

Topic Paper 2



Addendum

Revisions to take account of Issues and Options Consultation results

Housing



TOPIC PAPER 2 - HOUSING

SUPPLEMENTARY REPORT

Executive summary

This report represents a supplementary paper to Topic Paper 2 - Housing. This has been produced to respond to the consultation on the Issues and Options Paper 'Salisbury and South Wiltshire – Our Place in the Future' which was consulted on for a 12 week period during the summer and early autumn of 2007.

The paper firstly analyses the responses to questions and issues raised within the Issues and Options Paper with respect to housing, and also looks at relevant individual comments that were made to ascertain if there were any additional areas that needed looking into to take forward in the preferred options. The paper then identifies some preferred options.

With respect to housing, respondents were asked to consider how we should provide enough new housing that meets the needs of the district; the best way of providing affordable homes within the district; whether planning policies should ensure that the supply of new homes keeps up with demand; where new growth in Salisbury should be located; where new housing growth in the main towns should go; how new housing growth in the main villages should be accommodated; how to make the best use of brownfield land; and whether the needs of gypsies and travellers should be addressed by identifying those areas where sites may be acceptable.

The consultation also asked about projects within the Salisbury Vision. Specific to housing is the proposal to redevelop the Friary housing estate in consultation with residents.

As a result of the consultation a number of preferred options have been identified. The options can be identified on a district-wide basis and on a more specific basis related to individual places. These have been tested in the last section of this paper to ensure that they are in accordance with sustainability objectives as well as national and regional planning policy.

On a district wide basis it was clear that it is felt the council do not work hard enough to provide affordable, decent housing and sheltered housing for the elderly. The consultation showed that respondents felt that the provision of affordable housing should not be left to the discretion of house builders and that large scale housing developments should include low cost, affordable or social housing. The threshold for affordable housing should also be reduced to five units and above and respondents agreed it was important to work proactively with parish and town councils to identify sites for 100% affordable housing.

The consultation identified that respondents agreed that planning policies should ensure that the supply of new homes keeps up with demand. Comments were also made that it was important that design must be high on the agenda. Respondents agreed that new development must be supported by adequate infrastructure, services and facilities. With regards to housing growth in villages, the consultation showed that respondents were generally in favour of ongoing infilling and the identification of large sites to address local affordable and market housing needs. However, the consultation also showed that respondents felt that growth in villages should be balanced, modest growth in order to retain their character. It was clear

that respondents agreed that, apart from in exceptional circumstances, new housing should not be provided within our smallest villages, hamlets and open countryside.

The consultation identified support for maximising the use of brownfield land before Greenfield sites and that higher housing densities should be encouraged, provided design quality is high. However, the consultation also showed that some respondents had concerns about the sociological effects of higher density developments, and that high housing densities and good design must not be mutually exclusive.

The consultation showed general support for the identification of areas where sites may be acceptable to meet the needs of gypsies and travellers, although some respondents did comment that the district already has a good range of sites and raised concerns about the environmental impact of gypsies and travellers.

On a more place specific basis the following was identified:

Mere and District: The consultation showed that respondents felt that Mere is a sustainable community with a good range of service and facilities, although some respondents felt that Mere was already overcrowded. Whilst over half of respondents agreed that housing growth should take place here, many respondents were also undecided.

Nadder Valley: The consultation identified that new housing growth at Tisbury was supported by respondents, although some had concerns that Tisbury had insufficient infrastructure and employment to cope with further expansion.

Stonehenge: The consultation clearly showed that the majority of respondents did not want a new settlement based in the Bourne Valley, primarily because of poor roads and the impact a new settlement would have on the natural environment. This has not therefore been carried forward as a preferred option.

The majority of respondents were in favour of housing growth in Amesbury (with Durrington and Bulford). The consultation also identified Lopcombe corner as a possible area for housing growth and this has been carried forward as a preferred option.

Four Rivers: Ebble, Nadder, Wylde, Till: The consultation identified that the majority of respondents were in favour of housing growth between Fugglestone Red and UK Land Command, Wilton. With specific reference to Wilton, again the response overall was in support of housing growth here, although comments were made that any new growth will need to take the poor road structure into account.

Southern: There was some support for housing growth in Downton although concerns were also raised about the impact that any development here would have on the floodplain. With regards to extending Alderbury on land between the A36 bypass and the village, this did not receive support. Concerns were raised about the impact that further development would have on the already congested A36, and that further development would make Alderbury a suburb of Salisbury. However, the consultation also highlighted that whilst many respondents did not want large scale growth at Alderbury, it was accepted that modest growth may have to take place here.

Salisbury City: The consultation identified that respondents were in favour of housing growth to the west at Harnham on land to the south of Netherhampton Road;

and to the north on land at the Portway near Old Sarum. Similarly, the consultation identified that respondents were not in favour of growth between Bishopdown Farm and Ford; and to the east of Laverstock below Cockey Down. However, in order to meet the future housing needs of the district and to meet the Regional Spatial Strategy housing requirement for the district to 2026, these options have been put forward as preferred options having assessed them against national and regional policy and sustainability objectives.

The consultation identified that with regards to the Salisbury Vision proposal relevant to housing, there was support to redevelop the Friary housing estate in consultation with residents.

In conclusion, only those options which are in accordance with the sustainability objectives and national and regional guidance and can clearly be delivered both on a district wide and more spatially distinct level, have been put forward.

Introduction, purpose of document and context.

This document is the second element of the series topic papers that were published in order to present a coordinated view of the assessment of the evidence upon which we based our Core Strategy Issues and Options consultation. In order to make it easier for stakeholders to understand how we had reached our conclusions and as a key part of identifying the challenges facing our district and feasible options for addressing them, a series of 16 topic papers were written. These were as follows:

- [Topic 1 - Climate Change](#)
- [Topic 2 - Housing](#)
- [Topic 3 - Settlement Strategy](#)
- [Topic 4 - Supporting Communities](#)
- [Topic 5 - Biodiversity](#)
- [Topic 6 - Flooding](#)
- [Topic 7 - Agriculture](#)
- [Topic 8 - Retail](#)
- [Topic 9 - Economy](#)
- [Topic 10 - Tourism & Leisure](#)
- [Topic 11 - Planning Obligations](#)
- [Topic 12 - Waste & Pollution](#)
- [Topic 13 - Conservation](#)
- [Topic 14 - Design](#)
- [Topic 15 - Transport](#)
- [Topic 16 - Inclusive Design](#)

The Issues and Options that were identified within the topic papers formed the basis for the consultation document, “Salisbury and South Wiltshire, Our Place in the Future”. This document represented a 'joined up' consultation exercise incorporating questions relevant to the Community Strategy and Salisbury Vision, as well as the LDF Core Strategy Issues and Options. This document was the subject of consultation for 10 weeks between the 26th July and 5th October 2007. Over 50 public events were undertaken, to promote the process, and over 6,000 responses were received.

Review of Original Topic Papers

The next stage in the process is to review the initial evidence base in the topic papers and update where necessary and analyse the results of the consultation to formulate a set of preferred options. Where factual errors, anomalies or areas

requiring clarification have been highlighted by the consultation, then these changes have been indicated on the original topic papers to show their evolution.

This review of the topic papers is an essential step on the road to producing the Core Strategy Preferred Options paper, which builds on the response of stakeholders to the issues and options we presented in the 'Our Place in the Future' paper.

Assessing the Local Need - Why Are We Developing Policies on Housing?

The need for this topic to be included within the emerging Local Development Framework has emerged clearly from an analysis of national and regional planning policy and an appraisal of the growing body of specialist literature and guidance given to local planning authorities. Furthermore original work that has formed part of the base of evidence which will inform the Local Development Framework process has highlighted that there is a need for a new and effective set of policies to help meet our objectives.

What are we trying to achieve - what are our overall objectives?

The core objectives as envisioned at the outset of this project were to develop a set of planning policies, which contribute to the following patterns of land use:

- social progress which recognises the needs of everyone
- effective protection of the environment
- prudent use of natural resources
- maintenance of high economic growth and employment

On a more specific level the desired outcomes at the outset of this project were to provide a decent, affordable home for all and:

- To provide enough new housing that meets the needs of the district
- To securing affordable housing from a wider range of sites
- To deliver housing when it is needed
- To decide where the new growth is best located
- To use land as efficiently as possible
- To make adequate provision for gypsies and travellers

Taking A Spatial approach

It would be a crude mistake to develop a set of policies which are based on a 'one size fits all' premise. South Wiltshire is a rich and varied part of the country and the issues and challenges within it vary from place to place. For example, is it the case that the demand for affordable housing is uniform across the area or does it vary between settlements and should our policies reflect this. We feel that they should and this way we should produce spatial strategies that are rooted in the distinctive character of specific places and are tailored to solving their particular sets of problems. This is in a nutshell for us, what spatial planning is all about.

One of the drawbacks we have encountered in the past is that of plans and strategies being delivered over disparate areas, when it makes much more sense from the customers' perspective to have them coordinated and covering the same areas. This is often called co-terminus service delivery and is based on joining up services and policy solutions so that they are more tailored to where they are needed.

To align our policy solutions to the areas where the issues are arising, we have taken a detailed look at the diverse character of our district and assessed if there are broad areas which share similar characteristics and present similar sets of challenges.

The Wiltshire community areas were defined in the early 1990's in response to a review of local government boundaries that set greater store by 'natural' communities, i.e. areas that described real patterns of local life (shopping, employment, schooling, etc.) as opposed to administrative boundaries.

A number of dimensions were used to define these areas of local life including:- secondary school catchment areas, local convenience shopping patterns, postcode town boundaries, pre-1974 urban and rural district council boundaries, housing market areas, journey to work catchment areas, a historical study of patterns of local life by local historian, Dr. John Chandler, and the local geology/topography of the county. Six of Wiltshire's twenty community areas are in Salisbury district, namely:

- City community area
- Four Rivers community area (also known as Wilton area)
- Mere community area
- Nadder Valley community area (also known as Tisbury area)
- Southern community area (also known as Downton area)
- Stonehenge community area (also known as Amesbury or Northern area)

On analysis the justification for the Community areas appears just as valid today as it did when they were formed, being as they were based on a sound understanding of the hierarchy and function of settlements and how communities view their sense of place. Furthermore the issues and challenges identified do reflect the similarities within these existing areas and also the diversity between them.

However there is little point in rigidly sticking to a spatial pattern of interpreting the District if it is not appropriate to certain issues or challenges. For example the Military issues reach outside of the District to the north of the plain and similarly there is a huge synergy between Wilton and Salisbury. Therefore while, where appropriate the Community Plan areas will form the basis of our spatial model, it will not be pursued dogmatically so, and where the functional relationship between places dictates we will promote a flexible approach. In other words the areas defined by the community plans should best be considered as soft verges rather than cliff edges.

FINDINGS OF THE 'OUR PLACE IN THE FUTURE' CONSULTATION ON THE CORE STRATEGY ISSUES AND OPTIONS

What did we ask?

The Our Place consultation sought views from everyone in the district. Consultation material included the main document with a questionnaire, household surveys which were sent to every household in the district, a young people's questionnaire, focus groups and public meetings.

'Our Place' consultation document

In the “Our Place” consultation document the issue of housing was raised in several options. The main options relating to housing were covered in Issue 3, options 11-18. Respondents were asked to rate whether they strongly agreed, agreed, neither agreed or disagreed, or strongly disagreed to the following statements:

Option 11: Providing enough new housing that meets the needs of the district

The demand for housing is set to increase due to the trend of smaller household sizes and the fact that people are living longer rather than a significant rise in population. We need to decide how we will provide this housing.

- We should leave it to the market and public service providers to find sites for elderly and supported housing developments and consider them on a case by case basis.
- All new large scale housing developments should make provision for low cost, affordable or social housing.
- Provision of affordable housing should be left to discretion of the house builders.
- Where local housing is needed, local sites should be actively identified in order to promote higher density developments that have more affordable or social housing units.
- Mixed private and social housing developments should be promoted on larger sites and smaller schemes should be targeted at local housing need where this exists.

Option 12: Affordable housing

There is a real and pressing need to provide genuinely affordable houses especially rented, shared ownership and discounted market rental properties. We need to decide the best way of providing affordable homes within the district.

- Where new housing developments or more than 15 dwellings are approved, developers should be required to provide 40% of the new houses for affordable or social housing without subsidies.
- This could be raised to 50% - it would need some public subsidy but would deliver between 500 and 800 additional affordable homes over the next 20 years.
- Requiring 60% affordable or social housing on new developments would require substantial public subsidy, but would deliver 1500 affordable homes in 20 years.
- The provision of rented accommodation should continue to be the priority where needs are greatest.
- To help young and middle income households we should promote more shared ownership and assisted purchase schemes.
- Because affordable housing is only sought on sites of 15 or more houses, over half of new housing developments are exempt. Lowering the threshold would secure more affordable properties.
- We could reduce the threshold for affordable housing to developments of five units and above.
- On smaller sites the required proportion of affordable houses should be lower than that required on sites of more than 15 new dwellings.
- On new developments of less than 5 dwellings, a financial contribution should be sought to help fund local affordable housing.
- If left to the market alone it is unlikely that enough affordable housing sites will be identified.

- It is important to work proactively with parish and town councils to identify sites for 100% affordable housing schemes to meet local needs.

Option 13: Trying to make sure that the new housing required is actually delivered when needed

Trying to make sure that the new housing is actually delivered when needed. We need to decide how the houses we allocated land for actually get built.

- Planning policies should ensure that the supply of new homes keeps up with demand.

Option 14: Deciding where the new growth should be located – Salisbury

Salisbury is due to accommodate a majority of the housing growth for the district, we need to decide the general location around the city this housing should go.

Salisbury is well situated to accommodate new housing, but where should it be targeted?

- To the northwestern between Fugglestone Red and UK Land Command, Wilton
- To the west at Harnham on land to the south of Netherhampton Road
- To the northeast on land between Bishopdown Farm and the village of Ford
- To the east of Laverstock below Cockey Down
- To the north on land at the Portway neat to Old Sarum
- A new settlement based in the Bourne Valley
- An extension of Alderbury on land between the A36 by-pass and the village

Option 15: Deciding where the new growth should be located – the main towns

We feel there may be a need to allocate land for significant new housing growth in the following settlements. Do you agree?

- Amesbury with Durrington and Bulford
- Mere
- Downton
- Tisbury
- Wilton

Option16: Deciding where the new growth should be located – Main villages

What role, if any, should be played by the main villages in accommodating new housing?

- In the villages, ongoing infilling (building in spaces in areas that are already built up) could continue within approved boundaries.
- Alternatively, larger sites could be identified to address local affordable and market housing needs, and community facility deficiencies.
- Both options should be pursued together.
- An upper limit on the number of new homes for groups of villages should be set, based on local considerations
- Apart from in exceptional circumstances, new housing should not be provided within out smallest villages, hamlets and open countryside.

Option 17: Making sure we use land as efficiently as possible.

The use of previously developed land is preferable for housing rather than so called Greenfield sites. Since there is not an infinite supply of brownfield land we need to decide how to make the best use of brownfield land.

- Maximising the re-use of brownfield land (previously-developed land) reduces the demand for Greenfield sites and should continue.
- Making the best use of new sites by encouraging higher housing densities of up to 50 dwellings per hectare should continue, provided design quality is high.
- In rural areas, housing densities of 30 dwellings per hectare should be encouraged to make best use of our scarce sites without spoiling local character.

Option 18: Making adequate provision for gypsies and travellers

The evidence suggests that the district already has a good range of sites for gypsies and travellers. We need to decide how best to access and accommodate future need for such sites.

- The needs of gypsies and travellers should be addressed by identifying those areas where sites may be acceptable.

The main consultation document also included a number of other questions which had a housing dimension but were not explicitly included under the umbrella of housing.

Salisbury Vision – ‘Our Place’ consultation document

The ‘Our Place’ consultation also contained a section on the Salisbury Vision that set out a number of options related to housing, which were set out under option 42. They asked respondents to say whether they strongly agreed, agreed, neither agreed or disagreed, disagreed or strongly disagreed with the following statement:

- The Vision proposes the redevelopment of the Friary housing estate in consultation with residents

Householder survey

As part of the ‘Our Place’ consultation, a householder survey was sent to all households in the district.

Related to housing, respondents were asked to rank the following key planning priority from 1 to 10 (10 being a high priority and 1 being a low priority):

- Decent affordable housing for all

Related to the Salisbury Vision, with specific reference to housing, respondents were asked to tick the following option if they supported it:

- Redevelopment of eastern approach and the Friary Estate in consultation with local residents

Relating to local priorities, respondents were asked to rank the following issue from 1 to 10 (10 being a high priority, and 1 being a low priority).

- Providing more affordable, decent homes

- Providing sheltered housing for older people

Young people's survey

A separate survey was designed for younger people to fill and give their views. The options were as per those set out above under "Householder Survey".

Analysis of Responses

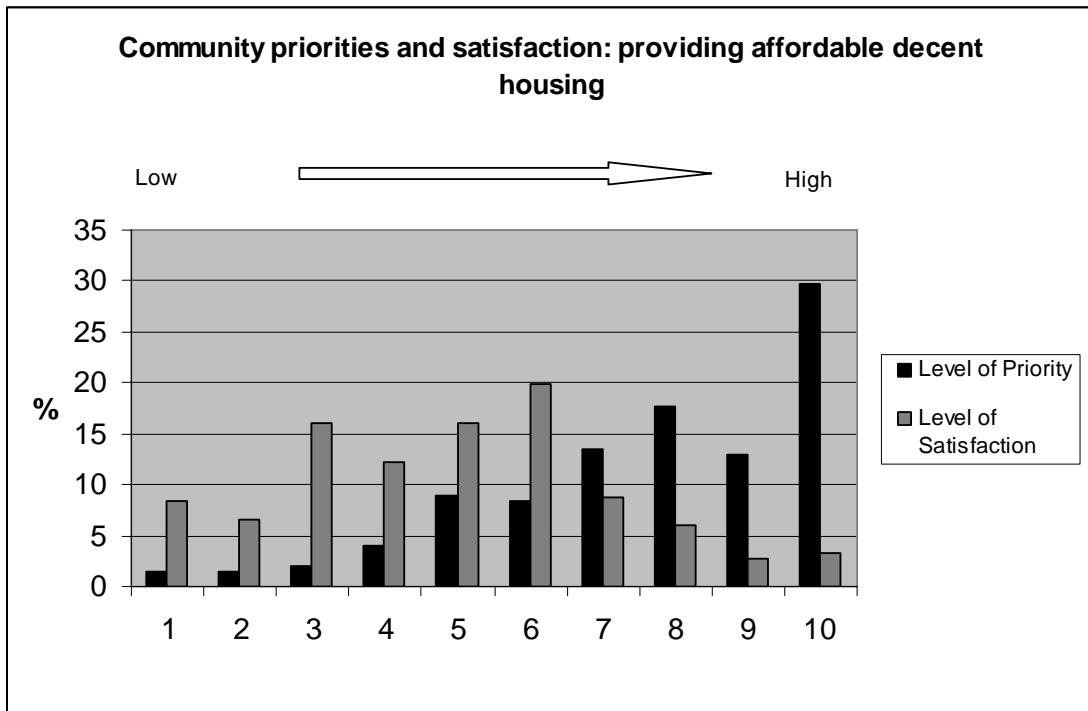
The following section analyses the feedback from the consultation. This section considers the results from the Our Place questionnaire, Householder survey and young people's survey. These results can be broken down into the responses relating to:

- community priorities
- Housing Issue 3 and Future Planning Policies
- the Salisbury Vision.

This section analyses the results both on a **district wide level** and on a more **spatially based level** to determine the housing issues throughout the district. Some of the responses to the consultation deal with housing in a general sense rather than dealing with specific housing issues in settlements. As such, some of the recommendations have district wide implications or establish principles which can be applied in all instances across the district. Other responses are more spatially specific, particularly those in response to questions under options 14 and 15.

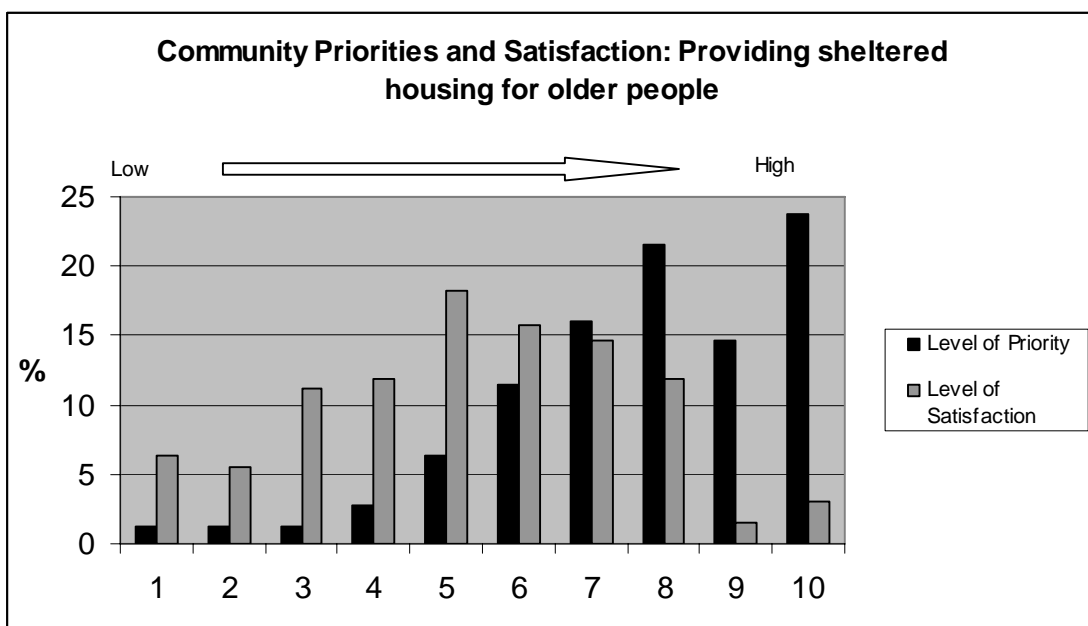
Community Priorities

At the beginning of the "Our Place in the Future" questionnaire, respondents were asked for their community priorities with respect to the provision of affordable housing and how satisfied they were with the local action already being taken to tackle this issue. Respondents were asked to rank their importance of this issue from 1 (low) to 10 (high). The results are shown on the graph below:



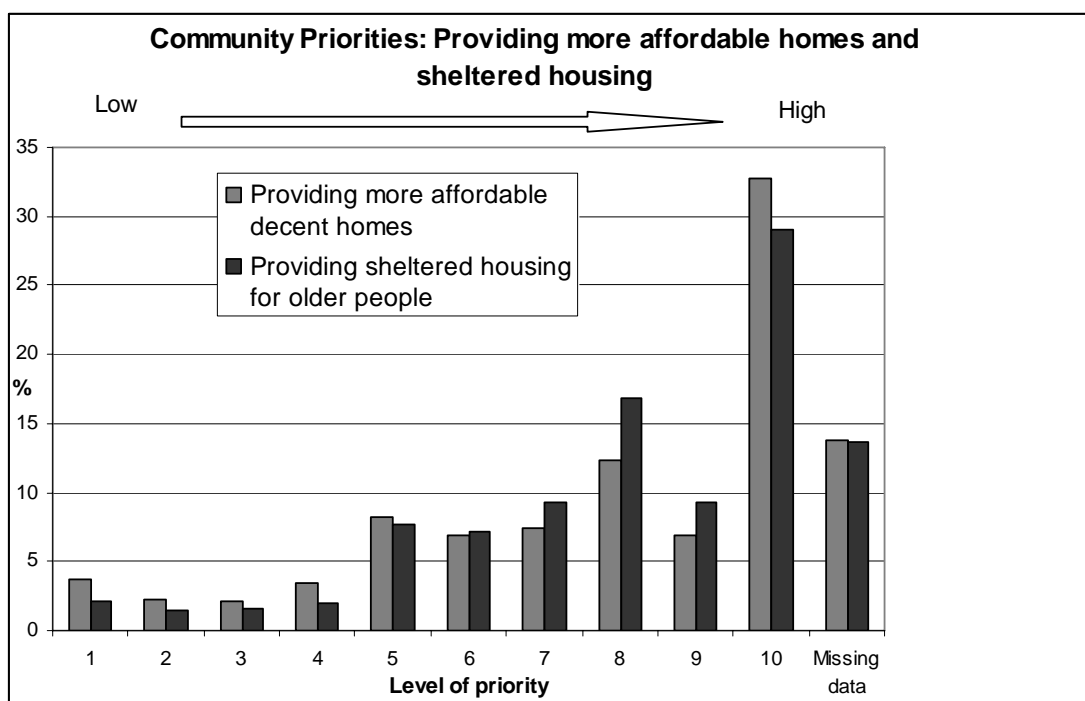
This clearly shows that whilst respondents consider the provision of affordable decent housing to be of high priority, they were not particularly satisfied with the work that the council has undertaken to provide this housing. This will therefore be a key issue for the core strategy and any future community strategy to tackle on a district wide basis.

Respondents were also asked for their community priorities with respect to the provision of sheltered housing for older people and how satisfied they were with the local action already being taken to tackle this issue. The results are shown on the following bar graph:



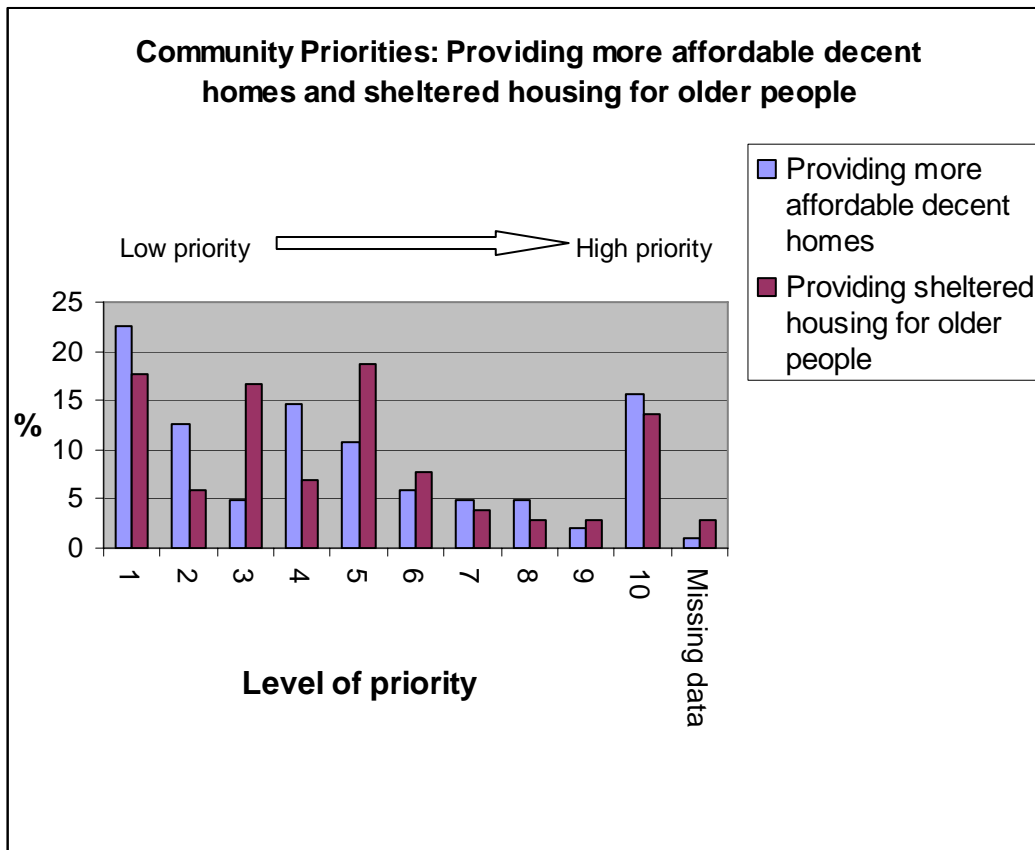
This issue has also been given a high priority by respondents, but it is clear that respondents are not particularly satisfied with action the council has taken to address this issue. Again, this will therefore be a key issue for the core strategy and any future community strategy to tackle on a district wide basis.

The **household survey** was sent to every household in the district and attracted 5325 responses. This asked respondents what they think are the most important issues where they live. With specific reference to housing, respondents were asked to indicate how important they thought providing more affordable, decent homes was and how important providing sheltered housing for older people was, on a scale of 1 to 10, 10 being a high priority and 1 being a low priority. The results are illustrated below:



Again, it is obvious that most respondents consider the provision of decent, affordable housing and sheltered housing for older people to be important issues where they live. This is clarified through identifying the mean result for each aspect: for decent affordable housing the mean was 7.57 and for sheltered housing for older people the mean was 7.79.

The same questions were also asked in the **young people's survey**. This attracted 102 responses. The results are illustrated below:



Many of the school pupils gave both of these issues relatively low priority, with a mean of 4.63 for the provision of more affordable decent homes, and a mean of 4.76 for the provision of sheltered housing for older people.

Housing Issue 3 and Future Planning Policies

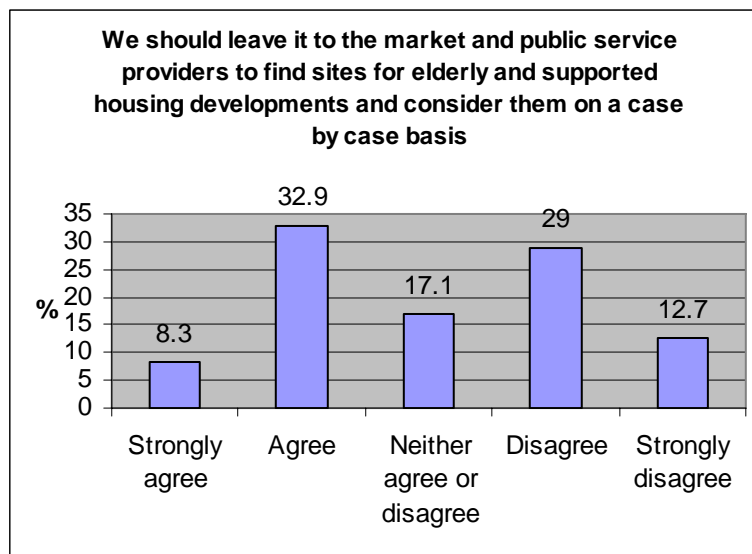
Under Issue 3 of the “Our Place in the Future” questionnaire, specific questions on housing were raised.

Option 11 Providing enough new housing that meets the needs of the district

With respect to specific options posed associated with providing housing respondents were asked how we should provide enough new housing that meets the needs of the district, particularly given that the demand for housing is set to increase due to the trend of smaller household sizes and the fact that people are living longer.

A key element of the Core Strategy will be to ensure that new homes meet local needs by providing the appropriate type, size and affordability. Five statements were put forward under option 11 which sought respondents’ views on various ways of meeting the housing needs of the district. The results are demonstrated in the following bar charts.

We should leave it to the market and public service providers to find sites for elderly and supported housing developments and consider them on a case by case basis



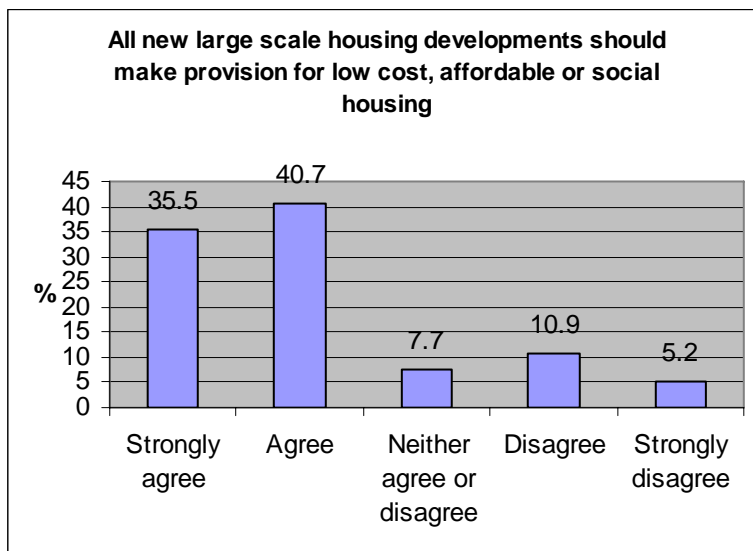
There is an even split between those respondents who strongly agreed/agreed with this statement (41.2%) and those who disagreed/strongly disagreed (41.7%).

In the past, the council has let the market and public services provide for the elderly and supported housing on land which it can acquire and considered each on a case by case basis in the past.

PPS3 states that local planning authorities should plan for a mix of housing on the basis of different types of household that are likely to require housing over the plan period. This includes having regard to the accommodation of specific groups such as older people and disabled people. The Housing Needs and Market Assessment also states that the increases in the elderly population imply that a higher degree of supported or adopted accommodation may be required in the coming 20 year period. RSS Policy SD4 states that a range and mixture of different housing types to accommodate the requirements of local communities should be planned.

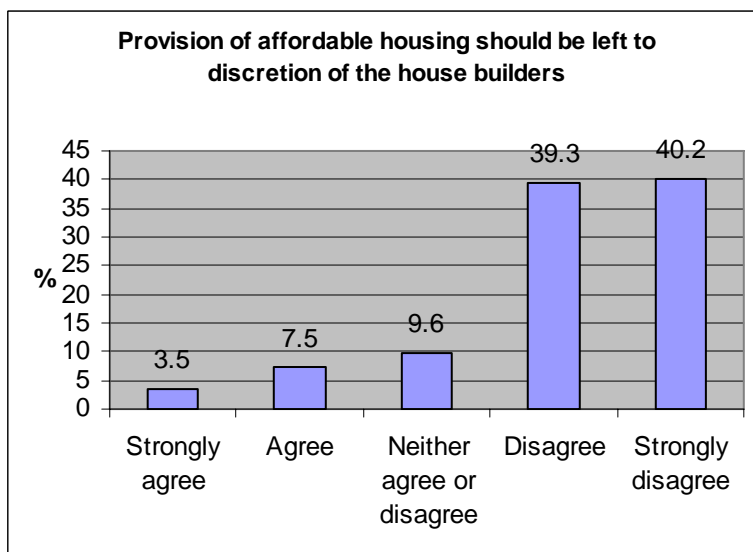
Therefore, it is not proposed to carry this forward as a preferred option. Instead, the Core Strategy should include a district wide policy which sets out criteria for assessing needs and also to identify broad areas of search where future needs may be met.

All new large scale housing developments should make provision for low cost, affordable or social housing



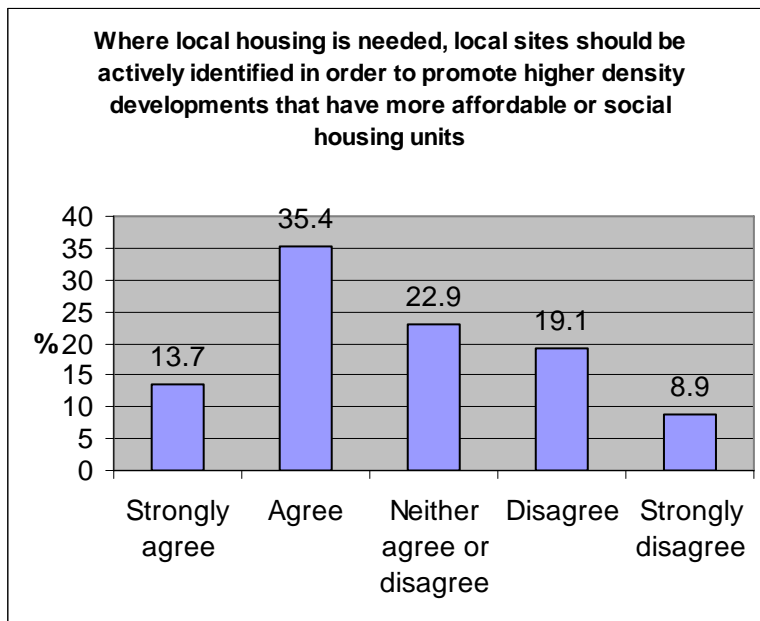
A strong majority (76.2%) also agreed or strongly agreed that large scale housing developments should include low cost, affordable or social housing. This reflects many of the general comments (see below) made in the questionnaire that there is an acute shortage of affordable housing in the district. This accords with national guidance in PPS3 which states that the planning system should deliver a mix of housing, both market and affordable, particularly in terms of tenure and price, to support a wide variety of households in all areas, both urban and rural. This will therefore be carried forward as a preferred option which will have district wide implications.

Provision of affordable housing should be left to the discretion of the house builders



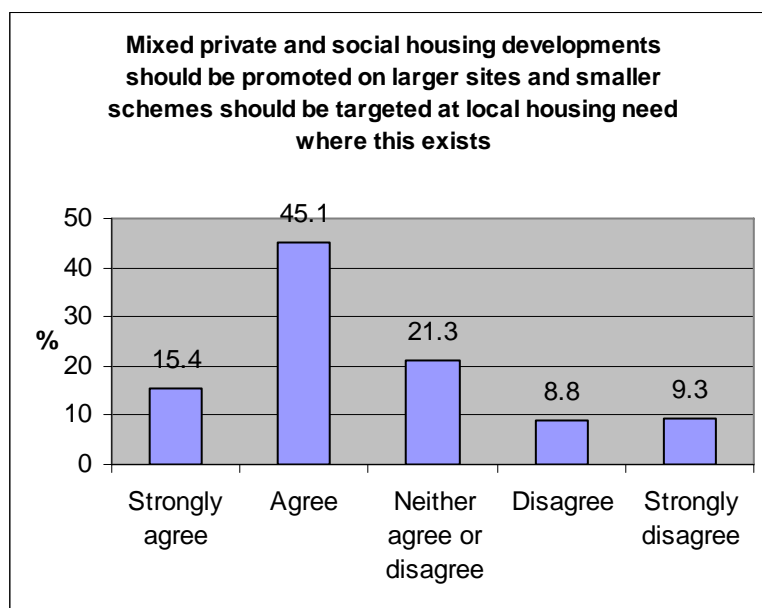
It is clear from this bar chart that respondents do not believe that the provision of affordable housing should be left to the discretion of the house builders, with almost 80% disagreeing or strongly disagreeing with this statement. Again, this reflects many of the general comments made in the questionnaire that developers will not willingly build affordable housing as this will not maximise their profits. Leaving the provision of affordable housing to the discretion of house builders is also contrary to the RSS and guidance in PPS3. This will not therefore be carried forward as a preferred option which will have district wide implications.

Where local housing is needed, local sites should be actively identified in order to promote higher density developments that have more affordable or social housing units



49.1% agreed or strongly agreed that in areas of housing need, sites should be identified where higher density development can be implemented in order to deliver more affordable or social housing. Although only 28% disagreed or strongly disagreed with this statement, a number of general comments were made in response to this statement which set out people's concerns about high density development (see below). These comments centred around concerns that high density creates a lack of space and detrimental sociological impacts on residents. However, high density development and good design are not mutually exclusive. It is proposed to carry forward as a preferred option through a district wide policy which encourages sites to be developed at the highest density appropriate to the area, and also through the identification of broad areas of search for affordable housing sites. This accords with national and regional guidance to make the most efficient use of land and to meet the housing needs of the district.

Mixed private and social housing developments should be promoted on larger sites and smaller schemes should be targeted at local housing need where this exists



Over half of respondents agreed or strongly agreed with this statement, compared to only 18% who disagreed or strongly disagreed. This will therefore be carried forward as a preferred option so that the Core Strategy ensures that all development provides an appropriate range, mix, type and tenure of housing which meet affordable housing needs and to secure a sustainable housing balance in each settlement. This approach will have district wide implications. Not to include this option would mean that the market will determine the appropriate mix of dwellings which may lead to gaps in provision and would be contrary to Government guidance.

Respondents also had an opportunity to make written comments related to option 11. The key district-wide comments have been grouped under common headings, and include:

Design issues / High density

- Concern about the sociological affect of the high densities
- Disagree with an approach which simply adjusts density to achieve more affordable units. Design and sustainability considerations must also be taken into account. It is potentially unsustainable to locate affordable housing, at higher densities, on sites remote from public transport services, job opportunities or community facilities.
- The District Council needs to avoid being overly prescriptive in asking for different densities of housing to meet local affordable housing needs. In some areas there may not be a local affordable housing need for high density accommodation, they may require low density family homes with amenity space.

Mixed housing provision - Against

- Not all sites should lend themselves to a mix of private social and affordable. Certain areas should retain a private only with space and garden a priority. This attracts a mix of social awareness.
- Social housing or council housing will not mix with people paying for their homes
- Affordable housing should be accommodated in new developments but not necessarily social housing. This devalues surrounding properties due to the nature of their occupants and can lead to community problems.

Mixed housing provision – For

- Build estates with mixed housing types.
- Should be mixed no matter what size the development is - social and private housing.
- The large scale urban extensions have capacity to accommodate a mix of housing types and tenures.
- Social housing is needed but there should be no large concentrations.

Specific sites for elderly and supported housing

- Sites for the elderly or supported housing are better considered on a location by location basis.

Provision of affordable housing left to the discretion of the house builder

- It would be inconsistent with national and regional policy for the house builder alone to determine the level of affordable housing to be provided.
- It is no use to rely on developers to fix the prices as all they are interested in is profit. We need houses which first time buyers can afford.

Other comments

- Every new development should have at least 25% affordable 1 and 2 bedroom houses.
- Need smaller affordable housing in villages - of all sizes! Rather than one or two 5 bedroom in a village, have several smaller.
- Housing developments of less than 15 houses should be included in the rules for affordable housing - having a specific number encourages developers to build up to 15 houses and avoid the need to provide affordable housing in small developments.
- All new housing developments above 2 houses should have a fixed percentage, say, 33% of social affordable houses. but on a scale appropriate to the need of that community. Community x should not be used as a dump for communities elsewhere
- Main priority should be affordably housing for young lower earners and adequate suitable housing for elderly
- Use the Jersey idea - a local price for local people. If outsiders want to come then pay extra for homes. The surplus helps the youngsters to purchase at a lower rate.
- Affordable housing ceases to be affordable housing once it is sold on at a higher price. How do you prevent this? You can't, so affordable housing is a permanent need.

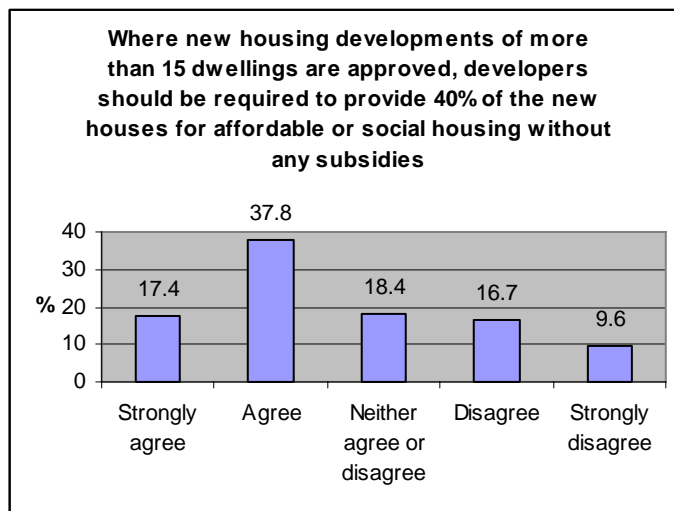
- We should stop confusing low cost, affordable and social. Unless some capping (Possibly through lease) is applied cheap is only once. We need rented accommodation.
- There are many second homes in the District which are barely lived in, these should be targeted.
- Conversion of barn sites to accommodation should be encouraged with grants
- Provide affordable housing only where infrastructure is already in place
- Sites for elderly or supported housing should be located in main urban centres on bus corridors – sustainable locations

Comments made which have spatial implications include:

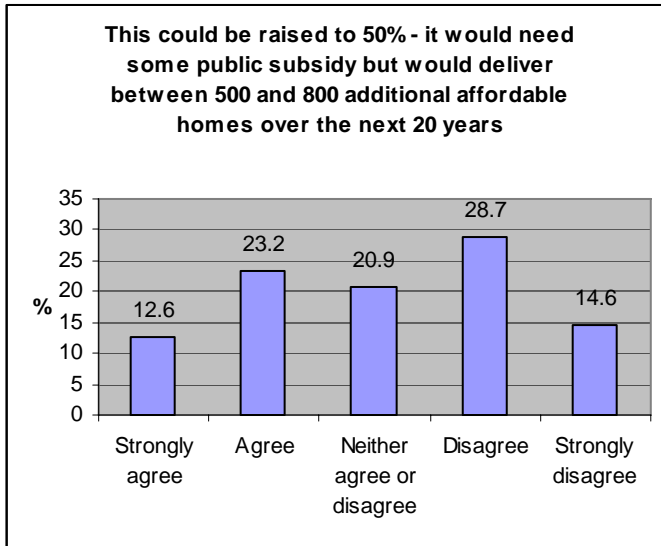
- In the plan, areas such as Coombe Bisset, Homington, Odstock have not been recognised as areas for development but are near to one of the cities largest employers (Hospital) Affordable housing in these areas would provide the employees with close accommodation.

Option 12 Affordable Housing

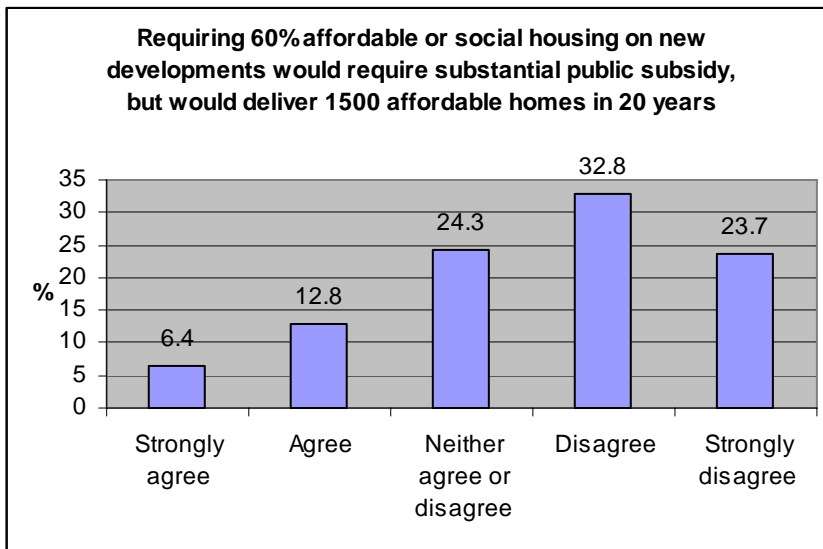
Under this option, respondents were asked to consider the best way of providing affordable homes within the district. One of the key decisions for the core strategy to address is an appropriate figure for the proportion of dwellings in housing developments which should be for affordable housing. The first sub-options under Option 12 asked whether the affordable housing requirement should be 40%, 50% or 60%. The results can be seen in the following bar charts:



Over 55% of respondents either agreed or strongly agreed with this option, compared to approximately 26% who disagreed or strongly disagreed.



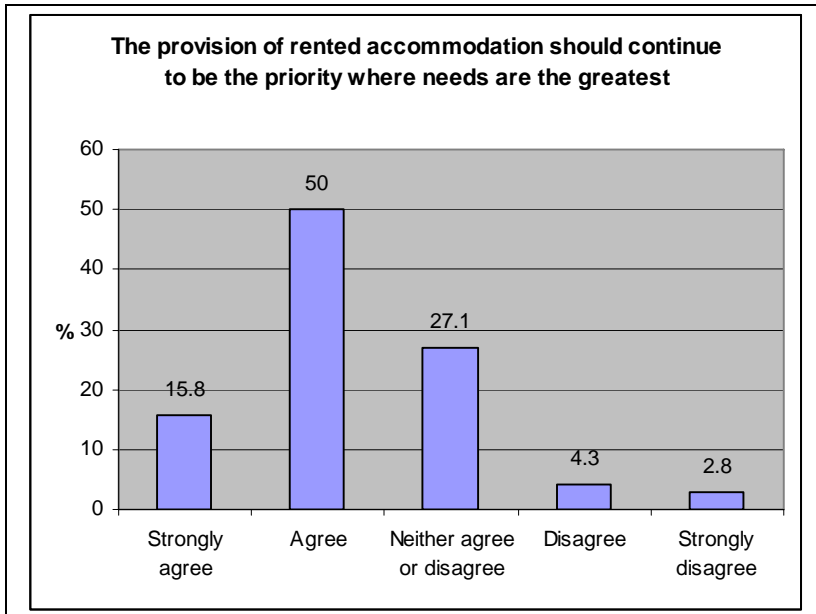
Nearly 36% of respondents either agreed or strongly agreed with the option of raising the affordable housing requirement to 50%, and 43.3% of respondents disagreed or strongly disagreed.



Raising the requirement to 60% affordable housing met with much more resistance – 56% of respondents disagreed or strongly disagreed with this option whereas only 19.2% of respondents agreed or strongly agreed.

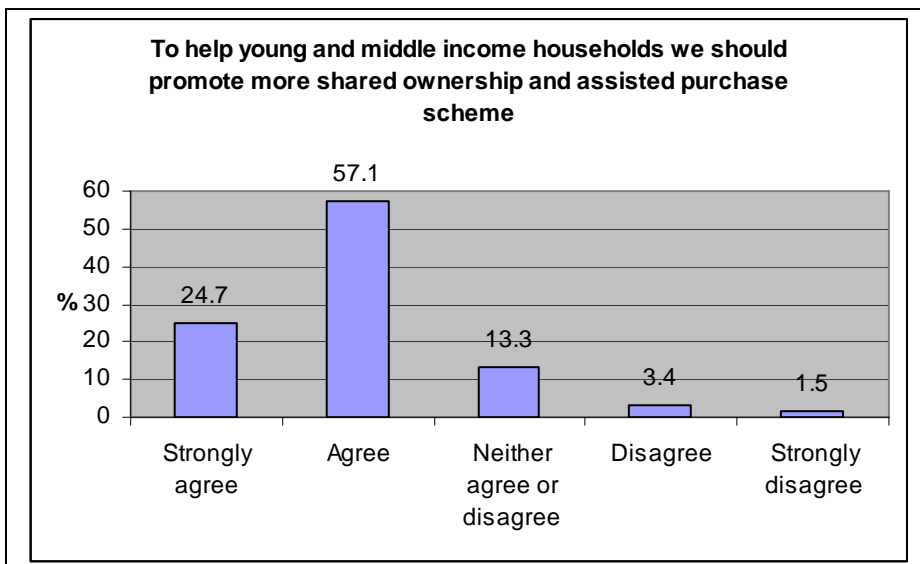
Therefore, of the three options put forward relating to the percentage of affordable housing requirement, the option of 40% received the most support. The Local Housing Needs and Market Survey supports this approach as it recommends consideration of an overall affordable housing target of up to 50% of the total of all suitable private sector sites. By putting forward a preferred option which refers to a minimum of 40% affordable housing requirement across the district, this allows flexibility for this percentage to be higher where appropriate whilst also taking into account the viability of providing affordable housing, for example, particularly on smaller sites where issues of viability are more critical.

The next two sub-options under Option 12 related to the type of affordable housing that is required.



Nearly 66% of respondents agreed or strongly agreed that the provision of rented accommodation should continue to be the priority where needs are the greatest. This will therefore be carried forward as a preferred option whereby tenure will be negotiated on a site by site basis to reflect the nature of the development, and local needs.

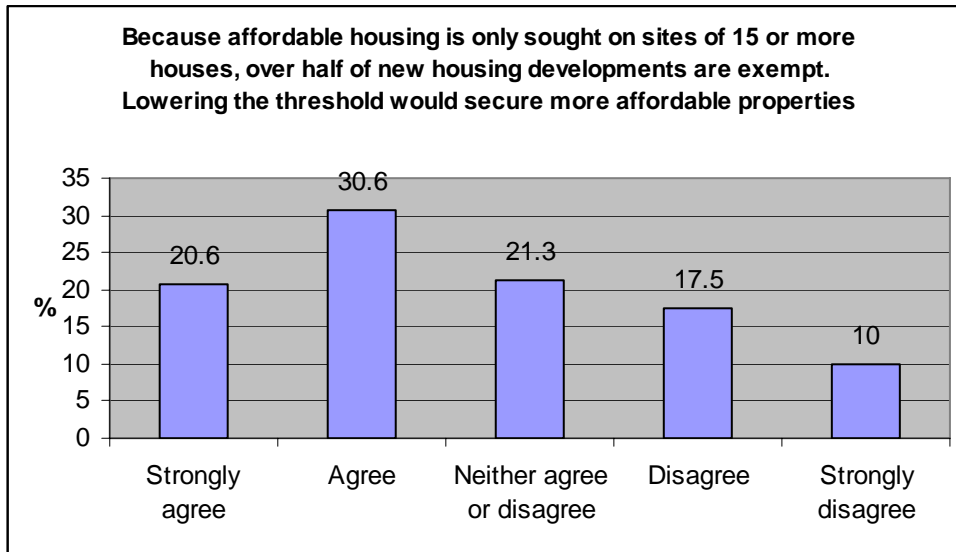
The following bar chart shows that a massive 82% of respondents agreed or strongly agreed that in order to help young and middle income households we should promote more shared ownership and assisted purchase scheme.



This will therefore be carried forward as a preferred option, which will have district wide implications.

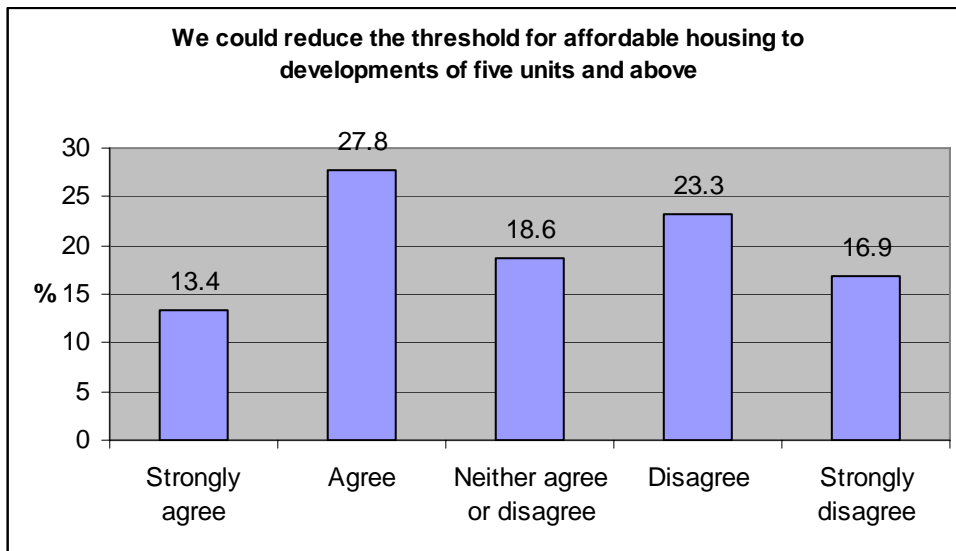
The Core Strategy will also need to address the threshold for the size of housing scheme where affordable housing should be provided. With regards to qualifying sites, the Council currently only seeks affordable housing on sites of 15 or more houses but over half of all new housing developments fall below this level and so do

not provide any affordable housing at all. In order to increase the level of affordable housing, the following options were put forward under Option 12:



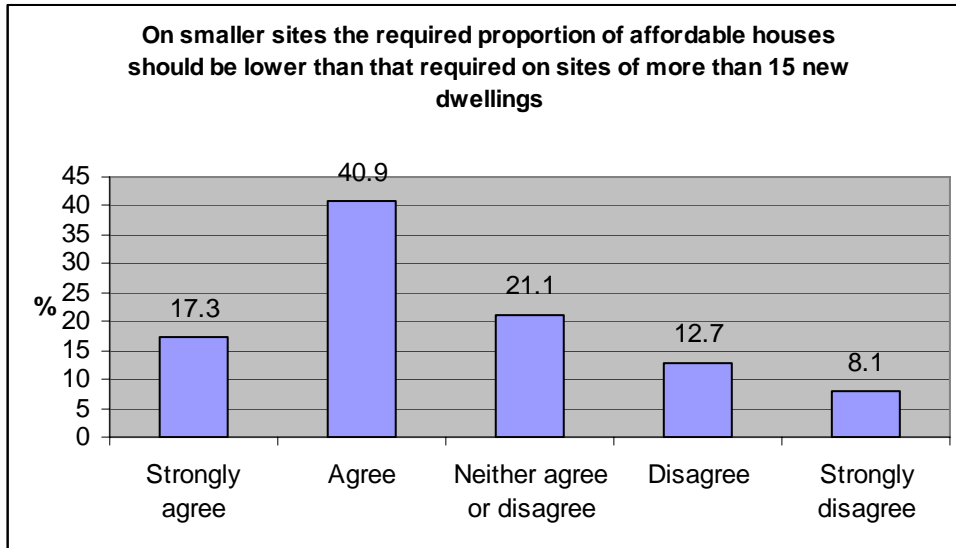
Over 51% of respondents agreed or strongly agreed with lowering the threshold at which affordable housing will be required. This is compared to 27.5% who either disagreed or strongly disagreed with this statement.

The following bar chart illustrates that there is approximately an even split between those respondents who agreed/strongly agreed that the threshold for affordable housing provision should be reduced to 5 units (41.2%), and those respondents who disagreed/strongly disagreed (40.2%).



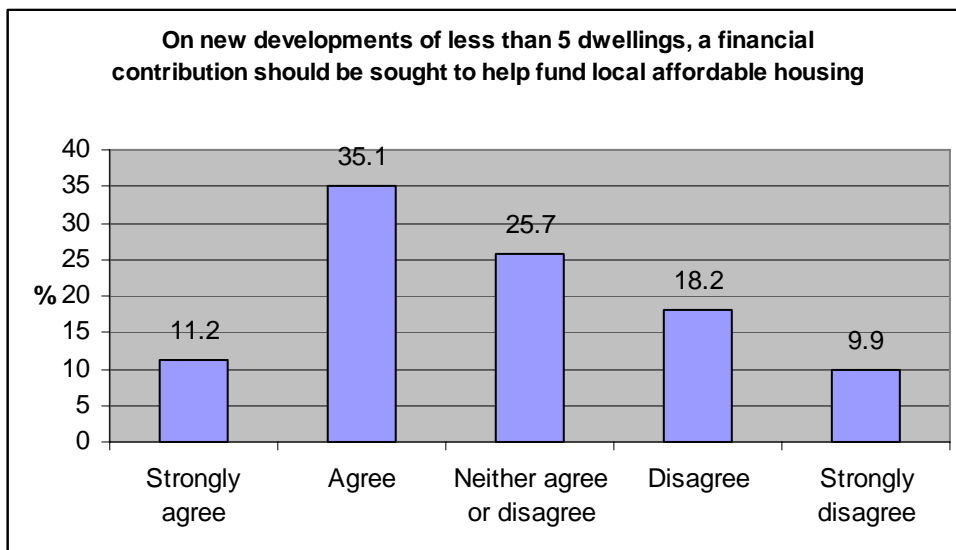
Given this even split, the clear preference under the previous option that the current threshold should be reduced, and recommendations from the Housing Needs Assessment that the thresholds should be reduced, this option will be taken forward as a preferred option that the threshold for affordable housing is reduced to five units or more dwellings in local service centres and in the main towns across the district, or on an equivalent site area.

The following bar chart shows that a clear majority of respondents (58.2%) agreed that on smaller sites the affordable housing requirement should be lower than that required on larger sites of 15 or more new dwellings. This would mean that a 40% affordable housing requirement would not be expected on smaller sites (i.e. schemes of less than 15 dwellings). Whilst lowering the proportion of affordable housing to be delivered on sites of 15+ dwellings would still mean that **some** affordable housing will be delivered, it would also mean not as much affordable housing will potentially be delivered as smaller housing schemes would not be required to provide affordable housing.



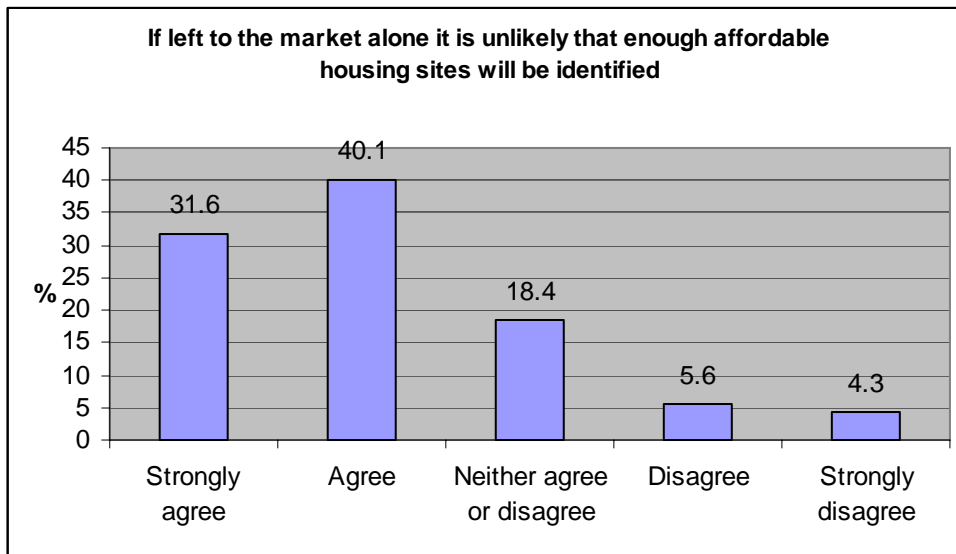
There is evidence in the Local Housing Needs and Market Survey that the target for affordable housing should be up to 50% on all suitable sites; no distinction is made between larger and smaller sites. Given the chronic affordable housing shortage across the district, it is proposed NOT to carry this option forward as a preferred option; that is, the required proportion of affordable housing required on sites of more than 15 new dwellings will NOT be lower on smaller sites.

The following bar chart illustrates that 46.3% of respondents either agreed or strongly agreed that on new development of less than 5 dwellings, a financial contribution should be sought to help fund local affordable housing.



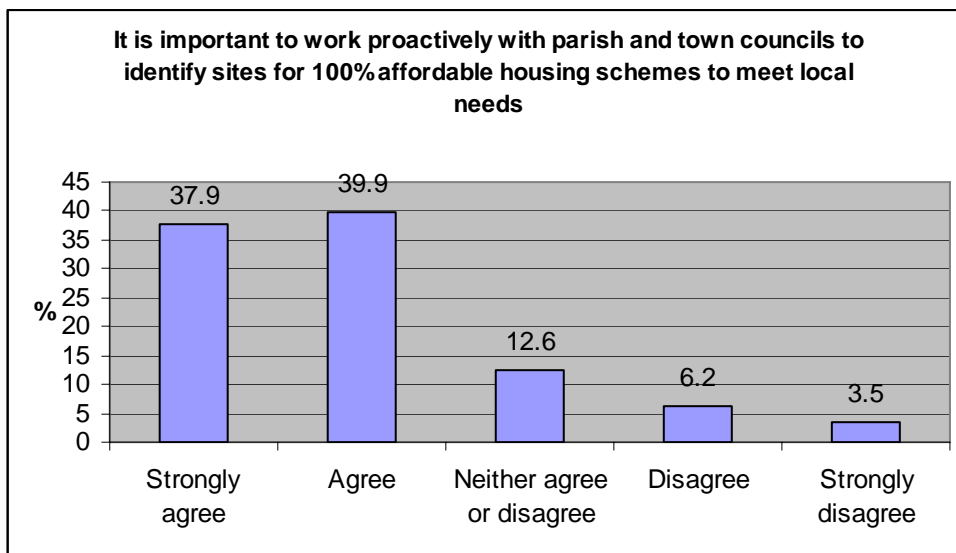
The addendum to Topic Paper 11 which deals with Planning Obligations proposes to carry forward as a preferred option that the core strategy will have a district wide policy on the community kitty with a shopping list of the topics that may require contributions or facilities provided, with the detailed work of how it will work, where the areas of need are and how the tariffs are calculated in the Supplementary Planning Document.

The responses to the following option clearly show the majority of respondents (71.6%) agree or strongly agree that it is unlikely that enough affordable housing sites will be identified if left to the market alone.



Therefore, it is clear that the core strategy will need to include policies which identify broad areas of search where future needs may be met.

Most respondents also agreed or strongly agreed that it is important to work proactively with parish and town council to identify affordable housing sites – nearly 78% agreed/strongly agreed, compared to under 10% who agreed or disagreed with this statement, as indicated in the following bar chart:



Clearly, it will be important for the Core Strategy to address this issue through the identification of sites for 100% affordable housing. The RSS (para 6.1.6) notes that careful attention needs to be given to the housing affordability problem in rural areas. Experience has shown that, simply building higher levels of market housing often attracts more commuters, second home owners or retired people from outside the region.

Respondents also had an opportunity to make written comments related to option 12. Again, many of the comments made were general housing comments relevant to the

whole district, rather than comments dealing with specific housing issues in settlements. The key comments have been grouped under common headings, and include:

Sustainable Locations

- Affordable housing should be located sensibly and sensitively, within easy access to employment and services, and with flexibility and not dogmatically

Developer attitude

- Developers will not willingly build social housing. They are there to make money, not provide social security.
- All developers should have to make financial contributions to fund affordable housing

Low income levels/young people

- There is an urgent need to provide accommodation (affordable) for first time, lower salary, young earners
- Villages especially need young people to keep them sustainable
- Young local people should be given preference for affordable housing
- Problems associated with lack of affordable housing is causing our young adults to leave villages and the elderly to stay put, as they can't trade down either.

Design issues / Housing Mix

- Affordable should not mean shoddy. Externally, housing should reflect local styles and materials.
- The only way affordable housing can be built without the need for public subsidy is to set the design parameters at the time land is granted change of use. The value will then adjust to the ratio of new to the required proportion of affordable.
- Good design may make affordable housing look better but then anything more complex than a box will be more expensive
- The balanced approach is the way forward: some large new development sites should have affordable housing, but not all.
- The need to achieve social balance within large scale developments should be taken into account. A 60% requirement on large scale urban extensions would not allow an appropriate social balance to be achieved. An overly rigid policy should be avoided.

Level of public subsidy

- The availability of and subsidy at the time of submission should be taken into account by the Council. A flexible approach should be adopted in terms of the means of delivery with subsidy.

Scale of affordable housing / Criteria for assessing qualifying sites / Economies of provision

- Number of dwellings is a poor measure of affordable provision; small developments may never happen if developer is forced to contribute to affordable housing
- The scale of affordable housing should be a matter for negotiation at the time of submission.
- The delivery of affordable housing is not always achieved through setting very high affordable housing requirements. Such a policy can mean some sites are no longer financially viable for development.

- Threshold should be 10. The future housing market changes rapidly
- Economies of provision of affordable housing to be taken into account to ensure schemes are viable. Shouldn't be above 40% or 15 houses.

100% affordable housing on rural sites

- 100 percent affordable housing schemes should be encouraged proactively in rural areas so that young people could afford to live there. Consequently some limitations are needed on development of second homes.

Keeping affordable housing in perpetuity

- Clear rules on purchase and then the selling later should be established – affordable should be for a longer period. Even affordable houses are subject to market changes in price, especially in desirable areas.
- Problem of keeping affordable housing in perpetuity

Other comments

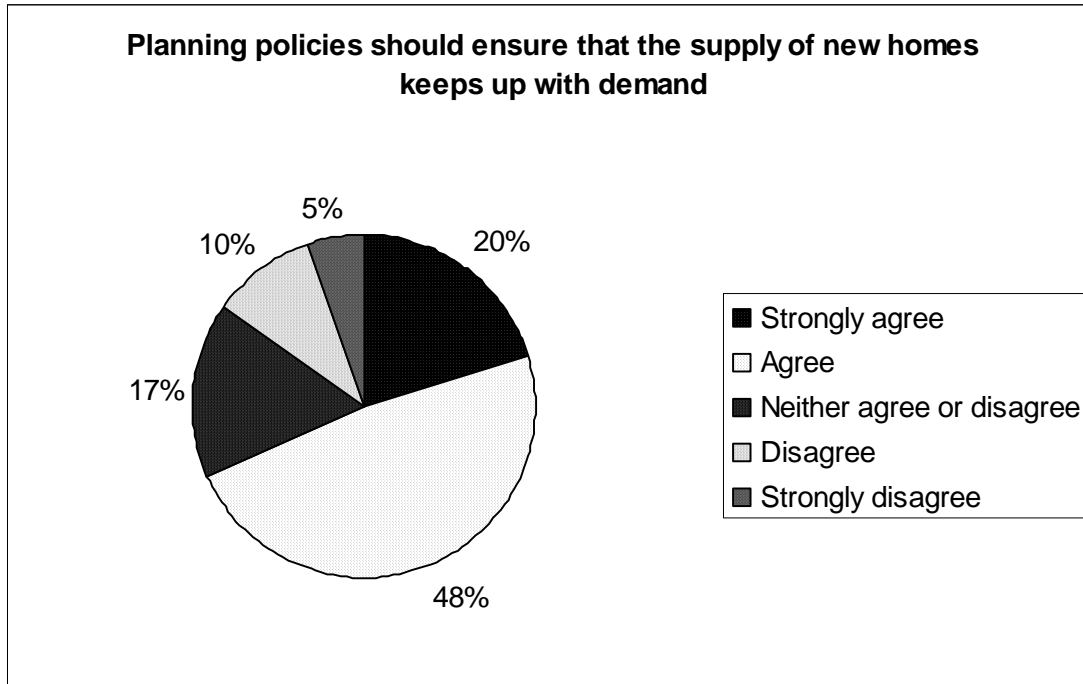
- Affordable Housing should be managed by District Council; re-introduce Council Housing
- Requirements for affordable housing should be balanced with other areas where planning monies could usefully be directed.
- People will not buy houses surrounded by social housing.
- Each site, its locality and local need has to be assessed individually
- Each site should be taken on its own merits – ratios and numbers should be put where appropriate
- Blanket policy should not apply to all sites
- Affordable housing should be offered to local people first
- More shared ownership and rented.

Spatial comments include:

- There is a real and pressing need to provide genuinely affordable housing in Salisbury, especially rented, shared ownership and discounted market rented properties.
- West Knoyle does not have infrastructure to support further housing development

Option 13 Trying to make sure that the new housing required is actually delivered when needed

The following bar chart illustrates that the majority of respondents (68%) clearly agreed or strongly agreed that planning policies should ensure that the supply of new homes keeps up with demand.



Allocating more land and managing its release in line with demand will improve competition and quality of development and control the speed and pattern of development. No phasing would mean that supply would be more difficult to manage and could result in housing completions exceeding the housing requirement, as well as Greenfield sites being developed in favour of brownfield sites. The absence of a phasing policy would also be contrary to national planning policy guidance.

This will therefore be taken forward as a preferred option through the provision of a phasing policy to ensure that the scale of house-building is in line with the RSS housing requirement up to 2026.

Respondents also had an opportunity to make written comments related to Option 13. The key comments made have district wide implications and have been grouped under common headings, and include:

Managing release is vital

- Managing release of sites over the next 20 years is essential together with competition between companies wanting to build houses and in turn improve the quality of the development
- Vital to meet demand – restricted supply will make houses more unaffordable

Development expiry date / Development timescales

- Allocated land should have development expiry date
- Monitor developers to ensure that the approved plans are delivered.
- Create a policy of releasing planning permission within a reasonable time scale - and try to enforce or encourage the builders to fall in line with the planning needs - not just build for profit at the best time.

Priority to brownfield and infill sites

- Priority given to brownfield and infill sites and should be considered as overall development for a particular area. Infill sites must be considered when developing an area.

Build quality and social cohesion

- Planners must concentrate on build quality
- Development must not ignore surroundings thus creating the slums of the future.
- Policies have to recognise the well being of existing environment and residents.

Infrastructure and environment

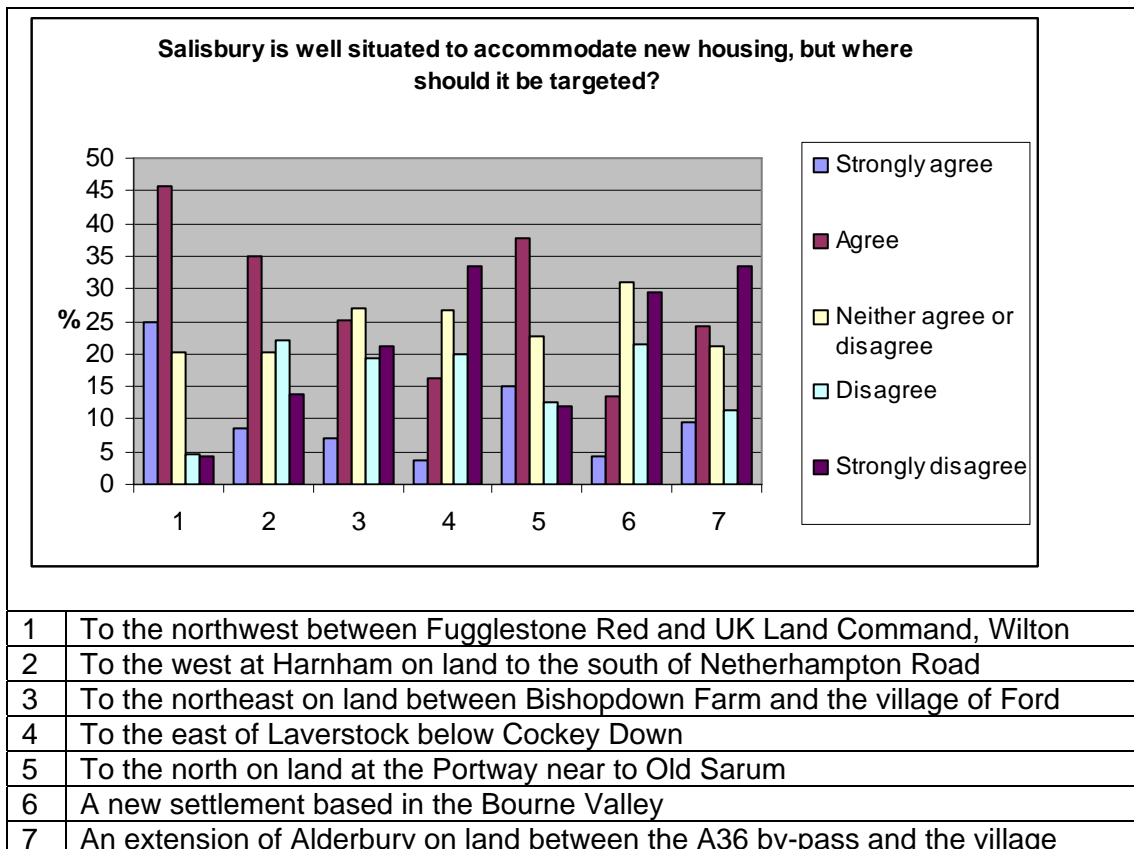
- Need to take account of increased demands for water, drainage, power, car-use, parking etc. and not leave these aspects for consideration later (As has happened in the past).
- New development must be balanced by the ability of public services to cope.
- Planning should take account of demand but may sometimes have to resist demand if other considerations (environment / amenities) point in a different direction.

Other Comments

- Planning should not be subjugated in this manner, it should ensure the character of all surrounding settlements are unchanged.
- There are times when demand for new homes should be resisted and thought given to broader issues and the impact of new development.
- Planning policies do not have the power to do this
- There is already housing on the market, the problem is affordability
- Land banks should be liable to a form of council tax

Option 14 - Deciding where the new growth should be located: Salisbury

The city of Salisbury is required to accommodate the majority of the district's new development, as proposed by the Regional Spatial Strategy. It is clear that Greenfield sites will be required to accommodate some of this growth as there are not enough brownfield sites to accommodate all of this new development. The core strategy will therefore need to identify broad areas where new housing development could take place. Under this option, several possible areas were put forward in the questionnaire, and the responses will all clearly have spatial implications. The results from the questionnaire are illustrated in the following bar chart.



To the northwest between Fugglestone Red and UK Land Command, Wilton

70.8% of respondents either agreed or strongly agreed to this option (45.8% agree) compared to only 9% who disagreed or strongly disagreed. It is therefore proposed to carry this forward as a preferred option in the core strategy.

To the west at Harnham on land to the south of Netherhampton Road

43.5% agreed or strongly agreed, compared to 36.1% who disagreed or strongly disagreed. This will be carried forward as a preferred option.

To the northeast on land between Bishopdown Farm and the village of Ford

32.3% agreed or strongly agreed compared to 40.6% who disagreed or strongly disagreed. Despite the public's clear message, it is considered that in order to ensure that the Regional Spatial Strategy housing requirement to 2026 is met, it will be necessary for land between Bishopdown Farm and Ford to accommodate some new housing. This will therefore be carried forward as a preferred option.

To the east of Laverstock below Cockey Down

20.1% agreed or strongly agreed compared to 53.2% disagreed or strongly disagreed. Despite the public's clear message, it is considered that in order to ensure that the Regional Spatial Strategy housing requirement to 2026 is met, it will be necessary for land to the east of Laverstock below Cockey Down to accommodate some new housing. This will therefore be carried forward as a preferred option.

To the north on land at the Portway near to Old Sarum

52.7% agreed / strongly agreed compared to 24.6% who disagreed / strongly disagreed. This will be carried forward as a preferred option.

A new settlement based in the Bourne Valley

18% agreed / strongly agreed compared to 51% who disagreed / strongly disagreed. It is not proposed to carry this forward as a preferred option.

An extension of Alderbury on land between the A36 by-pass and the village

33.9% agreed / strongly agreed compared to 44.7% who disagree / strongly disagree. Although there was some opposition to development at Alderbury, consultation also demonstrated that many respondents recognised that **modest** development could take place at Alderbury. The option of allowing for modest growth at Alderbury will therefore be carried forward as a Preferred option in order to ensure that the Regional Spatial Strategy housing requirement will be met to 2026.

Respondents also had the opportunity to make written comments related to this option. The key comments have been grouped together on a location by location basis to reflect their spatial nature.

1. To the northwest between Fugglestone Red and UK Land Command, Wilton

- Fugglestone Red lacks any facilities
- HQ Land Command in Wilton is Huge
- Wilton does not want to be joined to Salisbury.
- The development between Fugglestone Red and Wilton should be close to Wilton and part of the growth area.
- Appropriately designed landscaping schemes will help mitigate potential adverse impacts from new development.
- Use land at Wilton provided a reasonable amount of land is given to commercial use.

2. To the west at Harnham on land to the south of Netherhampton Road

- Harnham already has several large developments and is losing any character.
- West Harnham has few if any facilities no east-west bus routes and traffic problems.
- There are terrible traffic problems in Harnham, especially the main roundabout. Road planning is required before more housing is considered
- If building south of Netherhampton Road - create an improved walking aspect to the city. Many could then cycle or walk to the centre. This would link with the broken bridges footpath to Churchfields.
- South of Netherhampton Road would be better used for a much needed ring road.
- Harnham, south of Netherhampton Road, is a fast and busy main road, an unsuitable location for residential development. It is one of the only access roads to Salisbury, which has not so far been spoilt by ribbon development

and is part of the green gap to the west of the city between Salisbury and Netherhampton / Quidhampton / Wilton.

- Netherhampton Road, no further west than the livestock market.
- Put industry at Harnham
- This site is on the floodplain
- Netherhampton Road already has too much traffic.

3. To the northeast on land between Bishopdown Farm and the village of Ford

- Do not want Ford village to merge with Bishopdown farm, it will lose its status as a country village.
- You must steer clear of developing land which is watermeadow and acts as a flood plain. There is daily traffic congestion throughout Laverstock / Ford / A30 etc. Don't worsen the Burden for the long suffering residents.
- Ford should remain a separate village.
- There must be a boundary of the city - Ford should be outside of city limit.
- Building on land between Bishopdown Farm and Ford would mean that Ford would be absorbed into Salisbury.
- No more expansion is needed at Bishopdown Farm, unless more facilities are provided

4. To the east of Laverstock below Cockey Down

Congestion / A30 / Infrastructure

- Church Rd in Laverstock has become a rat run from A30 to Salisbury and at school times has major congestion problems. Further development here will exacerbate the problem.
- There is daily traffic congestion throughout Laverstock / Ford / A30 etc. Don't worsen the Burden for the long suffering residents.
- Further development near the school would create even more congestion.
- Laverstock is already over crowded and a nightmare at School starting and leaving times.
- Significant infrastructure changes would be needed if building below Cockey Down. Traffic problems are already acute on Church road in Laverstock without being aggravated further.
- Why suggest further building and strain on the small village of Laverstock. The infrastructure would fragment. Use developers to build in more needy areas and provide it with improved infrastructure.
- There is already serious traffic congestion in Laverstock during significant parts of the day
- Additional traffic along the already busy minor road through Laverstock should be avoided.
- Must not encroach upon route of possible Eastern link road.
- Additional development here would not be sustainable given existing access and facilities

Impact on natural environment

- You must steer clear of developing land which is watermeadow and acts as a flood plain.
- Enough down land has been lost near Laverstock.
- Definitely not below Cockey Down, this is downland and integral to the landscape.

- Part of Cockey Down is a designated SSS1. Cockey Down is also an extremely important and valuable natural asset not only to Laverstock but to Salisbury and as such further building in this area would be totally inappropriate.
- Laverstock and Cockey Down form part of Salisbury's landscape setting and further encroachment would spoil this valuable asset.

Other Comments

- Laverstock is not in Salisbury and should not be considered in the same context as Salisbury.
- The land earmarked consists mainly of the Schools playing fields. These should be preserved.
- Further development at Laverstock will destroy the village atmosphere.

5. To the north on land at the Portway near to Old Sarum

- Please keep Old Sarum airfield as rural, no homes
- Old Sarum seems most suitable setting for further development, as it has some existing good facilities and current plans include extra ones, such as a school. Building on this, a new village community could be created.
- Old Sarum needs modernising .
- Not on the Roman area near Old Sarum.
- Favour further development to be located at Old Sarum. There is already employment in this area, the football stadium, sports facilities and play areas, together with a frequent bus service and the completion of cycle links, the opportunity is there to create a new village community.
- Isolated, unconnected and ill-supported

6. A new settlement based in the Bourne Valley

Suburb of Salisbury

- A new settlement in the Bourne Valley will make this area into a suburb of Salisbury
- An odd definition of Salisbury that ignores the separate identity of the Bourne valley.
- The Bourne Valley is not in Salisbury and should not be considered in the same context as Salisbury.

Infrastructure

- Road through the Bourne Valley villages is not suitable for large scale development.
- The A338 could not cope with new development in the Bourne Valley. It is already dangerously over-used and under-maintained.
- The Bourne Valley would need the A338 widened.
- The Porton area requires a rethink over roads/traffic.
- Unsuitable in terms of infrastructure

Natural Environment

- The Bourne Valley should be retained as rural area.
- A new settlement would spoil the Bourne valley and there are other more suitable sites
- Bourne Valley is subject to flooding.

Other comments

- A new settlement in the Bourne Valley would give scope for a new ideal settlement to be developed with all the facilities needed to support the village and easy access to Porton Down and Solstice Park.

7. An extension of Alderbury on land between the A36 by-pass and the village

Congestion / A36

- The A36 is chronically congested already
- Developments to extend Alderbury should only be considered when a safe crossing of A36 is provided.
- Too much congestion on the A36 of Salisbury to extend Alderbury
- If new housing is built at Alderbury, what is going to be done about congestion on the A36? Residents are becoming cut off from services in Salisbury.
- Development at Alderbury would need more public transport.
- No more houses at Alderbury until the road system has improved. An outer Salisbury ring road would remove most of the opposition from the village. Why not identify smaller sites within the village particularly the Whaddon end with the flyover junction.
- The A36 and Alderbury are already crammed as it is.
- Additional development at Alderbury should not be contemplated without adequate pedestrian and cycle routes into the city avoiding the busy A36.
- Development should only take place when Petersfinger bottleneck has been resolved.

Suburb of Salisbury / Lack of facilities

- There are so few facilities in Alderbury that the proposed development would become a dormitory or subsidiary which is nearer to the development than the post offices at Whaddon and other village facilities
- Building on land at Alderbury will just make this area into a suburb of Salisbury, against the express wishes of the inhabitants (see Alderbury parish plans).
- Alderbury is not in Salisbury and should not be considered in the same context as Salisbury.
- Alderbury is a village and should not have its identity muddled with Salisbury
- The village also requires further shops and other facilities to reduce the need to travel into the city.
- Proposals appear to show Alderbury joining up as a suburb of Salisbury through Petersfinger. All this is contrary to local residents wishes made recently in the Village plan.
- An odd definition of Salisbury that ignores the separate identity of Alderbury
- There has already been too much development in Alderbury which should be allowed to keep its identity individually of Salisbury. To make it urban would destroy its beauty and vibrancy.
- Great care should be taken to ensure that Alderbury does not join Salisbury as some kind of city suburb destroying the character of the village.
- Since when has Alderbury been a district of Salisbury? Alderbury should not become a suburb of Salisbury.

Parish Plan

- Alderbury already has a parish plan which distinctly excludes mass development as suggested
- Alderbury has significantly increased in size over the past 20 years. An extensive survey on housing growth has been done. Planners must take these into account together with the parish plan. We do not want to be a suburb of Salisbury.
- Alderbury residents views on housing development are set out clearly in our Parish plan. These views must be used by planners. Why else are villages encouraged to produce Parish plans?

Modest development / small, slow growth

- Alderbury accepts modest development but not to the level proposed which would change the entire character of what is still a village.
- Alderbury residents accept the need for modest growth but this does not talk with the planned extensive development in the village extension.
- No large scale development on small villages like Alderbury. The villagers don't want it. Small, slow growth is the best way, people choose to live in a village because it is a village.
- The character of Alderbury would be lost if development happened here on a big scale

Other comments

- New housing here will attract workers to Southampton, not Salisbury
- No development in Alderbury due to flooding
- Land between A36 by-pass and Alderbury requires destruction of woodland habitat affecting wildlife.

As well as making specific comments about the sites suggested in Option 14, respondents also suggested alternative sites:

- Fill in behind strip on Devizes road (north side opposite Stratford subcastle)
- Old Manor Hospital site - low cost housing for NHS employees?
- I think Churchfields Industrial site should be turned over to housing and built on.
- Some new housing in Salisbury should continue to be located on brown-field sites when these become available such as Brown Street car park, part of Churchfields and possibly part of the Central car park
- What happened to Lopcombe as a possible site?
- No mention of land to the south of Salisbury. Most of the city lies on the north side. Why not build on land towards Odstock village and in the Ebbles Valley.
- Why not other sites like Odstock, Quidhampton.
- There are pockets of land unused - E.g Old Manor and land from Milford House Nursing home to Bourne Trading Estate.
- An area missed is on the Salisbury to Wilton Road between the road and Quidhampton village. The A36 should be diverted west of Wilton to encircle Wilton and Salisbury, also land between the Hospital and Downton Road.
- There is no mention of coombe road, odstock, wilton road.
- Salisbury could be extended to the SE along the A36 to incorporate the village of Petersfinger.

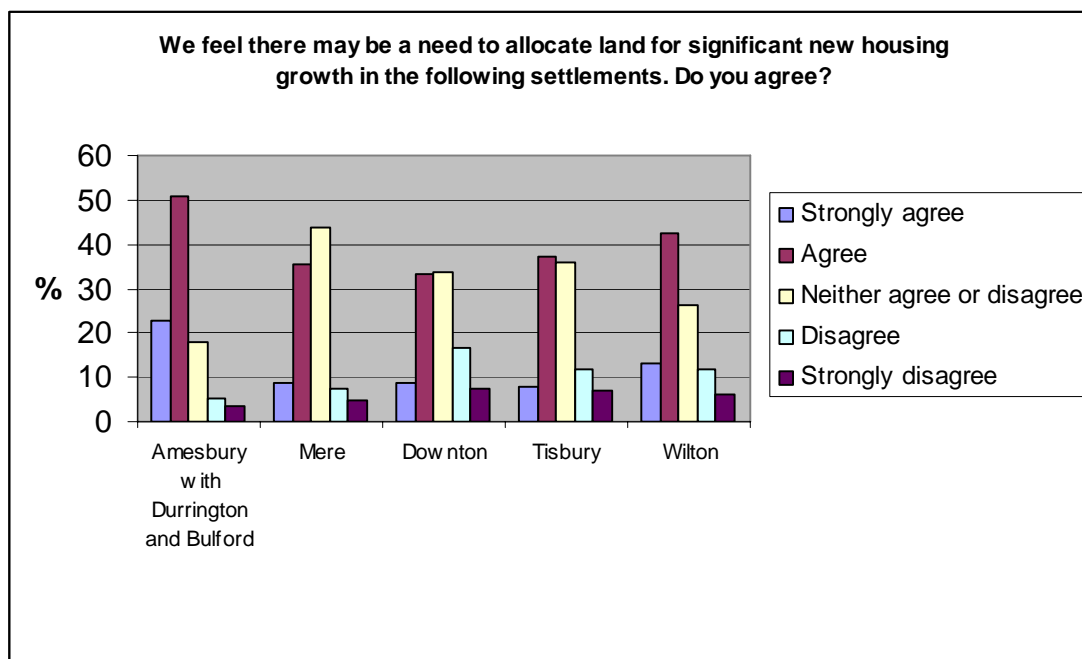
- There is nothing along Coombe Road, Downton Road, Wilton Road, Nadder or Wylde Valley.
- Land to the south east along Downton Road should be included at the preferred options stage.
- Salisbury needs a green belt to protect its character. Simply expanding city limits, and losing green spaces will be deeply regrettable and not create desirable residential areas.
- I do not believe that Salisbury is well situated to accommodate new housing without compromising the natural environment and creating urban sprawl which will impact unfavourably on surrounding villages and countryside
- Urban sprawl will destroy the character of Salisbury. Greenbelt protection is required.
- You are presuming that Salisbury will never have a by-pass.
- Further ribbon development along the main access roads into the city should be avoided at all costs, this encourages car use to access amenities and discourages walking and cycling because of traffic danger. It also encourages urban sprawl and would spoil the landscape setting of which Salisbury is renowned.

Non site-specific comments included the following:

- Need to ensure that roads and public transport is developed to match or at least keep pace with any of these developments.
- Most of the proposed areas have significant congestion already.
- Existing wildlife, trees and natural landscape beauty should be protected and promoted when looking at potential sites, as well as considering more commercial factors. Buildings should also be in sympathy with surroundings.
- It is inappropriate to have 4 of the 7 possible areas adjacent to one another on one side of the city. This would be detrimental to the environment and would create serious traffic flow problems.
- Views need to be preserved as much as possible.
- Watermeadows and downlands are important wildlife habitats and watermeadows also often serve the purpose of relieving flooding. These should never be built on. There are plenty of other places, ruined by pesticides and fertilizers that could be used.
- In many respects if this is necessary, then extend existing developed areas.
- Access and sustainability has to be proved.
- Choose the most sustainable sites with existing infrastructure
- There has to be an alternative to sub-urban sprawl. If we must extend Salisbury we need to incorporate employment provision - balanced communities.
- No building on floodplains
- Brownfield sites should be developed first
- Developments must be fairly distributed throughout all potential sites

Option 15 – Deciding where the new growth should be located: the main towns

The RSS prescribes a broad distribution of development and expects the identification of settlements which will act as local centres to the surrounding rural catchment areas providing jobs, services and facilities. Respondents were asked whether significant new housing growth should be allocated in Amesbury with Durrington and Bulford, Mere, Downton, Tisbury and Wilton. The results, which clearly have spatial implications, are indicated below:



Amesbury with Durrington and Bulford

73.2% agree / strongly agree (50.6% agree) that growth should take place here, compared to 8.8% who disagree / strongly disagree. This will be carried forward as a preferred option.

Mere

There was no general consensus amongst the general public as to whether Mere should take significant new housing growth over the next 20 years. 44.1% agree / strongly agree that growth should take place here, compared to 12.3% who disagree / strongly disagree. 43.6% of respondents neither agreed or disagreed. However, given that the emerging Strategic Housing Land Availability Assessment (SHLAA) indicates that Mere has a number of brownfield sites with potential for housing development and the fact that Mere has a good range of services and facilities, it is proposed to carry forward as a preferred option the inclusion of Mere as a strategic area of growth.

Downton

With regards to new housing growth taking place in Downton, 42.1% of respondents agree/ strongly agree compared to 24.3% who disagree / strongly disagree. 33.7% of respondents neither agreed or disagreed. It is proposed to carry forward as a preferred option the inclusion of Downton as an area for significant new housing growth.

Tisbury

45% agree/ strongly agree of respondents agree that Tisbury should be an area of significant housing growth, compared to 19% who disagree/strongly disagree and 35.9% who neither agree or disagree. It is therefore proposed to include Tisbury as a preferred option as an area for significant new housing growth over the next 20 years.

Wilton

55.6% agree/ strongly agree that significant new housing growth could take place in Wilton, compared to 18.1% who disagree / strongly disagree and 26.3% who neither agreed or disagreed. The inclusion of Wilton as an area for significant new housing growth will be carried forward as a preferred option.

Respondents also had an opportunity to make written comments related to this option. The key comments have been grouped together on a location by location basis to reflect their spatial nature, and include:

Amesbury with Durrington and Bulford

- Amesbury can support sensitive growth.
- I support the Amesbury area because of the good local employment prospects and other four because they are not Salisbury.
- Amesbury is a main contender, due largely to good road links.
- Not unless, in Amesbury, the retail and employment issues and structures are addressed.
- More housing in Amesbury, Durrington and Bulford will only add to an already unattractive sprawl.
- Amesbury must not encroach on Stonehenge
- Amesbury is a highly sustainable location offering a good range of employment opportunities

Mere

- Mere already overcrowded
- Mere is a sustainable compact community already, with good range of services and facilities.
- Mere is a main contender, due largely to good road links.
- The existing housing boundary for Mere on the local plan proposals map, and other descriptions on the proposals map, seem satisfactory and should be retained.

Downton

- Downton floods and any growth would impact on its community and would risk Salisbury and Fordinbridge becoming one long metropolis
- Facilities and services at Downton are already saturated.
- Downton has wide range of facilities and services and excellent employment opportunities.
- Downton would mean building on the flood plain.
- Downton floods.

Tisbury

- In Tisbury the transport links and roads are insufficient to cope with the developments.

- Not convinced that Tisbury has enough local employment to prevent the majority of new development home owners commuting to work elsewhere.
- Tisbury has very poor road access and is set in AONB which will not support any significant further development.
- Tisbury is not a main town. Has the author (s) of this questionnaire ever visited the place and seen its size and access?
- Tisbury is too rural for expansion.
- Only Tisbury has a rail station, any growth here should avoid creating additional road traffic.
- Tisbury has a poor road structure.
- Tisbury would need employment opportunities and better access roads.
- Main towns listed Tisbury is the only one with a train station but has poor access roads. Growth in the village must depend on local opinion and avoid putting additional traffic on the road network.
- Tisbury access is via rural roads and/or via villages which cannot sustain increased traffic - other villages mentioned are better positioned for some development.
- Needs new industry
- Rural location with poor road links therefore have reservations about development here.
- Road access to Tisbury needs improving before further expansion

Wilton

- Wilton will need to have better links with Salisbury for pedestrians and cyclists if increased population is not to increase schooltime traffic and commuting.
- Wilton is a possibility but only if bypass provided
- Wilton can support sensitive growth.
- Wilton needs encouragement to use public transport
- Wilton has a poor road structure; any new growth should take this into account.
- Vacation of UKLC will provide some brownfield land for development
- Wilton needs protection as it has a large crime problem.

Other, area specific comments

- We cannot have anymore houses in Laverstock, 1. Because the water pressure is very low. 2. During term the roads are congested with Mums and their cars and a lot only have 1 child in it.
- Development must be kept away from Salisbury - its roads cannot cope adequately with current traffic volumes. Schools are full to brimming.
- New settlement in Bourne Valley
- Land to south east along Downton road should be included at Preferred Options stage

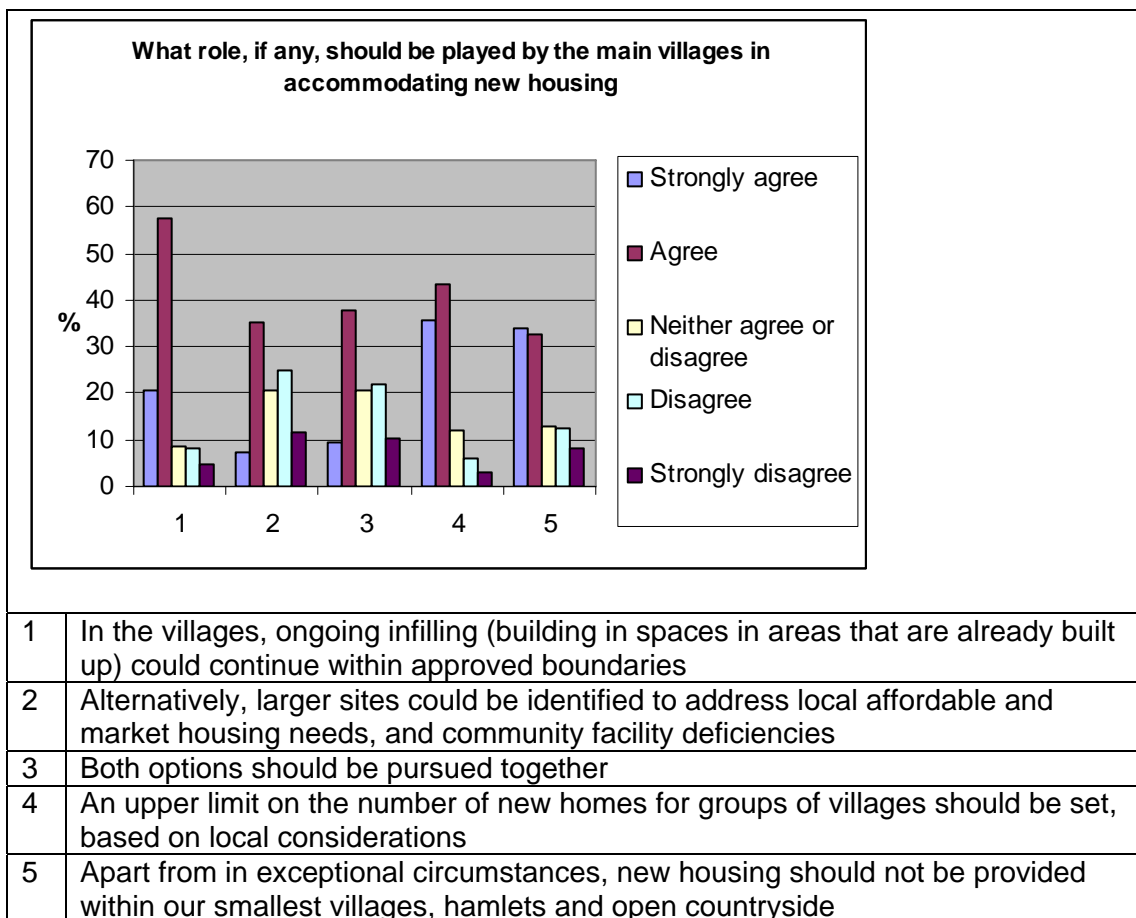
Other non-area specific comments

- Need to ensure that roads and public transport is developed to match or at least keep pace with any of these developments
- If new housing growth is to continue throughout south Wiltshire the unique charm of this area will be lost forever. Caution needs to be taken when deciding where new growth should be located.

- Views need to be preserved as much as possible.
- Expansion of these settlements would enhance facilities and lifestyle.
- Modest new housing growth to retain character of these towns
- A proportion of new housing should be accommodated within the main towns, but it must be proportionate to the current size of the towns.
- Must be balanced growth and the existing imbalances must be addressed before new alterations are made

Option 16 – Deciding where the new growth should be located: the main villages

The following option sought people’s views on what role the main villages should play in accommodating new housing. The results are as follows:



In the villages, ongoing infilling (building in spaces in areas that are already built up) could continue within approved boundaries

The results show that 78.4% agree/strongly agree, and 12.8% disagree / strongly disagree. This option will therefore be carried forward as a district wide preferred option.

Alternatively, larger sites could be identified to address local affordable and market housing needs, and community facility deficiencies

The results show that 42.5% agree/strongly agree and 36.9% disagree/strongly disagree. This option will be carried forward as a preferred option through policies which identify broad areas of search where future needs may be met.

Both options should be pursued together

The results show that 47.2% agree/ strongly agree and 22.2% disagree/strongly disagree. This option will be carried forward as a preferred option through policies which identify broad areas of search where future needs may be met.

An upper limit on the number of new homes for groups of villages should be set, based on local considerations

The results show that 79% agree/strongly agree and 9.1% disagree/strongly disagree. This option will be carried forward as a preferred option through policies which seek an upper limit of new homes for clusters of villages based on a clear settlement strategy and sustainable patterns of growth.

Apart from in exceptional circumstances, new housing should not be provided within our smallest villages, hamlets and open countryside

The results show that 66.6% agree / strongly agree and 20.4% disagree / strongly disagree. This option will be carried forward as a preferred option.

Respondents also had an opportunity to make written comments related to this option. The following key comments have district wide implications, and been grouped under common headings, and include:

Local Consideration/Proportionate growth

- 2 - 3 houses ok but not an estate.
- No new building in open countryside but why not in small villages. Infilling makes good sense.
- Decisions must be on a case by case basis and based on local consideration.
- Restriction on upper limit on the number of new homes for groups of villages should be set and only in exceptional circumstances new housing should not be provided within our smallest villages, hamlets and open countryside.
- All villages can accommodate small slow growth but am against large scale development in villages.

Balanced growth / Limited growth

- It is realistic to expand villages if there is nothing for the new population to do? Expansion plus employment and sustainability.
- Infilling and new sites should include employment. Not only do we need affordable housing targets, we should also require employment premises (offices / work shops) in developments.
- I don't think there should be any development in open countryside but small villages and hamlets could take a small amount of development
- I see development in main villages as aiming to maintain the villages character so should be quite limited to primarily affordable housing.
- We need to keep the small villages small to retain some village life.
- In the main villages there can be no objection to infill development. After all they provide a full range of basic facilities. Larger sites, again within main

villages are acceptable if the developer rectifies any community facility deficiencies.

- Most small villages and hamlets would probably benefit from the odd new house or two, but the open countryside should be spared as far as possible
- Infilling must be undertaken with care
- Preventing villages from expanding gradually will result in their eventual demise. Let them grow slowly and naturally.

Infrastructure and facilities

- Development in the villages would put a strain on the existing facilities to the detriment of the residents
- Modest development in all rural villages unless a good road system is present.
- We need the provision of basic shops and facilities. In some cases the present lack of them should encourage more housing to be provided to make shops and facilities more sustainable.
- Services such as power, water, gas and drainage should be considered before granting planning permission.
- Local consideration includes ease of access to facilities by transport other than car. Especially safe travel for children on bike or foot.

Consultation

- As this is such a sensitive issue in rural communities, consultation and persuasion is essential.
- All villages should be asked - how many do you want - how many could you cope with
- We must ask the parishes what they need and what they can cope with.

Design Issues

- Style of development should blend with surrounding properties.
- New houses within villages must continue provided the highest standards of design is applied.
- Make sure the architectural design fitted in with the countryside surroundings.
- Steady development of villages is fine but new should not be allowed to destroy the character of a village and their design should be in keeping.
- New development should be to the highest standards in terms of fuel efficiency / micro-generation of energy

Other comments

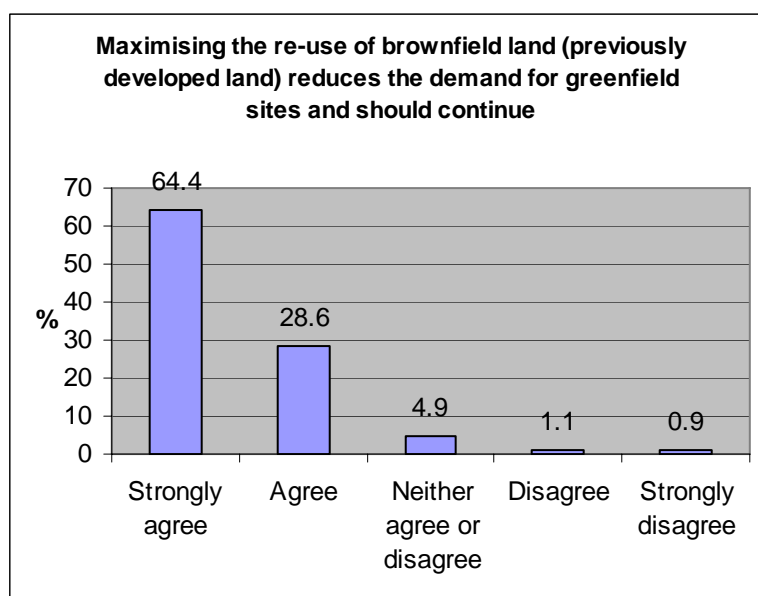
- The smallest villages, hamlets and open countryside should be protected at all costs.
- There will surely be former MOD land becoming free over the next few years. Investigate possibility of using this land for development should be investigated
- Boundaries should be revised to allow for additional small developments near to centres.
- Villages and Hamlets will shrink over time unless young people are catered for.
- There should not be exceptional circumstances

Site specific comments regarding this option include:

- Lopcombe Corner is a possibility for housing and jobs
- Whiteparish is one of the more sustainable places to accommodate further growth
- Identify Pitton as a secondary village
- Although Petersfinger has limited facilities, its proximity to Salisbury makes it quite a sustainable location and could therefore accommodate further development

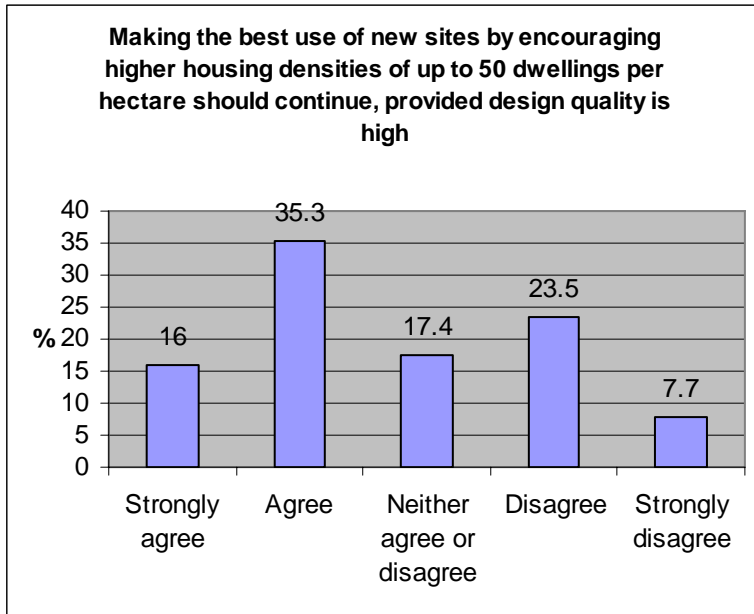
Option 17: Making sure that we use land as efficiently as possible

In order to minimise the reliance on greenfield land and in accordance with national planning policy guidance, the Council has promoted new development on previously developed or brownfield land over the last decade. The following bar chart illustrates that the majority of respondents (93%) clearly agree or strongly agree that maximising the re-use of brownfield land should continue.



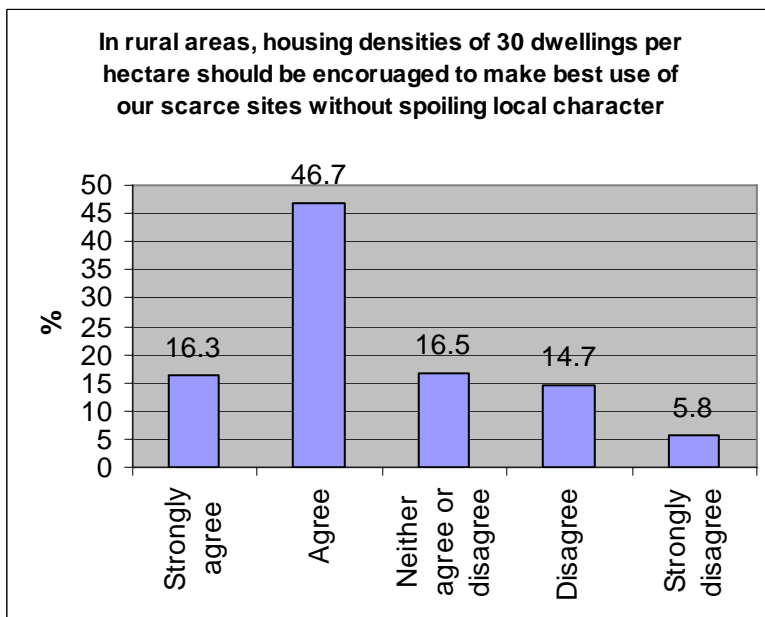
It is therefore proposed to carry this forward as a district wide preferred option which encourages sites to be developed at the highest density that is compatible with the creation of an attractive living environment and the local context of building materials. This is in line with national and regional guidance.

Respondents were also asked their views on whether making the best use of new sites by encouraging higher housing densities of up to 50 dwellings per hectare should continue, providing design quality is high.



The results show that 51.3% agree or strongly agree that densities up to 50 dwellings per hectare should be encouraged, provided design quality is high. This is in line with national and regional guidance. 31.2% of respondents disagreed or strongly disagreed. It is proposed that this option is taken forward as a district wide preferred option which encourages sites to be developed at the highest density that is compatible with the creation of an attractive living environment and the local context of building materials.

With regards to rural areas, respondents were asked if housing densities of 30 dwellings per hectare should be encouraged to make best use of sites without spoiling local character.



63% of respondents agree or strongly agree that in rural areas, housing densities of 30 dph should be encouraged to make the best use of land without spoiling local character, compared to 20% who disagree/strongly disagree. This will be carried forward as a district wide preferred option which encourages sites to be developed at the highest density that is compatible with the creation of an attractive living environment and the local context of building materials.

Respondents have an opportunity to make written comments related to this option. The key comments, which have district wide implications, have been grouped under common headings and include:

Brownfield sites should not include gardens or playing fields

- Gardens should not be included in the brownfield category. building in gardens in changing the character of our villages
- Brownfield sites should not be taken to include existing gardens or playing fields

Higher housing densities and social implications

- Higher housing densities, especially in urban areas, is a social time-bomb just waiting to go off.
- I see huge problems in concentrating on density as a solution to the numbers game. It is not only a matter of design and appearance - it is also to do with social cohesion.
- Densities should be reduced and building designs promote individuality, not uniformity, especially in village or rural areas.

Design

- High housing densities and good design are by no means mutually exclusive. Architectural magazines are full of examples.
- Unfortunately new housing developments stick out like a sore thumb. More thought needs to go into overall design and screening so that new developments blend into countryside.
- Good quality apartments should be built to raise densities rather than cramming and rabbit hutches with no amenity space indoors or out.
- We can't waste our land by building at low density but the design must be suitable for the area

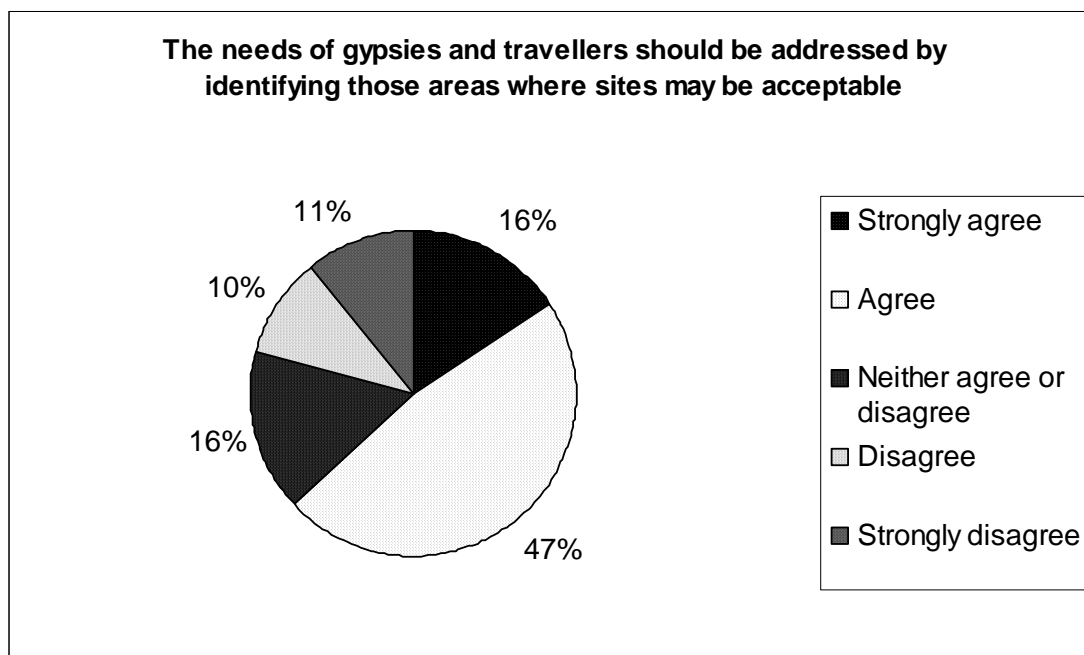
Other comments

- Increased housing densities in villages will destroy the character of the village.
- Need a range of housing densities, not pre-set limits
- No blanket approach which will lead to prescriptive development
- The core strategy should recognise that in many instances the most sustainable option will be to release Greenfield sites
- Subject to infrastructure.
- Each case should be judged on its own merits.
- Density should reflect local need

Option 18: Making adequate provision for gypsies and travellers

National planning guidance requires local planning authorities to plan for a mix of housing, and to have regard to the diverse range of requirements across the district, including the need to accommodate gypsies and travellers. Respondents were

asked if the needs of gypsies and travellers should be addressed by identifying those areas where sites may be acceptable.



The pie chart illustrates that the majority of respondents agreed or strongly agreed that adequate provision should be made for gypsies and travellers by identifying those areas where sites may be acceptable. It is therefore proposed to carry this forward as a district wide policy which sets out criteria for assessing needs and also to identify broad areas of search where future needs may be met.

Respondents also had the opportunity to make written comments on this option. The key comments made are as follows:

Salisbury already has a good range of sites

- Our area has a good range of sites so it should be up to other authorities to do their share to find new sites.
- Sufficient provision of sites is already in place which should be monitored and reviewed as necessary.
- Should not increase number of sites which is already greater in Salisbury

Should be no facilities for gypsies

- There should be no facilities for travellers and gypsies.

Gypsies should be encouraged to settle down

- There is no reason why these people can't be housed. Many have settled.
- These groups should be encouraged to settle down and play their part in local communities.
- If current provision is good then it would be unnecessary to increase it. For the sake of children's education, travellers should be encouraged to settle.

Accommodate individual needs; have right to settle where they want

- Gypsies and travellers have a right to settle where they choose. Some gypsies and travellers require access to woodland where they can enhance their skills.
- Accommodate individual needs

Environmental impact

- The reality of gypsies and travellers is that they can damage vulnerable landscapes. Help green travellers but discourage the irresponsible types.
- Encourage and educate on all aspects of recycling to all users of the sites above.
- If and when sites are provided there must be adequate sanitation and hygiene facilities - plus stringent enforcing and facilities of the disposal of rubbish.

Duty to make suitable provision

- We have a duty to make suitable provision.
- The fact that travellers use unauthorised sites on many occasions demonstrates that we are not covering present needs.
- I would fight any attempt to reduce the number or quality of sites.
- The questions should only be how many sites and where
- Providing land for gypsies and travellers stops them going on private land.
- Gypsies and travellers should always be allowed in any area.
- This minority should fairly provided for

Gypsies and travellers should not get disproportionate help

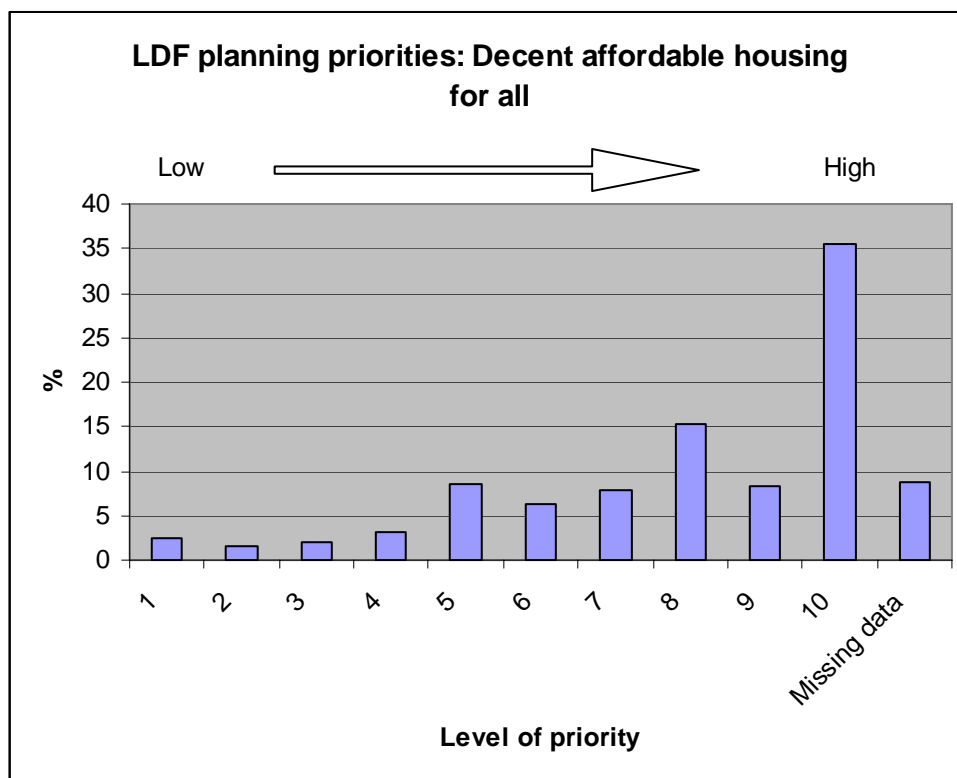
- Tiny number should not get disproportionate help
- Gypsies and travellers make little contribution to the areas on which they inflict themselves. Discourage them.
- Sadly, precious resources will continue to be used to support a part of society that takes but does not give.
- Why should tax payers give anything more than the bare minimum of consideration for the needs of people who pay little tax of any sort and who have no consideration for anyone other than themselves?

Site specific comments on this option included:

- The Odstock Road site could be made bigger and improved.

Householder Survey

The householder survey asked respondents to score key planning priorities from 1 to 10, 10 being a high priority and 1 being a low priority. With regards to housing, respondents were asked to score "Decent affordable housing for all". The results are illustrated in the following bar chart:



Clearly, the provision of decent affordable housing for all is considered to be a key planning priority for many respondents.

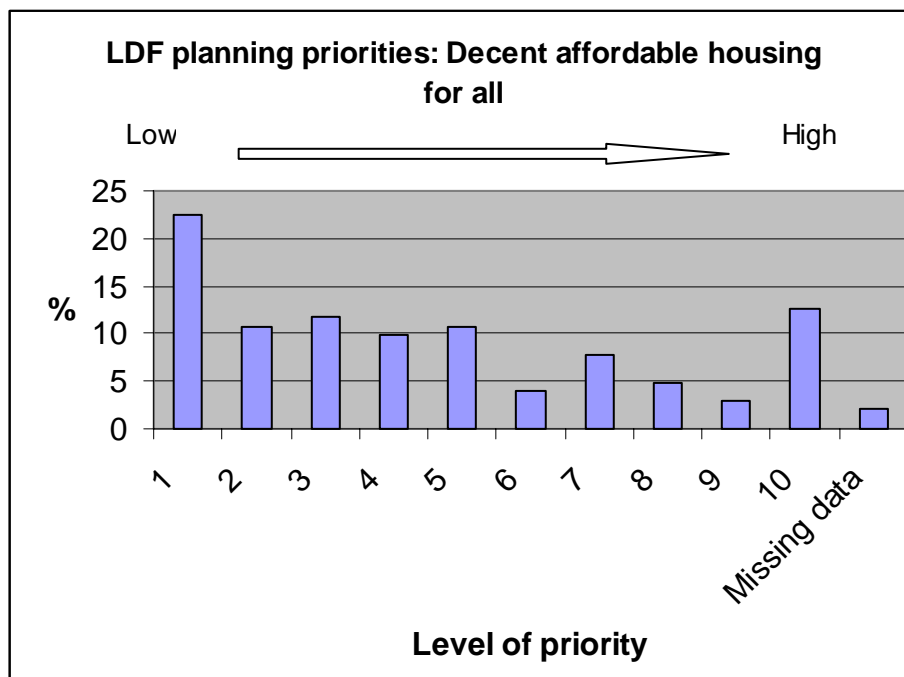
Respondents were also asked to add any additional comments. With respect to housing respondents suggested that:

- More affordable houses, especially rented affordable homes
- Affordable housing only benefits the first owner after that it reaches high price – therefore, cap the rate of interest.
- More affordable houses in the rural areas
- Second homes in villages are a problem
- More council houses are needed
- Improve design quality of houses
- Need more town accommodation and flats
- Develop brownfield sites before Greenfield sites
- No housing development on the floodplains
- Do not build housing developments at such high density
- Balance housing development with provision of employment
- No further housing development in Laverstock to keep village community.
- Get rid of Culver St car park. Use space for good quality residential property
- Demolish the friary area and develop a swing park
- Mere cannot sustain the increasing housing developments, especially as they are not affordable for local people & they are ruining our village.
- Improve infrastructure before allowing more housing developments
- Improve homes for the elderly
- Use brownfield sites for buildings
- More housing must be linked with an improved road system and infrastructure
- Decrease housing density

- Need affordable housing in rural areas; oppose second homes which are left empty in rural areas
- Improve existing housing, don't add unnecessarily
- Stop over development on Greenfield sites
- Stop housing development of agricultural land - we need to support the agricultural economy
- No more building on the floodplain
- More council housing with affordable rent
- Less executive type houses
- More quality homes

Young People's Survey

The Householder survey was also sent to local schools. This attracted 102 responses. With regards to housing, respondents were asked to score "Decent affordable housing for all". The results are illustrated in the following bar chart:

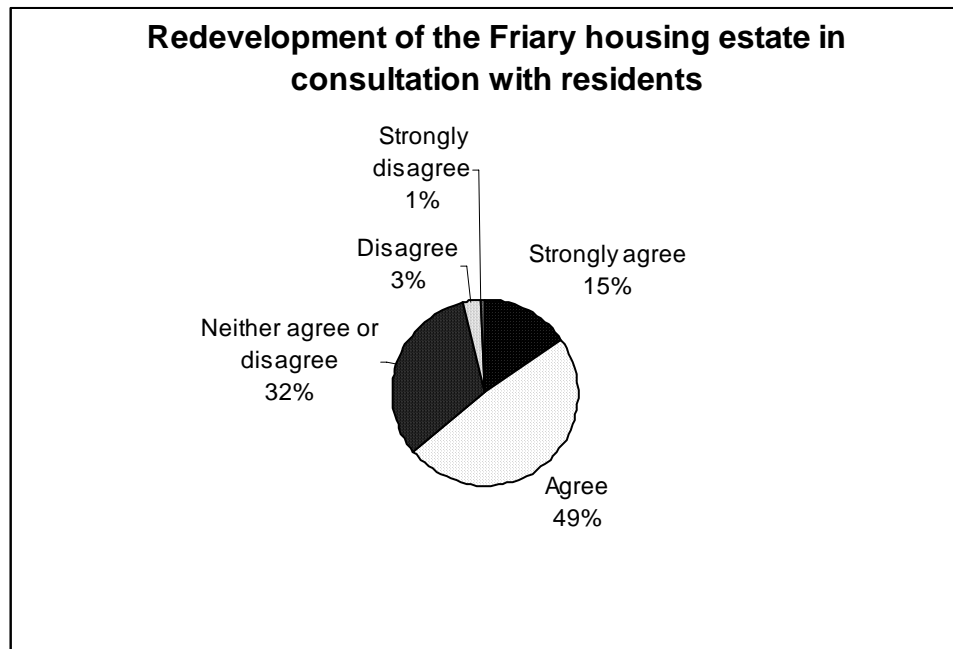


Interestingly, decent affordable housing is not considered to be a high priority by young people in the district, even though this issue is probably more pertinent to them.

THE SALISBURY VISION

Respondents to the questionnaire also had an opportunity to comment upon the Salisbury Vision. The Vision proposes the following projects which are relevant to housing:

- the redevelopment of the Friary housing estate in consultation with residents (under Option 42). The following pie chart illustrates that 64% of respondents either strongly agreed or agreed that the redevelopment of the Friary housing estate should be carried out in consultation with residents.



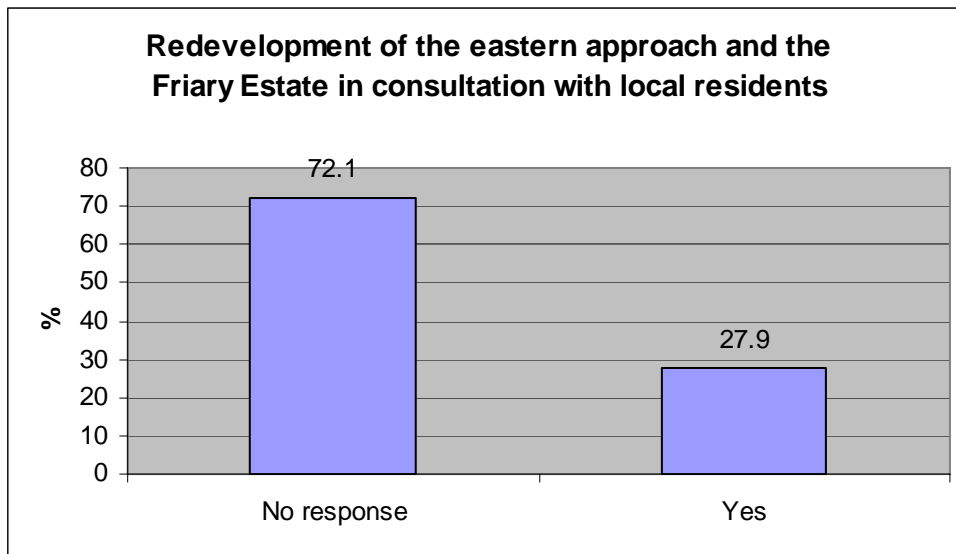
Respondents also had an opportunity to comment upon the Salisbury Vision. Comments relevant to housing (under option 42) included:

- The development of the Friary depend on how residents view what the redevelopment offers them
- Consultation must be exercised together with a realization that biased and interested politics and media will make hay, frightening vulnerable tenants from even the most enlightened schemes.
- I thought a section of the friary had been rebuilt a few years ago?
- Let the friary residents decide their future
- Move people from the Friary to Churchfields. then redevelop the friary as private housing / flats, shops and offices.
- Friary should be developed much more densely
- The redevelopment of the friary should include all types of housing, not only social housing, to create a better environment and reduce the likelihood of social problems arising.

Householder survey and Young People's Survey – Salisbury Vision

In the householder and schools survey, questions on the Vision were asked in a slightly different way to those in the main consultation documents. In these surveys, respondents were asked to tick the Vision projects which they supported. In light of this, analysis of these results needs to be undertaken with a note of caution. Due to the way in which the questions were asked, no firm conclusion as to the nature of non 'yes' votes can be arrived at. The absence of a 'yes' vote for a Vision project does not automatically mean that the respondent does not support the project as the respondent could equally have no view on the matter.

The Vision project relevant to housing included:

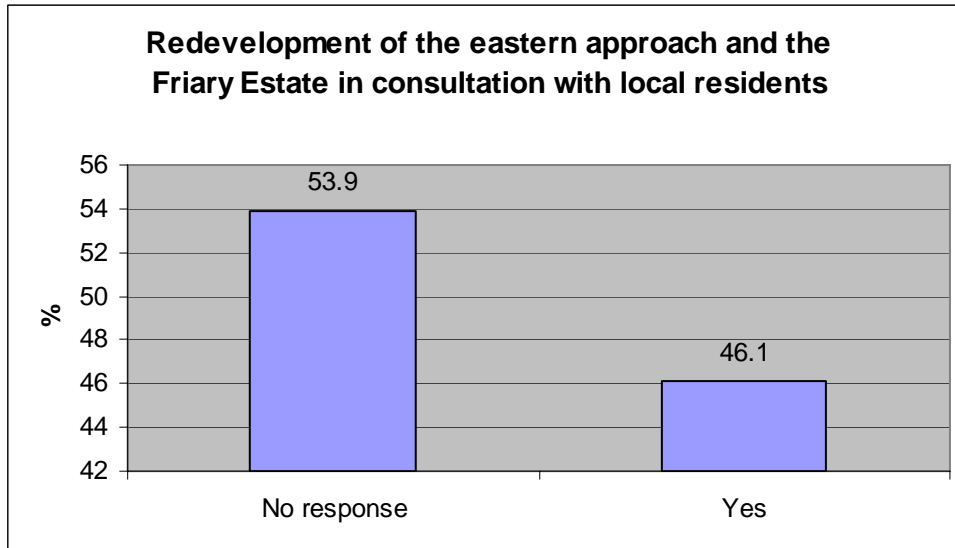


Nearly 28% of respondents supported the redevelopment of the eastern approach and the Friary Estate in consultation with the local residents.

Respondents were also asked to add any additional comments. With respect to the above projects, respondents made the following comments:

- No more residential development in the city centre; more housing puts pressure on existing traffic. City centre developments should be commercial.
- More quality family homes at sensible prices
- Provision of council housing and care homes run by the Council
- Increased affordable housing and quality homes needed for first time buyers
- Do not build houses on Greenfield sites, but on brownfield sites
- Develop the Friary area into a park and move the residents to Old Sarum or the Bemerton area
- The Friary area has had a considerable amount of improvements already.

The Young People's survey also asked students about the redevelopment of the eastern approach and the Friary Estate in consultation with local residents. The results are as follows:



Just over 46% of respondents supported redevelopment in consultation with local residents.

Salisbury & Wilton Area Housing Summit

This event was held on 3 December at City Hall in Salisbury and was well attended with over 30 District and parish councillors attending.

David Milton chaired the meeting and started by thanking everyone for coming. There were 5 tables each with a range of parish and district councillors and a facilitator from Forward Planning.

Firstly, the “rules” of the evening were discussed. They included

- The character of existing settlements should be retained, with no swamping taking place.
- All should be prepared to 'do their bit'.
- Doing nothing is not an option.
- No one knows best and all views must be respected.
- Solutions should be realistic and deliverable.
- You might have to 'think the unthinkable'.

The purpose of the meeting was then set out, which was to

- Understand the nature of the challenge of finding sites for development, accepting constraints and the difficulty we face – is not easy!

The meeting then started with Exercise 1 – Housing allocations. Participants were asked to

- Allocate 6000 houses on the maps
- Each block equates to 100 houses - you will need to place 60 blocks on the plan area
- When your group is finished, swap the blocks for Stickers to save the results

- Nominate a spokesperson to give very short feedback to the room on the sites you chosen and any issues that you encountered.

Everyone then set to work with the Lego blocks and the stickers to distribute the housing around Salisbury and the wider area. Once this task had been completed, participants were able to circulate all the tables and comment on the locations that each table had come up with, on the comments sheets.

At the end of the evening the sites put forward were discussed to see if there was any consensus.

Some of the sites that came forward included (in no particular order):

- Fugglestone Red
- Churchfields
- North of Bishopdown
- UKLF Wilton
- Laverstock
- Netherhampton Road
- Old Sarum
- Central car park
- Adjacent Rowbarrow gardens Downton Road
- Adjacent Lime Kiln Way, Odstock Road
- Adjacent to Salisbury District hospital
- Netherhampton between In Excess and the livestock market

It emerged from the summit that Parish Councils and Councillors were willing to accept housing growth in their parishes provided that they would not be swamped and would be supported by adequate infrastructure and facilities.

The session concluded with a plenary session in which a group discussion on the sites put forward was had. Below is a summary of some of the comments made:

- Concerns over the swamping of settlements
- Concerns over coalescence
- The infrastructure to support this level of development has not been discussed
- Is there scope for a new settlement to be built outside the city?
- Affordable housing is a key issue
- Where will the people living in these 6,00 houses work?
- Brownfield land should be used first.

The next steps were then discussed which highlighted that:

- We have listened
- We will publish Core Strategy preferred options in February 2008
- This will highlight where our housing growth may be accommodated
- We will give you another chance to comment.
- Final submission end of June 2008

It was also explained that another similar event for the rest of the district will take place early in 2008 where all other Parish Councils and Councillors from around the district will be invited to allocate housing.

Implications for the six community areas

In order to try and interpret and present the results in a spatial manner the feedback has now been analysed and disaggregated in order to show how the feedback relates to the six community plan areas.

Mere and District

Local centre: Mere

- Mere already overcrowded
- Mere is a sustainable compact community already, with good range of services and facilities.
- Mere is a main contender, due largely to good road links.
- The existing housing boundary for Mere on the local plan proposals map, and other descriptions on the proposals map, seem satisfactory and should be retained.

Main village: Zeals

No spatial implications with regard to housing have arisen from the consultation.

Cluster villages:

No spatial implications with regard to housing have arisen from the consultation.

Other villages:

- West Knoyle does not have infrastructure to support further housing development

Rural issues:

No spatial implications with regard to housing have arisen from the consultation.

Nadder valley

Local centre: Tisbury

- In Tisbury the transport links and roads are insufficient to cope with the developments.
- Not convinced that Tisbury has enough local employment to prevent the majority of new development home owners commuting to work elsewhere.
- Tisbury has very poor road access and is set in AONB which will not support any significant further development.

- Tisbury is not a main town. Has the author (s) of this questionnaire ever visited the place and seen its size and access?
- Tisbury is too rural for expansion.
- Only Tisbury has a rail station, any growth here should avoid creating additional road traffic.
- Tisbury has a poor road structure.
- Tisbury would need employment opportunities and better access roads.
- Main towns listed Tisbury is the only one with a train station but has poor access roads. Growth in the village must depend on local opinion and avoid putting additional traffic on the road network.
- Tisbury access is via rural roads and/or via villages which cannot sustain increased traffic - other villages mentioned are better positioned for some development.
- Needs new industry
- Rural location with poor road links therefore have reservations about development here.
- Road access to Tisbury needs improving before further expansion

Main village: Hindon

No spatial implications with regard to housing have arisen from the consultation.

Cluster villages: Ludwell, Donhead St Andrew, Donhead St Mary, Charlton.

No spatial implications with regard to housing have arisen from the consultation.

Other villages:

No spatial implications with regard to housing have arisen from the consultation.

Rural issues:

No spatial implications with regard to housing have arisen from the consultation.

Stonehenge

A new settlement based in the Bourne Valley

Suburb of Salisbury

- A new settlement in the Bourne Valley will make this area into a suburb of Salisbury
- An odd definition of Salisbury that ignores the separate identity of the Bourne valley.
- The Bourne Valley is not in Salisbury and should not be considered in the same context as Salisbury.

Infrastructure

- Road through the Bourne Valley villages is not suitable for large scale development.
- The A338 could not cope with new development in the Bourne Valley. It is already dangerously over-used and under-maintained.
- The Bourne Valley would need the A338 widened.
- The Porton area requires a rethink over roads/traffic.
- Unsuitable in terms of infrastructure

Natural Environment

- The Bourne Valley should be retained as rural area.
- A new settlement would spoil the Bourne valley and there are other more suitable sites
- Bourne Valley is subject to flooding.

Other comments

- A new settlement in the Bourne Valley would give scope for a new ideal settlement to be developed with all the facilities needed to support the village and easy access to Porton Down and Solstice Park.

Northern urban cluster: Amesbury, Bulford, Durrington

- Amesbury can support sensitive growth.
- I support the Amesbury area because of the good local employment prospects and other four because they are not Salisbury.
- Amesbury is a main contender, due largely to good road links.
- Not unless, in Amesbury, the retail and employment issues and structures are addressed.
- More housing in Amesbury, Durrington and Bulford will only add to an already unattractive sprawl.
- Amesbury must not encroach on Stonehenge
- Amesbury is a highly sustainable location offering a good range of employment opportunities

Main village: Shrewton

No spatial implications with regard to housing have arisen from the consultation.

Main village: Porton

No spatial implications with regard to housing have arisen from the consultation.

Main village: Winterbourne Dauntsey / Earls / Hurdcott

No spatial implications with regard to housing have arisen from the consultation.

Cluster villages: Winterbourne Dauntsey / Winterbourne Earls, Hurdcott, Winterbourne Gunner, Idmiston, Porton, Gomeldon.

No spatial implications with regard to housing have arisen from the consultation.

Other villages:

- What happened to Lopcombe as a possible site?
- Lopcombe Corner is a possibility for housing and jobs

Rural issues:

No spatial implications with regard to housing have arisen from the consultation.

Four rivers: Ebble, Nadder, Wylfe, Till.

To the northwest between Fugglestone Red and UK Land Command, Wilton

- Fugglestone Red lacks any facilities
- HQ Land Command in Wilton is Huge
- Wilton does not want to be joined to Salisbury.
- The development between Fugglestone Red and Wilton should be close to Wilton and part of the growth area.
- Appropriately designed landscaping schemes will help mitigate potential adverse impacts from new development.
- Use land at Wilton provided a reasonable amount of land is given to commercial use.

Local centre: Wilton

- Wilton will need to have better links with Salisbury for pedestrians and cyclists if increased population is not to increase schooltime traffic and commuting.
- Wilton is a possibility but only if bypass provided
- Wilton can support sensitive growth.
- Wilton needs encouragement to use public transport
- Wilton has a poor road structure; any new growth should take this into account.
- Vacation of UKLC will provide some brownfield land for development
- Wilton needs protection as it has a large crime problem.

Main village: Dinton

No spatial implications with regard to housing have arisen from the consultation.

Cluster villages: Great Wishford, South Newton, Stoford.

No spatial implications with regard to housing have arisen from the consultation.

Other villages:

- Develop on sites in the Ebble Valley.
- Why not other sites like Quidhampton?

Rural issues:

No spatial implications with regard to housing have arisen from the consultation.

Southern

Local centre: Downton

- Downton floods and any growth would impact on its community and would risk Salisbury and Fordingbridge becoming one long metropolis
- Facilities and services at Downton are already saturated.
- Downton has wide range of facilities and services and excellent employment opportunities.
- Downton would mean building on the flood plain.

- Downton floods.

Main village: Alderbury

An extension of Alderbury on land between the A36 by-pass and the village

Congestion / A36

- The A36 is chronically congested already
- Developments to extend Alderbury should only be considered when a safe crossing of A36 is provided.
- Too much congestion on the A36 of Salisbury to extend Alderbury
- If new housing is built at Alderbury, what is going to be done about congestion on the A36? Residents are becoming cut off from services in Salisbury.
- Development at Alderbury would need more public transport.
- No more houses at Alderbury until the road system has improved. An outer Salisbury ring road would remove most of the opposition from the village. Why not identify smaller sites within the village particularly the Wehaddon end with the flyover junction.
- The A36 and Alderbury are already crammed as it is.
- Additional development at Alderbury should not be contemplated without adequate pedestrian and cycle routes into the city avoiding the busy A36.
- Development should only take place when Petersfinger bottleneck has been resolved.

Suburb of Salisbury / Lack of facilities

- There are so few facilities in Alderbury that the proposed development would become a dormitory or subsidiary which is nearer to the development than the post offices at Whaddon and other village facilities
- Building on land at Alderbury will just make this area into a suburb of Salisbury, against the express wishes of the inhabitants (see Alderbury parish plans).
- Alderbury is not in Salisbury and should not be considered in the same context as Salisbury.
- Alderbury is a village and should not have its identity muddled with Salisbury
- The village also requires further shops and other facilities to reduce the need to travel into the city.
- Proposals appear to show Alderbury joining up as a suburb of Salisbury through Petersfinger. All this is contrary to local residents wishes made recently in the Village plan.
- An odd definition of Salisbury that ignores the separate identity of Alderbury
- There has already been too much development in Alderbury which should be allowed to keep its identity individually of Salisbury. To make it urban would destroy its beauty and vibrancy.
- Great care should be taken to ensure that Alderbury does not join Salisbury as some kind of city suburb destroying the character of the village.
- Since when has Alderbury been a district of Salisbury? Alderbury should not become a suburb of Salisbury.

Parish Plan

- Alderbury already has a parish plan which distinctly excludes mass development as suggested
- Alderbury has significantly increased in size over the past 20 years. An extensive survey on housing growth has been done. Planners must take these

into account together with the parish plan. We do not want to be a suburb of Salisbury.

- Alderbury residents views on housing development are set out clearly in our Parish plan. These views must be used by planners. Why else are villages encouraged to produce Parish plans?

Modest development / small, slow growth

- Alderbury accepts modest development but not to the level proposed which would change the entire character of what is still a village.
 - Alderbury residents accept the need for modest growth but this does not talk with the planned extensive development in the village extension.
 - No large scale development on small villages like Alderbury. The villagers don't want it. Small, slow growth is the best way, people choose to live in a village because it is a village.
 - The character of Alderbury would be lost if development happened here on a big scale
-
- New housing here will attract workers to Southampton, not Salisbury
 - No development in Alderbury due to flooding
 - Land between A36 by-pass and Alderbury requires destruction of woodland habitat affecting wildlife.

Main village: Whiteparish

- Whiteparish is one of the more sustainable places to accommodate further growth

Main village: The Winterslows

No spatial implications with regard to housing have arisen from the consultation.

Cluster villages: Morgans Vale, Woodfalls, Redlynch, Lover, Bohemia.

No spatial implications with regard to housing have arisen from the consultation.

Other villages:

- Build on land towards Odstock village
- Identify Pitton as a secondary village
- In the plan, areas such as Coombe Bisset, Homington, Odstock have not been recognised as areas for development but are near to one of the cities largest employers (Hospital) Affordable housing in these areas would provide the employees with close accommodation.

Rural issues:

No spatial implications with regard to housing have arisen from the consultation.

Salisbury City

Salisbury

- Development must be kept away from Salisbury - its roads cannot cope adequately with current traffic volumes. Schools are full to brimming.
- Fill in behind strip on Devizes road (north side opposite Stratford subcastle)
- Old Manor Hospital site - low cost housing for NHS employees?
- I think Churchfields Industrial site should be turned over to housing and built on.
- Some new housing in Salisbury should continue to be located on brown-field sites when these become available such as Brown Street car park, part of Churchfields and possibly part of the Central car park
- There are pockets of land unused - E.g Old Manor and land from Milford House Nursing home to Bourne Trading Estate.
- An area missed is on the Salisbury to Wilton Road between the road and Quidhampton village. The A36 should be diverted west of Wilton to encircle Wilton and Salisbury, also land between the Hospital and Downton Road.
- There is no mention of coombe road, odstock, wilton road.
- Salisbury could be extended to the SE along the A36 to incorporate the village of Petersfinger.
- Land to the south east along Downton Road should be included at the preferred options stage.

- Although Petersfinger has limited facilities, its proximity to Salisbury makes it quite a sustainable location and could therefore accommodate further development
- There are some derelict bits of land in the city centre that could be put to better use e.g. the spare railway arch where the car park access road exits the ring road for the central car park. Could be developed as a cycleway and therefore avoid the awkward section of the Avon cycle/foot path under the Avon where headroom is restricted.
- Churchfields is the biggest potential brownfield site for housing

- The Odstock Road (gypsy site) site could be made bigger and improved.
- Let the Friary residents decide their future
- Move people from the Friary to Churchfields. Then redevelop the Friary as private housing / flats, shops and offices.
- Friary should be developed much more densely
- The redevelopment of the friary should include all types of housing, not only social housing, to create a better environment and reduce the likelihood of social problems arising.
- Salisbury needs a green belt to protect its character. Simply expanding city limits, and losing green spaces will be deeply regrettable and not create desirable residential areas.
- I do not believe that Salisbury is well situated to accommodate new housing without compromising the natural environment and creating urban sprawl which will impact unfavourably on surrounding villages and countryside
- Urban sprawl will destroy the character of Salisbury. Greenbelt protection is required.

- You are presuming that Salisbury will never have a by-pass.
- Further ribbon development along the main access roads into the city should be avoided at all costs, this encourages car use to access amenities and discourages walking and cycling because of traffic danger. It also encourages urban sprawl and would spoil the landscape setting of which Salisbury is renowned.
- Get rid of Culver St car park. Use space for good quality residential property
- Demolish the friary area and develop a swing park
- There is nothing along Coombe Road, Wilton Road
- Land to the south east along Downton Road should be included at Preferred options stage.

To the west at Harnham on land to the south of Netherhampton Road

- Harnham already has several large developments and is losing any character.
- West Harnham has few if any facilities no east-west bus routes and traffic problems.
- There are terrible traffic problems in Harnham, especially the main roundabout. road planning is required before more housing is considered
- If building south of Netherhampton Road - create an improved walking aspect to the city. Many could then cycle or walk to the centre. This would link with the broken bridges footpath to Churchfields.
- South of Netherhampton Road would be better used for a much needed ring road.
- Harnham, south of Netherhampton Road, this is a fast and busy main road, an unsuitable location for residential development. It is one of the only access roads to Salisbury, which has not so far been spoiled by ribbon development and is part of the green gap to the west of the city between Salisbury and Netherhampton / Quidhampton / Wilton.
- Netherhampton Road, no further west than the livestock market.
- Put industry at Harnham
- This site is on the floodplain
- Netherhampton Road already has too much traffic.

To the northeast on land between Bishopdown Farm and the village of Ford

- Do not want Ford village to merge with Bishopdown farm, it will lose its status as a country village.
- You must steer clear of developing land which is watermeadow and acts as a flood plain. There is daily traffic congestion throughout Laverstock / Ford / A30 etc. Don't worsen the burden for the long suffering residents.
- Ford should remain a separate village.
- There must be a boundary of the city - Ford should be outside of city limit.
- Building on land between Bishopdown Farm and Ford would mean that Ford would be absorbed into Salisbury.
- No more expansion is needed at Bishopdown Farm, unless more facilities are provided

To the east of Laverstock below Cockey Down

Congestion / A30 / Infrastructure

- Church Rd in Laverstock has become a rat run from A30 to Salisbury and at school times has major congestion problems. Further development here will exacerbate the problem.
- There is daily traffic congestion throughout Laverstock / Ford / A30 etc. Don't worsen the Burden for the long suffering residents.
- Further development near the school would create even more congestion.
- Laverstock is already over crowded and a nightmare at School starting and leaving times.
- Significant infrastructure changes would be needed if building below Cockey Down. Traffic problems are already acute on Church road in Laverstock without being aggravated further.
- Why suggest further building and strain on the small village of Laverstock. The infrastructure would fragment. Use developers to build in more needy areas and provide it with improved infrastructure.
- There is already serious traffic congestion in Laverstock during significant parts of the day
- Additional traffic along the already busy minor road through Laverstock should be avoided.
- Must not encroach upon route of possible Eastern link road.
- Additional development here would not be sustainable given existing access and facilities

Impact on natural environment

- You must steer clear of developing land which is watermeadow and acts as a flood plain.
- Enough down land has been lost near Laverstock.
- Definitely not below Cockey Down, this is downland and integral to the landscape.
- Part of Cockey Down is a designated SSS1. Cockey Down is also an extremely important and valuable natural asset not only to Laverstock but to Salisbury and as such further building in this area would be totally inappropriate.
- Laverstock and Cockey Down form part of Salisburys landscape setting and further encroachment would spoil this valuable asset.

Other Comments

- Laverstock is not in Salisbury and should not be considered in the same context as Salisbury.
- The land earmarked consists mainly of the Schools playing fields. These should be preserved.
- Further development at Laverstock will destroy the village atmosphere.
- We cannot have anymore houses in Laverstock, 1. Because the water pressure is very low. 2. During term the roads are congested with Mums and their cars and a lot only have 1 child in it.

To the north on land at the Portway near to Old Sarum

- Please keep Old Sarum airfield as rural, no homes
- Old Sarum seems most suitable setting for further development, as it has some existing good facilities and current plans include extra ones, such as a school. building on this, a new village community could be created.
- Old Sarum needs modernising .

- Not on the Roman area near Old Sarum.
- Favour further development to be located at Old Sarum. There is already employment in this area, the football stadium, sports facilities and play areas, together with a frequent bus service and the completion of cycle links, the opportunity is there to create a new village community.
- Isolated, unconnected and ill-supported

Follow-up work required as result of consultation

If the housing numbers in the RSS change significantly, more follow up work may be required to identify further broad areas for housing growth. Comments regarding the redevelopment of the Friary housing estate also indicate the need to canvass the Friary.

THE IDENTIFICATION OF PREFERRED OPTIONS FOR THIS TOPIC AREA

This section carries out some cross-cutting analysis which analyses the options from the consultation against national and regional guidance, the sustainability objectives, the deliverability of each option and how spatially distinctive they are. Based on this, a sound recommendation can be made on those options that should be taken forward into the preferred options.

Preferred Option from Stakeholder feedback	Sustainability Appraisal*	Alignment with national and regional policy**	Deliverability***	Other and action****
OPTION 11: PROVIDING A DECENT, AFFORDABLE HOME FOR ALL				
We should leave it to the market and public service providers to find sites for elderly and supported housing developments and consider them on a case by case basis.	Positive In accordance with SA objectives 1, 2	Contrary to PPS3 and RSS Policy SD4 which requires local planning authorities to plan for the housing needs of all its community.	Yes, although delivery of sites would be dependent on the market and public service providers	Not an option that should be pursued. Instead, the Core Strategy should include policies which both set out criteria for assessing needs and identify broad areas of search where future needs may be met.
All new large scale housing developments should make provision for low cost, affordable or social housing.	Positive In accordance with SA objectives 1, 2	Accords with PPS3 and RSS Policy SD4.	Yes	Carry forward as a preferred option as a district wide policy ensuring an appropriate range, mix, type and tenure of housing which meets affordable housing needs.
Where local housing is needed, local sites should be actively identified in order to promote higher density developments that have more affordable or social housing units.	Positive In accordance with SA objectives 1, 2, 11	Accords with PPS 3 and RSS	Yes	Carry forward as a preferred option to identify broad areas of search for affordable housing sites, and through a policy which encourages sites to be developed at the highest density appropriate to

Preferred Option from Stakeholder feedback	Sustainability Appraisal*	Alignment with national and regional policy**	Deliverability***	Other and action****
Mixed private and social housing developments should be promoted on larger sites and smaller schemes should be targeted at local housing need where this exists.	Positive In accordance with SA objectives 1, 2	Accords with PPS3 and RSS	Yes	the area. Carry forward as a preferred option as a district wide policy ensuring an appropriate range, mix, type and tenure of housing which meets affordable housing needs.
Do not agree with high densities because of sociological effects of high density	Negative Contrary to SA objective 11	Contrary to PPS3 and RSS which require local planning authorities to make the most efficient use of land	No	Do not carry forward as a preferred option. We need to ensure we use available land as efficiently as possible. Densities will be dictated by excellent design which draws on the local context.
Social housing should not be mixed with private housing	Negative Contrary to SA objectives 1,2	Contrary to PPS3 and RSS.	No	Do not carry forward as a preferred option
Avoid large concentrations of affordable housing	Positive In accordance with SA objectives 1, 2	Accords with PPS3 and RSS in that they promote a mix of housing types and tenures, rather than large concentrations of one particular type of housing.	Yes	Carry forward as a preferred option as a district wide policy ensuring an appropriate range, mix, type and tenure of housing which meets affordable needs housing. We will produce

Preferred Option from Stakeholder feedback	Sustainability Appraisal*	Alignment with national and regional policy**	Deliverability***	Other and action****
				a policy limiting the concentration of affordable homes in larger developments to under 10 in any one location.
Build estates with mixed housing types	Positive In accordance with SA objectives 1, 2	Accords with PPS3 and RSS.	Yes	Carry forward as a preferred option as a district wide policy ensuring an appropriate range, mix, type and tenure of housing which meets affordable needs housing.
Provide affordable housing only where infrastructure is in place	Positive In accordance with SA objectives 2, 5, 10, 13	Accords with PPS3 and RSS. However, if roads are being implied, this will depend on the outcome of the Transport Assessment. Please see Topic Paper 15.	Yes	To carry forward as a preferred option.
OPTION 12: AFFORDABLE HOUSING				
Where new housing developments of more than 15 dwellings are approved, developers should be required to provide 40% of the new	Positive In accordance with SA objectives 1, 2	Accords with PPS3 and RSS	Yes	Take forward as a district wide policy requiring minimum of 40% affordable house – but on sites of 5 or more dwellings in local service

Preferred Option from Stakeholder feedback	Sustainability Appraisal*	Alignment with national and regional policy**	Deliverability***	Other and action****
houses for affordable or social housing without any subsidies.				centres and in the main towns, or on an equivalent site area.
The provision of rented accommodation should continue to be the priority where needs are greatest.	Positive In accordance with SA objectives 1, 2	Accords with PPS3 and RSS	Yes	Carry forward as a preferred option as a district wide policy ensuring an appropriate range, mix, type and tenure of housing which meets affordable housing needs.
To help young and middle income households we should promote more shared ownership and assisted purchase schemes.	Positive In accordance with SA objectives 1, 2	Accords with PPS3 and RSS	Yes	Carry forward as a preferred option as a district wide policy ensuring an appropriate range, mix, type and tenure of housing which meets affordable housing needs.
Because affordable housing is only sought on sites of 15 or more houses, over half of new housing developments are exempt. Lowering the threshold would secure more affordable properties.	Positive In accordance with SA Objectives 1, 2	Accords with RSS and PPS3	Yes	Take forward as a district wide policy requiring minimum of 40% affordable house – but on sites of 5 or more dwellings in local service centres and in the main towns, or on an equivalent site area.
We could reduce the	Positive	Accords with RSS and	Yes	The public were divided

Preferred Option from Stakeholder feedback	Sustainability Appraisal*	Alignment with national and regional policy**	Deliverability***	Other and action****
threshold for affordable housing to developments of five units and above	In accordance with SA objectives 1, 2	PPS3		on this particular issue. However, given the recommendations of the Local Housing Needs and Market Survey, the preferred option will be for a district wide policy requiring minimum of 40% affordable house – but on sites of 5 or more dwellings in local service centres and in the main towns, or on an equivalent site area.
On smaller sites the required proportion of affordable houses should be lower than that required on sites of more than 15 new dwellings	Negative Contrary to SA objective 1	Whilst lowering the proportion of affordable housing to be delivered on sites of 15+ dwellings would still mean that some affordable housing will be delivered, it would also mean not as much affordable housing will potentially be delivered. It is in accordance with national and regional policy to seek to meet	Yes	Despite the public's clear message, this is not an option that should be pursued. Acute affordable housing need means that 40% requirement must be applied to <u>all</u> sites.

Preferred Option from Stakeholder feedback	Sustainability Appraisal*	Alignment with national and regional policy**	Deliverability***	Other and action****
		the affordable housing need of the district.		
On new developments of less than 5 dwellings, a financial contribution should be sought to help fund local affordable housing.	Positive In accordance with the SA objectives 1,2	In accordance with PPS3 and RSS.	Yes – other authorities are already using this approach	See Topic Paper 11 – To carry forward as a preferred option that the core strategy will have a district wide policy on the community chest with a shopping list of the topics that may require contributions or facilities provided, with the detailed work of how it will work, where the areas of need are and how the tariffs are calculated in the SPD.
If left to the market alone it is unlikely that enough affordable housing sites will be identified – therefore need to allocated affordable housing sites	Positive In accordance with SA objectives 1, 2	Accords with national and regional policy	Yes	To carry forward as a preferred option through policies which identify broad areas of search where future needs may be met.
It is important to work proactively with parish and town councils to identify sites for 100%	Positive In accordance with SA objectives 1, 2	Accords with national and regional policy	Yes	To carry forward as a preferred option.

Preferred Option from Stakeholder feedback	Sustainability Appraisal*	Alignment with national and regional policy**	Deliverability***	Other and action****
affordable housing schemes to meet local needs.				
Affordable housing should be located sensibly and sensitively within easy access to employment and services	Positive In accordance with SA objectives 2, 5, 10, 13	Accords with national and regional policy	Yes	To carry forward as a preferred option
Provide affordable housing for local, first time, lower salary young people	Positive In accordance with SA objectives 1,2	In accordance with PPS3 and RSS	Yes	Take forward as a district wide policy requiring minimum of 40% affordable house – but on sites of 5 or more dwellings in local service centres and in the main towns, or on an equivalent site area. Explore measures to ensure that key worker dwellings are delivered where needed.
Affordable should not mean shoddy; externally housing should reflect local styles and materials; improve design quality of buildings	Positive In accordance with SA objectives 22, 23	In accordance with PPS1, PPS3, RSS	Yes	Take forward as a preferred option through a policy which sets out that a high standard of design of buildings, streets and spaces, respectful of context will

Preferred Option from Stakeholder feedback	Sustainability Appraisal*	Alignment with national and regional policy**	Deliverability***	Other and action****
				be required of all developments and that affordable homes are to be indistinguishable from others.
Scale of affordable housing should be a matter for negotiation at time of submission	Neutral May conflict with SA objectives 1, 2	Contrary to RSS which requires policies to routinely require more than 30% of housing to be affordable, with higher rates in areas of greatest need.	No. Not specifying scale of affordable housing required would not provide as much certainty to applicants as to the Council's affordable housing requirements and may also result in fewer affordable houses being delivered.	Do not take forward as a preferred option.
Economies of provision of affordable housing should be taken into account to ensure schemes are viable	Positive In accordance with SA objectives 1, 2	Accords with national and regional policy	Yes	To take forward as a preferred option through a policy which requires 40% affordable housing on qualifying sites rather than 50% or 60% which would be more likely to make schemes less viable and require public subsidy.
100% affordable housing should be encouraged in rural areas	Positive In accordance with SA objectives	Accords with PPS3 and RSS	Yes	To carry forward as a preferred option.

Preferred Option from Stakeholder feedback	Sustainability Appraisal*	Alignment with national and regional policy**	Deliverability***	Other and action****
Need to keep housing affordable in perpetuity	<p>1, 2</p> <p>Positive</p> <p>In accordance with SA objectives 1, 2</p>	Accords with national and regional guidance	Yes – through the use of conditions	To carry forward as a preferred option. The mix and tenure will depend on local need. In all cases conditions will be used where an ongoing need is projected into the future.
Blanket policy should not apply to all sites	A blanket policy will not be carried forward as a preferred option, as this could mean that some sites do not deliver the maximum amount of affordable housing that they could potentially provide. This would be contrary to SA objective 1 and 2.	A blanket policy may mean the potential maximum amount of affordable housing is not delivered and therefore the housing needs of the whole district not met, contrary to national and regional policy.	Yes	<p>The preferred option is for a policy requiring a minimum of 40% affordable house on sites of 5 or more dwellings in local service centres and in the main towns. This is not a blanket policy as there is a degree of flexibility.</p> <p>Off site provision or commuted payments may be acceptable as an exception, with good justification. Tenure to be negotiated on a site by site basis to reflect the nature of development and local needs.</p>

Preferred Option from Stakeholder feedback	Sustainability Appraisal*	Alignment with national and regional policy**	Deliverability***	Other and action****
Need more shared ownership and rented; less executive type housing	Positive In accordance with SA objectives 1, 2	Accords with PPS3 and RSS	Yes	Carry forward as a preferred option as a district wide policy ensuring an appropriate range, mix, type and tenure of housing which meets affordable and special needs housing.
Oppose second homes which are left empty in rural areas	In accordance with SA objective 1 which seeks to ensure that everybody has the opportunity of living in a decent and affordable home; and SA objective 5 which seeks to improve and protect accessibility to all services and facilities.	In accordance with national and regional guidance which seeks to protect the vitality and viability of rural settlements.	Yes	To be carried forward as a preferred option. Explore measures to ensure the vitality and viability of settlements is delivered through managed growth.
OPTION 13: TRYING TO MAKE SURE THAT NEW HOUSING REQUIRED IS ACTUALLY DELIVERED WHEN NEEDED				
Planning policies should ensure that the supply of new homes keeps up with demand.	Positive In accordance with SA 1,2, 5, 10,11	In accordance with PPS3 and RSS	Yes	Carry forward as a preferred option through the provision of a phasing policy to ensure that the scale of house-building is in line with the RSS housing requirement up to 2026. Site allocations will be phased to ensure that housing numbers are brought forward in the

Preferred Option from Stakeholder feedback	Sustainability Appraisal*	Alignment with national and regional policy**	Deliverability***	Other and action****
				correct phase
Need a policy of releasing planning permission within reasonable time scale	Positive In accordance with SA 1,2, 5, 10,11	In accordance with PPS3 and RSS	Yes	Carry forward as a preferred option through the provision of a phasing policy to ensure that the scale of house-building is in line with the RSS housing requirement up to 2026. Site allocations will be phased to ensure that housing numbers are brought forward in the correct phase
Priority to be given to brownfield and infill sites	Positive In accordance with SA objective 11	In accordance with PPS3 and RSS	Yes	Carry forward as a preferred option
New development must be balanced with provision of necessary infrastructure and facilities	Positive In accordance with SA objectives 2, 10, 13	In accordance with PPS3 and RSS	Yes	Carry forward as a preferred option
Planners must concentrate on design quality	Positive In accordance with SA objectives 22, 23	In accordance with PPS3 and RSS	Yes	Take forward as a preferred option through a policy which sets out that a high standard of

Preferred Option from Stakeholder feedback	Sustainability Appraisal*	Alignment with national and regional policy**	Deliverability***	Other and action****
				design of buildings, streets and spaces, respectful of context will be required of all developments.
OPTION 14: DECIDING WHERE THE NEW GROWTH SHOULD BE LOCATED: SALISBURY				
See section below Community areas for site specific preferred options				
Need to ensure housing development is balanced with provision of employment	Positive In accordance with SA objectives 2, 10	In accordance with national and regional policy	Yes	Carry forward as a preferred option
Need to ensure housing development is balanced with provision of infrastructure and services	Positive In accordance with SA objectives 2, 10	In accordance with national and regional policy	Yes	Carry forward as a preferred option
Existing wildlife, trees and natural landscape should be protected and promoted	Positive In accordance with SA objectives 15, 16	In accordance with national and regional policy	Yes	Carry forward as a preferred option
Buildings should be in keeping with surroundings	Positive In accordance with SA objectives 22, 23	In accordance with national and regional policy	Yes	Take forward as a preferred option through a policy which sets out that a high standard of design of buildings, streets and spaces, respectful of context will be required of all developments.
Do not build on floodplains	Positive	In accordance with national and regional	Yes	To carry forward as a preferred option through

Preferred Option from Stakeholder feedback	Sustainability Appraisal*	Alignment with national and regional policy**	Deliverability***	Other and action****
	In accordance with SA objectives 12, 15	policy		close working with partners, including the Environment Agency, to assess flood risk and through a policy setting out what mitigation measures will be required.
OPTION 15: DECIDING WHERE THE NEW GROWTH SHOULD BE LOCATED: THE MAIN TOWNS				
See section below Community areas for site specific preferred options				
Must be balanced growth in these towns	Positive In accordance with SA objectives 2, 10	In accordance with national and regional guidance	Yes	To carry forward as a preferred option
Housing growth must be modest to retain character of these towns	Positive In accordance with SA objectives 22, 23	In accordance with national and regional guidance (PPS1, PPS3, RSS)	Yes	Take forward as a preferred option through a policy which sets out that a high standard of design of buildings, streets and spaces, respectful of context will be required of all developments.
OPTION 16: DECIDING WHERE THE NEW GROWTH SHOULD BE LOCATED: THE MAIN VILLAGES				
In the villages, ongoing infilling (building in spaces in areas that are already built up) could continue within approved boundaries	Positive In accordance with SA objectives 1, 2 , 22	Development in main villages in accordance with Policy C of RSS10.	Yes	To carry forward as a preferred option
Alternatively, larger sites	Positive	Accords with national	Yes	To carry forward as an

Preferred Option from Stakeholder feedback	Sustainability Appraisal*	Alignment with national and regional policy**	Deliverability***	Other and action****
could be identified to address local affordable and market housing needs, and community facility deficiencies	In accordance with SA objectives 1, 2, 10	and regional policy		alternative preferred option, through policies which identify broad areas of search where future needs may be met.
Both options should be pursued together	Positive In accordance with SA objectives 1, 2, 10	Accords with national and regional policy	Yes	To carry forward as a preferred option, through policies which identify broad areas of search where future needs may be met.
An upper limit on the number of new homes for groups of villages should be set, based on local considerations	Positive In accordance with SA objectives 1, 2, 21	Accords with national and regional policy See also Topic Paper 11 "Settlement Strategy".	Yes	To carry forward as a preferred option through policies which seek an upper limit of new homes for clusters of villages based on a clear settlement strategy and sustainable patterns of growth.
Apart from in exceptional circumstances, new housing should not be provided within our smallest villages, hamlets and open	Positive In accordance with SA objectives 10, 16	In accordance with RSS10 and PPS3	Yes	To carry forward as a preferred option

Preferred Option from Stakeholder feedback	Sustainability Appraisal*	Alignment with national and regional policy**	Deliverability***	Other and action****
countryside				
Decisions must be on a case by case basis and based on local considerations			Yes	Partial. There will be an overarching strategy which will be applied in a diverse manner depending on local circumstances.
Villages to accommodate small, slow growth	Positive In accordance with SA objectives 1, 2, 21	Accords with national and regional policy. See Topic Paper 11 "Settlement Strategy"	Yes	To be carried forward as a preferred option.
New development should be to the highest standard in terms of fuel efficiency/micro-generation of energy	Positive In accordance with SA objectives 7	Accords with national and regional policy	Yes	To carry forward as a preferred option.
OPTION 17: MAKING SURE THAT WE USE LAND AS EFFICIENTLY AS POSSIBLE				
Maximising the re-use of brownfield land (previously developed land) reduces the demand for Greenfield sites and should continue	Positive In accordance with SA objectives 11, 16	In accordance with national and regional guidance	Yes	To carry forward as a preferred option through a policy which encourages sites to be developed at the highest density that is compatible with the creation of an attractive living environment and the local context of building patterns.

Preferred Option from Stakeholder feedback	Sustainability Appraisal*	Alignment with national and regional policy**	Deliverability***	Other and action****
<p>Making the best use of new sites by encouraging higher housing densities of up to 50 dwellings per hectare should continue, provided design quality is high.</p>	<p>Positive In accordance with SA objectives 11, 16</p>	<p>In accordance with PPS3 and Policy H2 of RSS.</p>	<p>Yes</p>	<p>To carry forward as a preferred option through a policy which encourages sites to be developed at the highest density that is compatible with the creation of an attractive living environment and the local context of building patterns.</p>
<p>In rural areas, housing densities of 30 dwellings per hectare should be encouraged to make best use of our scarce sites without spoiling local character.</p>	<p>Positive In accordance with SA objectives 11</p>	<p>In accordance with PPS3 and Policy H2 of RSS.</p>	<p>Yes</p>	<p>To carry forward as a preferred option through a policy which encourages sites to be developed at the highest density that is compatible with the creation of an attractive living environment and the local context of building patterns.</p>
<p>Exclude gardens and playing fields from the definition of brownfield sites</p>	<p>Negative Contrary to SA objective 11</p>	<p>Contrary to national and regional policy</p>	<p>No</p>	<p>Do not carry forward as a preferred option.</p>
<p>Densities should be reduced</p>	<p>Negative Contrary to SA objective 11</p>	<p>Contrary to national and regional policy</p>	<p>No</p>	<p>Do not carry forward as a preferred option.</p>

Preferred Option from Stakeholder feedback	Sustainability Appraisal*	Alignment with national and regional policy**	Deliverability***	Other and action****
Need a range of housing densities, not pre-set limits	Positive In accordance with SA objectives 11, 22, 23	Accords with national and regional guidance	Yes	To carry forward as a preferred option through a policy which encourages sites to be developed at the highest density that is compatible with the creation of an attractive living environment and the local context of building patterns. This will normally be within the range of 30-50 dwellings per hectare.
OPTION 18: MAKING ADEQUATE PROVISION FOR GYPSIES AND TRAVELLERS				
The needs of gypsies and travellers should be addressed by identifying those areas where sites may be acceptable.	In accordance with SA objective 2	In accordance with Policy GT1 of RSS.	Yes	To carry forward as a preferred option through policies which both set out criteria for assessing needs and identify broad areas of search where future needs may be met.
Sufficient provision of sites is already in place; should not increase the number of sites in Salisbury	Negative Contrary to SA objectives 1, 2, 16	Contrary to RSS Policy GT1 and PPS3 which requires local planning authorities to plan for a mix of housing and have	Yes	Do not take forward as a preferred option.

Preferred Option from Stakeholder feedback	Sustainability Appraisal*	Alignment with national and regional policy**	Deliverability***	Other and action****
		regard to the need to accommodate gypsies and travellers.		
Gypsies and travellers should be encouraged to settle down and be housed	N/A	Not in accordance with national and regional guidance.	No	Do not take forward as a preferred option.
Gypsies and travellers have a right to settle where they choose	N/A	Contrary to RSS and PPS policy.	No	Do not take forward as a preferred option.
The fact that travellers use unauthorised sites on many occasions demonstrates that we are not covering present needs	If the local planning authority is not covering present needs, this is contrary to SA Objectives 1 and 2 and possibly 16.	If the local planning authority is not covering present needs, this is contrary to national and regional policy.	Yes	To carry forward as a preferred option through policies which both set out criteria for assessing needs and identify broad areas of search where future needs may be met.
The Odstock Road site should be made bigger and improved.	Positive, if enlargement and improvement promotes social inclusion (objective 2) and ensures that everyone has the opportunity of living in a decent and affordable home.	In accordance with national and regional policy if this means that the local planning authority would then be meeting the needs of gypsies and travellers.	To be confirmed	To carry forward as a preferred option through policies which both set out criteria for assessing needs and identify broad areas of search where future needs may be met.

Preferred Option from Stakeholder feedback	Sustainability Appraisal*	Alignment with national and regional policy**	Deliverability***	Other and action****
OPTION 42: SALISBURY VISION DEVELOPMENT STRATEGY				
Redevelop Friary housing estate in consultation with residents	Positive	In accordance	Through the Salisbury Vision	Consultation clearly showed the need to upgrade the estate, but to do so in conjunction with and for the local residents.

Preferred Option from Stakeholder feedback	Sustainability Appraisal*	Alignment with national and regional policy**	Deliverability***	Other and action****
COMMUNITY AREAS				
Mere and District				
Allocate land for significant new housing growth in Mere.	Positive In accordance with 1,2, 5, 10, 11	Accords with PPS3	Yes	<p>There was no general consensus amongst the general public as to whether Mere should take significant new housing growth over the next 20 years. However, it has a number of brownfield sites that could potentially deliver housing and a good range of services and facilities.</p> <p>It is proposed therefore proposed to carry forward as a preferred option the inclusion of Mere as a strategic area of growth.</p> <p>See also Topic Paper 3 "Settlement Strategy".</p>
West Knoyle does not have the infrastructure to support further housing development	Neutral	In accordance with national and regional policy which requires sustainable, balanced growth of settlements.	No	Do not carry forward as a preferred option

Preferred Option from Stakeholder feedback	Sustainability Appraisal*	Alignment with national and regional policy**	Deliverability***	Other and action****
		See Topic Paper 11 "Settlement Strategy"		
Nadder Valley				
Allocate land for significant new housing growth in Tisbury.	Positive In accordance with SA objectives 1, 2, 5, 10	In accordance with RSS and PPS3	Yes	Carry forward as a preferred option.
Stonehenge				
Allocate land for significant new housing growth in Amesbury with Durrington and Bulford.	Positive In accordance with SA objectives 1, 2, 5, 10	In accordance with RSS and PPS3	Yes	Carry forward as a preferred option. See also Topic Paper 3 "Settlement Strategy".
Allocate a new settlement based in the Bourne Valley	Positive in that this would be In accordance with SA objectives 1,2, 5, 10, 13, 17 Negative in that this may be contrary to SA objectives 13, 15, 16.	There is no specific reference in the RSS to a new settlement being provided in the Salisbury District.	Yes	Do not carry forward as a preferred option.
Allocate land at Lopcombe / Lopcombe Corner	Positive in that this would be In accordance with SA objective 1,2, 5, 10, 13, 17 Negative in that this would be contrary to SA objectives 16 and possibly	There is no specific reference in the RSS to a new settlement being provided in the Salisbury District. However, a new	Yes	Allocating a new settlement off London Road will be included as a preferred option in the Core Strategy. However, an alternative

Preferred Option from Stakeholder feedback	Sustainability Appraisal*	Alignment with national and regional policy**	Deliverability***	Other and action****
	objective 15	settlement here will deliver balanced growth (in accordance with national and regional policy) in that houses will be delivered alongside the expansion of Porton Down. A critical mass of development here will also alleviate some of the issues surrounding the current level of commuting and lack of services. Again, promoting sustainable development is in accordance with national and regional policy.		preferred option is NOT to allocate a new settlement here, but instead distribute more housing amongst other areas of growth. See also Topic Paper 3 "Settlement Strategy".
Four Rivers: Ebbles, Nadder, Wylde, Till				
Accommodate new housing to the northwestern between Fugglestone Red and UK Land Command, Wilton	Positive In accordance with SA objectives 1, 2, 11	Accords with national and regional policy	Yes	To carry forward as a preferred option.
Allocate land for significant new housing growth in Wilton	Positive In accordance with SA objectives 1, 2	Accords with national and regional policy	Depends on identification of sites	To carry forward as a preferred option.

Preferred Option from Stakeholder feedback	Sustainability Appraisal*	Alignment with national and regional policy**	Deliverability***	Other and action****
Sites in Ebble Valley	Positive In accordance with SA objectives 1, 2	Accords with national and regional policy	Depends on identification of sites	Land to the northwest between Fugglestone Red and UK Land Command, Wilton is within the Ebble Valley, and is being taken forward as a preferred option.
Land south of Salisbury	Positive In accordance with SA objectives 1, 2	Accords with national and regional policy	Depends on identification of sites	To carry forward as a preferred option
Southern				
Do not extend Alderbury on land between the A36 by-pass and the village.	Neutral	Whilst national and regional policy clearly does not specifically refer to this site, it does require local planning authorities to meet the RSS housing requirements for the plan period, to meet the housing needs of the district and for Salisbury to accommodate the majority of the housing growth for the district. To do this, sites must be identified.	Yes	Although there was some opposition to development at Alderbury, consultation also demonstrated that many respondents recognised that modest development could take place at Alderbury. Option of allowing for modest growth at Alderbury to be carried forward as a Preferred option.
Allocate land for significant new housing growth in Downton	Positive In accordance with SA	National and regional policy requires local planning authorities to	Yes	To carry forward as a preferred option.

Preferred Option from Stakeholder feedback	Sustainability Appraisal*	Alignment with national and regional policy**	Deliverability***	Other and action****
	objectives 1, 2	meet the RSS housing requirements for the plan period, to meet the housing needs of the district and to identify local service centres for sustainable housing growth. To do this, sites must be identified.		
Coombe Bisset	Negative Contrary to SA objectives 5, 10	Does not accord with national and regional guidance as housing growth here will not be sustainable.	No	This is only a small settlement which has evolved modestly with limited infill. Therefore, do not carry forward as a preferred option for housing. See Topic Paper 11 "Development Strategy"
Homington	Negative Contrary to SA objectives 5, 10	Does not accord with national and regional guidance as housing growth here will not be sustainable.	No	Do not carry forward as a preferred option.
Build on land towards Odstock village	Positive In accordance with SA objectives 1, 2	Accords with national and regional policy	Depends on identification of sites	Carry forward as a preferred option to match the jobs provided at the hospital.
Identify Pitton as a	Positive	Accords with national and	Yes	See Topic Paper 11 which

Preferred Option from Stakeholder feedback	Sustainability Appraisal*	Alignment with national and regional policy**	Deliverability***	Other and action****
secondary village	In accordance with SA objective 1, 2, 5	regional policy		preliminary identifies Pitton as a secondary village.
Whiteparish is one of the more sustainable places to accommodate further growth	Positive In accordance with SA objectives 1, 2, 5	Accords with national and regional policy	Yes	See Topic Paper 11 “Development Strategy”. This has preliminarily been identified as a “Main village” in the draft settlement strategy where potentially new development could take place. Topic paper 11 discusses the level of such development.
Salisbury City				
Accommodate new housing to the west at Harnham on land to the south of Netherhampton Road	Positive In accordance with SA objectives 1, 2	Accords with national and regional policy	Yes	To carry forward as a preferred option.
Do not accommodate new housing to the northeast on land between Bishopdown Farm and the village of Ford	Neutral	Whilst national and regional policy clearly does not specifically refer to this site, it does require local planning authorities to meet the RSS housing requirements for the plan	Yes	Despite the public’s clear message, this is not an option that should be pursued. It is therefore proposed that land between

Preferred Option from Stakeholder feedback	Sustainability Appraisal*	Alignment with national and regional policy**	Deliverability***	Other and action****
		period, to meet the housing needs of the district and for Salisbury to accommodate the majority of the housing growth for the district. To do this, sites must be identified.		Bishopdown Farm and Ford to accommodate new housing will be put forward as a preferred option.
Do not accommodate new housing to the east of Laverstock below Cockey Down	Neutral	Whilst national and regional policy clearly does not specifically refer to this site, it does require local planning authorities to meet the RSS housing requirements for the plan period, to meet the housing needs of the district and for Salisbury to accommodate the majority of the housing growth for the district. To do this, sites must be identified.	Yes	Despite the public's clear message, this is not an option that should be pursued. It is therefore proposed that land to the east of Laverstock below Cockey Down to accommodate some moderate new housing will be put forward as a preferred option.
To the north on land at the Portway near to Old Sarum	Positive In accordance with SA objective 1, 2	In accordance with national and regional guidance	Yes	To be carried forward as a preferred option.
Churchfields	In accordance with SA objective 1, 2, 4, 5, 9, 10, 11, 13, 14, 15, 17, 18, 20, 21 and 22. Could be	In accordance with national and regional guidance. The site represents an old	Yes, however this needs to be phased in order to ensure additional employment land is found	To be carried forward as a preferred option.

Preferred Option from Stakeholder feedback	Sustainability Appraisal*	Alignment with national and regional policy**	Deliverability***	Other and action****
	against objective 12 – flooding but this could be resolved with the Environment Agency.	business park that could do with modernisation, creating a mixed use development and moving some inappropriately located businesses to other more suitable locations provides a sustainable solution.	for the businesses moving off the site as well as a new Waste site, prior to any businesses moving.	
Old Manor Hospital	Positive In accordance with SA objectives 1, 5, 10, 11	In accordance with national and regional guidance	Yes	To carry forward as a preferred option
Milford House Nursing Home	Neutral	Does not accord with guidance as there is no land available	No	Do not carry forward as a preferred option.
Bourne Trading Estate	Positive In accordance with SA objective 1, 11	In accordance with national and regional guidance which emphasises the need to make more efficient use of land and develop brownfield sites before Greenfield sites.	Yes, depending on identification of sites	To be carried forward as a preferred option as a potential area of search.
Salisbury to Wilton Road between road and Quidhampton	Positive In accordance with SA objectives 1, 5, 10, 11	In accordance with national and regional policy	Yes, depending on the identification of sites	To be carried forward as a preferred option as a potential area of search.
Coombe Road	Positive	In accordance with	Yes, depending on	To be carried forward as a

Preferred Option from Stakeholder feedback	Sustainability Appraisal*	Alignment with national and regional policy**	Deliverability***	Other and action****
	In accordance with SA objectives 1	national and regional policy	identification of sites	preferred option as a potential area of search.
Wilton Road	Positive In accordance with SA objectives 1	In accordance with national and regional policy	Yes, depending on identification of sites	To be carried forward as a preferred option as a potential area of search.
Extend Salisbury to SE along A36 to incorporate Petersfinger	Neutral	Does not accord with guidance as there is no land available	No	Do not carry forward as a preferred option
Culver Street car park	Negative Contrary to SA objective 5	Salt Land and Brown Street car parks are identified for redevelopment in the Salisbury Vision and therefore the retention of a car park at Culver Street is important. The loss of this car park will have a detrimental impact on people's access to services and facilities in the city centre, contrary to national and regional guidance.	No.	Do not carry forward as a preferred option.
Land to south east along Downton Road	Positive In accordance with SA objectives 1, 2	Accords with national and regional policy	Yes, depending on identification of sites	To be carried forward as a preferred option as a potential area of search.

