both the country and the region, as does the proportion of people who rated their health as 'good' at the 2001 Census. The proportion of people with a limiting long-term illness at the 2001 Census, conversely, was lower in Salisbury district than the region and the country as a whole.

FIGURE 35: LIFE EXPECTANCY AT BIRTH (2001-2003)³⁹

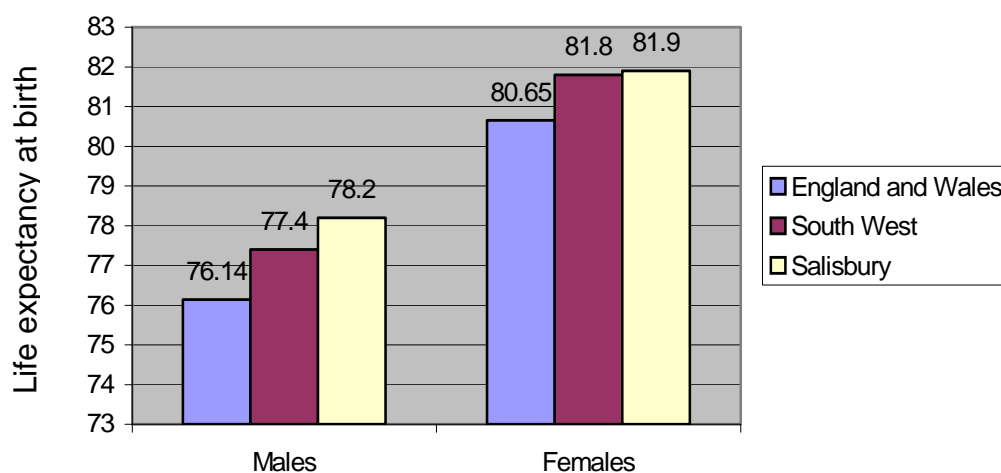


FIGURE 36: GENERAL HEALTH, APRIL 2001 ⁴⁰

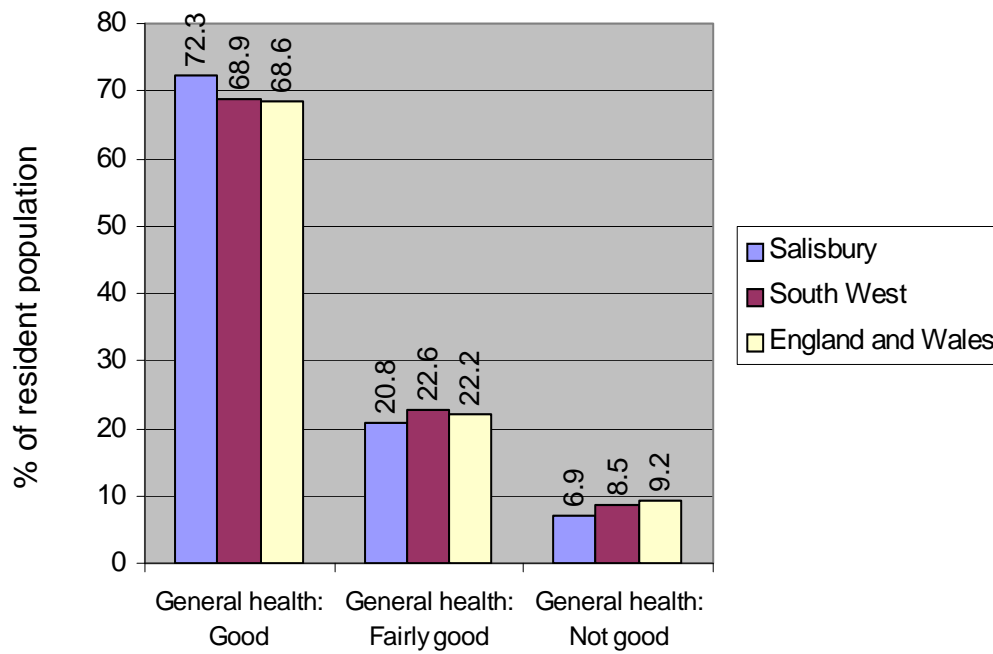
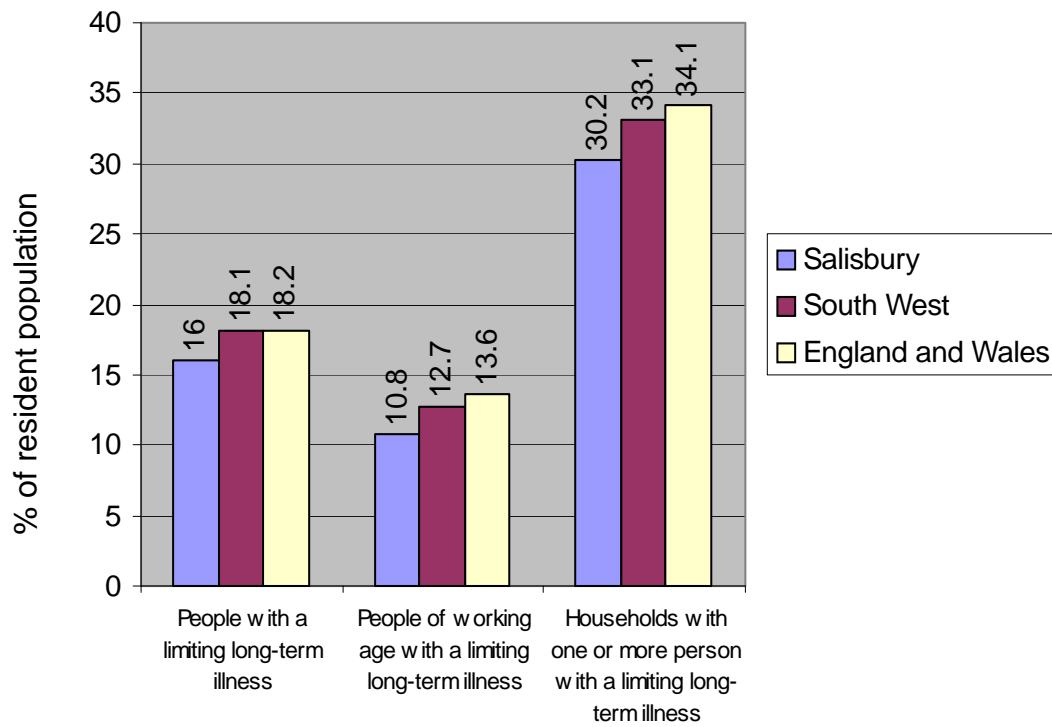


FIGURE 37: LIMITING LONG TERM ILLNESS, APRIL 2001 ⁴¹



Indices of Multiple Deprivation (IMD)

The Index of Multiple Deprivation 2004 is based on distinct dimensions (or 'domains') of deprivation, which can be recognised and measured separately. The overall IMD combines these separate domains to give an impression of the overall deprivation experienced in an area. They are:

Income deprivation: This includes a range of benefits-related factors including Income Support and Job Seekers' Allowance.

Employment deprivation: This includes factors relating to unemployment, incapacity benefit, severe disablement allowance and participants in the New Deal.

Health deprivation and disability: This identifies areas with relatively high rates of people who die prematurely, whose quality of life is impaired by poor health, or who are disabled.

Education, skills and training deprivation: Indicators fall into two sub domains: one relating to education deprivation for children and young people in the area and one relating to lack of skills and qualifications overall.

Barriers to housing and services: This includes 'geographical barriers', such as the distance from key services such as a GP and schools. It also includes household overcrowding, homelessness and access to owner-occupation.

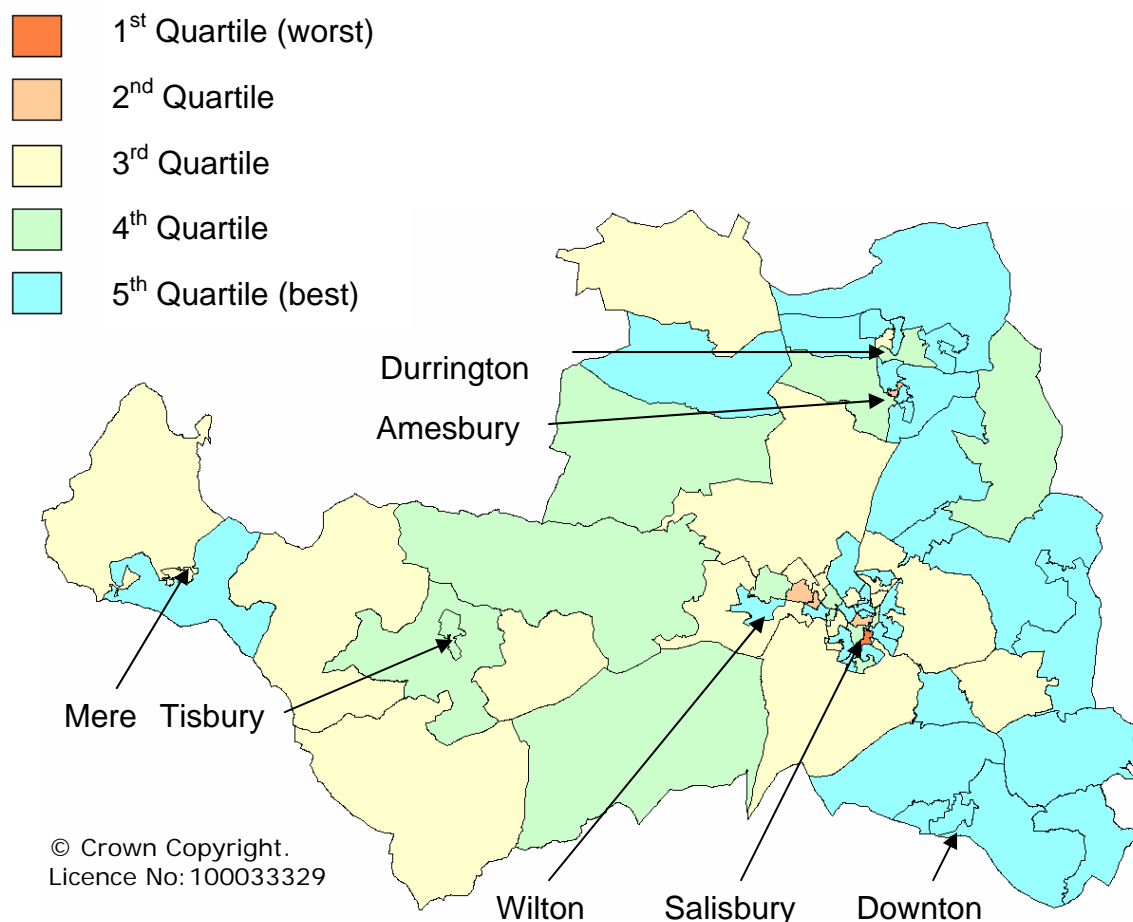
Crime: This measures the incidence of recorded crime for four major crime themes including burglary, theft, criminal damage and violence.

The living environment: This comprises both the quality of housing and the 'outdoors' living environment including air quality and road traffic accidents.

Salisbury district emerges as an area of relatively little deprivation, ranking 264th out of 354 Local Authorities in England for IMD (with 1 being the most deprived), based on the average scores of the constituent LSOAs (Lower Super-Output Areas⁴²).

The map overleaf illustrates the IMD position, in terms of national quintiles, of the District's SOAs, which shows that the majority of SOAs are in the top two quintiles. 48% are within the top quintile, and most of these are in the city of Salisbury, and towards the east of the district. Those 7% of SOAs within the bottom quintile are all urban, with four in Salisbury and one in Amesbury.

FIGURE 38: INDEX OF MULTIPLE DEPRIVATION BY QUINTILE AND SUPER-OUTPUT AREA⁴³



The table below indicates the number of SOAs in the district, within each quintile, for each domain. In all except one domain, the majority are in the highest two quintiles. In the Barriers domain, the majority of SOAs fall into the lowest two quintiles. This is largely a result of the dispersed and rural character of the district, although certain urban wards are also affected, albeit to a lesser degree. The Environment domain, where four wards fall into the second-lowest quintile, is also an area of concern. The second table indicates deprivation by ward, based on a mean ranking of each ward's constituent SOAs. The most important observation here is that there is one single ward (Bemerton in north-western Salisbury), which ranks into the second-lowest quintile in IMD, and is the lowest-ranking ward in all domains by some considerable margin. This is the sole ward in the district within the second-lowest quintile in the Income domain, and the only ward within the lowest quintile in the Education domain. It is furthermore one of only three wards (all within Salisbury city) that are within the second-lowest quintile in the Crime domain.

FIGURE 39: NUMBER OF SOAs IN THE DISTRICT BY QUINTILE⁴⁴

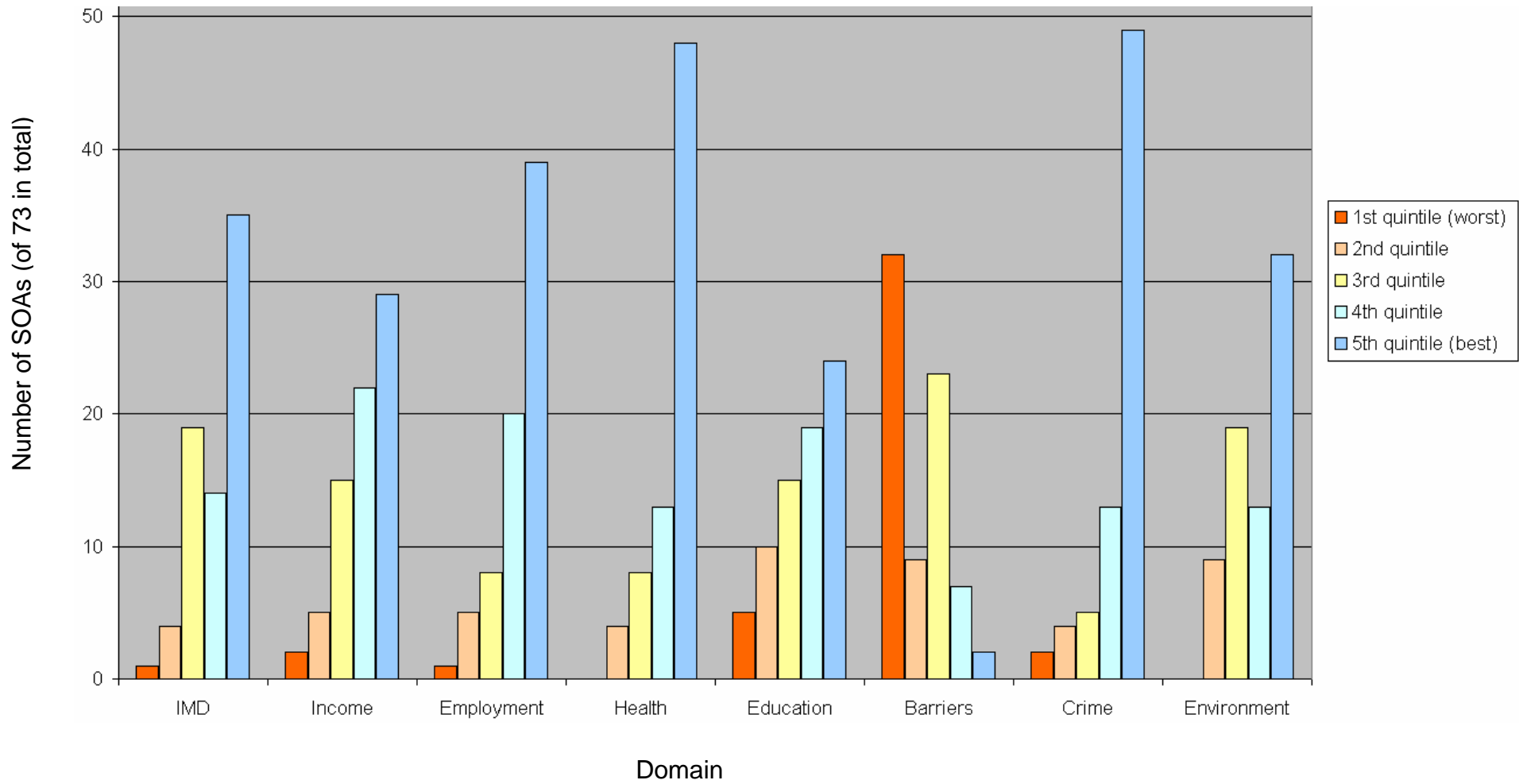


FIGURE 40: WARDS BY QUINTILE AND DOMAIN⁴⁵

(1st = worst quintile; 5th = best)

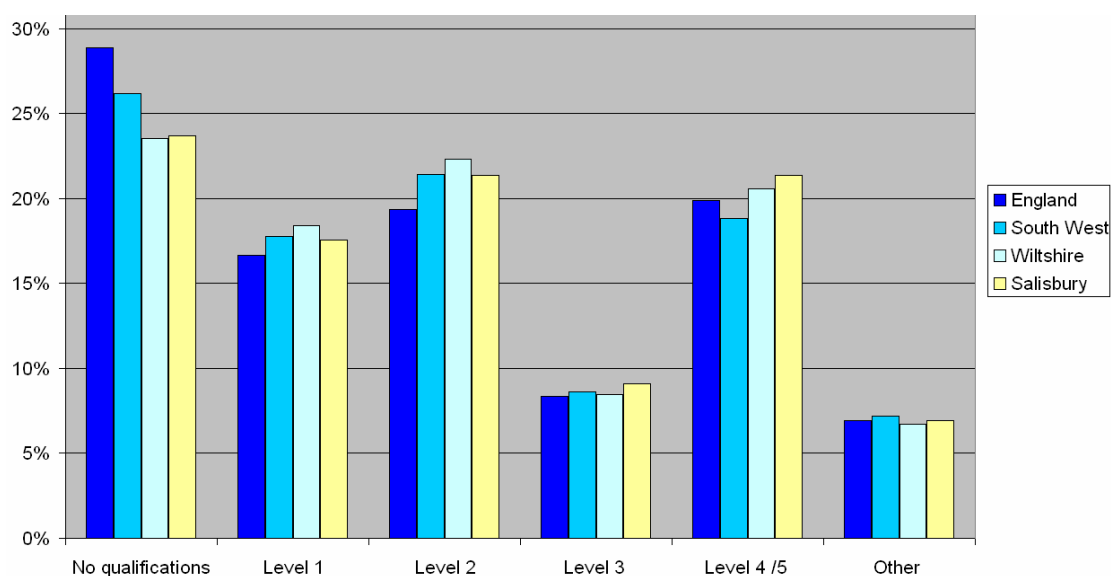
Ward	IMD	Income	Employment	Health	Education	Barriers	Crime	Environment
Alderbury and Whiteparish	4 th	4 th	5 th	5 th	4 th	1 st	5 th	5 th
Amesbury East	4 th	4 th	4 th	4 th	3 rd	2 nd	5 th	5 th
Amesbury West	4 th	3 rd	4 th	4 th	3 rd	3 rd	2 nd	5 th
Bemerton	2 nd	2 nd	3 rd	3 rd	1 st	2 nd	2 nd	4 th
Bishopdown	4 th	4 th	3 rd	4 th	3 rd	3 rd	4 th	5 th
Bulford	4 th	5 th	5 th	5 th	3 rd	1 st	5 th	5 th
Chalke Valley	4 th	4 th	5 th	5 th	4 th	1 st	5 th	2 nd
Donhead	3 rd	4 th	4 th	5 th	4 th	1 st	5 th	3 rd
Downton and Redlynch	5 th	4 th	5 th	5 th	4 th	2 nd	5 th	4 th
Durrington	5 th	4 th	5 th	5 th	3 rd	3 rd	5 th	5 th
Ebble	3 rd	4 th	4 th	5 th	4 th	1 st	4 th	3 rd
Fisherton and Bemerton Village	4 th	4 th	4 th	4 th	4 th	3 rd	4 th	3 rd
Fonthill and Nadder	4 th	4 th	4 th	5 th	3 rd	1 st	5 th	3 rd
Harnham East	5 th	5 th	5 th	5 th	4 th	2 nd	5 th	5 th
Harnham West	4 th	4 th	4 th	4 th	4 th	2 nd	4 th	4 th
Knole	3 rd	4 th	4 th	5 th	4 th	1 st	5 th	2 nd
Laverstock	4 th	4 th	5 th	5 th	4 th	2 nd	4 th	5 th
Lower Wylde and Woodford Valley	3 rd	4 th	4 th	4 th	4 th	1 st	5 th	2 nd
St Edmund and Milford	4 th	3 rd	3 rd	3 rd	5 th	3 rd	4 th	2 nd
St Mark and Stratford	4 th	4 th	4 th	4 th	4 th	3 rd	4 th	4 th
St Martin and Milford	3 rd	3 rd	3 rd	3 rd	4 th	3 rd	2 nd	3 rd
St Paul	4 th	4 th	4 th	4 th	3 rd	3 rd	5 th	3 rd
Till Valley and Wylde	4 th	4 th	5 th	5 th	4 th	1 st	5 th	3 rd
Tisbury and Fovant	4 th	4 th	5 th	5 th	4 th	1 st	5 th	3 rd
Upper Bourne, Idmiston and Winterbourne	5 th	5 th	5 th	5 th	4 th	1 st	5 th	5 th
Western and Mere	4 th	4 th	4 th	4 th	3 rd	3 rd	5 th	3 rd
Wilton	4 th	4 th	4 th	4 th	2 nd	2 nd	5 th	3 rd
Winterslow	4 th	5 th	5 th	5 th	5 th	1 st	5 th	5 th

Section 5: Education

Educational achievement figures within the district are high compared to those for Wiltshire and England. This is a trend that the council can assist in maintaining. Through planning gain the council has secured the provision of three new primary schools within the current plan period, and has additionally secured financial contributions for the Local Education Authority in order to ensure that growth of additional capacity and quality are maintained.

The figures below indicate that Salisbury district has a lower than average percentage of people with no qualifications and a larger proportion with level 4 or 5 qualifications.

FIGURE 41: QUALIFICATIONS OF PEOPLE AGED 16-74 (APRIL 2001)⁴⁶



Level 1: 1+ 'O' level passes; 1+ CSE/GCSE any grades; NVQ level 1; or Foundation level GNVQ

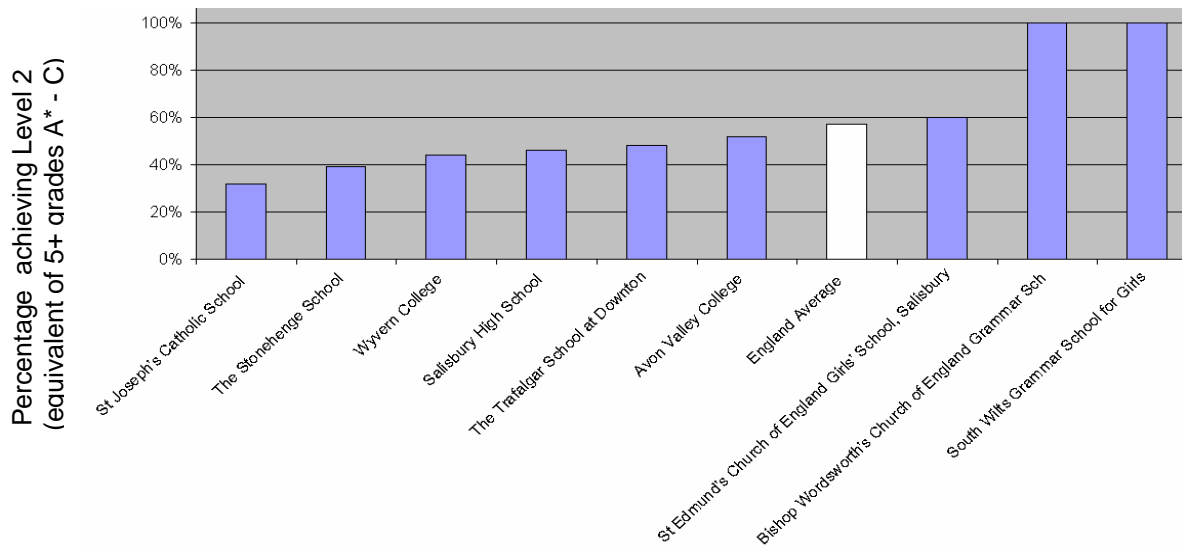
Level 2: 5+ 'O' level passes; 5+ CSE (grade 1's); 5+ GCSEs (grades A-C); School Certificate 1 + 'A' levels/'AS' levels; NVQ level 2; or Intermediate GNVQ.

Level 3: 2+ 'A' levels, 4+ 'AS' levels, Higher School certificate, NVQ level 3, Advanced GNVQ.

Level 4/5: First degree, Higher degree, NVQ levels 4 and 5; HNC, HND, Qualified Teacher status, Qualified Medical Doctor, Qualified Dentist, Qualified Nurse, Midwife, Health Visitor.

Other qualifications/level unknown: Other qualifications (e.g. City and Guild, RSA/OCR)

FIGURE 42: SALISBURY DISTRICT LOCAL AUTHORITY SCHOOLS GCSE RESULTS, 2004⁴⁷



Section 6: Environment

Most of the district is essentially rural, with the city of Salisbury being the only major urban area. Even here the built-up area is relatively limited, and, as with many of the settlements in the district, the transition to countryside is sudden and dramatic. The landscape therefore dominates the district, and its quality is exceptionally high and varied, comprising a number of distinctive areas:

- Extensive open downlands of Salisbury Plain and the West Wiltshire Downs;
- East-west chalk escarpments;
- Cranborne Chase;
- The Vale of Wardour;
- Several distinctive and linked river valleys, and
- The New Forest⁴⁸.

Designations

The council attaches great importance to the preservation of the countryside and wishes to conserve the character, appearance and resources of the rural area whilst promoting the wellbeing of rural communities and the viability of agriculture. The overwhelming majority of the land area of the district (92.9%) falls under specific designations by virtue of the quality of the natural environment and heritage. As indicated below this is by some margin the highest of all Wiltshire districts.

FIGURE 43: PERCENTAGE OF DISTRICT UNDER SELECTED DESIGNATIONS⁴⁹

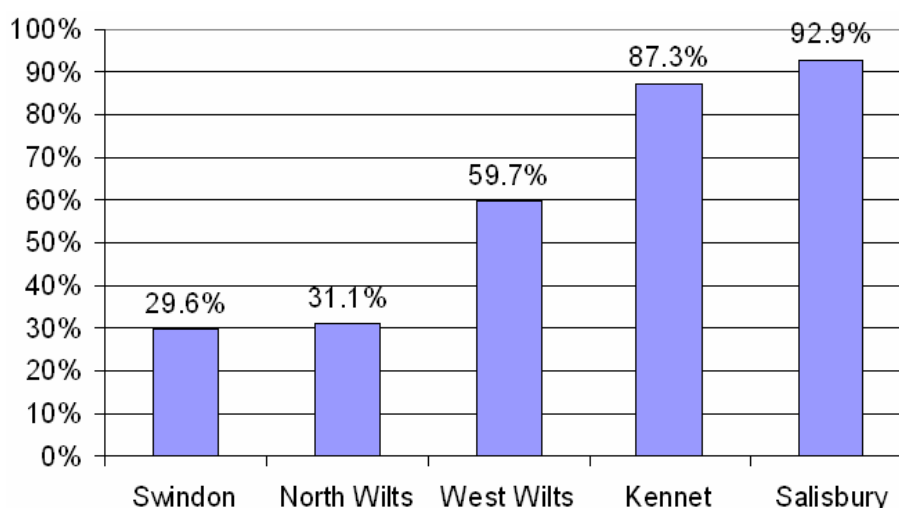


FIGURE 44: PERCENTAGE OF DISTRICT UNDER SELECTED DESIGNATIONS⁵⁰

	sq km	% of district
AONB	463.69	46.2
World Heritage Site	26.41	2.6
Special Landscape Area	444.75	44.3
New Forest National Park ⁵¹	30.68	3
SSSIs ⁵²	135	13.4

Parks and open spaces

Parks and open spaces have an important positive role in people's lives, providing opportunities for leisure, sport, recreation, visual amenity and education, as well as benefits to wildlife and biodiversity. Under the existing Local Plan there are 145 designated sites under four categories, shown in the table below.

FIGURE 45: NUMBER, TYPE AND SIZE OF PUBLIC OPEN SPACES⁵³

Type	Number of sites	Total area (sq km)	Total area (ha)
Recreational Open Space ⁵⁴	117	2.47	246.66
Important Open Space ⁵⁵	23	0.25	24.57
Urban Park ⁵⁶	4	0.20	20.19
Avon Valley Project ⁵⁷	1	0.33	32.95

In addition to these, there are several hundred other spaces of various types within and around settlements, which contribute to overall quality of life. A district-wide PPG17 audit of such sites was commissioned by the council in 2006, carried out by external consultants. The study is to provide a detailed qualitative and quantitative understanding of open spaces, the results of which will act as evidence to underpin the Core Strategy.

There are currently no open spaces within the district managed to the Green Flag award standard. However, the council is developing management plans for several important parks within Salisbury with the intention of applying for and attaining this standard over the next few years. The Council did apply for Green Flag status at Queen Elizabeth Gardens in 2007 but were not awarded it so they will be trying again in 2008. Other entrants will include Victoria Park, Winston Churchill gardens, Harnham recreational ground, and Hudson's field.

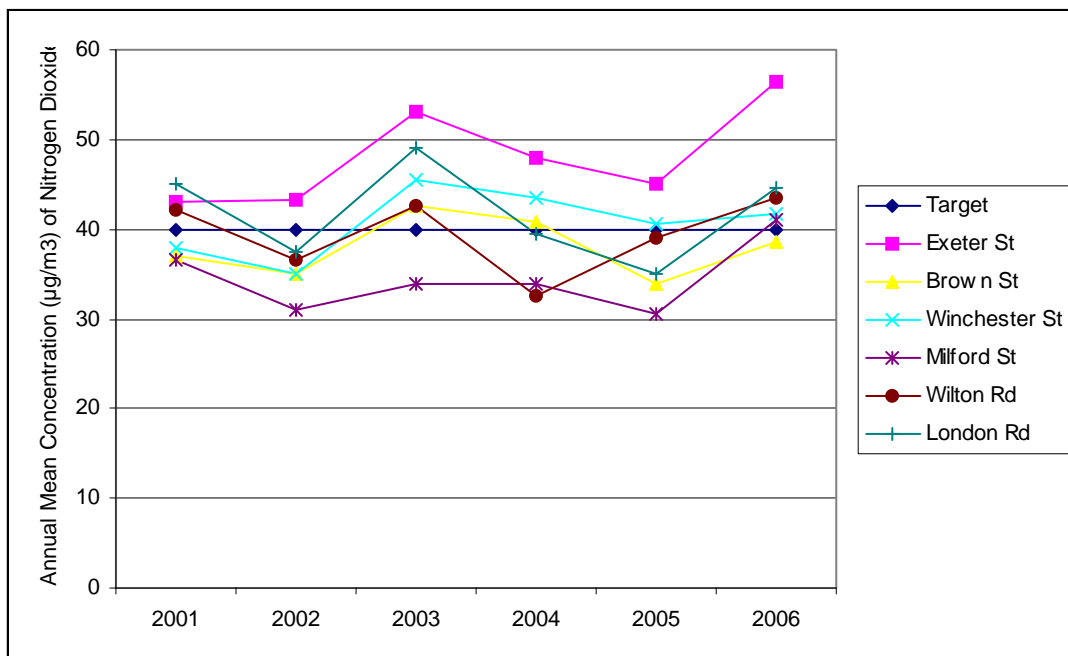
Air quality

The Environment Act 1995 places responsibilities on local authorities to measure and manage air quality. This Act, and the National Air Quality Strategy, set health-based standards for the seven main pollutants in the UK. They also set specific dates by which those standards must be met. It has been determined by the council that the main parameter of concern is nitrogen dioxide, the primary source of which is vehicle exhaust fumes. This

has led to the declaration of five Air Quality Management Areas (AQMAs) in the city centre and one on the A36 at Wilton. The chart below indicates that there has been a slight increase in nitrogen dioxide levels over 2006 with several of the AQMAs exceeding the NO₂ annual mean AQS objective of 40µg/m³.

The council recognises that the promotion of sustainable transport is fundamental in the reduction of pollution, and a sustainable land use and transportation strategy for the Salisbury urban area is an objective of the Local Plan. Measures such as Park and Ride, promotion of cycling and walking, and the requirement for Green Travel Plans for new applications for medium- and large-sized developments, are intended to reduce reliance upon the motor vehicle. Further details on transport within the district are given in Section 7 of this document.

FIGURE 46: MEAN CONCENTRATION (µG/M3) OF NITROGEN DIOXIDE⁵⁸



Flooding and the water environment

River systems are one of the defining features of the Salisbury area, with the Ebble, Nadder, Wylye, Bourne and others joining with the Avon within the district. The value of the rivers in terms of biodiversity, landscape, recreation, and quality of life is immense, and hence protecting and conserving them is a key objective of the council. In addition to such benefits there are also of course risks of flooding, and an area in excess of 40 square kilometres of the district are flood plain. The vast majority of this land is in open countryside and has remained undeveloped, and protected by various landscape and environmental designations. Local Plan policy G4 specifically relates to flooding risk and restricts against development which would be at risk of flooding itself or increase the risk elsewhere.

During the financial year 2006-07, three permissions were granted contrary to Environment Agency advice⁵⁹.

As required under PPS25, a Strategic Flood Risk Assessment of the district has been undertaken. Recognising the geography of river catchment areas and flooding issues, this was commissioned in partnership with several other local authorities within the Avon system. Fundamentally the study addressed questions of where, when, how often and to what extent flooding can be expected to take place, taking into account both local circumstances and the potential implications of climate change. This study has formed a critical part of the evidence base of the emerging Core Strategy and the wider Local Development Framework.

Current renewable energy projects in Wiltshire⁶⁰

Renewable energy capacity at present is limited with only one relatively small project in the district being reported by the South West Renewable Energy Agency (highlighted).

FIGURE 47: RENEWABLE ENERGY PROJECTS IN WILTSHIRE⁶¹

Technology Type	Project Name	Owner/developer	Renewable energy capacity (MW)
Landfill Gas	Calne	Viridor	2.00
Landfill Gas	Chapel Farm Landfill	Hills Minerals and Waste	0.96
Landfill Gas	Compton Bassett Landfill	Hills Minerals and Waste	2.00
Landfill Gas	Westbury Power Plant Landfill	Viridor	2.41
Solar Photovoltaic	ESD electric vehicle garage, Neston	Commercial	0.001
Solar Photovoltaic	BP Garage, Hungerdown Lane	Commercial	0.016
<u>Sewage Gas</u>	<u>Salisbury STW</u>	<u>Wessex Water</u>	<u>0.09</u>
Sewage Gas	Swindon	Thames Water	0.45
Sewage Gas	Trowbridge STW	Wessex Water	0.09
County Total 8.017 MW			

Biodiversity Monitoring

Discussions arising within the sub-regional monitoring groups have confirmed that whilst progress has been made with monitoring NCOI 8, comprehensive monitoring across the region remains an issue. Through close working with the South West Observatory and the Environment Agency, contact has been made with each county Biodiversity Record Centre to establish closer joint working and to confirm the potential availability of data. Frameworks for future monitoring data on habitats are being established. However, the relevance and potential for successful monitoring of changes in species is less clear. Further guidance from Department for Communities and Local Government (DCLG) on this indicator is required, if local authorities are to achieve full monitoring of the NCOIs according to their requirements.

Conclusions

We will strive to deliver patterns of development that give real alternatives to use of the private car, and thereby help reduce air pollutants. Similarly we will seek to improve further our close working ties with key partners such as the Environment Agency, English Nature and English Heritage.

The indicators in this section flag up the need for us to ensure even closer partnership working with the Environment Agency, in order that new development is safe from flood risk.

A major constraint is the conservation interests of the Special Area of Conservation, comprising the River Avon and its tributaries. Additional steps will be taken to work with the Environment Agency and English Nature to ensure new patterns of development do not have adverse impacts on this internationally important habitat. This will include carrying out appropriate assessments, both alone and in combination, under the Habitat Regulations for all new major developments, that in the view of our partners could have an adverse impact.

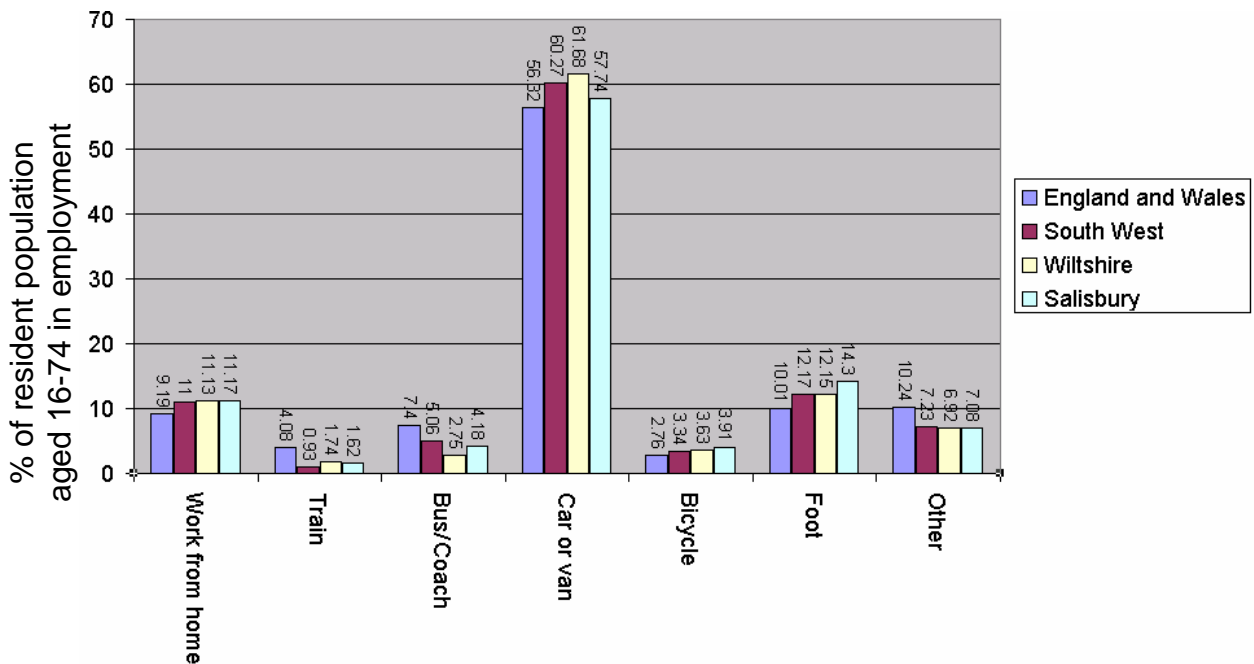
We have commenced a programme to reassess all of our conservation areas and have recently designed Old Sarum Airfield as a conservation area, bringing the total conservation areas in the district to 70. We will continue to give detailed conservation and design advice to our colleagues in development control and to our customers and we have built capacity with the addition of a new full time Urban Design advisor. We will continue to work towards implementation of the objectives in the Stonehenge World Heritage Site Management Plan (SPG) and seeking locally acceptable solutions to enhancing the setting and visitor experience of Stonehenge.

Section 7: Transport

Transport is recognised as one of the most important issues for the district, with the promotion of sustainable transportation being a key objective of the Local Plan. The overall approach aims to minimise the need for travel, reducing reliance on the car and encouraging the use of environmentally-friendly modes of transport, while providing good accessibility and promoting economic vitality within the district. Many of the key challenges facing the council stem from the geography the district, where the compact and densely-populated urban centre of Salisbury acts both as the economic centre of a large hinterland, and the nodal centre of numerous transport routes – both road and rail. The council is expecting to improve monitoring so that the amount of completed non-residential development within Use Class Orders A B and D complying with Local Plan car-parking standards can be monitored.

The chart below indicates that the most common mode of commuting in the district at the 2001 Census, at over 57%, was by car or van. This is slightly more than the national figure, and slightly lower than the county and regional figures. However, higher proportions of people in the district commute to work by bicycle or by foot than at the other three geographic levels.

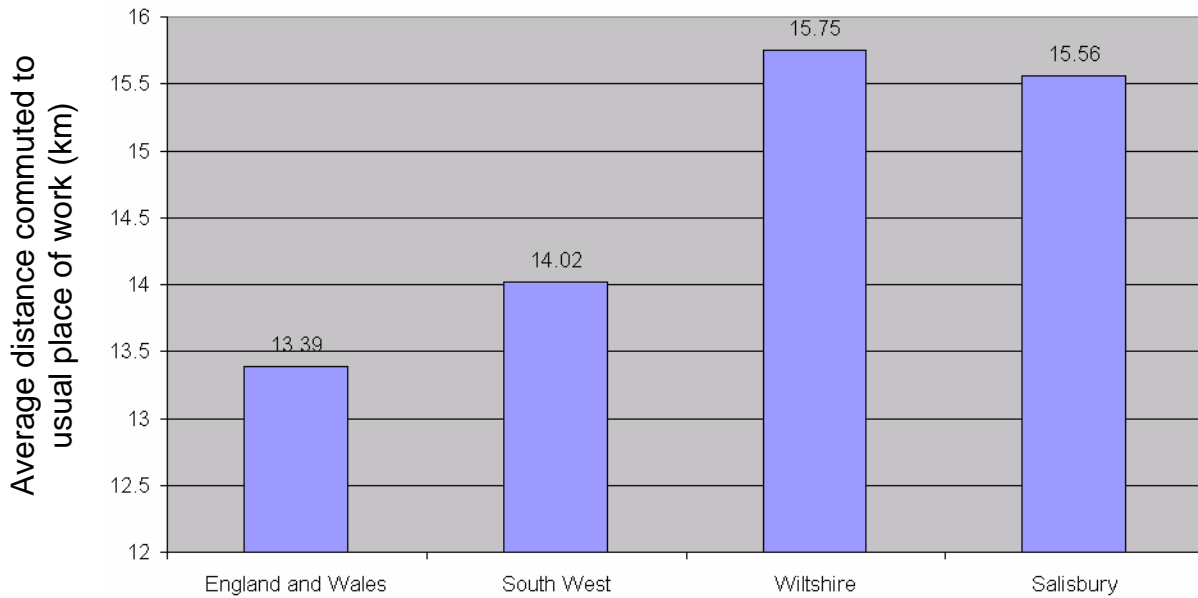
FIGURE 48: MODE OF COMMUTING TO WORK (APRIL 2001)⁶²



The chart below indicates that commuting distances in the district (as is the case in Wiltshire overall) are relatively high in comparison with the regional and national figures. The reasons for this may be threefold. Firstly, Salisbury is well served by rail links to London, with many people choosing to commute by this means. Secondly, being a rural district with relatively few centres of employment, it is accepted that there is a need to travel from the remote

areas to these employment hubs. Thirdly, due to the high cost of housing in the district, many employees choose to live in neighbouring districts, where the cost of living is lower, and commute in.

FIGURE 49: DISTANCE COMMUTED (APRIL 2001)⁶³



Accessibility to services by public transport (NCOI 3b)

The graphs below indicate the proximity of new residential development to various important services and facilities by means of public transport. Whilst only 37% of new development was within 30 minutes' travel time of all 6 types, on an individual service basis the figures are generally very high with the exception of access to a hospital.

The second graph indicates that in comparison with the other districts in Wiltshire, Salisbury's figure is relatively low at the present time. This issue of access to services is a key one and will aim to be addressed through the emerging Core Strategy to ensure everyone has easy access to a range of facilities.

FIGURE 50: % OF NEW RESIDENTIAL DEVELOPMENT WITHIN 30 MINUTES' PUBLIC TRANSPORT TIME TO SERVICES, SALISBURY DISTRICT⁶⁴

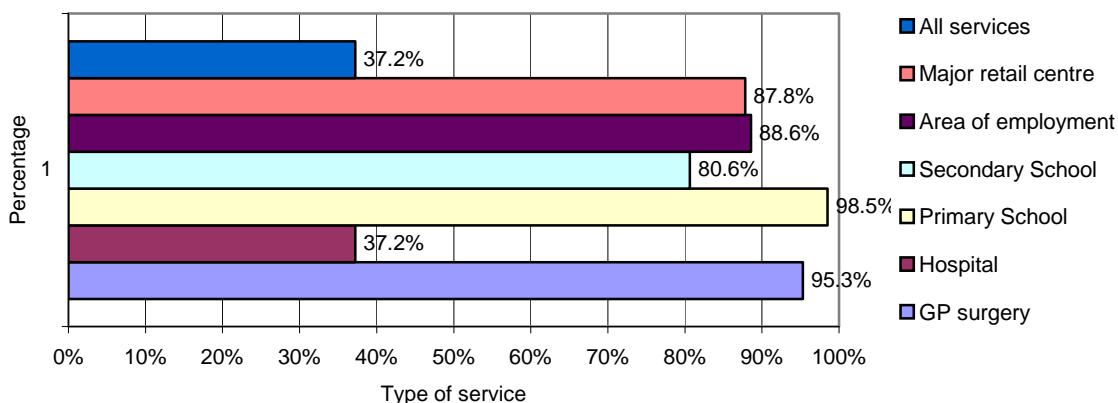
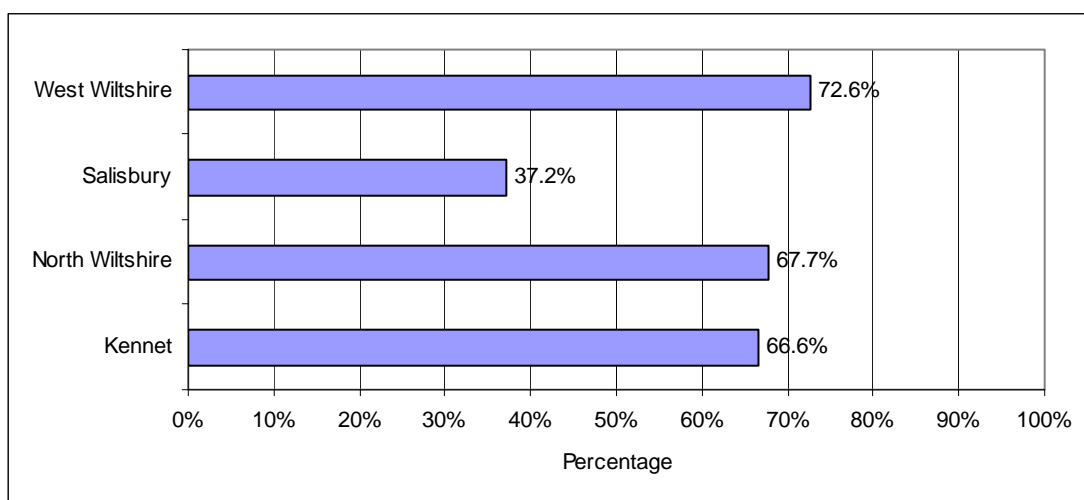


FIGURE 51: PERCENTAGE OF NEW RESIDENTIAL DEVELOPMENT WITHIN 30 MINUTES' PUBLIC TRANSPORT TIME TO ALL 6 SERVICES⁶⁵



Conclusion

We have made steady progress towards delivery of the Local Development Framework and met the published deadlines in our Local Development Scheme. The statistics in this report highlights some real challenges ahead, which will provide the core focus for the emerging Local Development Framework. We are pleased that the adopted Local Plan has started to address some of these issues, but we will never be complacent and will strive to find innovative ways in which to rise to the challenges ahead.

The emerging Core Strategy represents the key document in which many of the issues raised in this report will aim to address to ensure the district grows in a sustainable way and is able to meet the needs of all people into the future.

Appendix 1 – Data used to produce the Housing Trajectory

	Past				Future						Totals
	Allocated	Consented	Built to 2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	Supply
Downton Tannery	50	50	50								50
Bishopdown Triangle	139	139	139								139
Downton Road, Salisbury	138	138	138								138
Downton Road Extension	120	130			45	45	40				130
Old Sarum, Salisbury	630	689	15		120	120	120	120	120	74	689
Odstock Hospital, Salisbury	45						23	22			45
Duck Lane, Laverstock	120	125		19	60	46					125
Old Manor Hospital, Salisbury	80						40	40			80
Amesbury	550	550	4	104	100	100	100	100	42		550
Dinton	30					15	15				30
Wick Lane, Downton	50				25	25					50
Netheravon Road, Durrington	120				40	40	40				120
Hindon Lane, Tisbury	75				35	40					75
Bulbridge, Wilton	45						23	22			45
White Road, Mere	50	50	50								50
Clements Lane, Mere	49	49	7	17	25						49
Netherhampton Rd, Salisbury	125	144	105	39							144
Other allocated in Core Strategy									600	600	1200
	2416	2064	508		450	431	401	304	762	674	3709
Windfall	2200			212	240	183	183	183	183	183	1367
<i>(183 per yr + large scale additions)</i>											

Notes

1. All annual build calculations have been taken from the Housing Land Availability Report 2007 issued by WCC.

2. The expected annual build for 2007/08 was calculated by adding up the number of completions so far plus an estimate of the extra number expected to be completed (based on the houses which have been started but not fully completed).

3. The expected annual build for the rest of the years is based on an estimate of building rates.

4. The expected annual build for Clements Lane, Mere was calculated using the figure of started dwellings with an estimate of how many extra dwellings are likely to be completed: 24 (under construction) + 1 (no. expected to be started) = 25.

5. The expected annual build for Duck Lane, Laverstock was calculated using the figure of started dwellings with an estimate of how many extra are likely to be completed: 53 (under construction) + 7 (no. expected to be started) = 60 for 2007/08.

6. Windfall for 2007/08 was calculated by adding the average expected windfall number (183 per year) to the sites with know permissions for dwellings of 10 or more, as it is expected these will come forward for development within 2007/08. The windfall sites are: S/2007/1680 - 10 dwellings, Tisbury; S/2007/1671 - 12 dwellings, Salisbury; S/2007/0832 - 21 dwellings, Salisbury; S/2007/0576 - 14 dwellings, Waddon. Therefore $183 + 57 = 240$ dwellings for 2007/08.

7. The RSS suggests an upper limit of 12,000 (600 per year) new dwellings to 2026. This level represents a safe margin above the 2004 based household projections which would meet the required housing needs of the district to 2026 and is the one we have chosen, given that the final RSS figures are yet to be published. This level of housing will meet and marginally exceed the predicted population growth, which will be good for the local economy and may bear down on house prices. We are promoting this growth agenda in the published Core Strategy Preferred Options.

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Footnotes

-
- ¹ This includes the built-up park of Laverstock parish.
- ² Salisbury is one of 21 SSCTs (Strategically Significant Cities and Towns) within the South West.
- ³ This figure includes the wards of Amesbury East and Amesbury West only.
- ⁴ For the full Local Plan, see www.salisbury.gov.uk/localplan or visit the council offices or a public library.
- ⁵ ONS Mid-year estimate, cited in Nomisweb Labour Market Profile (as viewed December 2007). Source: [Nomis](#)
- ⁶ Mid-Year estimates. Source: [Nomis](#) labour market profiles
- ⁷ Mid-Year estimates. Source: [Nomis](#) labour market profiles
- ⁸ Neighbourhood Profile of Salisbury District. Source: [ONS](#)
- ⁹ Age range populations. Source: [Neighbourhood Statistics](#)
- ¹⁰ Mid-Year estimates. Source: [Neighbourhood Statistics](#)
- ¹¹ Mid-Year estimates. Source: [Neighbourhood Statistics](#)
- ¹² Source: [Neighbourhood Statistics](#)
- ¹³ Source: [Neighbourhood Statistics](#)
- ¹⁴ Source: [Neighbourhood Statistics](#)
- ¹⁵ Source: [Neighbourhood Statistics](#)
- ¹⁶ See <http://www.salisbury.gov.uk/planning/forward-planning/supplementary-planning-guidance/affordable-housing.htm>
- ¹⁷ Source: [Neighbourhood Statistics](#)
- ¹⁸ Source: [Neighbourhood Statistics](#)
- ¹⁹ Source: [Neighbourhood Statistics](#)
- ²⁰ Source: Wiltshire County Council (2007) Housing Land Availability: Analysis of housing developments compared to the quanta set out in the Wiltshire and Swindon Structure Plan 2016. Wiltshire County Council and Swindon Borough Council.
- ²¹ Source: Housing Land Availability April 2007, [Wiltshire County Council](#)
- ²² Source: [Wiltshire County Council](#)
- ²³ Source: [Nomis](#)
- ²⁴ Source: [Nomis](#), and cited in Report of the Economic Indicators for Salisbury District Prepared for the South Wiltshire Economic Partnership and South Wiltshire Strategic Alliance September 2007 (<http://www.salisbury.gov.uk/quarterly-economic-indicators-sept07.pdf>)
- ²⁵ Source: [Nomis](#)
- ²⁶ Source: [Joseph Rowntree Foundation](#) (quarter 4, 2003)
- ²⁷ Source: [Nomis](#)
- ²⁸ See <http://www.salisbury.gov.uk/economic-indicators-sept06.pdf>
- ²⁹ Report of the Economic Indicators for Salisbury District Prepared for the South Wiltshire Economic Partnership and South Wiltshire Strategic Alliance September 2007 (<http://www.salisbury.gov.uk/quarterly-economic-indicators-sept07.pdf>)
- ³⁰ Report of the Economic Indicators for Salisbury District Prepared for the South Wiltshire Economic Partnership and South Wiltshire Strategic Alliance September 2007: Source (<http://www.salisbury.gov.uk/quarterly-economic-indicators-sept07.pdf>)
- ³¹ Source: [Wiltshire County Council](#), employment land and floorspace (Structure Plan Monitoring), April 2007.
- ³² Source: [Wiltshire County Council](#)
- ³³ Source: [Wiltshire County Council](#)
- ³⁴ Community Strategy of Salisbury and South Wiltshire 2005-2009
- ³⁵ November 2003
- ³⁶ Source: <http://www.wiltshire.police.uk/> - An Audit of Crime, Anti-Social Behaviour and Drug Misuse in Wiltshire & Swindon - October 2004
- ³⁷ Source: [Home Office](#)
- ³⁸ Source: [Home Office](#) and [Home Office Statistics](#)
- ³⁹ Source: [National Centre for Health Outcomes Development](#)
- ⁴⁰ Source: [Neighbourhood Statistics](#)
- ⁴¹ Source: [Neighbourhood Statistics](#)

⁴² LSOAs are a small unit of geography devised in order to make consistent and very detailed comparisons between neighbourhoods across the whole country. They are smaller than wards and are not periodically altered (as wards are). There are 32,482 LSOAs in England. There are 73 LSOAs in the Salisbury District, compared with 28 wards.

⁴³ Source: [Department for Communities and Local Government](#)

⁴⁴ Source: [Department for Communities and Local Government](#)

⁴⁵ Source: [Department for Communities and Local Government](#)

⁴⁶ Source: [Neighbourhood Statistics](#)

⁴⁷ Source: [Department for Education and Skills](#)

⁴⁸ The new National Park took up responsibilities for Planning on 1 April 2006. Consequently this Annual Monitoring Report (which covers 1 April 2005 to 31 March 2006) covers this small part of the National Park. The National Park Authority will produce subsequent AMRs for the entirety of the Park.

⁴⁹ Source: Wiltshire County Council. Figures include Areas of Outstanding Natural Beauty; Special Protection Areas; Special Areas of Conservation; Special Landscape Areas; SSSIs; Scheduled Ancient Monuments; World Heritage Sites; County Wildlife Sites; Ancient Woodland; and Regionally Important Geological Sites.

⁵⁰ Source: [Salisbury District Council](#). Certain designations overlap and hence the total area is not a sum of the other figures.

⁵¹ Estimate

⁵² Estimate

⁵³ Source: [Salisbury District Council](#).

⁵⁴ See policy R5 of the Adopted Local Plan

⁵⁵ See policy H17 of the Adopted Local Plan

⁵⁶ See policy R6 of the Adopted Local Plan

⁵⁷ See policy R19 of the Adopted Local Plan

⁵⁸ Source: [Salisbury District Council](#)

⁵⁹ Source: [Wiltshire County Council](#)

⁶⁰ Source: Regen SW

⁶¹ Source: Environment Agency

⁶² Source: [Neighbourhood Statistics](#)

⁶³ Source: [Neighbourhood Statistics](#)

⁶⁴ Source: Wiltshire County Council

⁶⁵ Source: Wiltshire County Council



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