



South Wiltshire Core Strategy

Topic Paper 2 Addendum 2:

Housing

July 2009

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1. INTRODUCTION

This document is the second addenda to the Housing Topic Paper 2. These topic papers have been published to present an audit trail. This third topic paper analyses the results of the Preferred Options consultation (both the “Black Book” and the “Our Place in the Future Magazine”). Any new evidence that has come to light since the last housing topic paper was published will also be considered. Together, the consultation results plus new evidence will inform how policy options are taken forward into the submission Core Strategy.

This Housing Topic Paper: 3 is one in a series of topic papers:

- 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

- Addendum to Topic 1 - Climate Change
- Addendum to Topic 2 - Housing
- Addendum to Topic 3 - Settlement Strategy
- Addendum to Topic 4 - Supporting Communities
- Addendum to Topic 5 - Biodiversity
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- Addendum to Topic 11 - Planning Obligations
- Addendum to Topic 13 - Conservation
- Addendum to Topic 14 - Design
- Addendum to Topic 15 - Transport
- Addendum to Topic 16 - Inclusive Design
- Topic 17 - Delivery of Strategic Sites - Essential Infrastructure, Place Shaping and Viability Assessments

- Topic 18 – Water

- Topic 19 – Identification of Strategic Growth Areas, Papers 1 and 2

Whilst each of the Topic Papers focuses on a particular theme, they are interrelated and when read together provide a strategic overview of issues.

It is recognised that decisions related to one topic paper theme may be dependent on activity in another theme and will, therefore, require a co-ordinated approach to policy development.

This document should be read as a second addendum to Topic Paper 2. Information relating to matters such as Regional and National Policy context has not therefore been repeated, unless new guidance has since been published or where repetition is helpful to set the context.

Background

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.

The Topic Paper Addenda identifies the response received for the Issues and Options consultation and identifies how the result have influenced and evolved to create the Preferred Options. This was called Core Strategy Preferred Options: A plan for Salisbury. The Preferred Option document is also known as the "black book". Consultation was conducted over a period of 8 weeks from 28th February 2008 to 25th April 2008.

Once the representations received during the preferred options consultation had been analysed, much thought was put into how the new consultation on 'evolved' preferred options, as required by Full Council should take form. The preferred options consultation responses showed that the options put forward within the 'Black Book' were largely acceptable however, issues arose over specific sites that had been identified, especially the concept of a new settlement close to Porton Down.

It was felt that the new consultation should therefore focus predominantly on an evolved strategy of the location of the housing and employment sites and that the focus should be on those sites that would be deliverable within the first five years of the Core Strategy's life.

Although the new consultation document produced is focused on the growth strategy, it was made clear that the public were still also able to comment on the Preferred options or 'Black Book'. Consultation was conducted over a period of 8 weeks from 1st September 2008 until 24th October 2008. This consultation was entitled 'Our Place in the Future' and was in the format of a magazine.

This topic paper will examine and start to formulate policies under the following themes:

- The distribution and supply of housing
- Previously developed land
- Density
- Affordable housing
- Housing type, size and tenure
- Gypsies and Travellers

Responses to the Black Book consultation and the Our Place in the Future consultation will therefore be grouped under the relevant theme as listed above. These responses will then help to inform policy formulation on that particular theme, along with reference to national and regional planning policy guidance and any other material considerations as appropriate.

2. THE DISTRIBUTION AND SUPPLY OF HOUSING

Preferred Options: General public comments

In the Preferred Options, the relevant options relating to housing distribution and supply were PO3C, 29, 40, 51, 62 and 73. The full wording of these preferred options can be found in the Black Book.

PO3c Spatial Vision Objective – Where everyone has access to a decent, affordable home

This option received 238 responses. Of these, 67 disagreed, 55 agreed and the remainder neither agreed nor disagreed.

However, the above statistics are in response to the whole of PO3, and does not break down whether people agreed with one of the spatial vision objectives, but not another for example.

Comments made in relation to this PO were as follows:

- Do not believe area should be called to provide 12,400 homes, due to unlikelihood of increasing job requirement by 14,000 jobs
- do not understand where/how the figure of 12,400 new homes has been arrived at. Unless we are inviting yet more commuters into our area?
- The figure of 12,400 new homes (620 new houses per year) is NOT written in stone and is merely a 'suggested' figure - para 8.28 - and as such is unreliable and must be reviewed.
- Salisbury cannot sustain an additional 12400 homes, these plans should be thrown out as they are based on incorrect statistics.
- We have had a booming economy in the last 15 years, what if we are entering a recession for the next 15 years we will look back on these proposals as pure fantasy. Stop now and go back to the drawing board before it's too late and we're left with numerous 'white elephant' developments across the district.
- Given that the new housing allocation in the RSS panel Report for Salisbury District Council is 620 dpa, and the level of need for affordable housing is 702 units pa, it is clear that this objective is neither achievable nor realistic.
- There is a need to recognise Objectives C and D may change in response to the finally approved RSS10. The housing provision may change and, in such circumstances, it would be more appropriate to say that the Core Strategy will provide for the housing requirement of RSS10 for the period up to 2026. This wording allows for a more flexible approach to be adopted especially where, for example, there may be a partial review of RSS10 to consider increasing the supply of new homes.
- The figure of 12,400 has been arrived at using the discredited 'predict and provide' methodology. It bears no reality to the actual position on the ground.
- You can fit 12,400 houses into south Wiltshire but, one of the beauties of this area is that it is basically rural. By forcing through this level of development you will end up changing the character of the area and creating another Reading. No cognisance seems to have been taken of the infrastructure.
- The current financial crisis means that fewer people will be able to obtain mortgages and the housing market will suffer accordingly. Houses may be built but no-one will be able to afford to buy them.
- South Wiltshire simply does not have the space to create such large increase in housing and also provide sufficient jobs for the people living in them. Increases in the housing stock should be limited to the use of infill and Brownfield sites with some limited expansion on the fringes of settlements.

- It is unclear where the demand for this 12,400 will come from, except possibly as a result of the 14,000 new jobs set out in para D. This scale of development seems to be entirely at odds with the other PO's, such as the principles set out in Options 1,2 and 6, and is not supported by historic growth figures.
- Significant development must be ruled out absolutely until the infrastructure and road and public transport provision is capable of accommodating it.
- You have no idea what the demand for new homes will be, and you are using the Government's target as a statement of fact. All historical evidence points to much lower figure for this district. Government figures are based on assumptions of economic growth, which have been consistently too high over the past decade. The real number is likely far less, and the consequences of poor decisions could be catastrophic for the District. the views of the incompetent, unelected, SW Regional Development Agency should not get an unqualified endorsement from you, who are supposed to be representing your electorate.
- Take Salisbury off the list of 'Strategically significant cities/towns' keep growth rates within a reasonable scale so as not to damage the nature of Salisbury as it is now.

PO29 Strategic Areas of growth in Salisbury

This PO listed possible strategic areas for growth around Salisbury. The full version of this PO can be found in the Black Book itself.

Of the responses made to this PO, 66 were in agreement with it. However, as this PO referred to several different sites, whilst 66 responses supported it, it is not possible to know whether this was in support of just one of the sites listed, several of them or all of them.

Comments made in support of this PO were:

- Sensible to supply houses near hospital
- Ensure villages like Ford don't merge with Salisbury
- Sensible to redevelop Church fields given access to railway
- Salisbury better place to absorb housing because it has required infrastructure
- Support for site adjacent to existing allocation on Downtown Road
- Support inclusion of land to North of Bishop down
- Support for growth at North West Salisbury
- Favour to spread the housing across the district rather than concentrate in Firsdown

Of the responses made to this PO, 93 disagreed with it, although again it is not possible to know whether these responses disagreed with one site, several sites, or all of the sites listed in PO29.

Comments made in objection to this PO were:

- Don't want Ford turning into a Bemerton Heath
- 800 houses on floodplain in Harnham does not make sense
- Need more car parking, not less; to build houses on the central car park is nonsense
- PO29 fails to provide sufficient certainty that the identified housing requirement for the district will be delivered and locations proposed are less suitable and sustainable than others.
- Oppose to land to north east fringes. Would connect Ford to Bishop down Farm; already too many houses here.

- Infrastructure at East and North Harnham is insufficient to accommodate the proposed housing and relocation of Church fields
- Oppose 800 homes at Old Sarum – need integrated infrastructure

PO40 Strategic housing growth in Stonehenge Community area

Comments received in response to this PO were as follows:

- Great care needs to be exercised to ensure no one town/village have disproportionate growth, as this unsettles or overloads local service provision.
- Oppose the option that makes Shrewton a main village. Shrewton has faced a huge amount of new housing over the past 20 years and is at the absolute limit of feasible growth.
- Shrewton does not have the infrastructure for more housing. Our drains are inadequate, the High Street is already overflowing with vehicles due to the enormous amount of in fill building which has occurred over the past 20 years, particularly the last 10. We have one general shop.
- The Bourne Valley villages of Newton Toney, Allington and Cholderton could and should accommodate new housing. These are established communities with good facilities but need new housing to bring in young people.
- We support the delivery of new homes in the Amesbury, Durrington and Bulford area, with the largest proportion of this allocation being Amesbury.
- Suggest wording is amended by adding to the end of the paragraph the phrase 'within the current Housing Policy Boundaries'.
- The expansion of Amesbury is inevitable, but there is a danger that Durrington is going to join up if the density of housing proposed is maintained. Small growth in the villages is bound to occur, but garden grabbing should be resisted & in flood risk areas (i.e. Orcheston & Shrewton) building should be very restrained.
- I can see no Infrastructure (vis - a vis road improvements) to cope with the increase in traffic.
- No further housing should be built in Amesbury, Durrington or Bulford until the infrastructure is dramatically improved. There are already too many houses with no amenities. The traffic problems on the A303 have put businesses off moving to Solstice Park, which remains under-utilised.
- Incremental growth in the main villages needs to be supported by jobs, otherwise it is not sustainable and goes against the aspirations of the Golden Threads.

PO 51 Housing Growth in Mere Community Area

Of the 36 comments received about this PO, 19 disagreed, 15 agreed and the remainder neither disagreed nor agreed.

Comments made in response to this PO were as follows:

- The building of 250-500 new dwellings in Mere will have a major impact on the character of this attractive rural town. This will result in the reduction of it as a tourist attraction and will overstretch the existing facilities for public transport, health services, education and road/parking systems within the town.
- The number of new dwellings should be reduced so that it is more in line with recent growth rates, such that the increase in population can be readily accommodated by present infrastructure.

- I am totally opposed to this proposal. I believe this proposal is unnecessary and will destroy the countryside which we all love. It will destroy the environment in Mere and is not green.

PO 62 Housing Growth in Southern Community Area

Of the 840 comments received about this PO, 493 disagreed and 296 agreed.

Most comments related to new settlement/urban extension option which are now no longer being pursued. Other comments included:

- The transport and general infrastructure would face radical changes and I do not think the roads etc. would be able to be altered to support this.
- No growth should be permitted in Whiteparish, Morgans Vale or Woodfalls as these are poor, dangerous roads and limited access; poor, local services and the villages border the New Forest National Park. These small communities will be swamped by any extra housing development.
- You describe Whiteparish as a remoter main village but give no indication in this document what that actually means. You also refer to incremental growth without giving any indication in real terms what that means.
- South Wiltshire cannot support the number of new homes. The transport infrastructure (locally and in Salisbury) cannot support significant growth.
- The southern road infrastructure (A36) cannot support major development in this area.

PO 73 Housing Growth in Nadder Valley community area

Of the 118 comments received for this PO, 58 disagreed and 34 agreed.

Comments included:

- The road network around Tisbury is so inadequate and indeed increasingly dangerous, that there should be no question of any new housing or any light industrial development in the Tisbury area, until the access roads have been widened/improved. Even then the development of this area should be tightly controlled.
- Tisbury is being developed with no regard for its road system and parking facilities.
- Already, the parking in Tisbury is becoming impossible. The overflow from the station car park to the village now means that the village car park is more often than not full.
- We note that the number of dwellings proposed for Tisbury reflect the access difficulties and its location in an AONB. However, the numbers of proposed dwellings cannot be achieved without major expansion of the village and will generate serious problems on the roads.
- The character of Tisbury would be spoilt for future generations if it became a town, which is the likely consequence of this proposal. Our narrow roads can hardly cope with the current traffic.
- Tisbury can not sustain such a great development. The buses between villages are mainly empty. They are too large but as petrol prices rise, buses will be used more but the large gas-guzzling ones need to be changed to smaller neater ones.
- There is no good employment in Tisbury & people have to commute a long way to Shaftesbury & Salisbury creating un-environmentally friendly pollution. The infrastructure is too poor for more people\cars\houses & people don't like commuting.

Preferred Options – Statutory Consultee comments

PO29 Strategic Growth in Salisbury and Four Rivers Community Area

Environment Agency - These potential allocation sites will need to consider flood risk and other potential environmental impacts i.e. Contaminated land, impact on conservation designations etc. These allocations should be considered within your SFRA as to whether they are appropriately located with regards to flood risk. We acknowledge that we will have the opportunity to comment on these schemes with the SHLAA and subsequent allocations.

Natural England - All allocated sites will require an ecological survey in order to ensure environmental policies can be complied with. The allocation of sites must not prejudice their rejection at a later stage should ecological constraints prove insurmountable.

- a) this option has a number of positive aspects, in particular the opportunity to enhance the fringes of the Avon for wildlife, and people's experience of wildlife, together with positive transport and landscape impacts. However, its location adjacent to the Avon SAC means that any development will need to be done very sensitively and the appropriate assessment of this document will need to ensure this development can be achieved without damage to the SAC (including potential pressure for a road crossing over the river).
- i) see comments for (a) above. An excellent opportunity to improve surface water run off issues into Avon.

WCC - There does not appear to be a sound evidence base to suggest that transport has been a consideration in the allocation of sites to accommodate strategic growth. A more informed assessment of the site will be able to be taken on the completion of the transportation study begin undertaken by MVA.

The land command site is an option for development, however it is unclear what consideration of alternatives has been undertaken should this site not be forthcoming. This is a likely scenario in the context of the LDF timeframe.

The level of housing growth detailed under scenario 1 will not be able to be served by the current pattern and capacity of schools. A site for an additional secondary school should be identified at an early stage in the planning process. This should be sited so that it complements the existing pattern of schools, provides a reasonable geographic spread of schools across the city, and helps to minimise home to school travel and serves a mix of current and proposed housing. Pupil numbers will need to be monitored in the coming years so that decisions about the eventual need for and site of an additional school can be made at an appropriate time. The establishment of new schools will mean that existing priority admission areas (catchment areas) will need to be reviewed.

It is unlikely that the future pupil population will be able to be accommodated through the expansion of the existing primary schools and so a number of new sites will need to be identified. These should be placed at the heart of the communities that they serve.

As well as the provision of new primary and secondary sites, developer contributions will also need to be obtained to expand existing and establish new schools.

English Heritage - Have considerable concern with an additional 800 new homes "around Old Sarum" in addition to, and in light of, the evident impact of the new

development currently under construction English Heritage cannot support the principle of sizeable new development around Old Sarum. In our opinion, this matter affects the soundness of the plan due to the inconsistency with PPG15 and 16.

This Core Strategy must demonstrate to a greater extent, now rather than later, the environmental capacity of all localities effected and the SEA must be clear of the impact on sustainable objectives.

PO40 – Housing Growth in Stonehenge community area

WCC - The possibility of further troop movements into the area will need to be factored into the planning process. Provision for the expansion of Amesbury Archer Primary School, through developer contributions has already been planned. Developer contributions for secondary provision may be needed.

South West Regional Assembly – Believe that Scenario 2 (PO8) best complies with the draft RSS Spatial Strategy. Hence we support PO40.

Cholderton and District Water Company - The Bourne Valley villages of Newton Tony, Allington and Cholderton could and should accommodate new housing. These are established communities with good facilities but need new housing to bring in young people. Four areas that should be considered for housing in the Cholderton Area are shown on the attached map. A scheme for developments of low density eco friendly , energy efficient houses on the sites, built in the local traditional style would complement and improve the area as well as providing attractive housing for the incoming scientists and technicians who will be working at Porton Down.

English Heritage – PO40, PO51, PO62, PO73

This scale of change advocated in and around the pattern of dispersed settlements will obviously have a profound effect on the landscape and settlement character . The DPD must clearly indicate how growth can be accommodated in these situations without sporadic encroachment into open countryside and if not, how can it be managed? Will settlement boundaries be established? How will the tranquillity, the narrow characteristic lanes etc be affected? Currently the SEA appears less than candid about the impact of the change envisaged.

PO51 Housing Growth in Mere community area

GOSW - the core strategy should articulate needs and a number or range of dwellings at the settlements mentioned. If possible, the core strategy should indicate a broad location.

WCC- The provision of an additional 500 house would require the provision of additional primary provision, either through the expansion of the existing school or the establishment of a new one.

South West Regional Assembly - We agree with the spatial strategy for Mere but again support PO51 requiring additional growth at the key settlements within this community area.

PO62 Housing Growth in Southern Community Area

WCC - Incremental levels of growth in the remote “main villages” will help the viability of local primary schools. Any significant housing at Downtown will require developer contributions to expand the local secondary provision. Housing growth will also

require additional primary provision and we would wish to consider the possible relocation and expansion of the current school as one option to address this. Any significant housing in Laverstock will need the establishment of an additional primary school or the expansion, and possible relocation of the existing school.

South West Regional Assembly - Based on our comments above, we support PO62. However, if local evidence identifies further sustainable development potentials at Downtown than this should be the preferred settlement for additional growth, provided that this is in line with the employment provision envisaged under PO64.

New Forest National Park Authority - The HRA of the draft RSS for the SW identifies potential impacts on the integrity of the New Forest SPA, SAC and Ramsar sites from tourism and recreational pressures arising from development within the region. "Careful examination through AA at the local level of LDDs and related plans and projects will be needed to identify specific risks and avoidance/mitigation measures."

It is unclear from the interim AA report whether SDA has undertaken AA, or intends to do so before submission. The assessment of options for Salisbury District must include analysis of potential impacts on the integrity of the New Forest Sites. The Authority notes from PO62 that 80-125 dwellings per annum are proposed within the Downtown group of settlements, located immediately adjacent to the National Park boundary. It is therefore important that the impacts of development on the New Forest habitats are properly assessed. Where it cannot be concluded that development in this location will not impact on the integrity of the New Forest Habitats, SDC should look to locate development in less sensitive locations.

The potential impacts of development proposals within Salisbury District on the integrity of protected habitats within the New Forest must be assessed as part of an AA. The Authority has some concern at the potential impact of development in the Downtown- Morgans Vale area and the AA will need to consider whether any avoidance/mitigation measures are required to ensure the integrity of the New Forest Habitats is not affected. This may include restricting development close to sensitive sites, seeking contributions towards habitat management measures/access restrictions, or the provision of alternative recreational greenspace where appropriate.

PO62 (scenario 1) identifies Downtown as a "Local Service Centre" and states that "this group of settlements" will accommodate in the region of 80-125 dwellings per year. This equates to 1600-2500 new dwellings over the plan period, centred on a settlement with a current population of circa 3000. PO62 (Sc 1) also proposes incremental growth within Whiteparish, Morgan's Vale and Woodfalls. Cumulatively this preferred option would result in a significant increase in population immediately adjacent to the National Park boundary, but without the evidence to demonstrate that this development will not impact on the special qualities of the National Park or the protected habitats that lie within it.

Clarification is sought over the definition of the Downtown "group of settlements". THE development level proposed (up to 2,500 new dwellings over the Plan period), when added to the incremental growth in smaller settlements is significant. Development of this scale close to the national park boundary should not result in the loss of land that supports national park purposes (e.g. back up grazing land) The authority would again emphasise the guidance contained within the draft RSS as it relates to the New Forest National Park. Paragraph 7.2.7 confirms that: "development in the South West region adjoining the park should not prejudice the achievement of the Park's purposes, as set out in Policy ENV3...Section 62 (2) of the

Environment Act 1995 requires relevant authorities to have regard to the statutory purposes of national park designation”.

Hampshire County Council - The growth proposed for Whiteparish and in particular Downtown should be introduced in a way that does not place increased strains on the capacity, operation and safety of Hampshire county council’s highway network. It is likely that those attracted to the new housing in these areas may work in areas within Hampshire. When seeking to address strategies that attempt to mitigate the impacts on the surrounding highway network resulting from development – in accordance with proposals PO1 and PO3 – HCC would expect the District Council to have regard for the impact on the highway network in Hampshire.

PO73 Housing Growth in Nadder community area

GOSW - does not seem to correspond with statements made in paragraph 13.23.

South West Regional Assembly - We welcome that Tisbury will be focus for housing and employment growth. In line with our above comments, we support PO73/Scenario 2

WCC - The range of additional housing in Tisbury is likely to require the expansion of the existing school.

Potential growth in Tisbury raises a number of concerns. Tisbury is served primarily by c class roads, offers limited public transport provision and currently there are concerns over out commuting patterns as the employment provision is limited. It is understood that Network Rail intends to extend the parking capacity at Tisbury station which, along with new development would further promote long distance commuting in the area.

Our Place in the Future Consultation: General Public responses

The “Our Place in the Future” consultation took place in autumn 2008 and was based around 6 key questions. Question 3 of the magazine was specific to the strategic sites being proposed for housing delivery for years 1 to 5 of the Core Strategy and asked:

“Do you agree that these [housing] sites are appropriate to meet our needs? If no, can you suggest any alternative sites?”

49% of respondents agreed that these sites were appropriate to meet our needs, compared to 51% who disagreed.

Alternative sites suggested included the following:

- Durrington MOD
- Winterslow
- Shrippl Lane field, Idmiston
- Porton
- UKLF
- Old hospital grounds
- Firsdawn
- Brown Street Car Park
- Salt Lane Car park
- Alderbury

- New Zealand, Canada, Scotland
- Odstock Downs
- Boswell site
- Ford
- Bookers Cash and Carry site
- Milford Trading Estate
- Fugglestone Red all the way through to UKLF
- Solstice Park
- High Post area near Boscombe
- Developed Old Sarum more
- More houses at Odstock
- More at Church fields
- Salisbury Business Park, London Road, opposite BMW garage
- Land to north of Downtown Road, Salisbury (SHLAA site 0159)
- Porton Road, Porton (SHLAA site 012? 072?)
- Tisbury to expand into a large village or town
- Burton Fields Nursery at Mere
- MOD Land
- Pheasant Hotel area
- Ludwell
- To the east of Stonehenge
- Land at Townsend
- Tuckingmill Highways Depot
- Gillingham

Some of these sites are being proposed as strategic allocations in the Core Strategy (see section 2), however, the rest of these sites are not appropriate for strategic growth as they were not identified as part of the site selection process (see Topic Paper 19) as being appropriate for strategic growth.

Question 6 in the magazine asked respondents to make any other comment about issues in the magazine or Black Book. These relevant to housing are as follows:

Housing Numbers

- A council official stated the proposed rise in housing is to meet normal growth plus immigration. If this happens it will put more stress on availability of affordable housing and our already overburdened infrastructure would fail more quickly in particular Hospital, medical, roads, sewage, education and social services with a resulting increase in rates and taxes.
- With the current economic climate there can be no pressure to plan for so many new houses
- Account should be of taken of large residential development in Shaftesbury now being developed this enjoins the Wilts boundary. These new residents will largely commute to Salisbury and beyond. Development should be with small holdings - not like large firms who use standard designs when possible.
- As the housing market has reached a slump and even main government is likely to reduce its targets, why build when it is unlikely that developers will get buyers. If you are trying to make Salisbury into a more industrial city rather than a tourist area you will need to look at the road layout and again the Ring Road should be considered. Does the Unitary agree to your proposal
- The proposals of 12400 homes across the HMA is too high. I object to the 3775 dwellings that are proposed to being built in the first 5 years. No regard to the local housing needs surveys.

Magazine General Comments

The “magazine” consultation also provided the opportunity for respondents to make general comments. Those relevant to the topic of housing were as follows:

Mere Community Area

- Such housing numbers across our community are completely excessive to our local employment needs. We therefore feel that, whilst damaging the rural aspect of our area, they will also serve to make Mere, Zeals and the surrounding villages into even more of a commuter area thus increasing traffic noise and light pollution and increasing the log-jam on the A303
- We also feel there was a total lack of due process in the consultation in our area over the Black Book proposals, we absolutely disagree with proffered option 51 therein, or the amount of housing is far more than our area needs or can accommodate. No reliance can be properly be placed on the previous consultation
- I am concerned that the strength of feeling among Mere residents against proposed increase to include 500 new houses (300 in Mere) appears to be ignored, avoided and not registered. Key comments made about road infrastructure, the A303, safety, schools have been ignored and not published. This leads me not to trust the District Council
- I totally disagree that with the proposals on p.14 our place in the future suggesting 510 houses fro Mere and Western area. This is completely disproportionate to the size of the current community and infrastructure. It is more than 140% above SDC's own Needs assessment. There has been no legal needs assessment and were done properly I believe that apart from affordable housing for local inhabitants and offspring, necessary numbers of housing would fall very short of even SDC's assessment of 211 houses.
- The people of Mere do not want anymore housing than is necessary for the community. Need is only for a modest number of affordable housing. Modest employment developments should go with this expansion of affordable housing
- 510 houses is far too much, 200 is a better figure. Traffic is already a problem, development of housing is only going to make the problem worse
- 510 houses is out of proportion, and could not be sustained. Solstice Park should be used first. We need to provide local housing only for those working locally, not for commuters
- 500 hundred houses is far too much for the Mere and Western District, with little regard to infrastructure, ageing population and lack of cheap housing for young families
- Far too many houses are being imposed on Western area. Local infrastructure will not cope.

Southern community area

- 100 houses is too many for Whiteparish. Would not be possible to keep rural nature of the village with this many more houses.
- 100+ houses for Whiteparish IS NOT modest. Employment opportunities in Whiteparish are limited and more houses will equal more commuter. Too much traffic already
- I agree with the general figure of 590 dwellings over the next 20 years. I am pleased with the comment that the proposed new developments around the Pheasant Inn and Firsdown have removed. With all the proposed plans in thee areas there should be more detailed attention to the provision of any infra structure.

- Concerned about the proposals for Whiteparish. Why have we been ignored? 100+ houses is far too many it's a 25% increase. Also any sustainable development needs to align with existing infrastructure.

Strategic sites: Fugglestone Red, Salisbury

- 1250 houses in Fugglestone is a very large number and in the current economic climate I think this needs to be revisited. Where is the traffic going to exit? Essential to keep any house building separate from the town of Wilton so that it can remain an entity in its own right. Where is the employment going to come from?

Strategic sites, Amesbury: Archers Gate

- Archer's Gate lack infrastructure as it is. Traffic is already a problem. Public transport is not adequate.
- Concerned about proposals for Archer's Gate. 400+ houses is too many for the current economic climate. If Solstice Park has not succeeded what makes you think the other developments will? Before any developments are built infrastructure needs to be improved.
- Great anxiety over proposals for Archer's Gate. 1045 houses is far too many. In the current economic climate it is not appropriate. Affordable housing should not out pace the growth in properties on the open market.
- Great anxiety over proposals for Archer's Gate. 1045 houses is far too many. In the current economic climate it is not appropriate. Affordable housing should not out pace the growth in properties on the open market.
- Archers Gate is a new development and it is still only half way through its proposed plans. It is therefore premature for any further plans to be imposed before the existing ones are completed.

As you should be aware people have invested large amounts of money in their new homes here at Archers Gate and due to the downturn in the private housing market prices have fallen and current housing stock is difficult to sell. We bought our house on the understanding that there would be a maximum 25% social housing; it now appears that this might not be the case. If we had known these facts, prior to investing in this property, we would not have not bought in this area in the first place; in fact this is a belief held by many residents of Archers Gate.

Your council is now putting further investment into this area at risk and additional social housing would further impede the private development. This would also shift the balance from a planned private housing estate with integrated social housing into a large council estate with minor integrated private homes.

The local infrastructure cannot support further population growth at this time as there is still no large supermarket in Amesbury, no large employers to support the increase in population, schools are near full capacity, road networks will not take the increase in commuting traffic, overstretch public services, e.g. NHS, Police.

Archers Gate was, and still is, an opportunity for Amesbury to move forward and attract new blood to the town. On the other hand the proposal to extend it by so many houses, so prematurely, without proper facilities can only reverse this trend. It will significantly add to the transport problems of Salisbury, create unemployment across the area and trigger downward economic spiral across the entire town. So many social houses in one place will result in a property slump across the other developments in Amesbury creating more negative

equity., more repossessions and further problems for Amesbury in the future.

I would urge you to look at the real needs of Amesbury before embarking on significant new housing and on this alone I cannot support this plan.

Strategic sites: Harnham

- Netherhampton: Any new planning committee must ensure strong conditions are enforced on any development re design, landscaping and number and size of adverts. There must be a great improvement at the Harnham gyratory, which even at the moment cannot cope with the present volume of traffic.

Strategic sites: Hampton Park

- Hampton Park: Accept additional housing is needed. Needs to done with caution.
- 1. When deciding the number of houses for Hampton Park you must consult Greentrees Primary School to see how much the school can expand. The number of houses must tie into school capability.
- 2. The shop (1 stop) is not enough for an extra 200-500 houses. Needs more shops or bigger shop.
- 3. London road need upgrading to allow extra traffic.
- 4. Park and Ride needs to allow local pedestrian use at reasonable rate, doesn't make not using car sensible.
Better facilities for youth activities.

Our Place in the Future Consultation: Statutory Consultee comments

South West Regional Assembly

- Welcome that the district council is planning for the provision of 12,400 dwellings up to 2026, on a 620 pa basis, in the Salisbury Housing Market Area.
- The concentration of development on Salisbury and Amesbury over the next 5 years and beyond is supported, as well as that numbers of homes at other settlements will be based on their services, job opportunities and character.
- The inclusion of strategic housing and employment sites in the Core Strategy is supported.

Highways Agency

- **Fugglestone Red** – it will be essential for development proposals to demonstrate adequate access to public transport, cycling and pedestrian networks as part of a package of mitigation measures to ensure the safe and efficient operation of the SRN.
- **Archers Gate** – welcome the principle of significant levels of new housing development at Amesbury to balance recent employment provision in the locality, thereby helping to foster greater self containment and reduced need to travel.
- **Old Sarum and Hampton Park** – it is essential that any development is served by good quality public transport , cycling and pedestrian links to the centre of Salisbury to provide access to main city centre services and facilities. Development should be accompanied by an adequate range of local services to reduce the need for residents to travel.
- **Church fields and Central Car Park** – welcome in principle mixed used developments in urban areas, particularly where they have access to public transport, cycling and walking facilities.

Southern Community Area

New Forest National Park

- Object to the scale of housing and economic development envisaged for settlements in the southern part of Salisbury District unless it is matched by a requirement in the Core Strategy to provide investment in green infrastructure, or other informal recreational opportunities, appropriate located and sufficient to avoid any additional recreation pressures beyond its boundaries.
- Draft RSS says “development in the South West region adjoining the Park should not prejudice the achievement of the Park’s purposes, as set out in Policy ENV3...Section 62(2) of the Environment Act 1995 requires relevant authorities to have regard to the statutory purposes of National Park designation....relevant authorities must ensure that they have taken account of the statutory purposes of National Parks and AONB in reaching decisions or carrying out their activities.” Your Core Strategy needs to demonstrate how this has been taken into account and reflected in your policies and proposals.

Environment Agency

Through previous correspondence we have provided comments on all the sites. Due to the location of the **Central Car park and Church fields**, you should conduct further analysis through a Level 2 Strategic Flood Risk Assessment. Sites will need to be sequentially tested in line with the requirements of PPS25 to ensure sites at the lowest flood risk are allocated or that the Sequential Approach is applied to development.

The Salisbury Central Car Park/ Maltings site is currently shown to be partially within Flood zones 2 and 3. While a level 2 SFRA is unlikely to alter this understanding radically or to change the nature of appropriate future development in terms of PPS25, it will give a better understanding of the flood risk at this specific location and will enable suitable application of the sequential approach or exception test.

As the area is shown to be at risk of fluvial or other sources of flooding, this risk must be projected for the lifetime of the relevant policy and the development itself. Fluvial flooding should be projected in accordance with Table b.2 of PPS25, which identifies a precautionary sensitive range of 20% until 2115. Estimation of future flood risk for the specific sites will enable the necessary sequential and exception tests to be applied accordingly.

I would advise that a suitable consultant is commissioned to undertake the SFRA 2.

If any development allocations are identified as falling within flood zones 2 and 3 or thought likely to exacerbate existing flooding issues should be subjected to a level 2 SFRA.

In addition the CCP/Maltings allocation offers excellent opportunities to incorporate river habitat and recreational improvements within any redevelopment plans. Options include softening the hard edge of the river and so providing better marginal habitat for wildlife including improved cover for fish and invertebrates. This work also improves the connectivity of the channel as a wildlife corridor and improves the aesthetic value of the channel. Similar work has already been carried out in Salisbury town centre.

Part of the Churchfields industrial estate lies on an historic landfill sites and current uses may also have the potential to cause contamination. These aspects will need to be considered when drawing up a specification for the future of this area.

With the above in mind we are pleased to see that these sites will be subject to master planning and we would like to be involved at the earliest stage in drawing up specifications. Development site specifications or masterplans for the strategic sites at this stage would allow you to identify what you want to achieve on each site which in turn would help develop a delivery strategy.

Other comments:

I understand a revised sustainability appraisal is currently underway to test the strategic sites. The SFRA level 2 should be completed for those strategic sites identified above before they can accurately be test against objective 12 "To respond to the threats posed by flooding" in order that you have a sound evidence base for you decision.

Policy formulation: Housing Supply, Distribution and Managed Release

Housing Provision

National guidance

In preparing the final submission draft Core Strategy, it is important to consider PPS3 Housing (November 2006) and the new PPS12 which was published in July 2008.

PPS3 makes clear that in support of its objective of creating mixed and sustainable communities, the Government's policy is to ensure that housing is developed in suitable locations which offer a range of community facilities and with good access to jobs, key services and infrastructure (para 36). At the local level, LDDs should set out a strategy for the planned location of new housing which contributes to the achievement of sustainable development (para 38).

PPS3 advises that, reflecting the principles of "Plan, monitor, manage" LPAs should develop policies to ensure that sufficient, suitable land is available to achieve their housing and previously-developed land delivery objectives (para 52).

LPAs should set out in LDDs their policies and strategies for delivering the level of housing provision, including identifying broad locations and specific sites that will enable continuous delivery of housing for at least 15 years from the date of adoption, taking account of the level of housing provision set out in the RSS. In circumstances where RSSs are in development, LPAs should also have regard to the level of housing provision as proposed in the relevant emerging RSS.

Drawing on information from the SHLAA and/or other relevant evidence, LPAs should identify sufficient specific deliverable sites to deliver housing in the first five years. To be considered deliverable, sites should, at the point of adoption of the LDD:

- be available – the site is available now
- be suitable – the site offers a suitable location for development now and would contribute to the creation of sustainable, mixed communities
- be achievable – there is a reasonable prospect that housing will be delivered on the site within 5 years.

LPAs should also:

- identify a further supply of specific, developable sites for years 6 -10 and, where possible for years 11-15. Where it is not possible to identify specific sites for years 11-15, broad locations for future growth should be indicated.
- Linked to above, identify those strategic sites where are critical to the delivery of the housing strategy over the plan period.
- Show broad locations on a key diagram and locations of specific sites on a proposals map
- Illustrate the expected rate of housing delivery through a housing trajectory for the plan period.

To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available for, and could be developed at the point envisaged.

Once identified, the supply of land should be managed in such a way that ensures that a continuous five year supply of deliverable sites is maintained i.e. at least enough sites to deliver the housing requirements over the next 5 years of the housing trajectory.

PPS3 goes on to advise that in determining how much land is required, LPAs should not include sites for which they granted planning permission unless they can demonstrate, based upon robust evidence, that the sites are developable and are likely to contribute to housing delivery at the point envisaged (para 58).

Para 59 makes clear that allowances for windfalls should not be included in the first 10 years of land supply unless LPAs can provide robust evidence of genuine local circumstances that prevent specific sites being identified. In these circumstances, an allowance should be included but should be realistic having regard to the SHLAA, historic windfall delivery rates and expected future trends. Windfall sites are defined as those which have not been specifically identified as available in the local plan process and comprise previously-developed sites that have unexpectedly become available.

Para 61 advises that LDDs should set out the arrangements for managing the release of land, having regard to the need to set the local approach within the context of that at the sub-regional and regional level, having regard to market conditions and the considerations in paragraph 33.

PPS12 was published in July 2008, and supersedes the 2004 version of PPS12. One of the fundamental changes in this new guidance is that it advises that core strategies may now allocate strategic sites for development. These should be those sites considered central to the achievement of the strategy (para 4.6).

PPS12 also heavily emphasizes the importance of infrastructure planning, including the specific infrastructure requirements of any strategic sites which are allocated in it (para 4.9). The core strategy should be supported by evidence of what physical, social and green infrastructure is needed to enable the amount of development proposed for the area, taking account of its type and distribution (para 4.8). The infrastructure planning process should identify as far as possible:

- infrastructure needs and costs
- phasing of development
- funding sources
- responsibilities for delivery (para 4.9).

Another key theme of PPS12 is the need for the core strategy to be flexible and able to deal with changing circumstances. Para 4.38 the ability to demonstrate that the plan is the most appropriate when considered against reasonable alternatives delivers confidence in the strategy...being able to demonstrate that the plan is the most appropriate having gone through an objective process of assessing alternatives.

Para 4.46 advises that a strategy is unlikely to be effective if it cannot deal with changing circumstances. Core strategies should look over a long time frame – 15 years usually but more if necessary. In the arena of the built and natural environment many issues may change over this time. Plans should be able to show how they will handle contingencies: it may not always be possible to have maximum certainty about the deliverability of the strategy. IN these cases the core strategy should show what alternative strategies have been prepared to handle this uncertainty and what would trigger their use. Authorities should not necessarily rely on a review of the plan as a means of handling uncertainty.

Emerging South West Regional Spatial Strategy Housing Requirement

The transition from the Wiltshire Structure Plan housing land requirements to the Regional Spatial Strategy requirements makes the determination of housing land existing provision and requirement confusing.

For ease of interpretation and as the Wiltshire Structure Plan should be superseded by the RSS prior to the adoption of this plan it is felt that the Core Strategy should focus on the delivery of the RSS requirements.

The RSS commences in 2006, which is prior to the end of the adopted Local Plan which plans to the period 2011. When the local plan was adopted in 2003, the Structure Plan had a timescale up until 2011. However, the Structure Plan was revised in 2006 after the adoption of the Local Plan (2003) taking the timescale to 2016. This resulted in an additional housing land requirement in south Wiltshire beyond 2011, that has not yet been provided for. It is therefore felt that the Core Strategy should therefore provide for the RSS requirements as the Structure Plan and RSS timescales overlap between 2006 and 2011.

The South West Examination in Public (EIP) Panel Report for the Regional Spatial Strategy (RSS) was published in 2007 and suggested a housing requirement of around 12,400 homes, equating to approximately 620 per year. The Secretary of State's Proposed Changes to the Regional Spatial Strategy for the South West was published in July 2008. The number of houses to be provided remains the same as that set out in the Panel Report, that is at least 12,400 over the 20 year RSS plan period from 2006 to 2026.

The Government's proposed changes now carry very significant weight as a material consideration, and must be taken into account when assessing general conformity of LDDs (South West Regional Assembly comments to magazine, October 2008)

The sub-regional approach for the RSS is structured on the basis of Housing Market Areas (HMAs). These are the areas within which most people who are looking to move home will search for a new property in which to live. They correspond closely to travel to work patterns and will generally cover an area spanning a number of local authorities. However, in the case of Salisbury district, it has its own HMA which follows the boundary of the Salisbury district.

A single policy is set out for each HMA, which includes its constituent SSCT. Policy HMA11 is the relevant policy for the Salisbury HMA. It requires that in the Salisbury HMA, provision is made for the growth of at least 12,400 dwellings and at least 6,000 of these will be provided in the Salisbury SSCT.

Policy HD1 sets out the sub-regional distribution of housing for 2006 to 2026; table 4.1 associated with this policy goes on to set out that the overall annual average net dwelling requirement for the Salisbury HMA over the plan period 2006-2026 is 620 per annum. For the periods 2006-2016 and 2016-2026, an annual average net dwelling requirement is 620 respectively. Table 4.2 relates to Strategically Significant Cities and Towns, of which Salisbury is one, and sets out that the overall annual average net dwelling requirement for 2006-2026 is 300.

Translating PPS3, PPS12 and RSS to the local context

In summary and based on the above, the Core Strategy will have to:

- plan for at least 12,400 houses over the period 2006 to 2026
- plan for the continuous delivery of housing for at least 15 years from the date of adoption
- identify sufficient deliverable sites to deliver housing in the first 5 years from the date of adoption/ allocate strategic sites in order to ensure that there is at least 5 years worth of housing can be delivered

- be able to demonstrate that these sites are deliverable
- provide evidence of what physical, social and green infrastructure is needed to enable the amount of development proposed. This includes setting specific infrastructure requirements for strategic site allocations
- identify developable sites and broad locations for future growth beyond year 5 of the core strategy
- demonstrate how it will handle contingencies
- demonstrate reasonable alternatives
- set out the approach by which allocated sites will be advanced into the 5 year supply of deliverable sites
- set out the arrangements for managing the release of land, having regard to the need to set out the local approach.

The distribution of housing growth

The approach to housing distribution is set out in Settlement Strategy Topic Paper and its two addenda. Addendum II refines this approach, which is based on the level of affordable housing need in each community area and the level of basic facilities essential for day-to-day needs.

Addendum II of the Settlement Strategy Topic Paper revealed the following distribution of housing across south Wiltshire:

Salisbury SSCT / Four Rivers community area	8856
Stonehenge community area	2100
South Wiltshire community area	738
Nadder community area	440
Mere community area	266
TOTAL	12,400

Table 1: Sustainable Settlement Strategy Housing Distribution

Using the information in the Settlement Strategy Topic Paper (addendum II), this distribution can be broken down further for each local service centre and the “rest” of each community area, as follows:

Salisbury SSCT	7476
Wilton Local Service Centre	428
Rest of Wilton Community Area	952
Amesbury Local Service Centre	1407
Rest of Amesbury Community Area	693
Downton Local Service Centre	192
Rest of south Wiltshire Community Area	546
Tisbury Local Service Centre	158
Rest of Tisbury Community Area	282
Mere Local Service Centre	266
Rest of Mere Community Area	0
TOTAL	12,400

Table 2: Sustainable Settlement Strategy Housing Distribution by Local Service Centre and “Rest” of Community Area

Delivering a flexible supply of housing land

To reflect the principles of Plan, Monitor and Manage, the Core Strategy will need to ensure that sufficient, suitable land is available to deliver at least 12,400 houses to 2026.

There are a number of sources of housing supply that will help to deliver the numbers in each local service centre/ community area as identified in the Sustainable Settlement Strategy:

Commitments

PPS3 para 58 says that in determining how much land is required, Local Planning Authorities should not include sites for which they have granted planning permission unless they can demonstrate, based upon robust evidence, that the sites are developable and are likely to contribute to housing delivery at the point envisaged.

Para 56 of PPS3 explains that to be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available for, and could be developed, at the point envisaged.

Sites with planning permission are considered to be in a suitable location for housing development as this test was made at the application stage. Therefore, the test is whether these sites are available and can be developed at the point envisaged.

Commitments account for 899 houses (see Appendix 1). This comprises outline, reserved matters, full applications and where there has been a resolution to grant subject to a section 106 agreement. These commitments comprise both large commitments (10+ houses) and small scale commitments (0-9 houses), and include both houses under construction and those not yet started, broken down as follows:

	Under construction	Not started	TOTAL
Large commitments	120	315	435
Small commitments	166	298	464
TOTAL	286	613	899

Table 3: Large and Small Commitments

Clearly, where dwellings are under construction, this demonstrates that a planning permission is being implemented/delivered and so of the total 899, 286 houses are under construction and are being delivered at the point envisaged.

Of those houses not yet started, some of these will be associated with schemes which are already being implemented, but just weren't complete at the time of monitoring.

In the case of large commitments, of the 315 not started, 24 are part of schemes that have already begun.

In the case of small commitments, of the 298 have not started, 26 are part of schemes that have already begun.

	Under construction	Not started but part of extant permissions	Not started	TOTAL
Large commitments	120	24	291	435
Small commitments	166	26	272	464
TOTAL	286	50	563	899

Table 4: Large and Small Commitments – Not Started

An assumption has been made that the 24 houses on large commitments and 26 on small commitments will come forward based on the fact that they are part of schemes that are being implemented. Clearly, this cannot be guaranteed, but in the absence of any other evidence to the contrary, and given that these numbers only account for 50 houses in total, even if they do not come forward, this will not have a significant impact on the frontloading delivery of housing (*further explained later on in this section*) nor the overall numbers of housing delivered over the full plan period. The Housing Trajectory plans for 5857 houses by the end of year 5 of the Core Strategy – 50 houses represents just 0.9 % of this. Overall the strategy will deliver 13,674 houses over the full plan period - 50 houses represent just 0.4% of this.

Overall this means that of the 899 houses accounted for as “commitments”, it is therefore only actually 563 where robust evidence is needed to demonstrate how likely these are to come forward.

In attempting to ascertain the likelihood of those large commitments that have not yet started being implemented, all agents/developers/landowners of large commitments as listed in HLA (see tables 9.10 to 9.15). Out of a total of 13 planning permissions, responses were gained for 8 of them. Appendix 2 sets out further detail on this. Of these 8, for 7 of these schemes development was either underway, had been complete or the developer confirmed that implementation was imminent. For the remaining scheme, the developer confirmed that this would NOT be implemented as it was unviable, but that an alternative scheme would be submitted. The case officer in development control has confirmed that new sketches have been discussed, although no application has as yet been submitted.

Based on responses received about large commitments, these responses have all been positive, that is, the schemes will be implemented. Therefore, based on this it will be assumed that for the 291 for large commitments “not started”, these will come forward.

In considering the small commitments “not started”, these 272 houses relate to 171 separate planning applications and it is not feasible to make contact with each agent/developer/land owner as was done with the large commitments.

However, development control officers are aware about a number of these sites and it has been possible to gain information about 20 of these sites (12%) (see appendix 3). For 14 of these schemes development control officers confirmed that either construction has started, conditions have been discharged and some ground clearance made. These 14 schemes account for 23 houses. For 6 of these schemes, development control officers confirmed that these were unlikely to come forward. These 6 schemes account for 13 houses. Based on those schemes where information from development control has been provided, the following calculations can be made:

Small Commitments Not Started	No. of houses	% of total number of houses “not started” where information about a scheme has been gained
Likely to come forward/have come forward	23	64%
Unlikely to come forward	13	36%
TOTAL	36	100%

Table 5: Small commitments likely and unlikely to come forward

Where it has been possible to gain information about a particular site, applying the 64% proportion of houses likely to come forward to the total of 272, this would mean that 177 houses are likely to come forward, compared to 95 that are less likely (36%).

However, it is considered that this is a very crude calculation, and based on information for only 14 of the commitments out of a total of 171. Given this, in considering the supply of housing the total of 272 has been included. This is with the knowledge that if 36% or 95 houses of these do not come forward, this will not have a significant impact on either the frontloading strategy (see later) or the overall numbers of housing to be delivered over the full plan period. In the early years of the Core Strategy (to year 5), the Housing Trajectory indicates 5857 houses – 95 houses equates to 2% of this figure. Overall, the housing trajectory indicates that the strategy will deliver 13,674 houses – 95 houses equates to 0.7% of this.

Completions on allocated sites

Completions on Local Plan allocated sites between 2006 and 2008 total 395. Further detail on this can be found in appendix 4.

Completions on windfall sites 2006-08

Completions on windfall sites between 2006 and 2008 total 119. Further detail on this can be found in appendix 1.

Saved Local Plan Allocations (see Table 4, appendix 5)

The current Local Plan covers the period to 2011 and is divided into two phases: Phase 1 covering the period up to 2006, and Phase II covering the period from 2006 to 2011. This means that all those allocations planned for Phase II of the current Local Plan fall within the current RSS plan period, which started in 2006. 1594 houses are expected to be delivered from this source. Evidence has been gathered on each allocation to ascertain the likelihood of them being delivered, and this is summarised in the table in appendix 6. The following Local Plan allocations have all been saved:

Saved Local Plan Allocation	Nos. of houses
Old Sarum (H2D)	674
Downton road extension (H2F)	130
Salisbury Hospital (H2E)	45
Duck Lane, Laverstock (H2G)	45
Old Manor Hospital (H3)	80
Amesbury (H9)	285
Dinton (H10)	30
Wick Lane, Downton (H11A)	50
Netheravon Road, Durrington (H12)	120
Hindon Lane, Tisbury (H14)	90
Bulbridge, Wilton (H15)	45
TOTAL	1594

Table 6: Saved Local Plan Allocations

Core Strategy Allocations

These are discussed in more detail later on in this section. In brief, it is proposed to make several strategic allocations in the Core Strategy to ensure a 5 year supply of housing land. These sites have been identified through consultation, the site selection process, and delivery confirmed by the SHLAA. 6000 homes are expected to be delivered from this source. The following are strategic allocations:

Strategic Allocations	No. of houses
Fugglestone Red	1250
Hampton Park	500
Longhedge	800
Churchfields and Engine Shed site	1100
UKLF	450
South of Netherhampton Road, Harnham	400
Central Car Park	200
Kings Gate	1300
TOTAL	6000

Table 7: Core Strategy Strategic Allocations

Breakdown of housing supply by community area and local service centre

Disaggregating the above figures down into each community areas, the distribution of housing supply for the period 2006-2026 is as follows:

Community area	Breakdown of community area	A Settlement Strategy distribution of RSS requirement	B Commitments	C Allocated Site completions	D Windfall completions 2006-08	E Saved Local Plan Allocations	F Core Strategy Allocations	G Unidentified sites	H Total for each LSC and rest of each CA	I Grand total for each CA
Salisbury	Salisbury SSCT	7476	328	0	33	929	4250	1936	7476	7476
Four Rivers Community Area	Wilton	428	110	0	16	45	450	0	621	1573
	Rest of Four Rivers CA	952	78	0	18	30	0	826	952	
Stonehenge Community Area	Amesbury	1407	89	265	21	285	1300	0	1960	2653
	Rest of Stonehenge CA	693	41	0	7	120	0	525	693	
South Wiltshire Community Area	Downtown	192	3	0	0	50	0	139	192	738
	Rest of Southern CA	546	117	80	2	45	0	302	546	
Nadder Community Area	Tisbury	158	45	0	12	90	0	11	158	440
	Rest of Nadder CA	282	17	0	6	0	0	259	282	
Mere Community Area	Mere	266	53	50	4	0	0	159	266	284
	Rest of Mere CA	0	18	0	0	0	0	0	18	
Total		12,400	899	395	119	1594	6000	4157	13,164	13,164

Table 8: Breakdown of housing supply by community area and local service centre

Unidentified sites

By subtracting the number of houses from the known sources of housing supply (columns B, C, D, E, F) from the number identified in the Settlement strategy for each community area/local service centre (column A), the residual number is the number of houses that will still need to be found in each community area/local service centre on as yet unidentified sites (column G).

In the case of Wilton, Amesbury and the “rest” of Mere Community area, this calculation indicates that no new housing will be required to be provided in each of these places. This is because the identified sources of housing supply already provide more than the number of houses identified in the Sustainable Settlement Strategy. Subtracting the total number of houses from Columns B – F from the number in Column A actually results in a minus figure for these places (-193 for Wilton, -553 for Amesbury and -18 for Rest of Mere community area). However, clearly it is not possible to take away this number of houses from each of these areas in reality – this would mean physically removing houses or revoking a planning permission. Therefore, a value of “0” has been included in the above table for Wilton, Amesbury and Rest of Mere Community area in Column G. This is why the total figure for columns H and I is actually 13,164 rather than 12,400.

These as yet unidentified sites will be identified in a subsequent Site Specifics Allocation DPD. Clearly, until this detailed work is done, the numbers attributed to “unidentified sites” in the table above are only indicative at this stage. Detailed work might indicate that the distribution of housing from this source has to be revisited, as

the ability of each area to accommodate these numbers will be affected by local environmental and other constraints, as well as the release of land unexpectedly coming forward.

However, at this stage the SHLAA does give an indication of how likely these numbers are of being delivered. The following table illustrates the potential identified in the SHLAA compared to the numbers of houses to come forward on as yet unidentified sites:

Community Area	Breakdown of Community Area	Unidentified Sites	SHLAA sites* - based on administrative boundaries	Less those SHLAA sites that are strategic allocations in the Core Strategy
SALISBURY	Salisbury SSCT	1936	6895	2650
WILTON COMMUNITY AREA	Wilton	0	425	141
	Rest of Four Rivers Community Area	826	45	45
AMESBURY COMMUNITY AREA	Amesbury	0	1316	180
	Rest of Amesbury Community Area	525	955	955
SOUTH WILTSHIRE COMMUNITY AREA	Downton	139	201	201
	Rest of South Wiltshire Community Area	302	1214	1214
TISBURY COMMUNITY AREA	Tisbury	11	91	91
	Rest of Tisbury Community Area	259	151	151
MERE COMMUNITY AREA	Mere	159	102	102
	Rest of Mere Community Area	0	0	0
TOTAL		4157	11,395	5,730

* source: appendix 1, SHLAA

Table 9: SHLAA potential in each local service centre/ community area

It should be noted that the SHLAA attributes sites at Old Sarum/Longhedge and Hampton Park to the South Wiltshire community area, and sites at Netherhampton Road to the Wilton Community area, as these are the community areas within which these sites fall. However, in order to allow Salisbury to expand to take a significant amount of growth, as it should be the SSCT, this inevitably means that some of these sites actually fall outside the Salisbury SSCT. The calculations in the above table have therefore been adjusted to “count” these sites in Salisbury, rather than the community area within which they fall.

Taking account of the strategic allocations that are proposed in the Core Strategy, the above table shows that in total, the SHLAA has identified more than enough potential to provide the numbers of houses that are required to come forward on as yet unidentified sites – 5730 compared to 4157, or an additional potential of 1573 houses. However, it also highlights where there are some tensions when the numbers are disaggregated across each local service centre and the remainder of each community area.

For Wilton Local Service Centre, a supply of unidentified sites to provide further housing has not been identified as necessary. However, the SHLAA indicates that there is in fact the potential for 141 houses to come forward in Wilton. For the rest of the Four Rivers Community area, sites need to be identified that will deliver 826 houses. This jars with the potential identified in the SHLAA which indicates that there is only the potential to deliver 45 houses from this source. In total, the Four Rivers Community area has been identified as needing to deliver 826 houses, compared to the potential identified in the SHLAA for the provision of only 185 houses.

Conversely, the SHLAA indicates that there is the potential for 2650 houses in the Salisbury SSCT, compared to the figure of 1936 in the unidentified column. Given that the Four Rivers Community area has been identified in the SHLAA as having the potential for only 186 houses, it might be the case that Salisbury, as the SSCT, has more sites identified for housing than the Four Rivers community area because at this stage, it appears to have more potential.

For Amesbury and also for the rest of the Amesbury Community Area, there is more potential identified in the SHLAA than what is required. This is also the case for Downton and the rest of the South Wiltshire Community area.

Whilst the SHLAA identifies more potential for Tisbury than the figure in the “unidentified sites” column, (91 compared to 11), the opposite can be said for the rest of the Tisbury Community area, with the SHLAA only identifying potential for 151 houses, compared to 259 in the “unidentified sites” column. Similarly, the SHLAA identifies potential for 102 houses in Mere compared to 159 houses in the “unidentified sites” column. Again, therefore, this suggests that distribution of housing may have to be re-examined so that areas with more housing potential, that is, the Amesbury and South Wiltshire community areas, provide more housing than the Mere and Tisbury community areas.

It must be reiterated that the figures quoted in table 9 in the “unidentified sites” column are based on a quantitative assessment carried out in the SSS, which is a robust piece of evidence. It is also important to bear in mind that whilst the SHLAA is an important piece of evidence, it will not be the only evidence that will be used to identify sites in the Site Specific Allocations DPD. It is an important evidence source to inform plan making, but does not in itself determine whether a site should be allocated for housing development. In identifying sites for housing, much more further detailed work is needed, particularly in terms of the environmental capacity of areas. This is the work that will be done in the preparation of the Site Specific Allocations DPD.

When more detailed work is prepared at the Site Specific allocation stage, including a consideration of the environmental capacity of these sites, it is likely that the distribution of housing numbers from unidentified sites will have to be re-distributed. This may mean that whilst, for example, Wilton LSC is currently shown as already having met its housing numbers as set out in the SSS, in reality further detailed work could indicate that this is the most appropriate settlement to take some further growth compared to the other smaller settlements in this particular community area. A similar scenario may also exist for Amesbury and the Amesbury community area. However, until this detailed work is carried out, the evidence indicates the distribution of housing as set out in the Sustainable Settlement Strategy.

Windfall

PPS3 makes clear that allowances for windfalls should not be included in the first 10 years of land supply unless Local Planning Authorities can provide robust evidence of genuine local circumstances that prevent specific sites being identified.

The distribution of housing shown in table 8 does not include an allowance for future windfall. However, the SHLAA has identified that based on historic trends, an allowance of 85 dwellings per year should be allowed from 2020 (i.e. year 11 of Core Strategy). This is to comply with PPS3, which advises that any allowances for windfalls should not be included in the first 10 years of land supply (i.e. 2010-2019). However, given the uncertain nature of windfall, it is not possible to apportion 85 dwellings per year to each local service centre/community area, and hence it is not included in this table. In total, windfall will account for 510 dwellings, which represents contingency for later on in the plan period.

Housing Distribution Policy Formulation

Reflecting the above, it is proposed that the Core Strategy sets out the total housing requirement for the period, breaking down and rounding up the contributions to be made by each community area and local service centre:

Core Policy 1: Distribution of Growth

This strategy plans for the delivery of 12,400 dwellings over the period to 2026. The growth required to meet local needs will be accommodated in the following manner:

Salisbury SSCT.....	7480
Wilton Local Service Centre.....	620
Rest of Four Rivers Community area	950
Amesbury Local Service Centre.....	1960
Rest of Stonehenge Community area.....	690
Downtown Local Service Centre.....	190
Rest of South Wiltshire Community area.....	550
Tisbury Local Service Centre.....	160
Rest of Nadder Community area.....	280
Mere Local Service Centre.....	270
Rest of Mere community area.....	20

Target:

Qualitative: The delivery of levels of growth in conformity with the Settlement Strategy; average of 620 housing completions per year; 34% of housing completions per year to be on previously-developed land.

Monitoring and Review:

AMR and housing trajectory, number of dwellings built in sustainable locations aligned with the Sustainable Settlement Strategy.

Delivery Responsibility:

Wiltshire Council, Development Industry, Strategic Partnerships.

Note that the above proposed policy includes a previously-developed land target. This topic paper considers this issue in more detail in section 3, and provides the local evidence to justify this target.

Managing Supply and Contingency

The Government's objective is to ensure that the planning system delivers a flexible, responsive supply of land. Reflecting the principles of "Plan, Monitor, Manage", the Core Strategy needs to ensure that sufficient, suitable land is available. Government guidance emphasises the need to plan for continuous delivery of housing for at least 15 years from the date of adoption. In the case of south Wiltshire, this means 15 years from 2010, when the Core Strategy is expected to be adopted. Given that the RSS plan period runs until 2026, the Core Strategy has planned for the continuous delivery of housing over a 16 year period, that is, 2010 to 2026.

Drawing on information from the Strategic Housing Land Available Assessment and/or other relevant evidence, sufficient specific deliverable sites should be identified to deliver housing in the first five years of the Core Strategy. Deliverable means that sites should, at the point of adoption:

- be available – the site is available now
- be suitable – the site offers a suitable location for development now and would contribute to the creation of sustainable, mixed communities
- be achievable – there is a reasonable prospect that housing will be delivered on the site within 5 years.

The Core Strategy also needs to identify a further supply of specific developable sites for years 6 -10 and, where possible, for years 11 – 15. Where it is not possible to identify specific sites for years 11 – 15, broad locations for future growth should be indicated. To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available for, and could be developed at the point envisaged.

Once identified, the supply of land should be managed in a way that ensures that a continuous five year supply of deliverable sites is maintained i.e. at least enough sites to deliver the housing requirements over the next five years of the housing trajectory.

The purpose of the Housing Trajectory is to track the provision of housing supply over the entire lifespan of a development plan. It is a forward planning tool, designed to support the Plan, Monitor, Manage approach to housing delivery by monitoring both past and anticipated completions across the whole plan period. The Housing

Trajectory also provides a means of understanding the various components of past and future housing supply. Therefore, whilst a trajectory can clearly not provide perfect forecasts of the future, it does provide as good an understanding as possible of the prospects of delivery.

The Housing Trajectory for south Wiltshire over the 20 year plan period 2006-2026 is as follows:

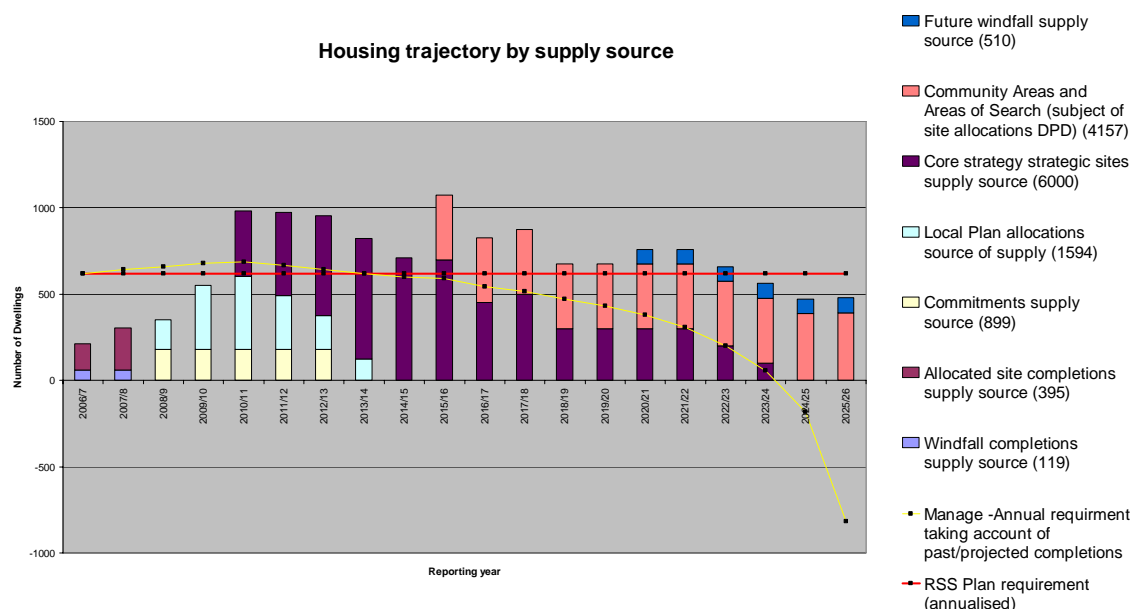


Figure 1: Housing Trajectory by Supply Source

This shows that over the 20 year plan period, 13,674 houses will be delivered compared to the RSS requirement of 12,400 i.e. 1,274 more houses, or a 10% contingency. The trajectory shows that the strategy is based on frontloading the delivery of housing from 2010, when the Core Strategy is adopted, primarily though delivery of housing on strategic allocations, but also the saved Local Plan allocations.

The delivery rates shown in the housing trajectory are based on evidence where available. For the Core Strategy strategic sites this includes the information provided by the developers of the sites. In the absence of this information, such as for the UKLF or Long Hedge sites, the delivery of houses has been based rate of supply provided by the developer Kings Gate of the kings Gate site. This equates to a rate of 50 dwellings per developer per year and assumes that there will be two developers on the site. For the delivery of dwellings provided for in the Site Allocations DPD, delivery has been annualised. This is deemed the most useful approach at this stage because information about these sites and the expected delivery rates will only become available once work commences on the Site Allocations DPD.

For the saved Local Plan allocations, during the preparation of the Wiltshire AMR, developers/agents/landowners were contacted in December 2008 to ascertain when schemes are likely to be implemented and at what rate. Where this information was not forthcoming, a delivery rate formula has been used, based on historic delivery rates going back to 1979.

For commitments, it has been assumed that at the very latest these will be delivered by year 5 of the Core Strategy. However, in reality some of these sites will be delivered earlier.

The “Manage” line in the trajectory shows any possible action needed to put the strategy back on track. It represents the annual number of completions needed to meet the strategic plan total, taking into account any shortfalls or surpluses from both previous and future years. In other words, it represents the number of completions needed to get a plan strategy back on track any point in time. The value of this “manage” line is that it allows assessment of whether past shortfalls or surpluses will be addressed through future trends in supply.

The “manage” line for south Wiltshire shows that at the beginning of the RSS plan period, between 2006 and 2010, the annual requirement is not being met, and hence the manage line indicates that more than 620 houses per annum will need to be delivered per year to get the strategy back on track. By the time the Core Strategy is adopted (2010), the frontloading strategy addresses this historic shortfall but it takes until 2013/14 for the annual requirement to come back down to 620 per annum if a minimum of 12,400 houses is to be delivered by the end of 2026 – in other words, in 2013/14 the manage line and the RSS plan requirement line meet on the same point. From 2014/15 onwards, the manage line indicates that every year, the annual number of houses needed to keep the plan on track reduces until by between 2023/24 and 2024/25 the RSS requirement of 12,400 houses has been met. This is because this strategy builds in a 10% contingency so that in actual fact it plans for the delivery of 13,674 houses rather than the minimum RSS requirement of 12,400. The manage line then indicates that from 2023/24 onwards, as the minimum of 12,400 has been met, there would actually be no need to build any more houses.

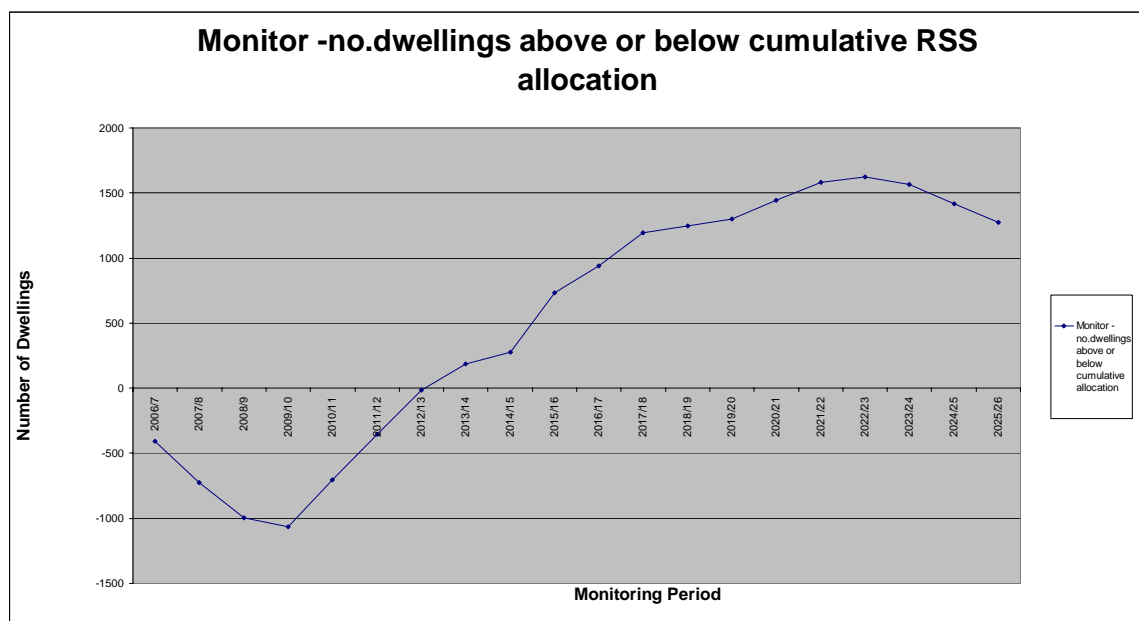


Figure 2: Monitoring Line

This graph illustrates the monitor line which shows how many dwellings above or below the planned rate the strategy is at any point in time. This is calculated by adding up completions over time and comparing it to the planned rate. If the trend line on the graph is above 0, it means that the strategy is ahead of the annualised delivery of its requirement. The “0” line represents 620 per annum. Therefore, if the trend line moves below 0, the strategy is under delivering relative to its requirement. In the case of the south Wiltshire Core Strategy, from 2006 to 2011/12, this graph indicates that not enough housing is being delivered compared to the RSS requirement. This is expected, as historically there has been an under-provision of housing. However, the trend line does start to climb up in 2010, from when the Core Strategy is adopted, as the frontloading strategy begins to kick in. There is then a steady increase in the trend line so that at 2012/13 the strategy meets the annualised delivery of its requirement (that is, it meets the RSS requirement), followed by an

upward trajectory all the way until 2022/23. Between 2022/23 there is a very gradual downwards trajectory to the end of the plan period in 2026, but still well above the RSS requirement – 10% contingency.

Delivery of Housing in first 5 years of the Core Strategy and 5 year housing supply

As referred to above, PPS3 is clear that sufficient deliverable sites should be identified to deliver housing in the first 5 years of the Core Strategy from the date of adoption (2010 to 2014).

Drawing on information from the Strategic Housing Land Available Assessment and/or other relevant evidence, sufficient specific deliverable sites should be identified to deliver housing in the first five years of the Core Strategy. Deliverable means that sites should, at the point of adoption:

- be available – the site is available now
- be suitable – the site offers a suitable location for development now and would contribute to the creation of sustainable, mixed communities.
- be achievable – there is a reasonable prospect that housing will be delivered on the site within 5 years.

PPS3 also requires that the supply of housing land should be managed in a way that ensures a continuous five year supply of deliverable sites.

As outlined above, the latest PPS12 now enables core strategies to allocate strategic sites where they are considered central to achievement of the strategy.

The drivers for allocating strategic growth sites

As at 1 April 2008, Salisbury district had 3.3 years deliverable land supply, based on the RSS proposed changed figures, Salisbury itself had 3.7years, and the rest of south Wiltshire had 2.9 years. In other words, the housing supply as it stands will run out in 2011.

Given the requirement set out in PPS3 to plan for the continuous delivery of housing for at least 15 years from the date of adoption, and ensure sufficient deliverable land is identified to deliver housing for the first 5 years of the plan period, it is essential that strategic sites are identified in the Core Strategy. It is therefore imperative that not only is the Core Strategy adopted as soon as possible, but that it actually includes strategic sites which can be delivered straight off the back of the Core Strategy rather than having to wait for subsequent policy documents. GOSW and the Implementation Executive of Wiltshire Council, have fully endorsed this approach.

South Wiltshire's housing needs will only be met through the allocation of strategic land within the Core Strategy to complement other sources of housing such as existing commitments and windfall projections. Without taking proactive action within the Core Strategy then there is no real prospect that PPS3 targets and those highlighted in the RSS can be met. There are serious implications of non-delivery of housing which will compound the historically low levels of delivery. The consequence has and will continue to be the driving up house prices (relative to economic conditions prevailing in neighbouring areas), making it difficult for a young workforce to afford a home, which in turn undermines the ability of local employers to recruit staff. This has led to polarisation in the city between a young workforce who find it difficult to afford to locate to the area and an ageing but generally affluent population. This situation means that there is a growing trend of both out and in commuting, which undermines economic productivity and harms the environment. These trends

are leading Salisbury towards a larger dormitory role and do not meet the objectives that the community and stakeholders aspire to. Therefore this Strategy is focussed on addressing the causes of the problems, by delivering the local homes, jobs and services that can alter the functional relationships with neighbouring centres in a positive manner.

Choosing Strategic Sites

The detailed process of choosing the strategic sites necessary to meet local housing needs is detailed in 'Identification of Strategic Growth Areas Papers 1 and 2'.

This process involved a systematic approach to identifying where growth necessary to meet local needs, could be located. In summary the following three stages were employed:

Stage 1

- constraints mapping to sieve out highly constrained areas across the district
- consideration and comparison of broad areas that are not highly constrained
- Testing against Sustainability Appraisal, Appropriate Assessment and Strategic Environmental Assessment.
- identification of most suitable broad areas for strategic growth
- Public consultation and dialogue.

Stage 2

- Identification of discrete parcels of land within broad areas identified under stage 1
- Consideration of response from Consultative Technical Group to filter out those parcels of land that have infrastructure constraints etc
- contextual landscape analysis of discrete parcels of land
- Public consultation

Stage 3

- testing of remaining discrete parcels of land/sites against criteria to determine most appropriate
- public consultation
- Cross reference to the SHLAA to assess deliverability/developable potential.

The strategic site allocations emerging strongly from the process are as follows:

	Years 1 to 5	Post Year 5	Total	SHLAA findings
Fugglestone Red	500	750	1250	1250
Hampton Park	400	100	500	500
Longhedge	500	300	800	1000
Churchfields and Engine Shed	200	900	1100	528
UKLF	350	100	450	284
South of Netherhampton Road, Harnham	250	150	400	781
Central Car Park	150	50	200	186
Kingsgate	500	800	1300	1136
TOTAL	2850	3150	6000	5665

Table 10: Core Strategy Strategic Allocations and SHLAA potential

These sites have all been identified in the SHLAA as having potential for delivering housing in the first five years of the Core Strategy. Where there are differences between the potential that the SHLAA identifies in terms of housing numbers, and the number of housing that each site will be allocated for, this is because further evidence and work with developers has indicated that some of the sites are capable of delivering a higher numbers of houses. This evidence is detailed below, and can be found in the relevant site delivery file for each site (reference DEL01 to DEL30).

Delivery and Implementation of strategically important sites

The strategy set out in this document has been developed to be deliverable. In other words it has been designed to be realistic and achievable. To underpin delivery, evidence has been gathered to try and prove the strategy's achievability.

This evidence includes:

- Working with land owners, developers and their agents to seek tangible evidence of their intention to deliver developments within a specific timetable.
- Working closely with essential infrastructure providers to identify barriers to development and agree measures needed to mitigate them
- Working in partnership with consultees and communities to identify environmental or social improvements needed due to the impact of a development in order to ensure the delivery of high quality places.
- Carrying out detailed feasibility work on strategic sites, to assess the impact of providing essential infrastructure and environmental improvements on the viability of the development, hence setting standards for delivery; such as affordable housing levels.
- Contingency planning to ensure that, even if some sites do not come forward as envisaged, the strategy has enough flexibility to ensure there is still an adequate supply of housing and jobs to meet local needs.

The following table summarises the commitment of land owners and demonstrates that these sites have very good prospects of delivering housing in the first five years of the Core Strategy, and beyond:

Site	Development Management Progress
Fugglestone Red	<ul style="list-style-type: none"> • Consultants and national house builder signed up • Draft Environmental Appraisal, incorporating landscape and visual appraisal, ecological assessment and archaeology and cultural heritage • Draft indicative masterplan • Scoping meetings with infrastructure providers
Hampton Park	<ul style="list-style-type: none"> • Consultants and national house builder signed up • Indicative masterplan • Design code • EIA Screening opinion • public exhibition • Partnership working with parish council • Landscape assessment • Ecology assessments. • Draft indicative masterplan
Longhedge (Old Sarum)	<ul style="list-style-type: none"> • Appointment of consultants • Draft indicative masterplan received • More detailed masterplanning underway.
Churchfields & Engine Sheds	<ul style="list-style-type: none"> • SFRA level 2 undertaken • Draft development brief for engine shed site • Public / Private partnership to appoint consultants for land assembly work and master planning underway • Churchfields conference held in January 2009 • Decant strategy facilitated by this Core Strategy • Vision steering group to oversee process in place.
UKLF	<ul style="list-style-type: none"> • MoD committed to vacating the site by Jan 2011. • Confirmation that site is to be sold with the grant of outline planning permission in order to meet 'Treasury Rules' • Defence estates have commissioned Entec to undertake baseline studies to inform application and project level EIA • Draft indicative masterplan • Wilton Taskforce (working party with stakeholders and the community) to oversee project
South of Netherhampton Road	<ul style="list-style-type: none"> • Planning consultants appointment, • Archaeological investigations, landscape appraisal and transport assessment in progress
Central Car Park	<ul style="list-style-type: none"> • Development Feasibility Study completed (confidential) • SFRA level 2 undertaken • Salisbury vision steering group in place
Kings Gate, Amesbury	<ul style="list-style-type: none"> • Consultants and house builder signed up • Continuation and extension of current Local Plan allocation • Much infrastructure already in place (e.g. access road) • Indicative masterplan received

Table 11: Commitment of landowners to deliver strategic allocations

Facilitating the delivery of strategic sites – use of ‘development templates’

The change in the planning guidance part way through the production of this strategy (see PPS 12) has meant that it can play a much more effective role in helping to realise the new homes and jobs required to meet the Spatial Vision it sets out. Detailed work has focussed in identifying what measures are needed to allow the

strategic sites to be delivered and seeking assurances from potential developers over their commitment. The Council has acted as a facilitator in identifying essential infrastructure requirements and place shaping imperatives and communicating them clearly to the developer. This process has been based on ensuring that the development process does not become fettered by unnecessary requirements. The value of the homes and jobs themselves have a high intrinsic value to the County and this has been firmly acknowledged when identifying planning gain requirements.

This Strategy sets out a series of 'development profiles' which clearly communicate to all parties the site specific menu of issues that a development must successfully address to gain planning permission for a site. These profiles represent a summary of more detailed site evaluation work that can be found in a series of Strategic Site Templates that were used to help identify and collate the barriers to development for each site and the work needed to overcome them.

Because the need for development is so pronounced and as allowed by the reissued PPS12, no further policy work is required to bring these sites to fruition. That would unnecessarily slow the process and add little value. The Core Strategy provides sufficient detail over what is required and certainty for all parties to allow the subsequent master planning, planning application and development of the site to be delivered straight from this document. These templates are at appendix 7.

Housing Trajectory: Delivery of Strategic Sites – Frontloading Strategy

The following trajectory shows the rate of delivery of housing for each of these strategic sites over the plan period:

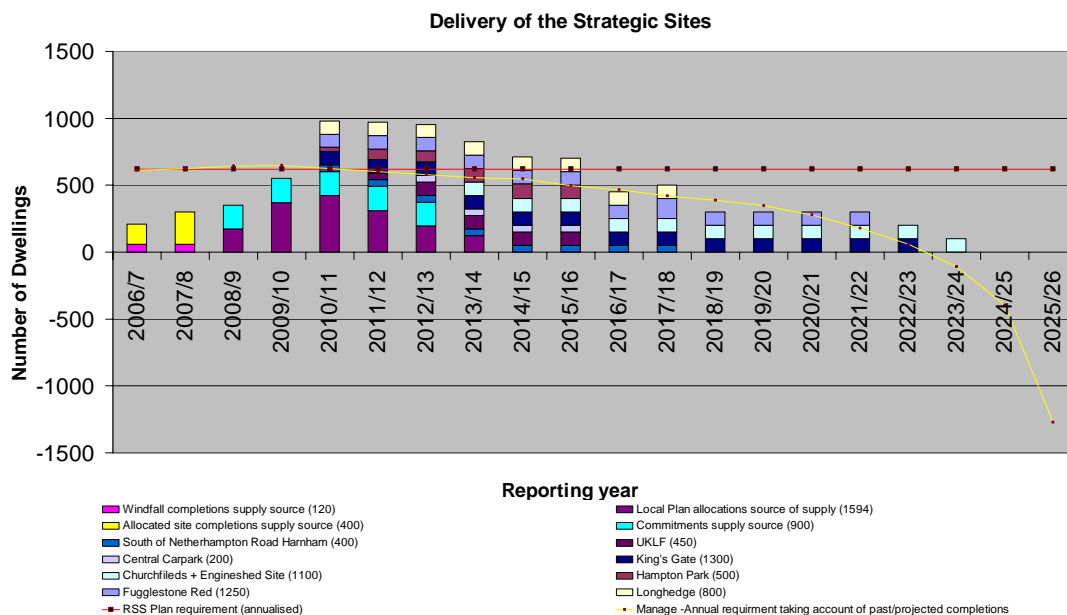


Figure 3: Delivery of Strategic Sites

This trajectory demonstrates the frontloading strategy that the delivery of housing is based on in the Core Strategy, through the allocation of the strategic sites that will start to deliver housing as soon as the Core Strategy is adopted in 2010. These strategic allocations and the saved local plan allocations will deliver housing in the first five years of the Core Strategy. Together, these sites deliver 7594 houses.

These sites will deliver housing not only in the first 5 years of the Core Strategy but also in years 6 to 10 as well. This therefore not only meets PPS3’s requirement to identify specific deliverable sites to deliver housing in the first 5 years, but goes beyond it in that it also identifies specific deliverable sites for years 6 to 10 as well, rather than just identifying developable sites for years 6 to 10. The identification of specific sites that will deliver 7594 houses also represents not only a 5 year supply of deliverable sites, but over a 10 year supply (620 pa x 10 yrs = 6200).

The Strategy does have in-built contingency and flexibility, should sites not come forward as projected. If the housing trajectory information on site delivery and infrastructure provision indicates that by 2026 there will be a 20% or more variation compared to the amount of housing required, a SPD will be prepared, to consider altering the release of housing land in the longer term. The detailed mechanism for bring forward reserve sites into the rolling five-year housing supply will be set out in the SPD/Site Specific Allocations DPD. This approach is flexible, responsive and able to adapt to changing circumstances and is consistent with paragraph 63 of PPS3.

Beyond Year 5: Unidentified Sites

As referred to above, the strategy has identified over 10 years supply of deliverable and developable sites. However, further sites will have to be identified to meet the overall housing requirements. Further sources of growth will be delivered from further areas of search, as identified in Paper 2 “Identification of Strategic Growth Areas”, regeneration projects including the Salisbury Vision, and as yet unidentified non-strategic sites in the rural areas. All further sources of growth will be identified in a subsequent Site Specific Allocations DPD. The trajectory for these sources of growth is as follows:

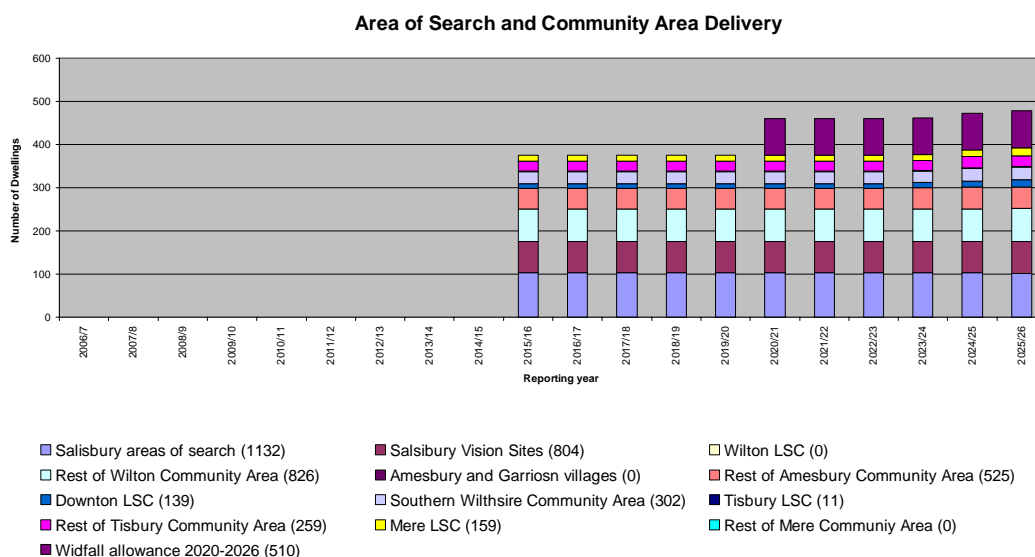


Figure 4: Areas of Search and Community Area Delivery

Scenario testing

PPS3 (para 62) suggests scenario and contingency planning to identify different delivery options, in the event that actual housing delivery does not occur at the rate expected.

The approach set out in the core strategy results in the overprovision of 1274 dwellings by the end of the plan period. This has been purposefully designed into

the trajectory and represents an approximate 10% oversupply. The oversupply has been designed into the strategy so that there is enough flexibility in the plan to ensure that the RSS target is met. In order to explore this further, two scenarios with different rates of delivery have been created.

The Late Delivery Scenario

This scenario assumes the same number and distribution of housing within each supply source as the Core Strategy but simulates what would happen if the site allocations DPD is delivered later on in the plan period, that is, in the final. The figure below shows the breakdown of supply and the manage line for this scenario.

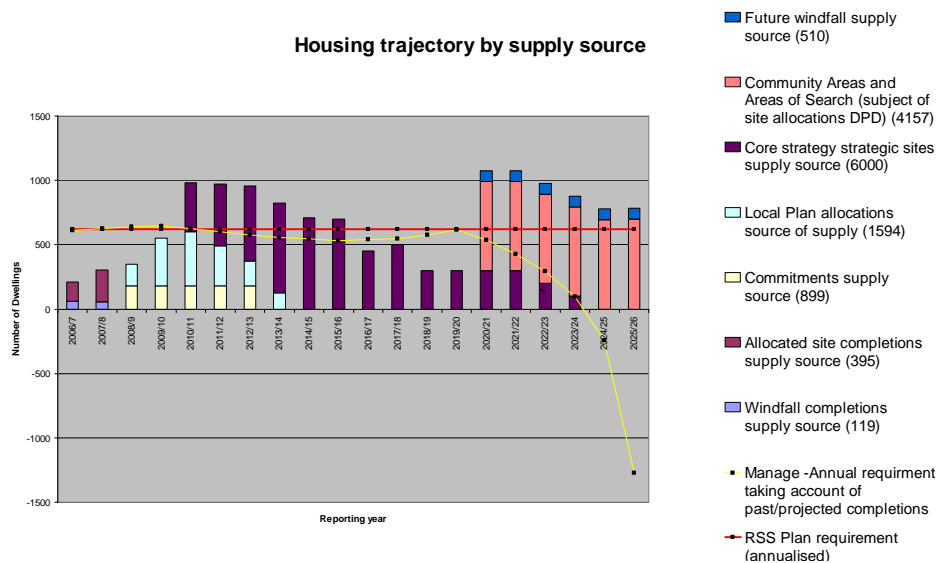


Figure 5: Late Delivery Scenario Housing Trajectory

Although this scenario still more than achieves the RSS target at the end of the plan period, the performance year on year is somewhat different. Where as the monitor line of the core strategy housing trajectory shows the steady achievement of the cumulative RSS target this scenario is somewhat different. From 2015/16 a slump in delivery of housing starts which reaches a maximum in 2019/20. This downward trend in performance against the RSS cumulative requirement starts in 2015/2016 where most of the strategic sites have been built out and the DPD has yet to come on stream. It is only when the DPD source of supply starts in 2021/22 that the cumulative RSS target is met.

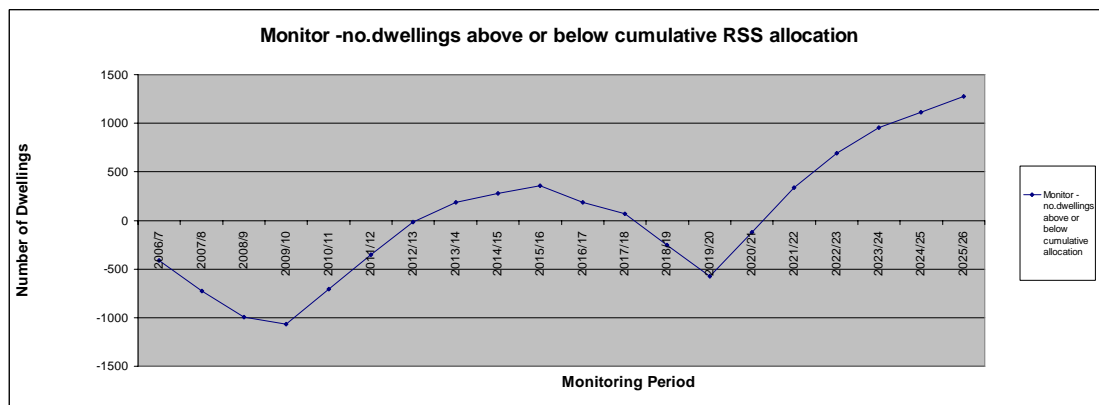


Figure 6: Late Delivery Scenario Monitor Line

Cut in delivery rate scenario

This scenario shows what would happen to the housing trajectory if there was a 5% cut in delivery. Assuming that the strategic allocations deliver 5% less housing, this equates to 5700 houses (compared to 6000). Assuming that the community areas and areas of search deliver 5% less housing, this equates to 3949 houses (compared to 4157). Therefore, in total, this scenario assumes a 508 dwelling cut in the number of dwellings delivered by both the strategic sites and site allocations DPD sources of supply. For this hypothetical example it should be noted that the revised delivery for these two supply sources has been annualised.

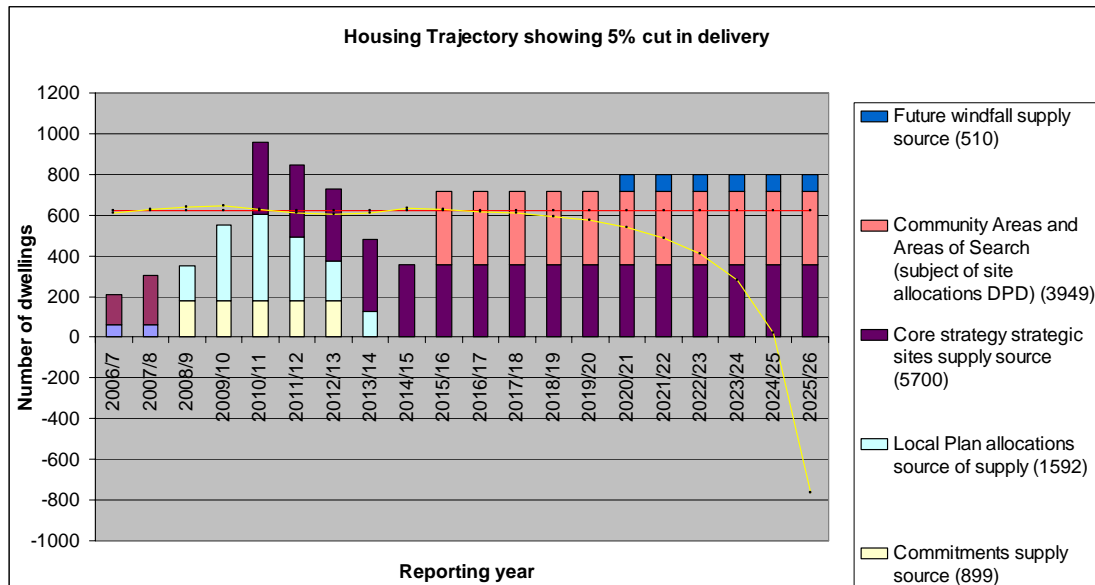


Figure 7: Cut in Delivery Scenario Housing Trajectory

This scenario still delivers the overall RSS requirement of 12400 dwellings but the delivery is significantly changed. The monitor line shown clearly shows that the cumulative RSS target is only met after 2020/21, from when the cumulative target is then exceeded until the end of the plan period. Correspondingly, the manage line shows an annual requirement consistently higher than the annualised RSS figure of 620 dwellings, until the last 4 years of the plan.

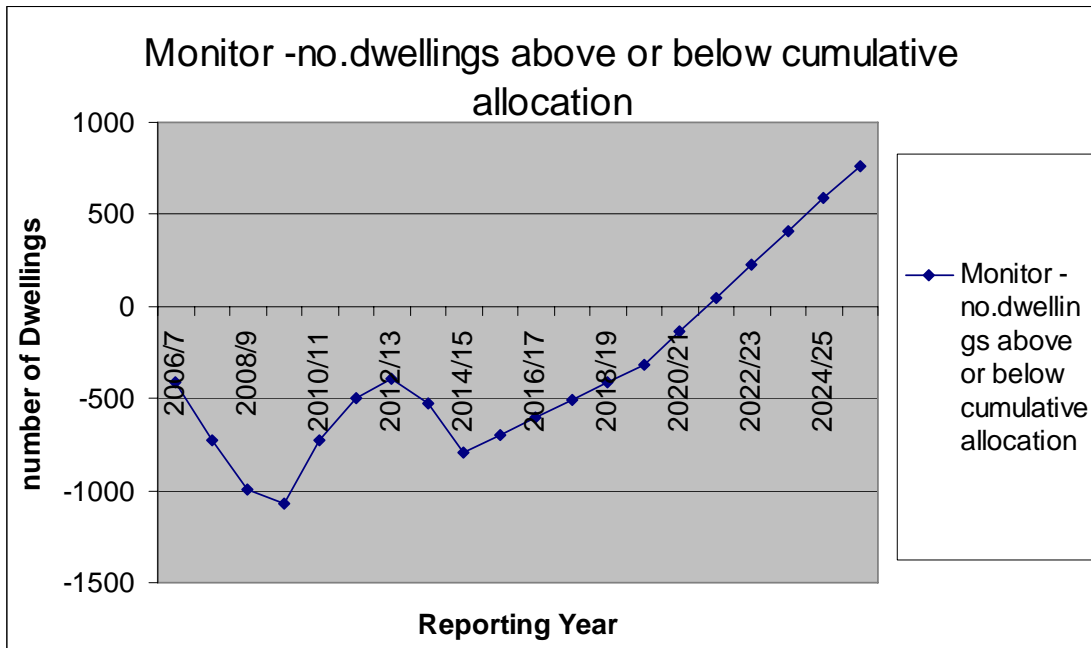


Figure 8: Cut in Delivery Scenario Monitor Line

3. PREVIOUSLY DEVELOPED LAND STRATEGY AND TARGET

Preferred Options: General public comments

Paragraphs 8.50 and 8.51 of the Preferred Options referred to making the best use of land, and to do this, suggested a minimum of 60% new housing to be on previously developed land, based on the national target. Responses to this were as follows:

Paragraph 8.50:

- In most instances the most sustainable option to provide for housing requirements in main villages will be to release greenfield sites. The urban fabric, especially of more historic village settlements, can be severely damaged by continuing to maximise brown field site potential. In addition, it is increasingly evident that very limited infill potential actually exists in many main villages. Many greenfield sites have limited landscape, nature conservation or other attributes that make them inappropriate to develop. The core strategy should allow for sensitive urban extensions of settlements on greenfield sites, this conforms to government advice in PPS7 paragraph 4.
- To exploit available Brownfield land, the Housing Policy Boundaries need to encompass the entire built extent of villages, otherwise available and appropriate land cannot be utilised.

Paragraph 8.51:

- Support the best use of Brownfield land, although it should be noted that maximising the re-use of previously developed land will not necessarily reduce the demand for greenfield sites. This is more notable in situations where current or former employment sites are redeveloped for housing, giving rise to the need to identify new employment sites on greenfield land. The re-use of previously developed land should only be pursued where this is unlikely to happen and when the location of the previously developed site will not result in an increased need to travel.
- It is really unhelpful to suggest that Salisbury will 'use the government's target of a minimum of 60% of new housing development to be on Brownfield'. This is completely contradictory to the previous paragraph 8.50. In addition, it is clearly unrealistic for a small town completely and closely surrounded by a rural hinterland.

Preferred Options: Statutory consultee comments

GOSW - Para 8.51 adopts national Brownfield target. The plan should provide a local target based on evidence available in monitoring and through the SHLAA process.

South West Regional Assembly - We welcome that opportunities for Brownfield development will be maximised, which also reflects draft RSS Policy H. The EIP Panel Report however stresses that in order to deliver the growth proposed it will be important to consider Greenfield and Brownfield land as two complementary supply streams. (para 3.39)

Our Place in the Future consultation

No specific comments were made on this issue.

Policy Formulation: Effective use of Land: Previously developed land target

PPS 3 makes clear that a key objective is that Local Planning Authorities should continue to make effective use of land by re-using land that has been previously-developed. It goes on to state that the national target is that at least 60% of new housing should be provided on previously developed land. This includes land and buildings that are vacant or derelict as well as land that is currently in use but which has potential for re-development. The guidance also advises that in identifying previously-developed land for housing, Local Planning Authorities will need to consider sustainability issues as some sites will not necessarily be suitable for housing.

The Secretary of State has proposed changes to the RSS policy on the re-use of previously developed land. In the draft RSS, the emphasis was based on a sequential approach to development with priority given to the reuse of land which has been previously developed in order to help reduce pressure on the use of Greenfield land.

The proposed changes mean that this emphasis has shifted. The changes recognise that although the South West region does not have large areas of well located, previously developed land, housing completions on such land have exceeded 50% in recent years. Previously developed land will continue to play a significant role in meeting housing and other development requirements in the region and the aim should be to maximise such opportunities both in urban areas and in other sustainable locations. However, the proposed changes to the RSS does not seek to promote the development of previously developed land as an over-riding priority. Rather, the development of Greenfield and previously developed land are two separate but complementary streams of supply which should not be sequentially phased as this would put at risk the delivery of the RSS.

Policy H of the RSS (with proposed changes) reads:

The full potential of previously used land will be taken into account in providing for new development, whilst recognising that previously developed land may not always be in the most sustainable locations and that development may not necessarily be the most sustainable land use. For the region as a whole the aim should be to achieve at least 50% of new housing development on previously developed land (including the conversion of existing buildings).

Spatial characteristics of south Wiltshire and Previously developed land target/strategy

The Housing Land Availability Study April 2008 indicates that Salisbury District's past performance at Brownfield housing delivery has been good; for the period 1996 to 2008, 50% of housing completions net have been Brownfield, with 54% gross being Brownfield and since 2001, Brownfield completions have often been higher than the percentage of Greenfield completions since.

Housing Completions by type of site: Percentage

		96	97	98	99	00	01	02	03	04	05	06	07	Total 1996/2008
Gross	Brownfield	39%	43%	35%	47%	45%	52%	57%	71%	83%	89%	61%	43%	54%
	Greenfield	61%	57%	65%	53%	55%	48%	43%	29%	17%	11%	39%	57%	46%
Net	Brownfield	35%	41%	32%	44%	32%	49%	54%	69%	80%	88%	58%	39%	50%
	Greenfield	65%	59%	68%	56%	68%	51%	46%	31%	20%	12%	42%	61%	50%

The following table indicates the proportion of these completions that have taken place on small sites and larger sites:

Housing Completions 1996 - 2008

		96	97	98	99	00	01	02	03	04	05	06	07	TOTAL
Brownfield	Small	64	118	117	125	83	167	92	141	141	175	139	161	1523
	Large	104	186	67	63	91	78	76	138	51	252	107	55	1268
Greenfield	Small	31	32	23	30	19	40	22	33	29	26	11	23	319
	Large	232	374	320	178	191	182	104	79	10	26	146	260	2102
Total		431	710	527	396	384	467	294	391	231	479	403	499	5212

However, the figures above are somewhat distorted because the implementation of large Greenfield allocations in the current local plan, such as that at Old Sarum, have been significantly delay thereby skewing the figures in the above tables. Therefore, past Brownfield completion rates are somewhat artificial and are not considered to be a reliable yardstick upon which to based a previously developed land target in the Core Strategy.

Certainly the case in Salisbury district that it does not have swathes of previously developed land. The following table, taken from the SHLAA (table 7) indicates the potential of housing being deliver on large Greenfield windfall sites compared to large Brownfield windfall sites:

0-5		6-10		11-20	
PDL	GF	PDL	GF	PDL	GF
878	3218	701	4480	750	1317
21%	79%	14%	86%	36%	64%

Source SHLAA P 21

This table demonstrates that in total, there is potential for 2392 houses on Greenfield sites and 9015 houses on previously developed land – in other words, there is only potential for 27% of housing on previously developed land.

However, the above figures do not take account of small site windfall that will also occur. Although small windfall cannot be included in the housing trajectory for the

purposes of planning how much land is required to deliver the RSS housing requirement (in accordance with paragraph 59 of PPS3), small windfall sites will nevertheless still occur. Therefore, it is important to take account of such sites in calculating an appropriate previously developed land target for the Core Strategy. Based on net small site windfalls 2001-2008, the annual average is that 85 dwellings have been delivered on such sites (see Table 11, SHLAA).

Therefore, factoring in this small site windfall allowance, and with reference to the housing trajectory (see section 2) for information about projected completions, the following percentage emerge:

Years 0-5	2010/11	11/12	12/13	13/14	14/15	Total
Projected completions	982	972	955	824	710	4443
Small site windfall completions	85	85	85	85	85	425
Total	1067	1057	1040	909	795	4868
%	8	8	8	9	11	9%

Years 6-10	2015/16	16/17	17/18	18/19	19/20	Total
Projected completions	1075	825	875	675	675	4125
Small site windfall completions	85	85	85	85	85	425
Total	886	936	836	836	821	4500
%	10	9	10	10	10	9%

Years 11-16	20/21	21/22	22/23	23/24	24/25	25/26	Total
Projected completions	675	675	575	477	387	393	2816
Small site windfall completions	85	85	85	85	85	85	510
Total	760	760	660	562	472	478	3692
%	11	11	13	15	18	18	14%

Years	SHLAA %	Windfall %	Total
0 - 5	21	9	30
6 - 10	14	9	23
11 - 16	36	14	50
AVERAGE			34 %

Therefore, based on the above calculations, it is proposed that in south Wiltshire, between 2010 and 2026, at least 34% of new housing should be on previously developed land. This includes the conversion of existing buildings.

It is acknowledged that this is somewhat short of the 60% PPS3 target and 50% RSS target, but these are national and regional targets. These targets would be impossible to meet in south Wiltshire, and the local evidence indicates that a 34% target is a much more realistic one. Although south Wiltshire does not have a large Brownfield land potential, the Core Strategy is taking positive steps to ensure that

what Brownfield land is available is brought forward. Of the 8 proposed strategic allocations (see section 2), 3 of these are previously-developed sites – the UKLF site, Churchfields/Engine Sheds and Central Car Park/Maltings. It is proposed to allocate these sites as mixed use strategic allocations in the Core Strategy, the development of which will not only meet requirements for new jobs and homes, but will also act as an important catalyst for regeneration within local communities. Other Salisbury Vision sites, all of which are previously developed, will also be examined in more detail during preparation of the Site Specific Allocations DPD to ensure that all opportunities for delivery of housing on Brownfield land is maximised.

4. DENSITY

Preferred Options: General public comments

PO9 Density

101 responses

51 agree

42 disagree

8 neither agree or disagree

- The range of dwellings per hectare should not be decided on whether the location is rural or urban but should be equal, regardless of the location. We do not have enough green areas in Salisbury, yet there are plenty of rural locations.
- New large scale developments of mixed housing will it is clear be required by Dept C&LG to be of a density 30+/hectare or greater. However for small village developments including infill this may be an unachievable objective and the housing groups may be type specific within the already mixed housing of the existing village as a whole at densities appropriate for the specific site.
- Whiteparish is characterised by spacious plots at either end of the village with more of a concentration in the centre of the village, therefore to build 30 houses per hectare would be detrimental the character of the village.
- Encouragement of high density housing 'around the City Centre' is theoretically acceptable but I do not consider it to be realistic in the real world. You will open the door to awful over-development of sites with low-quality dwellings which will be condemned by our successors in later years. For sure some of the estates that were built 40 years ago were thought to be quite acceptable at the time but are now a disgrace to their architects.
- Housing density of 30/50 dwellings per hectare is not appropriate for rural communities. Density of this level would be detrimental to open spaces and rural way of life.
- Would like clarification on the areas within the district that are classified as urban and those that are classified as rural and also clarification of those areas considered to have good transport links.
- To talk of building houses in Whiteparish at 30-50 houses to the hectare would be totally of keeping with the general density of existing housing stock in the village. Item (b) seems to suggest that exceptions to the 30-50 houses per hectare rule can only be made on either environmental or historic grounds. This second allowable ground for exception presumably means something more historically substantial than just the previous history of housing density level in a particular place. Item (b) is therefore incompatible with the wording of item (a) for many of the places being considered in the Core Strategy.
- Preferred option 9 does not clearly identify a lower threshold as specified in 8.49.

Preferred Options: statutory consultees

GOSW - PO9 repeats national policy.

South West Regional Assembly - We broadly agree with PO9. We welcome that higher housing density will be sought for Salisbury. Here I would only like to refer you to Development Policy F and Policy H2 in the draft RSS which have to be taken into account.

POLICY FORMULATION

Efficient Use of Land: Housing Density

Housing density and the efficient use of land

South Wiltshire does not have large swathes of previously developed, or 'brownfield' land on which to locate new housing and employment growth: In fact there is very little. The blunt conclusion is that the majority of our new homes and jobs will need to be provided on new greenfield sites. This is unavoidable if the Spatial Vision is to be delivered. Making the best and most efficient use of all the development sites selected will therefore ultimately ease pressure on other, more environmentally sensitive sites. This Strategy is also realistic about the targets adopted for delivering housing on previously developed land, as national targets are not likely to be attainable due to the specific characteristics of south Wiltshire.

In order to optimise the use of available sites, and reduce pressure on greenfield sites, Government guidance sets minimum density targets of between 30 and 50 dwellings per hectare. The implications of these figures need to be understood. Salisbury is characterised by historically high-density levels of development, as exemplified by the 'chequers' pattern. City centre or urban sites can achieve high quality development with densities significantly above the upper target level indicated by the Government, through accommodating a relatively high number of flats/apartments. Making the most efficient use of land minimises the extent of new strategic development sites required to meet local needs. For example, developing a site of 20 hectares at 50 dwellings per hectare ("dph") would deliver some 1,000 new homes while a density of 30dph would only deliver 600 homes.

It is a common misconception that higher density development is synonymous with poor design and quality, but the world around us shows that this is not the case. The historic chequers in Salisbury, which are of a high density, are widely accepted to have more character and sense of place than some of the lower density newer developments on the suburban fringe.

The Strategy requires quality developments that respond to local context and are not governed by an arbitrary figure on density. This should be established on a case-by-case basis: no two sites share the same characteristics or context and a crude 'one size fits all' approach would be a counterproductive instrument. Therefore, this Strategy is based on the principle of ensuring the most efficient use of land is made, commensurate with its individual characteristics. Therefore, it is proposed that the Strategy does not set an upper level for density, but a lower threshold that sites must at least reach.

The following examples detail some examples in the Salisbury area which provide an illustration of the implication of specific densities.

100+ per hectare
The old Infirmary, Salisbury



75 per hectare
Salisbury Chequers



50 per hectare
Belle Vue Road, Salisbury



40 per hectare
Bishopdown Farm, Salisbury



30 per hectare
Bemerton Heath, Salisbury



25 per hectare
Balmoral Road, Salisbury



5. AFFORDABLE HOUSING

PO 10 Affordable Housing

Preferred option 10 related to the provision of affordable housing in south Wiltshire. Of those that responded to this PO, 39% agreed with it, 30% disagreed, and 21% neither agree or disagree.

The key comments to PO10 are as follows:

- Affordable housing should not be mixed with market housing
- Low cost housing leads to high crime and poorer housing
- Parish councils and town councils should be compelled to identify affordable housing schemes
- The 5 dwelling threshold is not consistent with PPS3, which sets a national indicative minimum site size threshold at 15 dwellings.
- 40% is unrealistic
- Proposed policy is too onerous and will restrict the amount of overall development which will be delivered in the plan period
- The key to affordable housing is enough housing; it is the total stock of housing which governs price.
- The threshold for affordable housing is too low. Should be no more than 30% with each case judged on its merits.
- The threshold of 5 dwellings will encourage land owners to bring small sites of 4 dwellings forward.
- PPS3 requires economics of site delivery needs to be taken into account. There is a danger that by applying a blanket threshold and percentage policy, particular sites will become unviable and therefore not delivered in a timely fashion.
- Affordable housing should be offered to local people first.

Statutory consultees

Statutory consultee comments about this PO are as follows:

GOSW – the evidence should be able to demonstrate that the economies of provision support the level of affordable housing and the threshold the plan proposes.

South West Regional Assembly - agree with PO10

Wiltshire County Council - The affordable housing policies are rigorous and should contribute towards regional targets as set out in the EIP Panel Report; the County Council supports these targets in light of the acute affordable housing issues in the Salisbury District. However, it will be important that there is a detailed tariff to ensure that both the developer and the LA can see exactly what each development is expected to contribute. Recently some work has been done by both NWDC and WWDC on affordable housing tariffs it may be pertinent in light of one council that this particular section of policy is developed on a countywide basis with a single DPD and to ensure the appropriate housing development takes place in this area.

Highways Agency - The HA acknowledges that there is a need to provide more affordable housing within the District. However, we reiterate our concerns expressed in response to the Issues and Options consultation that large scale rural exception schemes may have an adverse impact on the trunk road network if they are located within remote locations, as this could give rise to the need to travel by private car.

The HA recommends that all such proposals should be supported by a Transport Assessment of the potential impact on the trunk road network and outlining a

package of mitigation measures where appropriate, which can minimise any potential impact. The TA should be produced in accordance with Circular 02/2007 and the new GTA and should also include a detailed Travel Plan.

Our Place in the Future Magazine

Whilst there wasn't a specific question related to affordable housing in the magazine, the following comments were made about this issue:

- When is a Local Needs Assessment going to be carried out? Don'ts see how you can justify any proposals without one.
- We do need affordable housing but why should this go hand in hand with private development? Although apparently a good thing, SDC should not go down the part-rent part-buy road. So often such schemes have small print, that amounts to little more than a rip-off for the tenant in the long run.
- What are the expected outflows of people from Salisbury / Wiltshire over this period? Has that figure been taken into account? Some of the evidence you provide is specious 92% of those seeking to enter the local housing market cannot meet (the average house price) of course they cant nor should anyone entering any market expect to enter it at the average price. If they did so then the average would go higher.
- The blanket requirement for 40% of social housing in over 5 developments is too blunt. It does not allow for the associated problems of those who need social housing; they also need cheap transport and accessible services. This is achievable in Salisbury but not reasonable in say; Middle Woodford. To force the families to live in marooned social housing in a 5 house development in the Woodfords would not be fair. On the Church fields however you could make it 60% and succeed
- There is a need for affordable housing but building houses is only 1 solution. There are too many 2nd homes in Mere that are vacant 85% of the year
- There has been no local needs assessment; the only thing necessary is modest affordable housing.
- A proper definition of affordable and social housing needs to be stated.
- My main comment refers to low cost housing. This causes two different issues - The only true low cost housing is council housing which is *** ***. The second area is as per your example on pg 7. Low cost only refers to the first owner, who eventually buys the property and no control over resale price.
- Affordable homes are wanted. Seems public resistance to amount of full market price housing suggested. Perhaps more exception sites to obtain numbers of affordable homes. Homes purchased should not just benefit the 1st purchaser.
- Also 1st choice rented housing should go to those with true cal need, say within 3 miles of local town with houses.
- Affordable housing - agree this is important but I believe that all potential residents/tenants/owners should expect to undertake at least 2-5 years of saving to achieve this - to demonstrate an understanding of ability to live within budget, to understand the responsibility to plan. Will also demonstrate whether a partnership is stable and able to function responsibly
- Affordable housing is an expression that implies many things and means nothing. It is therefore difficult to comment on para (a) on page 6 without a better, more down to earth definition of the term than the woolly one provided on page 6. For example: does the term include 4 bedroom houses for large families? Are single people eligible for studio flats only? And what will the mix be? Much will depend on the bargaining with the developers. Will a target of 40% frighten them away?

- Affordable housing should be prioritised and for those that are already part of the community, not for new in-comers. Last in the queue should be private developers. Salisbury will have to budget for increasing medical centres, sanitation requirements, road widening etc. Conclude that the sustainability of the proposed large number of houses to be built has not been justified.
- Affordable not needed in Zeals.
- As apparent of a teenager I think affordable housing is vital to this area. But I do think it is so important to retain the character of the area, especially the villages that are proposed to be developed.

POLICY FORMULATION: Affordable Housing

As well as the consultation results, the following is important evidence base that must inform the affordable housing policy: PPS3 Housing (2006) and the DCA Housing Needs and Market Assessment Study (2006). This provides a detailed analysis of affordable housing requirements. The work shows that the overall annual shortfall of affordable housing is 631 + 71 assumed new units, equating to a total annual affordable housing shortfall of 702 units.

Since the last topic paper on housing was published (February 2008), the following has been published which will be important sources of evidence that will inform the affordable housing policy:

- SW RSS SoS Proposed Changes (July 2008)
- Economic Viability Study prepared on behalf of the Council by consultants Adams Integra (Autumn 2008)

RSS Policy H1 says that

“Provision will be made for at least 35% of all housing development annually across each Local Authority area and Housing Market Areas to be affordable housing. Development Plan Documents should include policies to deliver a substantial increase in the amount of affordable housing in the region and reflect the outcome of joint working including Strategic Housing Market Area Assessments. These should:

- Specify targets for and proportions of affordable housing;
- Identify an appropriate division of affordable housing between social rented and intermediate tenures;
- Help to secure and maintain an appropriate supply of affordable housing in the wider context of maintaining an overall five year housing land supply.”

In drafting the affordable housing policy for the submission Core Strategy, it is important to set out what affordable housing actually means. Annex B of PPS3 sets this out in detail. Its definition of affordable housing is:

Affordable housing includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. Affordable housing should:

- *Meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices.*
- *Include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision”.*

Annex B of PPS3 goes on to define social rented housing and intermediate affordable housing and makes clear that “low cost market housing” may not be considered, for planning purposes, as affordable housing.

Paragraph 29 of PPS3 sets out a list of requirements that Local Development Documents should include in relation to affordable housing:

- set an overall (i.e. plan-wide) target for the amount of affordable housing to be provided.
- Set separate targets for social-rented and intermediate affordable housing
- Specify the size and type of affordable housing
- Set out the range of circumstances in which affordable housing will be required. Local Planning Authorities will need to undertake an informed assessment of the economic viability of any thresholds and proportions of affordable housing proposed, including their likely impact upon overall levels of housing delivery and creating mixed communities.
- Set out the approach to seeking developer contributions.

Paragraph 30 goes on to say:

“In providing for affordable housing in rural communities, where opportunities for delivering affordable housing tend to be more limited, the aim should be to deliver high quality housing that contributes to the creation and maintenance of sustainable rural communities in market towns and villages. This requires planning at local and regional level adopting a positive and pro-active approach which is informed

Overall, Plan Wide Target

PPS3 requires local planning authorities to set an overall (plan-wide) target for the amount of affordable housing to be provided (para 29). The target should reflect the new definition of affordable housing in PPS3 and should reflect an assessment of the likely economic viability of land for housing within the area, taking account of risks to delivery and drawing on informed assessments of the likely levels of finance available for affordable housing, including public subsidy and the level of developer contribution that can reasonably be secured.

In arriving at an overall, plan wide affordable housing target, consideration has been given to :

- RSS requirements
- Looking at suggested policy combinations (See Adams Integra’s Economic Viability Study) against likely delivery
- Past record of affordable housing delivery

Despite the evidence of the scale of need from existing and concealed households, there are wider issues to consider when setting targets for the delivery of affordable housing from new developments. Primarily, there is a need to build viable, sustainable developments.

The draft south west RSS housing distribution for Salisbury district is 12,400 units from 2006 to 2026 (620 per annum). The total outstanding affordable need for 702 is 113% of the full annual allocation (see para 14.6.2 of “Local Housing Needs and Markey Survey” 2006). Clearly, this is unachievable and a simple mathematical calculation to determine the overall target level, the normal process, cannot be undertaken.

The RSS requires that 35% of all housing development annually in the south Wiltshire HMA is affordable. This means that of the 12,400 homes that this strategy seeks to deliver, 4340 need to be affordable homes, which equates to 217 per annum over the 20 year period 2006-2026.

Since the start of the RSS period (2006) to adoption of this Core Strategy (2010), 308 affordable dwellings will have been delivered. This is from 60 in 2006, 45 in 2007, 88

in 2008, and projected completions of 115 in 2009 (source: p46 Wiltshire AMR 2007/08 and SDC Housing officer).

Taking these completions into account, this therefore means that 4032 affordable homes need to be delivered over the 16 year plan period of the Core Strategy (2010 to 2026), the equivalent of approximately 250 per annum.

This represents a step change from previous rates of delivery. In order to ascertain how likely this delivery rate is, reference needs to be made to the Economic Viability Study (Jan 2009) prepared on behalf of the Council by Adams Integra. This study concluded that the provision of 40% affordable housing on sites of 15 dwellings and above, and 25% affordable housing on sites of between 5 and 14 dwellings was a reasonable approach. Using this approach, with reference to the housing trajectory (see section 2) it is possible to estimate approximately how many affordable houses might be delivered over the period to 2026 from the different housing sources set out in the housing trajectory:

Saved Local Plan allocations not yet built – the total number of houses expected to be delivered from this source is 1594 (see section 2 of this topic paper). All of the sites that make up this total deliver over 15 units and so the 40% proportion for affordable housing can be applied. This equates to 638 affordable dwellings. Of course, some of these sites already have planning permission granted under the current Local Plan affordable housing policy but this must be balanced against the fact that other allocations that do not yet have planning permission will deliver more affordable housing as the amount of affordable housing required on these sites will be determined by the proposed new Core Strategy affordable housing policy.

Core Strategy Strategic Allocations – the total number of houses to be expected to be delivered from this source is 6000. All of these sites are expected to deliver more than 15 dwellings each and so the 40% proportion for affordable housing can be applied. This equates to 2400 affordable houses.

Sites to be identified through a subsequent Site Allocations DPD – the total number of houses expected to be delivered from this source is 4157. As already referred to in this topic paper, until a site specific allocation DPD is prepared, the sites that will provide these houses are unknown. On the assumption that all sites coming forward from this source of housing supply will provide 14 or fewer houses, given that many of these sites will be located in the more rural parts of south Wiltshire, a 25% proportion of affordable housing will be required. This would deliver 1039 affordable dwellings.

Of course, some of these sites may well be above 15 dwellings, particularly on those sites around Salisbury and Amesbury, and some sites will provide less than 5 units in which case on site affordable units will be not be required as part of the proposed submission draft policy. Therefore applying 25% to the total number of houses expected from this source is a reasonable approach to take. This is considered to be a conservative estimate as it does not take account of any rural exceptions sites that might come forward, through, say, RSL's acquiring complete sites rather than just the S106 element.

The Housing Trajectory also indicates other sources of housing supply, namely completions and commitments. However, as these developments will have been subject to the current Local Plan policy and not to the proposed submission draft

affordable housing policy, these totals have not been included for the purposes of estimating a plan wide affordable housing target for the core strategy.

Therefore, of the sources of housing supply above, the total number of affordable units that might be expected is 4077, out of a total of 11,751 houses over the 16 year period from when the Core Strategy is adopted (2010) to the end of the RSS plan period (2026). This equates to 35%, or 255 units per annum.

With the high level of uncertainty in the housing market and more specifically, the lack of mortgage products, this has resulted in developers reviewing their build programmes with a view to delaying the market homes but, where practicable, continuing with delivering the affordable homes. The limited availability of mortgage credit is also hitting the first time buyer market in particular the take up of shared ownership and homebuy products.

With fewer market sales some developers are also negotiating with RSL's for them to acquire some of the unsold market homes for additional affordable housing units. These opportunities, whilst only short term, should help towards achieving the affordable housing target.

However, the proposed proportions and thresholds should theoretically capture more sites and increase the delivery of affordable housing. In applying the suggested proportions and thresholds to those sites/numbers identified in the housing trajectory, it is recognised that:

- in reality, some smaller sites may contribute less depending on site specifics
- negotiations on some sites might drive delivery down

However, this needs to be balanced against:

- the fact that the calculation hasn't taken into account those sites under 5 where financial contributions will be sought. Whilst in these cases the affordable housing won't be provided on site, the financial contribution will go towards the purchase of an alternative property in South Wiltshire for affordable housing.
- Some of the as yet unidentified sites in the community areas may actually be larger than 15 dwellings, in which case, a 40% affordable housing requirement will be sought. In calculating the overall target, however, a conservative assessment has been made based on the assumption that all of these sites will be less than 15 dwellings and therefore only deliver 25% affordable housing.

Therefore, it is considered that the overall plan wide target of the delivery of 250 affordable houses per annum (2010-2026) as calculated above, is a reasonable target to aim for.

Range of circumstances in which affordable housing will be required

PPS3 sets a national indicative minimum site size threshold of 15 dwellings. The key evidence in setting the appropriate proportion and thresholds for south Wiltshire is set out in the Economic Viability study, as already referred to above. This document considers carefully the issue of economic viability. PPS3 makes it clear that economic viability must be taken into account when formulating any affordable housing policy and any requirement should be justified with a 'sound' and robust evidence base. Any policy which is not supported by robust evidence could be challenged and reference should be made to the outcome of the Judicial Review of Blyth Valley Council's Core Strategy. This concluded that it was not sufficient to allow economic viability to be considered on a site by site basis notwithstanding the

affordable housing requirement of 30% and was proved 'unsound' contrary to PPS12 on the basis that economic viability had not been taken into account.

The study recommends a 40% affordable housing target, applicable on sites of 15 or more dwellings, in all areas of the district. Beneath this, the recommendation is to seek a reduced proportion of affordable housing of 25% on sites of 5 or more. **It is therefore proposed that the Core Strategy adopts these proportions, a 40% affordable housing requirement on sites of 15 or more dwellings, and a 25% affordable housing requirement on sites of between 5 and 14 dwellings.**

In seeking developer contributions, the presumption is that affordable housing will be provided on the application site so that it contributes towards creating a mix of housing. However, on the smaller sites of 4 or less, on site provision of affordable housing may not be suitable. This has less to do with development viability alone than the practicalities of delivery on smaller sites including integration of affordable units, scheme design, marketing issues, perceptions, management sustainability and potentially a feeling of isolation from tenants. RSLs also often find management issues with dispersed stock of single Units. Therefore, on sites of fewer than 5 dwellings, the Economic Viability Study has recommended that financial contributions should be sought on sites falling beneath the on site provision threshold. **It is therefore proposed that the Core Strategy seeks financial contributions on sites of 4 dwellings or less** as long as the agreed approach contributes to the creation of mixed communities in the area. The level of contributions will be set within a subsequent Planning Obligations DPD.

On sites of 5 or more, only in exceptional circumstances where a developer can prove to the satisfaction of the Local Planning Authority that on-site delivery is not possible, will off-site contributions be considered. The tests for off-site contributions will be set out in a subsequent affordable housing SPD.

Based on the above, it is therefore proposed that the Core Strategy includes the following policy:

Meeting Local Needs for Affordable Housing

The Council's target for affordable housing is that 250 of net additional dwellings per annum from the date of adoption of the Core Strategy to 2026 should be affordable.

This will be achieved by:

- A requirement for 40% affordable housing (net) on sites of 15 dwellings or more.
- A requirement for 25% affordable housing (net) on sites of between 5 and 14 dwellings.
- All affordable housing required by this policy, of 5 dwellings or above will be delivered on the development site. Only in exceptional circumstances, where a developer can prove to the satisfaction of the Local Planning Authority that on-site delivery is not possible, will a commuted sum be considered. The tests for considering off-site contributions will be set out in the forthcoming Affordable Housing SPD.
- On sites of 4 dwellings or less a financial contribution will be sought towards the provision of affordable housing. The level will be set within the Planning Obligations SPD.
- Tenure will be negotiated on a site-by-site basis to reflect the nature of the development and local needs and the up to date Strategic Housing Market Assessment and other available evidence. Affordable housing size and type, including any distinction between flats and houses, will be expected to reflect that of the demonstrable need for the community within which a site is located.
- The provision of affordable housing will be negotiated on a site by site basis

taking into account the viability of the development, the mix of affordable housing proposed and the availability of any additional public subsidy. Preference is for the provision to be made without public subsidy but if this can be demonstrated not to be possible for reasons of viability then the Council will consider other delivery mechanisms including the use of public subsidy, or the transfer of land.

- Affordable housing units will be dispersed throughout a development and designed to a high quality, so as to be indistinguishable from other development.

Parish and Town Councils and other parties will be encouraged to identify 100% affordable housing schemes, including on exceptions sites outside of settlement boundaries, if a local need has been identified where environmental considerations will not be compromised. Sites should be sensibly and sensitively located within easy access to employment and services.

The need for and type of affordable housing will be reviewed regularly throughout the plan period as set out in PPS3, and revised targets will be determined depending on the prevailing housing need and market conditions at the time, following a public consultation period. This will only occur if the housing need varies by more than 10% from the previously set target.

Targets: 255 affordable housing completions annually

Monitoring and Review: AMR & housing trajectory, annual number of affordable housing completions. Strategic Housing Market Assessments.

Delivery Responsibility: Wiltshire Council, Development Industry, Strategic Partnerships, RSL's.

Policies replaced: Policy H25, Policy H26.

6. HOUSING TYPE, SIZE AND TENURE

Preferred Options 30, 41, 52, 63, 74 refer to housing type, size and tenure in Salisbury, Stonehenge community area, Mere community area, Southern community area, and Nadder Valley community area respectively.

PO30 Housing type, size and tenure in Salisbury

This option received 25 responses, of which 17 disagreed, 4 agreed and 4 were neither in agreement or disagreement.

Comments were as follows:

- No minimum threshold is provided. Smaller sites may struggle to implement the mix specified. As such we advise that a threshold of 15 dwellings as the minimum to require to specified mix is adopted. *Officer Response: It is acknowledged that some smaller sites may struggle to deliver the mix stipulated. We will investigate placing a threshold on the mix or another solution.*
- The Core Strategy has sought to specify the scale of tenure between affordable rent and shared ownership within the respective policies. Such a prescriptive approach could lead to these Policies becoming obsolete during the lifetime of the Core Strategy through changes in housing need and requirement. 8.2 As per PO10, the most flexible approach to providing the type of tenure required will be to negotiate on a site by site basis. This way, the most up to date housing needs can be taken into account and would allow for any changes in local circumstances between tenures. We would ask the Local Planning Authority to consider this approach and cross reference PO10 to the need to provide a mix of tenures based on the most up to date Housing Needs Assessment, as opposed to specifying the tenure within the Core Strategy itself.
- Have concerns that these lists are too prescriptive, tenure splits of affordable housing in schemes can have a major impact on the viability of the scheme, and we would not want to see developments being refused solely because they did not meet a rigid target. We recommend that the Council make it clear that these targets are a starting point for negotiation.
- The appropriate mix of house types and sizes will change throughout the plan period. Whilst there may be evidence that the current requirements are that as shown in the table, there is a need for such a table to be regularly monitored and reviewed.
- Too higher a percentage of 4+ bedroom houses in all community areas. It is unlikely that the people who can afford this size of house will live in the area as salaries will not be high enough to support such a lifestyle. Consequently, these houses will be for commuters which make them unsustainable.

PO41 Housing type, size and tenure in Stonehenge Community Area

This option received 17 comments, of which 10 disagreed, 4 agreed and the remainder neither agreed nor disagreed.

Comments made were as follows:

- Market and affordable housing size and tenure split should not be fixed in the plan document. Over the plan period housing demands will change and sites will need to be assessed on an individual basis to ensure that the demands of the district can be met through the plan period. Unlike the core Strategy housing demands are not static. PPS 3 identifies that developers should

'bring forward proposals for market housing which reflect demand and the profile of households requiring market housing. In order to sustain mixed communities'. Proposals for affordable housing should also 'reflect the size and type of affordable housing required'. This approach should be followed in particular locations or, where appropriate, on specific sites. Fixing the affordable units sizes and tenures across the Stonehenge area will be too restrictive and does not allow for housing market demand changes that will occur throughout the plan period.

- The core strategy should sufficiently flexible so as to facilitate the delivery of market and affordable housing in accordance with the housing market demand present throughout the plan period.
- There are not enough 3 bed affordable houses
- 27% 4+ bedroom houses is too high and not best use of Greenfield sites. 6% 3+ bedroom houses is too small a percentage of affordable housing.

PO 52 Housing type, size and tenure in Mere Community Area

This option received 21 comments, of which 13 disagreed, 6 agreed and the remainder were neither in agreement nor disagreement.

Comments made were as follows:

- Figures indicate that most of houses will be of 3+ bedrooms with high 'affordable rented' content, suggesting that most of the new dwellings will be occupied by families, many with younger children. This will be unsuitable for a town which currently has services geared for a population containing a much higher than average retired content
- Revise the figures such that there is less emphasis on families with young children, so that the present facilities (transport, education, health etc) which are set up for an 'older' population are not subjected to a major change in requirements.
- The Parish council is surprised at the suggestion that of the affordable housing tenure, there is none proposed for shared ownership and all those proposed are for affordable rent. We are aware that some of the more recent affordable developments in Mere have been of shared ownership and we understood that this has been well received and we therefore feel that a mix of affordable rent and shared ownership would have provided a choice for the needs identified both now and in the next 20 years.
- There is a strong requirement to ensure that local people can see real opportunities to stay in the area. Providing '4+ bed' houses only serve to raise the average price of all houses because the proportion of large houses is greater, thus driving up the potential price of the land.

PO 63 Housing type, size and tenure in Southern community area

This option received 21 responses, 15 of which disagreed with this option, 6 agreed and the remainder neither agreed nor disagreed.

Comments made were as follows:

- I am concerned that the number of 3 bedroom affordable houses is too small.
- The appropriate mix of house types and sizes will change throughout the plan period. Whilst there may be evidence that the current requirements are that as shown in the table, there is a need for such table to be regularly monitored and reviewed.

PO 74 Housing type, size and tenure in Nadder Valley community area

This option received 18 responses, of which 3 agreed, 14 disagreed and the remainder neither agreed nor disagreed.

Comments made included:

- Concerns that these lists are too prescriptive, tenure splits of affordable housing in schemes can have a major impact on the viability of the scheme, and we would not want to see developments being refused solely because they did not meet a rigid target. We recommend that the Council make it clear that these targets are a starting point for negotiation. Recommendation: The policy should also state that these targets are a starting point for negotiation if the developer can demonstrate that meeting these targets would impact on the viability of the scheme.

Officer comment: Support noted. PO 10 does state that affordable housing will be negotiated on a site by site basis, however this does state that this will be negotiated based on the housing needs survey. PO74 provides the detail within the current housing needs study. There is potential to change the wording of PO74 to ensure that once the current housing needs survey is superseded that those housing splits will be implemented instead.

- The critical issue with Affordable Housing is that the local Parish should be in control of the allocation of such housing. People who live or have lived or work or have worked in the area should get priority for a suitable percentage of this housing. Officer response: Disagree. This is the role of the local Housing Authority which has waiting lists and carries out objective needs surveys.

STATUTORY CONSULTEE CONSULTATION RESPONSES - PO30 House type, size and tenure: Salisbury and Four Rivers

GOSW - PO30 sets out a housing mix. Here and elsewhere, the core strategy should express an affordable housing target as a number of dwellings. The plan should be able to demonstrate the evidence supporting the mix and type of housing proposed (GOSW).

South West Regional Assembly - PO30 (and PO41,52,63, 74) is confusing. Whilst we understand the split within the AH category (affordable rent/shared ownership) for both community areas, it is unclear how the split is between market housing and affordable housing for each type of house sizes. For example,,: For the 1 Bed category (Salisbury community area) the split is 14% market housing and 20% affordable housing, leaving 60% unallocated. Is there a third category?

POLICY FORMULATION

Housing Type, Size and Tenure

It is clear from the consultation that there is a view that the affordable housing requirements for each community area are too prescriptive and that this means the Core Strategy is not flexible because it reflects only what the current Local Housing Needs and Market Survey concludes and does not acknowledge that these requirements may change over time.

On the topic of affordable housing, PPS3 at paragraph 29 says that local development documents should set separate targets for social-rented and

intermediate affordable housing where appropriate, and also specify the size and type of affordable housing that is likely to be needed in particular locations. Therefore, in order to ensure compliance with PPS3 it is important that these requirements are included in the Core Strategy. However, the Core Strategy is designed to be read as a whole. With this in mind, the proposed affordable housing policy does make clear that tenure will be negotiated on a site-by-site basis to reflect the nature of the development and local needs as set out in the Local Housing Needs and Market Survey and other available evidence. Clearly, therefore, if other available evidence suggests a different house type/tenure from that set out in the Strategic Housing Market Assessment then this will need to be taken into account when assessing proposals.

The Strategic Housing Market Assessment identifies the following housing size and type for each community area:

Salisbury

Salisbury Community Area: Demand for Affordable Housing by Size and Type			
Property Size	Total affordable housing needed	Type of affordable housing needed	
1 bed	213 (20%)	<i>Affordable rent</i>	188 (18%)
		<i>Shared Ownership</i>	25 (2%)
2 bed	384 (36%)	<i>Affordable rent</i>	271 (25%)
		<i>Shared ownership</i>	113 (11%)
3+ bed	476 (44%)	<i>Affordable rent</i>	339 (32%)
		<i>Shared ownership</i>	137 (13%)
TOTAL			

Four Rivers

Four Rivers Community Area: Demand for Affordable Housing by Size and Type			
Property Size	Total affordable housing needed	Type of affordable housing needed	
1 bed	106 (34%)	<i>Affordable rent</i>	106 (34%)
		<i>Shared Ownership</i>	0 (0%)
2 bed	156 (50%)	<i>Affordable rent</i>	121 (39%)
		<i>Shared ownership</i>	35 (11%)
3+ bed	49 (16%)	<i>Affordable rent</i>	29 (9%)
		<i>Shared ownership</i>	20 (6%)
TOTAL			

Amesbury

Stonehenge Community Area: Demand for Affordable Housing by Size and Type		
Property Size	Total	Type of affordable housing

	Affordable Housing needed	needed	
1 bed	153 (38%)	<i>Affordable rent</i>	115 (28%)
		<i>Shared Ownership</i>	38 (9%)
2 bed	228 (56%)	<i>Affordable rent</i>	118 (29%)
		<i>Shared ownership</i>	110 (27%)
3+ bed	26 (6%)	<i>Affordable rent</i>	26 (6%)
		<i>Shared ownership</i>	0 (0%)
TOTAL		407	

Mere Community Area: Demand for Affordable Housing by Size and Type			
Property Size	Total affordable housing needed	Type of affordable housing needed	
1 bed	0 (0%)	<i>Affordable rent</i>	0 (0%)
		<i>Shared Ownership</i>	0 (0%)
2 bed	53 (53%)	<i>Affordable rent</i>	53 (53%)
		<i>Shared ownership</i>	0 (0)
3+ bed	47 (47%)	<i>Affordable rent</i>	47(47%)
		<i>Shared ownership</i>	0 (0%)
TOTAL			

Southern/South Wiltshire Community Area: Demand for Affordable Housing by Size and Type			
Property Size	Total affordable housing needed	Type of affordable housing needed	
1 bed	76 (58%)	<i>Affordable rent</i>	51 (39%)
		<i>Shared Ownership</i>	25 (19 %)
2 bed	33 (25%)	<i>Affordable rent</i>	19 (15%)
		<i>Shared ownership</i>	14 (11%)
3+ bed	22 (17%)	<i>Affordable rent</i>	22 (17%)
		<i>Shared ownership</i>	0 (0%)
TOTAL			

Tisbury Community Area: Demand for Affordable Housing by Size and Type			
Property Size	Total affordable housing needed	Type of affordable housing needed	
1 bed	53 (40%)	<i>Affordable rent</i>	26 (18%)
		<i>Shared Ownership</i>	27 (20%)
2 bed	27 (20%)	<i>Affordable rent</i>	27 (18%)
		<i>Shared ownership</i>	0 (0%)
3+ bed	53 (40%)	<i>Affordable rent</i>	0 (0%)
		<i>Shared ownership</i>	53 (36%)

TOTAL	
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In terms of the demand in the private sector from both existing and concealed households,

	1 bed	2 bed	3 bed	4+bed	TOTAL
Salisbury	396 (14%)	1114 (38%)	701 (24%)	684 (24%)	
Four Rivers	14 (2%)	353 (56%)	155 (25%)	104 (17%)	
Stonehenge	128 (17%)	242 (31%)	197 (25%)	206 (27%)	
Mere/Western	0 (0%)	17 (15%)	53 (48%)	41 (37%)	
Southern/South Wiltshire	77 (14%)	159 (29%)	111 (20%)	199 (36%)	
Tisbury/Nadder	10 (4%)	28 (10%)	127 (47%)	106 (39%)	
TOTAL					

Therefore, it is proposed that the Core Strategy include policies to reflect the above, whilst making clear that size and tenure will be negotiated on a site by site basis with the starting point being the evidence provided in the current Strategic Housing Market Assessment. Any variation to this will need to be justified through the production of new, sound evidence from either an updated Strategic Housing Market Assessment or other credible evidence source.

7. GYPSIES AND TRAVELLERS

PO11a Gypsies and Travellers

This preferred option referred to the need to identify broad areas of search to meet future needs of gypsies and travellers. This option received 19 responses, of which 11 were in agreement, 6 disagreed and the remainder neither agreed nor disagreed.

The following comments were made:

- Gypsies and travellers contribute nothing to society and should not be subsidised in any way
- It would be better to have gypsies contained on special sites rather than them taking over out beautiful countryside or setting up camp on other inappropriate sites.
- Travellers will stay where they want to. There is no obligation on us to provide additional sites for these people
- Very careful consideration needs to be given to the positioning of new pitches for gypsies & travellers. I think those paragraph given for this option is not specific enough or clearly understood, what does 'having policies which identify broad areas of search where future needs may be met in line with requirements detailed within the Region Spatial Strategy' actually mean !!
- This policy should identify and set-up sufficient Brownfield sites in non-contentious settings to accommodate small gatherings of travellers to meet their needs e.g. for hard standing and fresh water/electricity supplies, mobile classrooms etc on an 'as required' basis - travellers should pay a commercial fee for use of the sites and their maintenance.

Statutory consultees

Statutory consultee comments were as follows:

GOSW - PO11a – the core strategy should identify sites (if there is a critical shortfall) or the preferred options should indicate the broad locations for new provisions to be located.

WCC - The approach to Gypsy and Travellers is supported by the County Council.

South West Regional Assembly - With regard to pitch provision for Gypsies and Travellers you will be aware of the EIP into the proposed numbers of additional pitches which was held between the 4th and 6th March 2008. We anticipate that the Panel Report will be published in May 2008 and that the Government will incorporate the Panel's recommendations into the wider RSS Proposed Changes document to be published for consultation later this year.

Policy Formulation

The Government requires Local Planning Authorities to assess Gypsy and Traveller accommodation needs. For south Wiltshire this assessment was prepared as part of a Wiltshire wide study by David Couttie Associates.

South Wiltshire already has a good range of pitches for Gypsies and Travellers (around 35% of the total county provision) and the number of unauthorised encampments has been low, however there is a need to make provision for additional accommodation (see Gypsy and Traveller Accommodation Needs

Assessment for Swindon Borough and Wiltshire County by DCA, page 7 on). The RSS requires the provision of an additional eighteen residential and five transit pitches in south Wiltshire to 2011 as well as contributing towards the 5 plots required to meet the needs of travelling show people. This provision will be delivered through a DPD for the whole of Wiltshire.

In the interim, planning applications may be submitted for such pitches and it is proposed therefore, that the Core Strategy includes the following policy will apply.

Making adequate provision for gypsies and travellers

Within the Gypsy and Traveller Site Allocations DPD, sites will be identified to meet the demand for eighteen residential and five transit Gypsy and Traveller pitches in south Wiltshire and to contribute towards the 5 plots required to meet the needs of travelling showpeople to 2011. Beyond 2011, provision will either be compounded up into the future or a further study to identify Gypsy, Travellers and Travelling Showpeople's needs beyond 2011 will be undertaken.

The following considerations will be taken into account in the determination of relevant planning applications as well as for the identification for new Gypsy and Traveller pitches prior to the DPD being adopted:

- The intended occupants meet the definition of Gypsies and Travellers within circular 01/2006
- The site should be located within or close to a settlement as defined by the Sustainable Settlement Strategy
- The site will be large enough to provide for adequate on site facilities for parking, storage, play and residential amenity as well as any commercial activity that is required
- Adequate levels of privacy should be provided for occupiers.
- Development of the site should be appropriate to the scale and character of its surroundings and the existing settlement.
- Site does not compromise a nationally recognised designation
- The site should not be constrained by flooding nor have the potential for adverse effects on river quality, biodiversity or archaeology.

Targets: Gypsy and Traveller site allocation DPD adopted.

Monitoring and Review: AMR – allocation of sites through the Gypsy and Traveller Site Allocation DPD within LDS timescales and net increase in pitches.

Delivery Responsibility: Wiltshire Council, Strategic Partnerships.

Policies replaced: H34

8. Changes as a result of Sustainability Appraisal, Strategic Environmental Assessment, Habitats Regulation Assessment and Editing Refinement.

HOUSING DISTRIBUTION

CORE POLICY 20 – NOW CORE POLICY 2

Initial policy text in Core Strategy version subjected to SA / HRA

<p>Core Policy 20 - Housing Distribution Provision will be made for at least 620 new homes per annum (net annual average) in south Wiltshire during the period 2006 to 2026. This requirement will be met through completions, extant consents, Local Plan Phase II allocations and strategic and non-strategic allocations. Over the period 2006-2026, this provision of new homes will be broadly distributed as follows:</p>	
Salisbury SSCT.....	7641
Wilton Local Service Centre.....	767
Rest of Four Rivers Community Area	532
Amesbury Local Service Centre.....	1367
Rest of Stonehenge Community Area.....	733
Downton Local Service Centre.....	192
Rest of Southern Community Area.....	546
Tisbury Local Service Centre.....	158
Rest of Nadder Community Area.....	282
Mere Local Service Centre.....	266
Rest of Mere Community Area.....	0
TOTAL 12,484	
<p>The majority of new housing built in villages and the countryside will be accommodated in accordance with the Sustainable Strategy contained in Core Policy 1. In meeting the requirement, priority will be given to the re-use and re-development of previously developed land and buildings in accordance with Core Policy 7. However, the scale of housing required by the RSS will necessitate the development of Greenfield land involving:</p> <ul style="list-style-type: none"> • Extensions to the existing built up areas of Salisbury and Amesbury. • Smaller scale land releases focused around other settlements, which are well related to the form, function and character of the settlement concerned. 	
Targets: 620 housing completions per year	
Monitoring and Review: Annual Monitoring Review – housing completions	
Delivery Responsibility: Wiltshire Council	
Policies replaced: Policy H1	

As a result of editing this policy was then redrafted as Core Policy 2 and was amended slightly for clarity:

<p>Core Policy 2 - Housing Distribution Provision will be made for at least 620 new homes per annum (net annual average)</p>
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in south Wiltshire during the period 2006 to 2026. This requirement will be met through completions, existing commitments, Local Plan Phase II allocations and strategic and non-strategic allocations.

Over the period 2006-2026, this provision of new homes will be broadly distributed as follows:

Salisbury SSCT.....	7641
Wilton Local Service Centre.....	767
Rest of Four Rivers Community Area	532
Amesbury Local Service Centre.....	1367
Rest of Stonehenge Community Area.....	733
Downton Local Service Centre.....	192
Rest of Southern Community Area.....	546
Tisbury Local Service Centre.....	158
Rest of Nadder Community Area.....	282
Mere Local Service Centre.....	266
Rest of Mere Community Area.....	0
TOTAL	12,484

The majority of new housing built in villages and the countryside will be accommodated in accordance with the Sustainable Settlement Strategy contained in Core Policy 1. However, the scale of housing required by the RSS will necessitate the development of Greenfield land involving:

- Extensions to the existing built up areas of Salisbury and Amesbury.
- Smaller scale land releases focused around other settlements, which are well related to the form, function and character of the settlement concerned.

Targets: 620 housing completions per year

Monitoring and Review: Annual Monitoring Review – housing completions

Delivery Responsibility: Wiltshire Council

Policies replaced: Policy H1

CHANGES AS A RESULT OF SUSTAINABILITY APPRAISAL, HABITATS REGULATIONS ASSESSMENT AND EDITING REFINEMENT

This initial policy text, was then subjected to Sustainability Appraisal and Habitats Regulations Assessment as well as editing refinement and advice from parties such as GOSW. As a result of this the following amendments were made to the text to ensure conformity with both European Directives as well as ensuing central and regional policy are not repeated and future editing ensured.

SA/ HRA /Officer suggested **Mitigation/Enhancement Recommendations:**

- SA – not mitigation / amendments suggested
- HRA – suggests various potential effects including recreational effects on New Forest sites and Salisbury Plain, and effects of water demand, waste water discharge and urban runoff on River Avon SAC. Core Policies 15 (now core policy 22) and 16 (now Core Policy 23) are necessary to address water abstraction and phosphate levels within the River Avon. HRA considers that together with Core Polices 16 (CP 23) , 40 (covered by PPS9), 41 (covered

by PPS25), project level HRA's and Core Policy 43 (environmental pollution) that the Core policies as a whole are likely to avoid adverse effects on the SAC in relation to physical disturbance and water pollution.

- HRA – potential non-physical disturbance and biological disturbance effects of each development can be mitigated through incorporation of buffer zones, habitat enhancement, and river access management measures, as referred to in Core Policy 37 (now Core Policy 9) and that such principles are applied to all relevant strategic sites.
- The majority of recreational pressure from new housing on N2K sites will be generated from sites not yet allocated whose location within the Stonehenge and Southern community areas will be defined within a Site Specific Allocation DPD, the HRA concludes that it should be possible for additional effective mitigation measures to be defined in that lower level DPD as a consideration for the HRA of that DPD.

Therefore **no mitigation or amendments are proposed for this policy** subject to other policy adjustments being made.

CORE POLICY 21 – NOW CORE POLICY 2 HOUSING SUPPLY IN THE EARLY PART OF THE CORE STRATEGY

Initial policy text in Core Strategy version subjected to SA / HRA

Core Policy 21 - Housing Supply in Years 1 to 5 of the Core Strategy

Provision is made for the development of at least 5750 new homes and associated infrastructure in the South Wiltshire Housing Market Area in the first 5 years of this Core Strategy in order to meet the identified local needs of South Wiltshire.

Planning permission will be granted for proposals that meet the requirements set out in the Development Templates, included in the Core Strategy, for the following sites:

Fugglestone Red	1250 dwellings
Hampton Park I	500 dwellings
Beehive Phase I	500 dwellings
Churchfields	200 dwellings
UKLF	600 dwellings
West of Downton Road	60 dwellings
South of Netherhampton Road	400 dwellings
Wilton Middle School	60 dwellings
Engine Shed	100 dwellings
Central Car Park	200 dwellings
Stockport	500 dwellings
TOTAL	4370 dwellings
Local Plan Phase II Allocations	
Hindon Lane, Tisbury	90 dwellings
Dinton	30 dwellings
Wick Lane, Downton	50 dwellings
Old Sarum Phase I and II	650 dwellings
Old Sarum Post 2011 Phase	150 dwellings
Downton Road extension	120 dwellings
Old Manor Hospital, Salisbury	80 dwellings
Durrington	120 dwellings

Bulbridge, Wilton	45 dwellings
Odstock Hospital	45 dwellings
TOTAL	1380 dwellings
Targets: Average of 620 housing completions per year	
Monitoring and Review: AMR housing completions.	
Delivery Responsibility: Wiltshire Council; Developers.	
Polices replaced: H1 (in conjunction with Core Policy 23), H2D, H2F and H11A	

As a result of editing this policy was then redrafted as Core Policy 4 and was amended slightly to strengthen it.

Core Policy 4 - Housing Supply in early part of the Core Strategy	
Provision is made for the development of at least 5750 new homes and associated infrastructure in the Salisbury Housing Market Area by the end of year 5 of this Core Strategy, in order to meet the identified local needs of south Wiltshire. Planning permission will be granted for proposals that meet the requirements set out in the Development Templates, included in the Core Strategy, for the following the sites in the first list and those meeting requirements of the saved sites and allocating polices in the Local Plan for the second list:	
Fugglestone Red	1250 dwellings
Hampton Park I	500 dwellings
Beehive Phase I	500 dwellings
Churchfields	200 dwellings
UKLF	600 dwellings
West of Downton Road	60 dwellings
South of Netherhampton Road	400 dwellings
Wilton Middle School	60 dwellings
Engine Shed	100 dwellings
Central Car Park	200 dwellings
Kings Gate	500 dwellings
TOTAL	4370 dwellings
Local Plan Phase II Allocations	
Hindon Lane, Tisbury	90 dwellings
Dinton	30 dwellings
Wick Lane, Downton	50 dwellings
Old Sarum Phase I and II	650 dwellings
Old Sarum Post 2011 Phase	150 dwellings
Downton Road extension	120 dwellings
Old Manor Hospital, Salisbury	80 dwellings
Durrington	120 dwellings
Bulbridge, Wilton	45 dwellings
Odstock Hospital	45 dwellings
TOTAL	1380 dwellings
Targets: Average of 620 housing completions per year	
Monitoring and Review: AMR housing completions.	

Delivery Responsibility: Wiltshire Council; Developers.

Policies replaced: H1 (in conjunction with Core Policy 23), H2D, H2F and H11A

CHANGES AS A RESULT OF SUSTAINABILITY APPRAISAL, HABITATS REGULATIONS ASSESSMENT AND EDITING REFINEMENT

This initial policy text, was then subjected to Sustainability Appraisal and Habitats Regulations Assessment as well as editing refinement and advice from parties such as GOSW. As a result of this the following amendments were made to the text to ensure conformity with both European Directives as well as ensuing central and regional policy are not repeated and future editing ensured.

SA/ HRA /Officer suggested **Mitigation/Enhancement Recommendations:**

- **SA** – not mitigation / amendments suggested
- **HRA** – suggests various potential effects including recreational effects on New Forest sites and Salisbury Plain, and effects of water demand, waste water discharge and urban runoff on River Avon SAC.
- **HRA** – Likely increase in urban runoff from specific strategic sites, particularly those in close proximity to River Avon SAC. Development templates in Appendix A to the Core Strategy notes potential effects on the SAC as considerations for specific sites.
- **HRA** - Core Policies 15 (now core policy 22) and 16 (now Core Policy 23) are necessary to address water abstraction and phosphate levels within the River Avon. HRA considers that together with Core Policies 16 (CP 23) , 40 (covered by PPS9), 41 (covered by PPS25), project level HRA's and Core Policy 43 (environmental pollution) that the Core policies as a whole are likely to avoid adverse effects on the SAC in relation to physical disturbance and water pollution.
- **HRA** – potential non-physical disturbance and biological disturbance effects of each development can be mitigated through incorporation of buffer zones, habitat enhancement, and river access management measures, as referred to in Core Policy 37 (now Core Policy 9) and that such principles are applied to all relevant strategic sites.
- **HRA** – As a minority of the potential disturbance effects on new housing on the N"K sites (New Forest and Salisbury Plain) are generated directly from the Core Strategy under Core Policy 21, it is concluded that it should be possible for mitigation to be provided through greenspace provision and access or quality improvements, subject to Core Policy 11 (now relying on saved policy R2) and 18 (Green infrastructure – should be re-introduced to include considerations of CP11 and 18) being strengthened.

Therefore **no mitigation or amendments are proposed for this policy** subject to other policy adjustments being made.

CHANGES AS A RESULT OF FURTHER EDITING AND REFINEMENT.

As a result of further editing and refinement these two policies have been combined (together with relevant employment policies) to make the Core Strategy more comprehensible. However the context of the policies has not been changed.

Core Policy 2: Strategic Allocations

Planning permission will be granted for proposals that meet the requirements set out in

the Development Templates at Appendix A of this document, for the following sites:

	Housing	Employment and other uses
Fugglestone Red	1250 dwellings	8 ha
Hampton Park	500 dwellings	0 ha
Longhedge (Old Sarum)	800 dwellings	8 ha
Churchfields & Engine Sheds	1100 dwellings	5 ha to be retained
UKLF	450 dwellings	3 ha
South of Netherhampton Road	400 dwellings	10 ha
Central Car Park	200 dwellings	Up to 40,000 sq m gross external area retail and leisure floorspace
Kings Gate, Amesbury	1300 dwellings	0 ha
Former Imerys Quarry	0 dwellings	4 ha

The specific, detailed infrastructure requirements to allow this Strategy to be delivered are included in the Area Visions (Chapters 6-11), the Development Templates at Appendix A and Integrated Delivery Plan at Appendix E. Key strategic elements of infrastructure central to the delivery of this plan are:

- New secondary school capacity for Salisbury.
- New primary schools at strategic sites at Fugglestone Red, Hampton Park, Longhedge, Harnham and Kings Gate.
- Additional doctor and dentist surgery capacity.
- Adequate fire service response to areas of new growth.
- Green Infrastructure linkages.
- Retention of important green infrastructure to the northern slopes and the green lung running south from land east of Old Sarum and west of Hampton Park.
- Demand Management measures to alleviate additional traffic pressures on Salisbury ring road.
- A strategy for mitigating phosphate levels in the watercourses.
- An integrated 'water grid' to ensure water supply.

Targets: See Core Policy 1; Reduction in local unemployment figures.

Monitoring and Review: AMR housing completions; NOMIS official labour market statistics.

Delivery Responsibility: Wiltshire Council; Developers.

Policies replaced: None

HOUSING DISTRIBUTION - MEETING THE LONGER TERM NEEDS OF THE AREA

CORE POLICY 22 – NOW CORE POLICY 1

Initial policy text in Core Strategy version subjected to SA / HRA

Core Policy 22 - Meeting the longer term housing needs of the Area

Provision is made for the development of at least 5,890 new dwellings and associated infrastructure in south Wiltshire for delivery between 2014 and 2026.

This includes:

- The location of 3681 new dwellings in Salisbury and the Four Rivers Community Area .
- 1101 new dwellings in the Amesbury Community Area
- 549 new dwellings in the Southern Community Area
- 350 new dwellings in the Nadder Community Area
- 209 dwellings in the Mere Community Area

To ensure that strategic requirements are met, additional land in the most sustainable locations will be identified through the Site Specific Allocations DPD.

Targets: Average of 620 housing completions per annum

Monitoring and Review: AMR - housing completions.

Delivery Responsibility: Wiltshire Council; Developers.

Policies replaced: Policy H1 (in conjunction with Core Policy 22)

As a result of editing this policy was then redrafted as Core Policy 5 and was amended slightly for clarity:

Core Policy 5 - Meeting the longer term housing needs of the Area

Provision is made for the development of at least 5,890 new dwellings and associated infrastructure in south Wiltshire for delivery between 2015 and 2026.

This includes:

- The location of 3681 new dwellings in Salisbury and the Four Rivers Community Area
- 1101 new dwellings in the Amesbury Community Area
- 549 new dwellings in the Southern Community Area
- 350 new dwellings in the Nadder Community Area
- 209 dwellings in the Mere Community Area

To ensure that strategic requirements are met, additional land in the most sustainable locations will be identified through the Site Specific Allocations DPD.

Targets: Average of 620 housing completions per annum

Monitoring and Review: AMR - housing completions.

Delivery Responsibility: Wiltshire Council; Developers.

Policies replaced: Policy H1 (in conjunction with Core Policy 22)

CHANGES AS A RESULT OF SUSTAINABILITY APPRAISAL, HABITATS REGULATIONS ASSESSMENT AND EDITING REFINEMENT

This initial policy text, was then subjected to Sustainability Appraisal and Habitats Regulations Assessment as well as editing refinement and advice from parties such as GOSW. As a result of this the following amendments were made to the text to ensure conformity with both European Directives as well as ensuing central and regional policy are not repeated and future editing ensured.

SA/ HRA /Officer suggested **Mitigation/Enhancement Recommendations:**

- SA – not mitigation / amendments suggested
- HRA – suggests various potential effects including recreational effects on New Forest sites and Salisbury Plain, and effects of water demand, waste water discharge and urban runoff on River Avon SAC. Core Policies 15 (now core policy 22) and 16 (now Core Policy 23) are necessary to address water abstraction and phosphate levels within the River Avon. HRA considers that together with Core Polices 16 (CP 23) , 40 (covered by PPS9), 41 (covered by PPS25), project level HRA's and Core Policy 43 (environmental pollution) that the Core policies as a whole are likely to avoid adverse effects on the SAC in relation to physical disturbance and water pollution.
- HRA – potential non-physical disturbance and biological disturbance effects of future development can be mitigated through incorporation of buffer zones, habitat enhancement, and river access management measures, as referred to in Core Policy 37 (now Core Policy 9) and that such principles are applied to all relevant strategic sites.
- The majority of recreational pressure from new housing on N2K sites will be generated from sties not yet allocated whose location within the Stonehenge and Southern community areas will be defined within a Site Specific Allocation DPD, the HRA concludes that it should be possible for additional effective mitigation measures to be define din that lower level DPD as a consideration for the HRA of that DPD. Such mitigation could include:
 - High specific standards of greensapce provision for all developments
 - Identification of one or more specific greenspace sties to be provided
 - Contributions to specific site habitat improvement projects or visitor access within N2K sits as mitigation for example:
 - Stone Curlew plot creation within Salisbury Plain in collaboration with Defence Estates / RSPB
 - Habitat enhancement for Nightjar, Woodlark or Dartford Warbler within the New Forest, or recreational access management project, through a future joint work in arrangement with the NFNPA.
 - To be provided through greenspace provision and access or quality improvements.

Therefore **no mitigation or amendments are proposed for this policy** subject to other policy adjustments being made.

CHANGES AS A RESULT OF FURTHER EDITING AND REFINEMENT

Due to further editing and refinement, these two policies have in effect been 'merged' together with the settlement strategy, however the overall context of the policy and core strategy remained the same.

Core Policy 1 – The Settlement Strategy and distribution of growth in south Wiltshire

This strategy plans for the delivery of 12,400 dwellings and 13,900 jobs over the period to 2026. The growth required to meet local needs will be accommodated in the following manner:

Salisbury

Planned growth: 7480 homes and 36 ha (30ha new allocation and 6ha saved) of employment land. A retail-led mixed-use development is also planned.

The city of Salisbury is identified as a Strategically Significant City or Town (“SSCT”) under Development Policy A of the RSS. Salisbury is the primary service, economic and cultural centre for south Wiltshire and, in line with RSS, will remain the focal point for the majority of new development in south Wiltshire.

Wilton Community Area

Planned growth:

Wilton Local Service Centre: 620 homes, 3 ha of employment land

Rest of Wilton Community Area: 950 homes

Wilton is the Local Service Centre for its Community Area and relates to Development Policy B in the RSS. The proximity of Salisbury to the east means that Wilton has a functional relationship with its larger neighbour but retains an identity of its own. The UK Land Forces HQ in Wilton is a strategically important regeneration site, which will deliver employment and housing. The Community Area has two secondary villages (equivalent to RSS Development Policy C), which are Broad Chalke and Dinton, where limited growth will be appropriate.

Amesbury Community Area

Planned growth:

Amesbury Service Centre: 1960 homes

Rest of Amesbury Community Area: 690 homes, 17 ha of employment land

Amesbury, with support from Durrington and Bulford, is the Service Centre for the area. Although these settlements are distinct from one another, their close geographical and functional relationships between Amesbury, Durrington and Bulford mean that they constitute a unique group of settlements within south Wiltshire that neither conforms to the SSCT category nor is directly comparable with the Local Service Centres or any of the Village categories. Amesbury Community Area contains the majority of allocated employment land in south Wiltshire (outside of the SSCT), including land at Solstice Park, Boscombe Down and Porton Down. Porton, Shrewton, and Tilshead are secondary villages in this community area, as well as “The Winterbournes” collectively. These settlements conform to Development Policy C of the RSS and perform a complementary role to Amesbury, Durrington and Bulford, each having a range of more local services, which serve the surrounding areas.

Southern Wiltshire Community Area

Planned Growth:

Downton Local Service Centre: 190 homes

Rest of Southern Wiltshire Community Area: 550 homes

Downton is a large settlement providing a good level of services and performs the role of Local Service Centre for this Community Area. It provides a good source of employment with one of eight strategically important employment sites in south Wiltshire located in Downton. The secondary villages (equivalent to RSS Development Policy C) in the Southern Wiltshire Community Area are Alderbury, Coombe Bissett, Morgan’s Vale/Woodfalls, Pitton, Whiteparish and The Winterslows. These villages provide a reasonable level of local services

and facilities where modest growth will be appropriate. The proximity of Salisbury to the north means that a number of settlements located in the northern part of this community area have a much stronger functional relationship with the City performing the role of the service centre rather than with Downton.

Mere Community Area

Planned Growth:

Mere Local Service Centre: 270 homes, 3 ha of employment land

Rest of Mere Community Area: 20 homes

Mere is the Local Service Centre for this Community Area as it offers a range of services and facilities and is an important centre for the outlying villages in the west of south Wiltshire. This Community Area is unique in south Wiltshire in that there are no settlements that perform a secondary village role and hence it is anticipated that the majority of growth will take place in Mere over the plan period. Where exactly this growth will take place will be identified through a subsequent Site Specific Allocations DPD. The existing Local Plan employment allocation at Mere of approximately 3 hectares will be implemented during the period of this Strategy.

Tisbury Community Area

Planned Growth:

Tisbury Local Service Centre: 160 homes, 1.4 ha of employment land

Rest of Tisbury Community Area: 280

Tisbury is the Local Service Centre for this Community Area and serves a wide and sparsely populated hinterland. The existing Local Plan employment and housing allocations on Hindon Lane will be implemented during the period of this Strategy. Fovant, Hindon and Ludwell are the secondary villages in this Community Area. These villages provide a reasonable level of local services and facilities and can accommodate reasonable levels of growth. Specific sites that can accommodate this growth will be identified through a subsequent Site Specific Allocations DPD.

The Council's target for housing development on previously developed land is 34% from the date of adoption of this Core Strategy to 2026. This includes the conversion of existing buildings.

Apart from the housing numbers attached to Local Service Centres, development will be focussed on the Secondary Villages in each Community Area. In addition, infill development will be permitted in the Small Villages of Barford St Martin, Bodenham, Britford, Chilmark, Figheldean/Ablington, Gomeldon, Middle Woodford, Newton Toney, Odstock, Orcheston, Stapleford, Steeple Langford, Wylde and Zeals. Exception development, based on identified local need, will also be permitted in these villages.

New housing will not be permitted outside the settlements named in Core Policy 1

[nb. numbers rounded]

Targets: Qualitative: The delivery of levels of growth in conformity with the Settlement Strategy; average of 620 housing completions per year; 34% of housing completions per year to be on previously-developed land.

Monitoring and Review: AMR & housing trajectory, number of dwellings built in sustainable locations aligned with the Sustainable Settlement Strategy

Delivery Responsibility: Wiltshire Council, Development Industry, Strategic

Partnerships.

Policies replaced: Policy H1

MANAGED RELEASE OF HOUSING

CORE POLICY 23 – NOW CORE POLICY 6

Initial policy text in Core Strategy version subjected to SA / HRA

Core Policy 23 - Managed Release of Housing land

Housing land will be allocated, released and phased to ensure the delivery of new dwellings broadly matches the net annual average provision in Core Policies 22 and 23.

If the housing trajectory in the Local Planning Authority's Annual Monitoring Report forecasts a 10% or greater under or over-provision of housing completions by 2026, consideration will be given to the need to alter the release of housing land through the preparation of a Supplementary Planning Document.

This does not apply to housing delivery up to, and including, Year 5 of the Core Strategy, where an 18% over-provision of housing is deliberately planned in order to address the historic shortfall in the delivery of housing.

Targets: Average of 620 housing completions per year

Monitoring and Review: Annual Monitoring Report – Housing Completions

Delivery responsibility: Wiltshire Council

Policies replaced: None

As a result of editing this policy was then redrafted as Core Policy 6. There were no text changes to this policy.

However as a result of further editing and refinement, this policy has now been removed and brief wording within the Core Strategy text is provided instead.

CHANGES AS A RESULT OF SUSTAINABILITY APPRAISAL, HABITATS REGULATIONS ASSESSMENT AND EDITING REFINEMENT

This initial policy text, was then subjected to Sustainability Appraisal as well as editing refinement and advice from parties such as GOSW. It was not 'screened in' to the HRA and was therefore not subject to the is process.

As a result of this the following amendments were made to the text to ensure conformity with both European Directives as well as ensuing central and regional policy are not repeated and future editing ensured.

SA/ HRA /Officer suggested **Mitigation/Enhancement Recommendations:**

- SA – not mitigation / amendments suggested

Therefore **no mitigation or amendments are proposed for this policy** subject to other policy adjustments being made.

PREVIOUSLY-DEVELOPED LAND

Core Policy 7 – efficient use of land now incorporated within Core Policy 1 Housing Density and The Efficient Use Of Land

Regarding Core Policy 7, the SA noted that the Council is constrained in achieving government targets for housing development on previously developed land, due to the limited supply of previously developed sites in South Wiltshire, but aimed to encourage development of previously developed land and higher density development where appropriate in Salisbury city centre, and other areas with good transportation links.

The policy would have positive effects for objectives on housing, safety, air quality and greenhouse gas reduction. Through ensuring the efficient use of land, the policy would help minimise the effects on landscape and biodiversity. The policy would also promote high-quality development and enhance existing urban areas.

Some negative effects were identified for objectives on health, greenhouse gases and air quality and road safety and congestion, as the intensification of development in urban areas is likely to lead to increased disturbance, including traffic congestion, noise and air pollution in existing areas. However, these negative effects can be conditioned through appropriate development phasing, the development application process and through strong policies encouraging sustainable transport.

The following mitigation and enhancement recommendations were made:

- Stronger policies on sustainable transportation.
- Construction effects to be minimised through conditions of consent.
- Consideration to be given to cumulative effects of construction (congestion, noise and air pollution) when phasing development.
- 'Previously developed land will be permitted' could be changed to 'previously developed land will be encouraged'- this would help to strengthen the Core Strategy commitment to developing brownfield land.
- The phrase 'There may be justification for lower densities where environmental or historic issues dictate' could be reworded, for example: 'There may be instances where lower densities can be justified where environmental or historic issues dictate', to assert that such cases are exceptions to the rule and that the policy is therefore in accordance with Government policy on development density.

No mitigation or enhancement recommendations were made in respect of the SA of Core Policies 7, and no requirement was identified for examination of these policies at the appropriate assessment stage of the HRA.

However, following iteration, these policies were deleted from Draft 7 as they represented development management policies, which will be delivered through a Wiltshire-wide DPD.

Following further iterations a brownfield target is now identified within Core Policy 1.

AFFORDABLE HOUSING

CORE POLICY 2 – NOW CORE POLICY 3

Initial policy text in Core Strategy version subjected to SA / HRA

Core Policy 2 - Meeting Local Needs for Affordable Housing

The Council's target for affordable housing is that 215 of net additional dwellings per annum over the period 2006 to 2026 should be affordable. This will be achieved by:

- A requirement for 40% affordable housing (net) on sites of 15 dwellings or more.
- A requirement for 25% affordable housing (net) on sites of between 5 and 14 dwellings.
- All affordable housing required by this policy, of 5 dwellings or above, will be delivered on the development site. Only in exceptional circumstances, where a developer can prove to the satisfaction of the Local Planning Authority that on-site delivery is not possible, will a commuted sum be considered. The tests for considering off-site contributions will be set out in the forthcoming Affordable Housing SPD.
- On sites of 4 dwellings or less a financial contribution will be sought towards the provision of affordable housing. The level will be set within the Planning Obligations SPD.
- Tenure will be negotiated on a site-by-site basis to reflect the nature of the development and local needs as set out in the Housing Needs Survey. Affordable housing size and type will be expected to reflect that of the development as a whole.
- Affordable housing units will be dispersed throughout a development and designed to a high quality, so as to be indistinguishable from other development.

Parish and Town Councils will be encouraged to identify 100% affordable housing schemes, including on exceptions sites outside of settlement boundaries, if a local need has been identified where environmental considerations will not be compromised. Sites should be sensibly and sensitively located within easy access to employment and services.

Targets: 215 affordable housing completions annually

Monitoring and Review: AMR & housing trajectory, annual number of affordable housing completions. Strategic Housing Market Assessments.

Delivery Responsibility: Wiltshire Council, Development Industry, Strategic Partnerships, RSLs.

Policies replaced: Policy H25, Policy H26.

As a result of editing this policy was renumbers to Core Policy 3. No amendments in text were made.

CHANGES AS A RESULT OF SUSTAINABILITY APPRAISAL, HABITATS REGULATIONS ASSESSMENT AND EDITING REFINEMENT

This initial policy text, was then subjected to Sustainability Appraisal as well as editing refinement and advice from parties such as GOSW. It was not 'screened in' to the Habitats Regulations Assessment. Neither the SA nor the editing resulted in any suggested changes to the policy text and therefore this policy wording remains the same.

Amendments to policy as a result of SA /HRA:

- **No amendments proposed.**

Core Policy 3 - Meeting Local Needs for Affordable Housing

The Council's target for affordable housing is that 215 of net additional dwellings per annum over the period 2006 to 2026 should be affordable. This will be achieved by:

- A requirement for 40% affordable housing (net) on sites of 15 dwellings or more.
- A requirement for 25% affordable housing (net) on sites of between 5 and 14 dwellings.
- All affordable housing required by this policy, of 5 dwellings or above, will be delivered on the development site. Only in exceptional circumstances, where a developer can prove to the satisfaction of the Local Planning Authority that on-site delivery is not possible, will a commuted sum be considered. The tests for considering off-site contributions will be set out in the forthcoming Affordable Housing SPD.
- On sites of 4 dwellings or less a financial contribution will be sought towards the provision of affordable housing. The level will be set within the Planning Obligations SPD.
- Tenure will be negotiated on a site-by-site basis to reflect the nature of the development and local needs as set out in the Housing Needs Survey. Affordable housing size and type will be expected to reflect that of the development as a whole.
- Affordable housing units will be dispersed throughout a development and designed to a high quality, so as to be indistinguishable from other development.

Parish and Town Councils will be encouraged to identify 100% affordable housing schemes, including on exceptions sites outside of settlement boundaries, if a local need has been identified where environmental considerations will not be compromised. Sites should be sensibly and sensitively located within easy access to employment and services.

Due to re-drafting and comments from various parties including GOSW and the council's housing department the policy was amended slightly and became Core Policy 3. to read:

Core Policy 3 - Meeting Local Needs for Affordable Housing

The Council's target for affordable housing is that 250 of net additional dwellings per annum from the date of adoption of the Core Strategy to 2026 should be affordable. This will be achieved by:

- A requirement for 40% affordable housing (net) on sites of 15 dwellings or more.
- A requirement for 25% affordable housing (net) on sites of between 5 and 14 dwellings.
- All affordable housing required by this policy, of 5 dwellings or above will be delivered on the development site. Only in exceptional circumstances, where a developer can prove to the satisfaction of the Local Planning Authority that on-site delivery is not possible, will a commuted sum be considered. The tests for considering off-site contributions will be set out in the forthcoming Affordable Housing SPD.
- On sites of 4 dwellings or less a financial contribution will be sought towards

the provision of affordable housing. The level will be set within the Planning Obligations SPD.

- Tenure will be negotiated on a site-by-site basis to reflect the nature of the development and local needs as set out in Core Policies 6, 10, 11, 14 and 16, the up to date Strategic Housing Market Assessment and other available evidence. Affordable housing size and type, including any distinction between flats and houses, will be expected to reflect that of the demonstrable need for the community within which a site is located
- The provision of affordable housing will be negotiated on a site-by-site basis taking into account the viability of the development, the mix of affordable housing proposed and the availability of any additional public subsidy. Preference is for the provision to be made without public subsidy but if this can be demonstrated not to be possible for reasons of viability then the Council will consider other delivery mechanisms including the use of public subsidy, or the transfer of land.
- Affordable housing units will be dispersed throughout a development and designed to a high quality, so as to be indistinguishable from other development.

Parish and Town Councils and other parties will be encouraged to identify 100% affordable housing schemes, including on exceptions sites outside of settlement boundaries, if a local need has been identified where environmental considerations will not be compromised. Sites should be sensibly and sensitively located within easy access to employment and services.

The need for and type of affordable housing will be reviewed regularly throughout the plan period as set out in PPS3, and revised targets will be determined depending on the prevailing housing need and market conditions at the time, following a public consultation period. This will only occur if the housing need varies by more than 10% from the previously set target.

Targets: 250 affordable housing completions annually

Monitoring and Review: AMR & housing trajectory, annual number of affordable housing completions. Strategic Housing Market Assessments.

Delivery Responsibility: Wiltshire Council, Development Industry, Strategic Partnerships, RSL's.

Policies replaced: Policy H25, Policy H26.

HOUSING MIX

CORE POLICY 3 – NOW CORE POLICY 8, 12, 13, 17, 19, 20

Initial policy text in Core Strategy version subjected to SA / HRA

Core Policy 3 - Housing Mix			
The Council will ensure that the size and type of housing in developments reflects the needs of the south Wiltshire community by negotiating the following proportions of house size, type and tenure:			
Affordable Sector requirement:			
Salisbury Community Area: Demand for Affordable Housing by Size and Type			
Property Size	Total affordable housing needed	Type of affordable housing needed	
1 bed	20%	Affordable rent	18%
		Shared Ownership	2%
2 bed	36%	Affordable rent	25%
		Shared ownership	11%
3+ bed	44%	Affordable rent	31%
		Shared ownership	13%
Four Rivers Community Area: Demand for Affordable Housing by Size and Type			
Property Size	Total affordable housing needed	Type of affordable housing needed	
1 bed	34%	Affordable rent	34%
		Shared Ownership	0%
2 bed	50%	Affordable rent	39%
		Shared ownership	11%
3+ bed	16%	Affordable rent	9%
		Shared ownership	7%
Stonehenge Community Area: Demand for Affordable Housing by Size and Type			
Property Size	Total Affordable Housing needed	Type of affordable housing needed	
1 bed	38%	Affordable rent	28%
		Shared Ownership	10%
2 bed	56%	Affordable rent	29%
		Shared ownership	27%
3+ bed	6%	Affordable rent	6%
		Shared ownership	0%
Mere Community Area: Demand for Affordable Housing by Size and Type			
Property Size	Total	Type of affordable housing	

	affordable housing needed	needed	
1 bed	0%	<i>Affordable rent</i>	0%
		<i>Shared Ownership</i>	0%
2 bed	53%	<i>Affordable rent</i>	53%
		<i>Shared ownership</i>	0%
3+ bed	47%	<i>Affordable rent</i>	47%
		<i>Shared ownership</i>	0%

Southern Community Area: Demand for Affordable Housing by Size and Type

Property Size	Total affordable housing needed	Type of affordable housing needed	
1 bed	58%	<i>Affordable rent</i>	39%
		<i>Shared Ownership</i>	19 %
2 bed	25%	<i>Affordable rent</i>	14%
		<i>Shared ownership</i>	11%
3+ bed	17%	<i>Affordable rent</i>	17%
		<i>Shared ownership</i>	0%

Tisbury Community Area: Demand for Affordable Housing by Size and Type

Property Size	Total affordable housing needed	Type of affordable housing needed	
1 bed	40%	<i>Affordable rent</i>	20%
		<i>Shared Ownership</i>	20%
2 bed	20%	<i>Affordable rent</i>	20%
		<i>Shared ownership</i>	0%
3+ bed	40%	<i>Affordable rent</i>	0%
		<i>Shared ownership</i>	40%

Private Sector Requirements

	1 bed	2 bed	3 bed	4+bed
Salisbury	14%	38%	24%	24%
Four Rivers	2%	56%	25%	17%
Stonehenge	17%	31%	25%	27%
Mere	0%	15%	48%	37%
Southern	14%	29%	20%	37%
Tisbury	4%	10%	47%	39%

Target: As set out above in Policy

Monitoring and Review: Annual monitoring report, future Strategic Housing Market Assessments

Delivery Responsibility: Wiltshire Council, Development Industry, RSLs

Policies replaced: None

As a result of editing this policy was then redrafted as Core Polices, 8, 12, 13, 17, 19, and 20 in order to ensure the Core Strategy is more spatially distinctive. The context of the policy has not changed.

Core Policy 8 - Meeting Salisbury's Housing Needs

The Council will ensure that the size and type of housing in developments reflects the needs of the Salisbury community by requiring the following proportions of house size, type and tenure in new residential developments

Salisbury Community Area: Demand for Affordable Housing by Size and Type			
Property Size	Total affordable housing needed	Type of affordable housing needed	
1 bed	20%	Affordable rent	18%
		Shared Ownership	2%
2 bed	36%	Affordable rent	25%
		Shared ownership	11%
3+ bed	44%	Affordable rent	31%
		Shared ownership	13%

Private Sector Requirements				
	1 bed	2 bed	3 bed	4+bed
Salisbury	14%	38%	24%	24%

Target: As set out above in Policy

Monitoring and Review: Annual monitoring report, future Strategic Housing Market Assessments

Delivery Responsibility: Wiltshire Council, Development Industry, RSLs

Policies replaced: None

Core Policy 12 - Meeting Housing Needs In The Four Rivers Community Area

The Council will ensure that the size and type of housing in developments reflects the needs of the Four Rivers community by requiring the following proportions of house size, type and tenure in new residential developments in the area.

Property Size	Total affordable housing needed	Type of affordable housing needed	
1 bed	34%	Affordable rent	34%
		Shared Ownership	0%
2 bed	50%	Affordable rent	39%
		Shared ownership	11%
3+ bed	16%	Affordable rent	9%
		Shared ownership	7%

Private Sector Housing Requirements				
1 bed	2 bed	3 bed	4+bed	
2%	56%	25%	17%	

Target: As set out above in Policy

Monitoring and Review: Annual monitoring report, future Strategic Housing Market Assessments

Delivery Responsibility: Wiltshire Council, Development Industry, RSLs

Policies replaced: None

Core Policy 13 - Meeting the housing needs for the Stonehenge Community Area

The Council will ensure that the size and type of housing in developments reflects the needs of the Stonehenge community by requiring the following proportions of house size, type and tenure in new residential developments

Stonehenge Community Area: Demand for Affordable Housing by Size and Type			
Property Size	Total Affordable Housing needed	Type of affordable housing needed	
1 bed	38%	Affordable rent	28%
		Shared Ownership	10%
2 bed	56%	Affordable rent	29%
		Shared ownership	27%
3+ bed	6%	Affordable rent	6%
		Shared ownership	0%

Private Sector Requirements				
	1 bed	2 bed	3 bed	4+bed
Stonehenge	17%	31%	25%	27%

Target: As set out above in Policy

Monitoring and Review: Annual monitoring report, future Strategic Housing Market Assessments

Delivery Responsibility: Wiltshire Council, Development Industry, RSLs

Policies replaced: None

Core Policy 17 - Meeting Housing Needs In The Southern Community Area

The Council will ensure that the size and type of housing in developments reflects the needs of the Southern Area community by requiring the following proportions of house size, type and tenure in new residential developments in the area.

Property Size	Total affordable housing needed	Type of affordable housing needed	
1 bed	58%	Affordable rent	39%
		Shared Ownership	19%
2 bed	25%	Affordable rent	14%
		Shared ownership	11%
3+ bed	17%	Affordable rent	17%
		Shared ownership	0%

Private Sector Housing Requirements				
1 bed	2 bed	3 bed	4+bed	
14%	29%	20%	37%	

Target: As set out above in Policy

Monitoring and Review: Annual monitoring report, future Strategic Housing Market Assessments

Delivery Responsibility: Wiltshire Council, Development Industry, RSLs

Policies replaced: None

Core Policy 19 - Meeting Housing Needs In The Mere Community Area

The Council will ensure that the size and type of housing in developments reflects the needs of the Mere Area community by requiring the following proportions of house size, type and tenure in new residential developments in the area.

Property Size	Total affordable housing needed	Type of affordable housing needed	
1 bed	0%	Affordable rent	0%
		Shared Ownership	0%
2 bed	53%	Affordable rent	53%
		Shared ownership	0%
3+ bed	47%	Affordable rent	47%
		Shared ownership	0%

Private Sector Housing Requirements

1 bed	2 bed	3 bed	4+bed
0%	15%	48%	37%

Target: As set out above in Policy

Monitoring and Review: Annual monitoring report, future Strategic Housing Market Assessments

Delivery Responsibility: Wiltshire Council, Development Industry, RSLs

Policies replaced: None

Core Policy 20 - Meeting Housing Needs in the Nadder Community Area

The Council will ensure that the size and type of housing in developments reflects the needs of the Nadder Area community by requiring the following proportions of house size, type and tenure in new residential developments in the area.

Nadder Community Area: Demand for Affordable Housing by Size and Type

Property Size	Total affordable housing needed	Type of affordable housing needed	
1 bed	40%	Affordable rent	20%
		Shared Ownership	20%
2 bed	20%	Affordable rent	20%
		Shared ownership	0%
3+ bed	40%	Affordable rent	0%
		Shared ownership	40%

Private Sector Requirements

	1 bed	2 bed	3 bed	4+bed
Tisbury	4%	10%	47%	39%

Target: As set out above in Policy

Monitoring and Review: Annual monitoring report, future Strategic Housing Market Assessments

Delivery Responsibility: Wiltshire Council, Development Industry, RSLs

Policies replaced: None

CHANGES AS A RESULT OF SUSTAINABILITY APPRAISAL, HABITATS REGULATIONS ASSESSMENT AND EDITING REFINEMENT

This initial policy text, was then subjected to Sustainability Appraisal as well as editing refinement and advice from parties such as GOSW. It was not 'screened in' to the Habitats Regulations Assessment. Neither the SA nor the editing resulted in any suggested changes to the policy text and therefore this policy wording remains the same.

Amendments to policy as a result of SA /HRA:

- **No amendments proposed.**

Further editing

As a result of editing and further policy refinement this policy was then redrafted very slightly as Core Polices, 6, 10, 11, 14, 16, and 17 to ensure conformity with PPS3. The context of the policy has not changed.

Salisbury Community Area: Demand for Affordable Housing by Size and Type				
Property Size	Total affordable housing needed	Type of affordable housing needed		
1 bed	20%	<i>Affordable rent</i>	18%	
		<i>Shared Ownership</i>	2%	
2 bed	36%	<i>Affordable rent</i>	25%	
		<i>Shared ownership</i>	11%	
3+ bed	44%	<i>Affordable rent</i>	31%	
		<i>Shared ownership</i>	13%	
Private Sector Requirements				
	1 bed	2 bed	3 bed	4+bed
Salisbury	14%	38%	24%	24%
Target: As set out above in Policy				
Monitoring and Review: Annual monitoring report, future Strategic Housing Market Assessments				
Delivery Responsibility: Wiltshire Council, Development Industry, RSL's				
Policies replaced: None				

Core Policy 10 - Meeting Housing Needs in Wilton Community Area

The size and type of housing in developments should reflect the needs within the Wilton area. The size and tenure will be negotiated on a site by site basis with the starting point being the evidence provided in the current Strategic Housing Market Assessment for the Salisbury area as set out below. Any variation to this will need to be justified through the production of new, sound evidence from either an updated Strategic Housing Market Assessment or other credible evidence source.

Property Size	Total affordable housing needed	Type of affordable housing needed	
1 bed	34%	Affordable rent	34%
		Shared Ownership	0%
2 bed	50%	Affordable rent	39%
		Shared ownership	11%
3+ bed	16%	Affordable rent	9%
		Shared ownership	7%

Private Sector Housing Requirements			
1 bed	2 bed	3 bed	4+bed
2%	56%	25%	17%

Target: As set out above in Policy

Monitoring and Review: Annual monitoring report, future Strategic Housing Market Assessments

Delivery Responsibility: Wiltshire Council, Development Industry, RSL's

Policies replaced: None

Core Policy 11 - Meeting the housing needs for the Amesbury Community Area

The size and type of housing in developments should reflect the needs within the Amesbury area. The size and tenure will be negotiated on a site by site basis with the starting point being the evidence provided in the current Strategic Housing Market Assessment for the Salisbury area as set out below. Any variation to this will need to be justified through the production of new, sound evidence from either an updated Strategic Housing Market Assessment or other credible evidence source.

Amesbury Community Area: Affordable Housing by Size and Type			
Property Size	Total Affordable Housing needed	Type of affordable housing needed	
1 bed	38%	Affordable rent	28%
		Shared Ownership	10%
2 bed	56%	Affordable rent	29%
		Shared ownership	27%
3+ bed	6%	Affordable rent	6%
		Shared ownership	0%

Private Sector Requirements				
	1 bed	2 bed	3 bed	4+bed
Stonehenge	17%	31%	25%	27%

Target: As set out above in Policy

Monitoring and Review: Annual monitoring report, future Strategic Housing Market Assessments

Delivery Responsibility: Wiltshire Council, Development Industry, RSL's

Policies replaced: None

Core Policy 14 - Meeting Housing Needs In The Southern Wiltshire Community Area

The size and type of housing in developments should reflect the needs within the Southern Wiltshire Community area. The size and tenure will be negotiated on a site by site basis with the starting point being the evidence provided in the current Strategic Housing Market Assessment for the Salisbury area as set out below. Any variation to this will need to be justified through the production of new, sound evidence from either an updated Strategic Housing Market Assessment or other credible evidence source.

Property Size	Total affordable housing needed	Type of affordable housing needed	
1 bed	58%	Affordable rent	39%
		Shared Ownership	19%
2 bed	25%	Affordable rent	14%
		Shared ownership	11%
3+ bed	17%	Affordable rent	17%
		Shared ownership	0%

Private Sector Housing Requirements			
1 bed	2 bed	3 bed	4+bed
14%	29%	20%	37%

Target: As set out above in Policy

Monitoring and Review: Annual monitoring report, future Strategic Housing Market Assessments

Delivery Responsibility: Wiltshire Council, Development Industry, RSL's

Policies replaced: None

Core Policy 16 - Meeting Housing Needs In The Mere Community Area

The size and type of housing in developments should reflect the needs within the Mere area. The size and tenure will be negotiated on a site by site basis with the starting point being the evidence provided in the current Strategic Housing Market Assessment for the Salisbury area as set out below. Any variation to this will need to be justified through the production of new, sound evidence from either an updated Strategic Housing Market Assessment or other credible evidence source.

Property Size	Total affordable housing needed	Type of affordable housing needed	
1 bed	0%	Affordable rent	0%
		Shared Ownership	0%
2 bed	53%	Affordable rent	53%
		Shared ownership	0%
3+ bed	47%	Affordable rent	47%
		Shared ownership	0%

Private Sector Housing Requirements			
1 bed	2 bed	3 bed	4+bed

0%	15%	48%	37%
Target: As set out above in Policy			
Monitoring and Review: Annual monitoring report, future Strategic Housing Market Assessments			
Delivery Responsibility: Wiltshire Council, Development Industry, RSL's			
Policies replaced: None			

Core Policy 17 - Meeting Housing Needs in the Tisbury Community Area

The size and type of housing in developments should reflect the needs within the Tisbury area. The size and tenure will be negotiated on a site by site basis with the starting point being the evidence provided in the current Strategic Housing Market Assessment for the Salisbury area as set out below. Any variation to this will need to be justified through the production of new, sound evidence from either an updated Strategic Housing Market Assessment or other credible evidence source.

Nadder Community Area: Demand for Affordable Housing by Size and Type			
Property Size	Total affordable housing needed	Type of affordable housing needed	
1 bed	40%	<i>Affordable rent</i>	20%
		<i>Shared Ownership</i>	20%
2 bed	20%	<i>Affordable rent</i>	20%
		<i>Shared ownership</i>	0%
3+ bed	40%	<i>Affordable rent</i>	0%
		<i>Shared ownership</i>	40%

Private Sector Requirements

	1 bed	2 bed	3 bed	4+bed
Tisbury	4%	10%	47%	39%

Target: As set out above in Policy

Monitoring and Review: Annual monitoring report, future Strategic Housing Market Assessments

Delivery Responsibility: Wiltshire Council, Development Industry, RSL's

Policies replaced: None

GYPSIES AND TRAVELLERS

CORE POLICY 6 – NOW CORE POLICY 4

Initial policy text in Core Strategy version subjected to SA / HRA

(d) Making adequate provision for Gypsies and Travellers

South Wiltshire already has a good range of pitches for Gypsies and Travellers (around 35% of the total county provision) and the number of unauthorised sites has been low, but the Gypsy and Traveller Accommodation Needs Assessment recognises that there is a need to make provision for additional accommodation. The RSS requires the provision of an additional eighteen residential and five transit pitches in south Wiltshire to 2011 as well as contributing towards the 5 plots required to meet the needs of travelling show people. This provision will be delivered through a DPD for the whole of Wiltshire. The Wiltshire LDS dated January 2009, timetables this DPD for adoption by December 2010. The DPD will make provision for sufficient additional deliverable pitches, distinguished between residential and transit, as identified within the RSS, either compounded up into the future or through a further study to identify Gypsy, Travellers and Travelling Showpeople's needs beyond 2011. The criteria for allocating sites will be determined through the pre-production stage of the DPD.

In the interim planning applications may be submitted for such pitches. Although locations outside or on the edge of existing settlements may be acceptable, any site for Gypsies and Travellers accommodation should be in accordance with the RSS and located in an acceptable location as established by the Sustainable Settlement Strategy. Any site should also meet other policies within the Core strategy.

In view of the mixed uses which arise from many Gypsies' desires to run their business from the site on which their homes are stationed, it is important to ensure there is no adverse effect on other residents from noise, fumes or other disturbances. It is also important that the site has essential infrastructure to provide for the relevant use.

The Strategy confirms the need to provide for Gypsies and Travellers and provides specific, realistic criteria for identifying appropriate sites to meet this need in accordance with ODPM circular 01/2006, should a planning application be submitted prior to specific, realistically deliverable sites being identified within the subsequent DPD.

Core Policy 6 - Making adequate provision for gypsies and travellers

Within the Gypsy and Traveller Site Allocations DPD, sites will be identified to meet the demand for eighteen residential and five transit Gypsy and Traveller pitches in south Wiltshire and to contribute towards the 5 plots required to meet the needs of travelling showpeople.

The following considerations will be taken into account in the determination of planning applications for new Gypsy and Traveller pitches prior to the DPD being adopted:

- The site will be located within a settlement as defined by the Sustainable Settlement Strategy, with safe and convenient access to schools and local facilities, and relating well to public transport facilities.
- The site will be large enough to provide for adequate on site facilities for parking, storage, play and residential amenity.
- Adequate levels of privacy will be provided for occupiers.
- Development of the site will not have a detrimental impact on neighbouring

<p>amenities.</p> <ul style="list-style-type: none"> • Development of the site will be appropriate to the scale and character of its surroundings and the existing settlement.
<p>Targets: An additional eighteen residential and five transit pitches in south Wiltshire to 2011 and 5 plots required to meet the needs of travelling show people. No sites granted permission contrary to policy.</p>
<p>Monitoring and Review: AMR – allocation of sites through the Gypsy and Traveller Site Allocation DPD within LDS timescales and net increase in pitches delivered annually.</p>
<p>Delivery Responsibility: Wiltshire Council, Strategic Partnerships.</p>
<p>Policies replaced: H34</p>

CHANGES AS A RESULT OF SUSTAINABILITY APPRAISAL, HABITATS REGULATIONS ASSESSMENT AND EDITING REFINEMENT

This initial policy text, was then subjected to Sustainability Appraisal and Habitats Regulations Assessment as well as editing refinement and advice from parties such as GOSW. As a result of this the following amendments were made to the text to ensure conformity with both European Directives as well as ensuing central and regional policy are not repeated and future editing ensured.

Due to various iterations of drafts, the wording of the policy has amended to:

(d) Making adequate provision for Gypsies and Travellers

The Gypsy and Traveller provision for south Wiltshire will be delivered through a Gypsy and Traveller Site Allocation DPD for the whole of Wiltshire, as timetabled within the Wiltshire LDS. The DPD will make provision for sufficient additional deliverable pitches, distinguished between residential and transit, as identified within the RSS, either compounded up into the future or through a further study to identify Gypsy, Travellers and Travelling Showpeople’s needs beyond 2011. The criteria for allocating sites will be determined through the pre-production stage of the DPD.

In the interim planning applications may be submitted for such pitches. Although locations outside or on the edge of existing settlements may be acceptable, any site for Gypsies and Travellers accommodation should be in accordance with the RSS and located in an acceptable location as directed by the Sustainable Settlement Strategy.

<p>Core Policy X - Making adequate provision for gypsies and travellers</p> <p>Within the Gypsy and Traveller Site Allocations DPD, sites will be identified to meet the demand for eighteen residential and five transit Gypsy and Traveller pitches in south Wiltshire and to contribute towards the 5 plots required to meet the needs of travelling showpeople to 2011. Beyond 2011, provision will either be compounded up into the future or a further study to identify Gypsy, Travellers and Travelling Showpeople’s needs beyond 2011 will be undertaken.</p> <p>The following considerations will be taken into account in the determination of relevant planning applications as well as for the identification for new Gypsy and Traveller pitches prior to the DPD being adopted:</p> <ul style="list-style-type: none"> • The intended occupants meet the definition of Gypsies and Travellers within circular 01/2006 • The site should be located within or close to a settlement as defined by the Sustainable Settlement Strategy • The site will be large enough to provide for adequate on site facilities for parking, storage, play and residential amenity as well as any commercial

<p>activity that is required</p> <ul style="list-style-type: none"> • Adequate levels of privacy should be provided for occupiers. • Development of the site should be appropriate to the scale and character of its surroundings and the existing settlement. • Site does not compromise a nationally recognised designation
Targets: Gypsy and Traveller site allocation DPD adopted.
Monitoring and Review: AMR – allocation of sites through the Gypsy and Traveller Site Allocation DPD within LDS timescales and net increase in pitches..
Delivery Responsibility: Wiltshire Council, Strategic Partnerships.
Policies replaced: H34

SA suggested **Mitigation/Enhancement Recommendations:**

- Policy should include an additional point: the site should not be constrained by flooding nor have the potential for adverse effects on river quality, biodiversity or archaeological sites.
- The first bullet point should require sites to be in proximity of parks and recreation/open spaces.
- Consideration could be given to including land adjacent to settlements.

Policy text to be in amended Core Strategy

<p>Core Policy 4 - Making adequate provision for gypsies and travellers</p> <p>Within the Gypsy and Traveller Site Allocations DPD, sites will be identified to meet the demand for eighteen residential and five transit Gypsy and Traveller pitches in south Wiltshire and to contribute towards the 5 plots required to meet the needs of travelling showpeople to 2011. Beyond 2011, provision will either be compounded up into the future or a further study to identify Gypsy, Travellers and Travelling Showpeople’s needs beyond 2011 will be undertaken.</p> <p>The following considerations will be taken into account in the determination of relevant planning applications as well as for the identification for new Gypsy and Traveller pitches prior to the DPD being adopted:</p> <ul style="list-style-type: none"> • The intended occupants meet the definition of Gypsies and Travellers within circular 01/2006 • The site should be located within or close to a settlement as defined by the Sustainable Settlement Strategy • The site will be large enough to provide for adequate on site facilities for parking, storage, play and residential amenity as well as any commercial activity that is required • Adequate levels of privacy should be provided for occupiers. • Development of the site should be appropriate to the scale and character of its surroundings and the existing settlement. • Site does not compromise a nationally recognised designation • The site should not be constrained by flooding nor have the potential for adverse effects on river quality, biodiversity or archaeology.
Targets: Gypsy and Traveller site allocation DPD adopted.
Monitoring and Review: AMR – allocation of sites through the Gypsy and Traveller Site Allocation DPD within LDS timescales and net increase in pitches..
Delivery Responsibility: Wiltshire Council, Strategic Partnerships.
Policies replaced: H34

Amendments to policy as a result of SA:

- New bullet added at end to read 'The site should not be constrained by flooding nor have the potential for adverse effects on river quality, biodiversity or archaeological sites'.
- First bullet (now second bullet point) has been amended to allow sites adjacent or close to settlements, rather than just within this is also to reflect flexibility towards gypsies and travellers and lower land values outside of settlement boundaries, therefore making sites more viable.
- Ensuring sites are close to or within settlements as defined by the Sustainable Settlement Strategy should ensure that there is access to open space already as the availability of this facility has been one of the factors informing the settlement strategy.

The policy has not been screened into the Habitats Regulations Assessment and therefore no amendments have been made as a result of this.

APPENDIX 1

Large Site Commitments by Community Area and Local Service Centres

<u>Community area</u>	Built	Under Construction (u/c)	Not Started (n/s)	Total Commitments (u/c + n/s)
Amesbury LSC (supported by Durrington and Bulford)	13	4	35	39
Rest of Amesbury Community Area	0	0	0	0
Total	13	4	35	39
Downton LSC	0	0	0	0
Rest of Downton/south Wiltshire Community Area	0	0	14	14
Total	0	0	14	14
Mere LSC	4	19	16	35
Rest of Mere Community Area	0	0	0	0
Total	4	19	16	35
Tisbury LSC	12	14	10	24
Rest of Tisbury Community Area	0	0	0	0
Total	12	14	10	24
Wilton LSC	16	16	62	78
Rest of Wilton Community Area	10	12	17	29
Total	26	28	79	107
Salisbury SSCT	31	55	161	216
Total	31	55	161	216
Grand Total	86	120	315	435

Source: Tables 9.10 - 9.15, Housing Land Availability April 2008

Small Site Commitments by Community Area and Local Service Centre

	<u>Community Area</u>	Dwellings	Built	u/c	n/s	Total commitments (u/c + n/s)
Downton/ South Wiltshire	Downton LSC (total)	3	0	2	1	3
	Alderbury	14		2	12	
	clarendon park	1		1		
	coombe bissett	4		1	3	
	Downton Parish exc LSC	4	1	1	2	
	Grimstead	4		3	1	
	Landford	15		8	7	
	laverstock	13		7	6	
	odstock	2		1	1	
	pitton and farley	5		3	2	
	redlynch	22		11	11	
	west dean	4		3	1	
	whiteparish	4		3	1	
	winterslow	13	1	3	9	
	Rest of Downton/south Wilts Community Area (total)	105	2	47	56	103
	Total for whole of Downton/south Wilts Community Area	108	2	49	57	106
Amesbury	Amesbury LSC	40	8	6	26	
	Bulford - built up area in support of Amesbury LSC	3			3	
	Durrington - built up area in support of Amesbury LSC	15	0	2	13	
	Amesbury LSC (total)	58	8	8	42	50

Allington	6	2	3	1	
cholderton	1			1	
Durnford	7			7	
Durrington parish exc LSC	5	0	0	5	
Figledean	1		1		
idmiston	1		1		
orcheston	1			1	
shrewton	23	5	6	12	
tilshead	2			2	
woodford	1		1		
Rest of Amesbury Community Area (total)	48	7	12	29	41
Total for whole of Amesbury Community Area	106	15	20	71	91
Wilton					
Wilton LSC	32	0	13	19	32
barford	3	1	0	2	
berwick st james	1			1	
bishopstone	3		1	2	
bowerchalke	5		2	3	
broadchalke	5		2	3	
dinton	3		1	2	
Ebbesbourne Wake	3		1	2	
Great Wishford	2			2	
quidhampton	1		1		
south newton	9		8	1	
stapleford	1		1		
stratford tony	1			1	
Teffont	6	1	1	4	

	winterbourne stoke	8	5	1	2	
	wylve	6	1	4	1	
	Rest of Wilton Community Area (total)	57	8	23	26	49
	Total for whole of Wilton Community Area	89	8	36	45	81
Tisbury	Tisbury LSC	21	0	9	12	21
	chilmark	2			2	
	DSA	1		1		
	DSM	11	6		5	
	Fonthill Bishop	1			1	
	Fovant	3			3	
	swallowcliffe	1			1	
	tisbury parish exc LSC	2	0	0	2	
	tollard royal	2			2	
	Rest of Tisbury Community Area (total)	23	6	1	16	17
	Total for whole of Tisbury Community Area	44	6	10	28	38
Mere	Mere LSC	18	0	4	14	18
	East Knoyle	3		3		
	Kilminster	1		1		
	maiden bradley	3		1	2	
	Mere parish exc LSC	3	0	0	3	
	sedgehill	3			3	
	West Knoyle	3		2	1	
	west tisbury	1			1	
	zeals	1			1	

	Rest of Mere Community Area	18	0	7	11	18
	Total for Mere Community Area	36	0	11	25	36
Salisbury	salisbury	114	2	40	72	
	Total for Salisbury SSCT	114	2	40	72	112
	GRAND TOTAL	497	33	166	298	464

Source: Site Order Report "All small sites (0-9) either under construction or outstanding at April 08".

APPENDIX 2

Large Commitments – Evidence of Delivery

	Site and application no.	No. of houses committed	Letter Sent	Response	Reminder letter/email/telephone conversation	Response	Other evidence	Planning Permission likely to be developed at point envisaged?
1.	Downside Close, Mers/2006/1599	14	Yes, 9.2.09	No	Yes, letter on 29 May.	Yes. No longer act for owners of site, but confirmed that consent has already been implemented and some dwellings completed and sold.	Wiltshire County AMR 2007/08 (p 110). Development largely underway.	Yes
2.	Land adj. Butterfield Drive, Amesbury s/2006/1783	10	Yes, 9.2.09	No	Yes, letter on 29 May.	No	-	Don't know
3.	Packway Service Station, Larkhill s/2007/0576	12	Yes, 9.2.09	No	Yes, letter on 29 May.	No		Don't know
4.	Rhosfach and Collingwood, Alderbury s/2007/0576	14	Yes, 9.2.09	No	Telephone call, Ken Parke Planning consultants 29 May.	Yes, The original applicant, Bayview Developments, are no longer trading and as	Wiltshire Council AMR 2007-08 (p 111). Developer informs that 3 are	Yes

	Site and application no.	No. of houses committed	Letter Sent	Response	Reminder letter/email/telephone conversation	Response	Other evidence	Planning Permission likely to be developed at point envisaged?
						such have sold the site to a third party. Not aware of who the new owners are.	complete, and the remainder will be developed in the new year.	
5.	Wilton Road/Devizes Road s/2005/1546	11	Yes, 9.2.09	Yes, response via telephone 24.2.09. Consented scheme not viable and will not come forward.	N/A	N/A	-	Yes – albeit an alternative scheme.
6.	St Martins Church Hall, Eyres Way, Salisbury s/2006/1437	10	Yes, 9.2.09	No	Yes, letter on 29 May.	No.	-	Don't know
7.	R/O 120 Fisherton Street, Salisbury s/2007/0832	21	Yes, 9.2.09	Yes, response via telephone 13.3.09. Intention is for site to come forward, but due to current economic climate, scheme has been delayed.	N/A	N/A	Wiltshire Council AMR (p 108). Developer informs that construction will be in early 2009 and be complete by early 2010.	Yes
8.	15/17	12	Yes,	No	Yes, letter on 29 May.	No.	-	Don't know

	Site and application no.	No. of houses committed	Letter Sent	Response	Reminder letter/email/telephone conversation	Response	Other evidence	Planning Permission likely to be developed at point envisaged?
	Middleton Road, Salisbury s/2007/1671		9.2.09					
9.	Booker Warehouse site, Harnham, Salisbury s/2006/1521	18	Yes, 9.2.09	Yes, site owners responded 14 February. Intend to implement the PP, but have been unanticipated delays due to discovery of some historic site contamination.	N/A	N/A	-	Yes
10.	Conquered Moon Public House, Salisbury s/2007/1785	14	Yes, 9.2.09	Yes, builders responded 4 March 2009. Are drawing up build contracts with a view to start works in March 2009 and complete in March 2010.	N/A	N/A	-	Yes
11.	Pembroke Park, Salisbury	65	Yes, 9.2.09.	Yes, responded 5 March.	N/A	N/A	Wiltshire Council AMR 2007/08.	Yes

	Site and application no.	No. of houses committed	Letter Sent	Response	Reminder letter/email/telephone conversation	Response	Other evidence	Planning Permission likely to be developed at point envisaged?
	s/2007/1152			County council do not intend to redevelop the site themselves in accordance with the PP, but to dispose of the site as soon as possible. View is that it is extremely unlikely that the site will not be developed within 5 years of adoption of the Core Strategy.			Development expected as the housing market recovers in 2010.	
12.	Crow Lane, Wilton s/2003/1016	62	Yes, 9.2.09	No	Email to Savills 29 May.	No	Wiltshire Council AMR 2007/08. Agent believes development will start at the end of 2009 and continue for 2 years.	Yes
13.	Pembroke	17	No	No record	Left telephone	No	-	Don't know

	Site and application no.	No. of houses committed	Letter Sent	Response	Reminder letter/email/telephone conversation	Response	Other evidence	Planning Permission likely to be developed at point envisaged?
	Terrace, Dinton s/2007/1569		record		message at Dreweatt Neate Estate Agents (Newbury). Also emailed Trowbridge office of Carter Jonas, 28 May.			

APPENDIX 3

Small Commitments Not Started

Planning Application No.	Site Address	Nos. of dwellings not started	Development Control assessment
62295	Long Close, Clarendon Road, Alderbury	1	Renewed 3 times, unlikely to get built.
70412	Hill Crest, Clarendon Road, Alderbury	1	Built
70794	Adj, New House, Southampton Road, Alderbury	2	Currently building
71802	Shute End Farm, Silver Street, Alderbury	1	Clearing conditions. Building will start next year.
21559	R/O Antrobus Arms Hotel, Amesbury	8	Currently building
71160	Adj. Ebble Cottage, Coombe Bissett	1	Not started. Unlikely to come forward.
70873	Old Post Office, Lower Road, Charlton	1	Conditions discharged and some ground clearance commenced.
81290	Bracken Farm, Farley Road, East Grimstead	1	Currently building
690627	Adj. Longueville, Pound Hill, Landford	1	Currently building
70349	The Cones, Southampton Road, Landford	1	Currently building
72480	Adj. Weirwood, Ford	1	Currently building
62328	Adj. Westerly, The Green, Pitton	1	Renewed twice and land dispute. Unlikely to come forward.
80536	Beecroft, Parsonsage Hill, Farley	1	Currently building
60557	The White Cottage, South Lane, Nomansland	2	Built
62336	Hale Hall and St Edmunds School House, School Lane	7	Unlikely to come forward
81092	Ordnance House, West Dean	1	Built
50715	The Old Appleyard, Tytherley Road, Winterslow	1	Clearing conditions. Building imminent.
71572	Adj. Woodridge, Gunville Road, Winterslow	1	Currently building
70701	Adj. Clyde Cottage, The Common, Winterslow	1	Unlikely to come forward
71513	R/O Red House, Middleton, Winterslow	2	Unlikely to come forward

APPENDIX 4

Table 3: Completions on sites allocated in Salisbury Local Plan adopted June 2003

Sites	Actual Completions		TOTAL
	2006/07*	2007/08**	
Downton Road, Salisbury	0	0	
Bishopdown Triangle, Salisbury	0	0	
Netherhampton Road, Salisbury	0	0	
Old Sarum, Salisbury	0	0	
Odstock Hospital, Salisbury	0	0	
Downton Road extension	0	0	
Duck Lane, Laverstock	19	61	80
Old Manor Hospital, Salisbury	0	0	
Amesbury	108	157	265
Dinton	0	0	
Wick Lane, Downton	0	0	
Downton Tannery	0	0	
Netheravon Road, Durrington	0	0	
White Road, Mere	0	0	
Clements Lane, Mere	24	26	50
Hindon Lane, Tisbury	0	0	
Bulbridge, Wilton	0	0	
TOTAL	151	244	395

*Source - 2006/07 HLA

**Source - 2007/08 HLA

See also Table 9 SHLAA

APPENDIX 5

Saved Local Plan Allocations Not Yet Built

Community Area	Site	No. of houses to be delivered
Salisbury SSCT	Old Sarum (H2D)	674
	Downton Road Extension (H2F)	130
	Salisbury Hospital (H2E)	45
	Old Manor Hospital (H3)	80
	Total	929
Rest of Downton Community Area Downton LSC	Duck Lane, Laverstock (H2G)	45
	Wick Lane, Downton (H11A)	50
	Total	95
Rest of Amesbury Community Area Amesbury LSC	Netheravon Road, Durrington (H12)	120
	Amesbury (H9)	285
	Total	405
Rest of Wilton Community Area Wilton LSC	Dinton (H10)	30
	Bulbridge, Wilton (H15)	45
	Total	75
Tisbury LSC	Hindon Lane, Tisbury (H14)	90
	Total	90
Grand Total		1594

Source: Table 9, SHLAA

APPENDIX 6

Saved Local Plan Allocations – Evidence of Delivery

Local Plan Allocation	No's of houses	Letter sent	Response	Reminder Letter	Response to reminder letter	Other evidence	Save allocation for contribution towards housing supply in Core Strategy?
Old Sarum (H2D)	674	Yes, 4.2.09	No	No	N/A	Wiltshire Council AMR 2007-08 p 108. Contact was made with the developer when the 2007/2008 Wiltshire AMR was being prepared. Developer confirmed site will be built out.	Yes.
Downton Road Extension (H2F)	130	Yes, 4.2.09	No	No	N/A	Site has outline and reserved matters consent (s/2005/980 & s/2008/2077).	Yes.
Salisbury Hospital (H2E)	45	Yes, 4.2.09	Yes, 5.5.09. Trust is currently making temporary use of several vacant buildings on site as decanting space during development of children's, women and cancer services. This will	N/A	N/A	There is an adopted Development brief (Feb 07) for this site.	Yes. The Housing Trajectory indicates that this site will deliver 23 houses in 2009/10 and 22 houses in 2010/11. When the Housing

Local Plan Allocation	No's of houses	Letter sent	Response	Reminder Letter	Response to reminder letter	Other evidence	Save allocation for contribution towards housing supply in Core Strategy?
			<p>probably continue to be used for several years depending on availability of funding and other priorities. However, given uncertainty, Trust has requested allocation remains in place.</p>				<p>Trajectory was prepared, the information in the latest letter from the Trust was not available. Therefore, whilst there is still potential for housing on this site, the timing of delivery of these houses will probably not take place in 2009/10 and 2010/11 but later on in the plan period. However, given that this site is only allocated for 45 houses, should this site not come forward at the beginning of the core Strategy it will not have a significant effect on the frontloading strategy, not indeed the</p>

Local Plan Allocation	No's of houses	Letter sent	Response	Reminder Letter	Response to reminder letter	Other evidence	Save allocation for contribution towards housing supply in Core Strategy?
							overall strategy.
Duck Lane, Laverstock (H2G)	45	No. All housing numbers referred to in the CS and Trajectory etc are as of April 2008, which is the latest information available in the Wiltshire AMR 2007/08. However, site now has planning permission and since April 2008, this site has almost been completed and hence a letter confirming a commitment, or otherwise, to deliver this site is not necessary.	N/A	N/A	N/A	At time of writing, nearly all of the houses have been delivered.	Yes.

Local Plan Allocation	No's of houses	Letter sent	Response	Reminder Letter	Response to reminder letter	Other evidence	Save allocation for contribution towards housing supply in Core Strategy?
Old Manor Hospital (H3)	80	Yes, 4.2.09	No	Yes, 2 nd June	Yes, dated 12 June. NHS Wiltshire agreed business case for development of primary care centre on this site. Intention is to market the site to a third party developer for a Primary Care Centre with surplus land for home/residential developments.	Intention is still to deliver housing on this site, albeit as well as a Primary Care Centre. Given lack of any other further detailed information at this time, Housing Trajectory will still assume this site will deliver 80 houses. Should this not be the case, there is enough flexibility within the housing numbers to allow this site not to deliver these houses.	Yes.
Amesbury (H9)	285	No. All housing numbers referred to in the CS and Trajectory	N/A	N/A	N/A	Housing currently being built on site.	Yes.

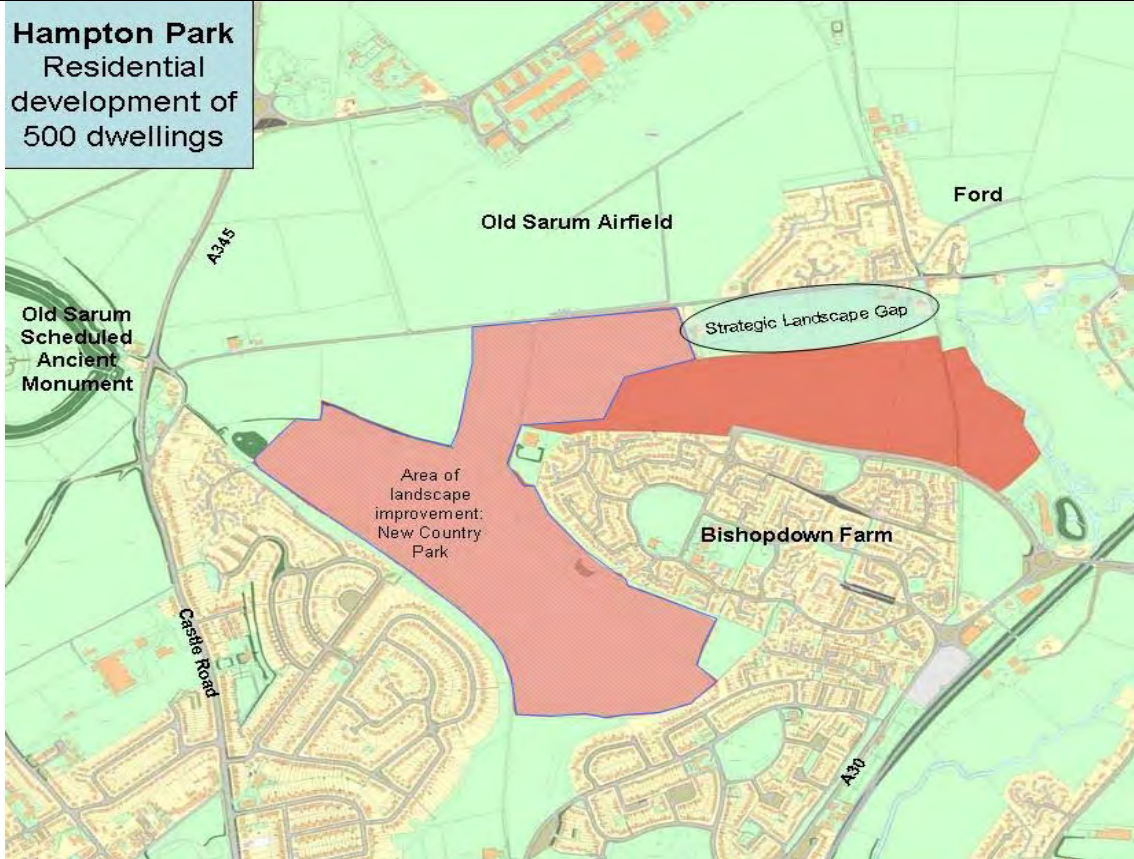
Local Plan Allocation	No's of houses	Letter sent	Response	Reminder Letter	Response to reminder letter	Other evidence	Save allocation for contribution towards housing supply in Core Strategy?
		etc are as of April 2008, which is the latest information available in the Wiltshire AMR 2007/08. However, since April 2008, work has continued on this site and hence a letter confirming a commitment, or otherwise, to deliver this site is not necessary.					
Dinton (H10)	30	Yes, 4.2.09	No	Yes, 2 nd June.	Yes. Agent has had confirmation from landowner that the site will come forward in next 5 years for housing. Discussions have been held with	-	Yes.

Local Plan Allocation	No's of houses	Letter sent	Response	Reminder Letter	Response to reminder letter	Other evidence	Save allocation for contribution towards housing supply in Core Strategy?
					housing development companies.		
Wick Lane, Downton (H11A)	50	Yes, 4.2.09	No	No	N/A	Has outline and reserved matters (s/2006/1209 & s/2008/748)	In light of a response to the contrary, it is assumed that this site will still come forward.
Netheravon Road, Durrington (H12)	120	Yes, 4.2.09	No	Yes, 2 nd June	Yes, dated 1 July. Confirms that land is still in ownership of MOD but will be offered on open market for residential development with benefit of planning permission, as granted on 31.12.08.	-	Yes
Hindon Lane, Tisbury (H14)	90	Yes, 4.2.09	No	Yes, 2 nd June	Yes, dated 2 June. Confirms that this site remains very much a priority site for delivery.	-	Yes
Bulbridge, Wilton (H15)	45	Yes, 4.2.09	No	No.		Pre-application meeting between	Yes

Local Plan Allocation	No's of houses	Letter sent	Response	Reminder Letter	Response to reminder letter	Other evidence	Save allocation for contribution towards housing supply in Core Strategy?
						developer and development control . Current negotiation with MOD.	

APPENDIX 7

Development Templates for strategic growth sites

Site Name	
Hampton Park	
Map	
Hampton Park Residential development of 500 dwellings	 A map showing the Hampton Park site. The site is highlighted in red and is located to the east of the city. It is bounded by the A345 to the north, the built-up areas of Paul's Dene, Bishopdown, and Hampton Park to the west, the flood plain of the River Bourne to the south, and the village of Ford to the east. The map also shows the Old Sarum Airfield to the north, the Old Sarum Scheduled Ancient Monument to the west, and the Conservation Area at Old Sarum Airfield. A Strategic Landscape Gap is indicated between the site and the village of Ford. The map also shows the Area of landscape improvement: New Country Park and Bishopdown Farm. The A345 and A30 roads are also shown.
Site Description	
<p>This area of land to the east of the City is limited by the A345, the built envelope of Paul's Dene, Bishopdown, and Hampton Park, the flood plain of the River Bourne, the village of Ford, and the Conservation Area at Old Sarum Airfield. It has a gradual slope down to the Bourne with some level sections in the centre and south. There is a sharp rise towards Castle ridge.</p>	
Objectives for the development	
<p>To develop 500 new homes through a high quality residential development which delivers an appropriate sense of place in accordance with the South Wiltshire Design Guide, 'Creating Places', in a sustainable location close to Salisbury in a manner that compliments the existing community at Bishopdown Farm and makes a significant strategic contribution to meeting the local housing needs of South Wiltshire. Specific issues to be addressed are:</p> <ul style="list-style-type: none">• Protection of the strategic landscape setting of the northern slopes of Salisbury including safeguarding views to and from Old Sarum Scheduled Ancient Monument.• Strategic gap planning to ensure Ford retains its independent character and does not become merged with the city.• The delivery of a significant country park that will be handed to the local community in perpetuity.• To deliver a development that is adequately served by essential infrastructure including transportation, water, drainage, education, healthcare and emergency	

<p>services and green infrastructure.</p> <ul style="list-style-type: none"> • To plan for the permanent retention and enhancement of the Castle Hill/Bishopdown green lung to the city as a key area of habitat retention and informal recreational open space. • To deliver a development which conserves and in places enhances the natural environment, including the quality of the Bourne tributary of the River Avon SAC/SSSI
<p>Site Constraints</p> <ul style="list-style-type: none"> • The sensitive landscape at the northern slopes of Salisbury including the setting of Old Sarum SAM • Strategically important green lung at Bishopdown/Castle Hill • Retention of the separate identity of Ford and avoiding potential coalescence. • The Bourne tributary to the River Avon SAC • High pressure gas main to west of the site • Retention of existing byways • Existing residential amenity to the north and south • Salisbury Air Quality Management Zone • Interface with existing residential properties and rural fringe
<p>Land uses and quanta of development</p> <p>500 new dwellings of which a minimum of 40 % will be affordable. The breakdown will be as detailed in Core Policy 6.</p>
<p>Essential Infrastructure Requirements</p> <p>Education: 1 form entry primary school and contributions towards secondary education</p> <p>Transportation: Any major infrastructure requirements outcomes identified by the Salisbury Transport Model. A Transport Assessment setting out how the model shift promoted at national and RSS level will be achieved.</p> <p>Green Infrastructure: 1 in 10 dwellings to have facilities for roosting bats. New woodland hedging and native species to connect to retained hedges to River Avon. Surveys of protected species, especially botanical, in June/July</p> <p>Heritage/Salisbury Historic Environment Assessment: High risk to the west at Old Sarum SAM. Great potential for archaeology, field systems and Roman remains. Trial pitting under supervision of Wiltshire Council Archaeologist required.</p> <p>Drainage and Water: Dedicated spine main to provide capacity. Sewers: limited capacity - requires off-site link plus extensive downstream improvements. Cumulative development within the upstream catchment at Old Sarum, Hampton Park and Longhedge developments will trigger significant works with new relief sewer to ensure that risk from sewer flooding is resolved. A contribution is required towards a management and mitigation plan to address phosphate levels in the watercourses and their threat to protected species as well as its implementation.</p> <p>PCT: Financial contribution towards new or improved doctors and dentist surgeries.</p> <p>Emergency Services: Contribution to the provision of a new community fire station or improvements to existing facilities in order to provide a comprehensive and flexible responses to future emergencies.</p> <p>Renewable energy: 10% renewable energy generated on or near the site.</p>
<p>Place shaping requirements</p> <p>In addition to the provisions of 'Creating Places' and saved Local Plan policies, master planning of this site needs to specifically address:</p> <ul style="list-style-type: none"> • Safeguarding zone for the high pressure gas main • A strongly defined urban/rural edge to the north of the site • The layout and utility of the Country Park • Defining the strategic gap between the development and the settlement of Ford
<p>Strategic Linkages</p> <p>Linkages with the existing residential development at Bishopdown Farm and Hampton</p>

Park, to ensure that the new communities can integrate.

Delivery Mechanism

This site should be the subject of partnership between private and public sector based on frontloading a master plan to be approved by the Local Planning Authority as part of the planning application process. This Master Plan will guide the private sector led delivery of the site.

Key delivery milestones, monitoring and review

This site has been chosen not only because strategically, environmentally and consultatively it can make a significant contribution to meeting local needs through regeneration, but also because early discussions with land owners, agents and prospective developers have encouraged the Local Planning Authority that this site can be brought forward within the first five years. In order to safeguard the delivery of housing within this period the following milestones will be adhered to:

- Immediate partnership working with LPA and stakeholders frontloading matters
- A planning application accompanied by master plan and design code within 18 months of adoption of the Core Strategy.
- A section 106 agreement will be required setting key milestones for delivery including that the site shall start delivering housing within 12 months of the grant of permission and a phasing agreement setting out completions at agreed milestones moving forward.

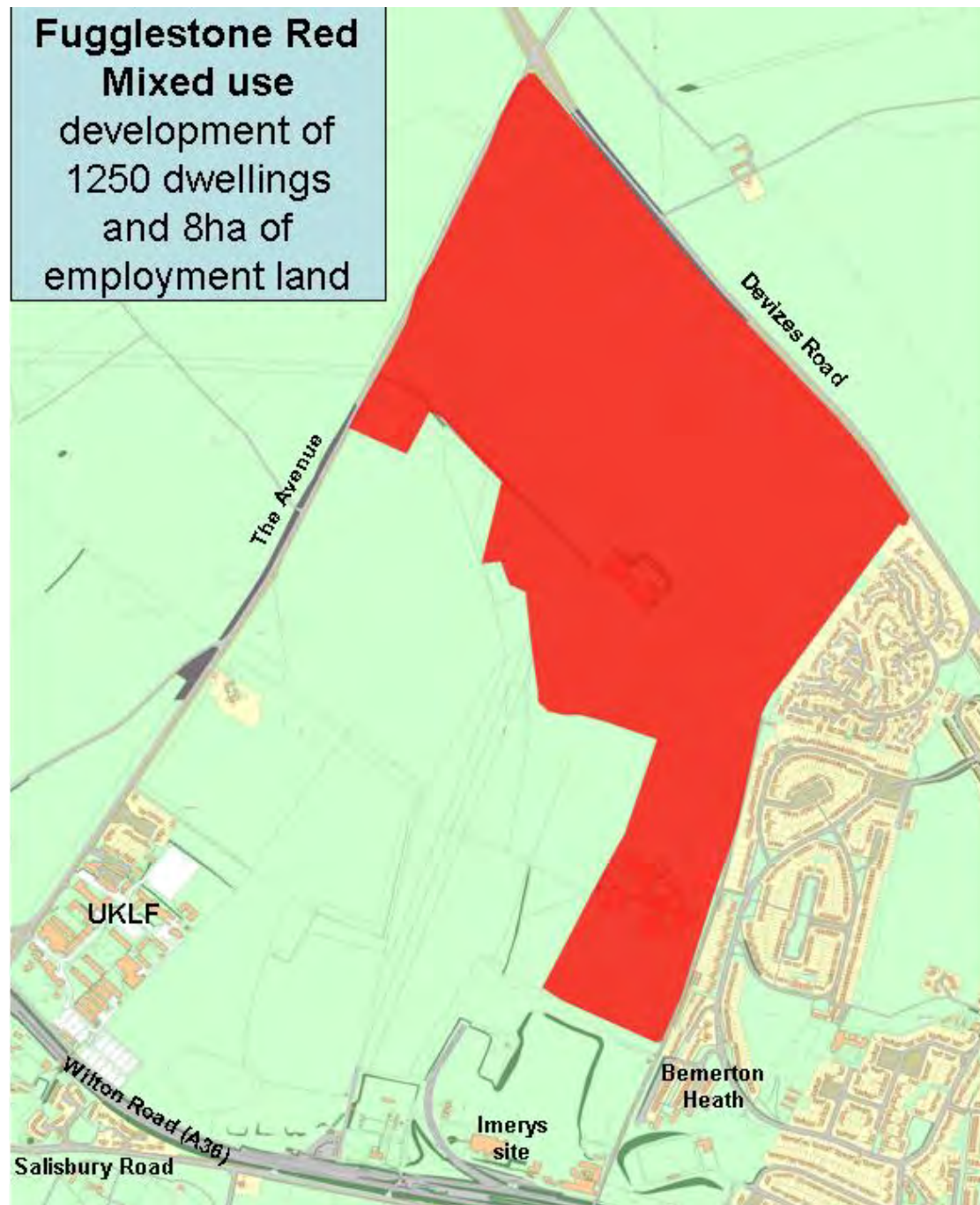
Failure to meet any of the above deadlines without production of compelling justification will lead to conclusion that the site is not deliverable and the site could be de-allocated in a mini-review of the Core Strategy and the site replaced with an alternative site where more certainty exists.

An independent viability review of the site will be undertaken by Wiltshire Council within two years to review the standards of delivery set in view of the projected recovery from the recession of 2009. This review will not be undertaken where the developer has demonstrated commitment through delivery in the first two years of the Strategy.

Site Name

Fugglestone Red

Fugglestone Red
Mixed use
development of
1250 dwellings
and 8ha of
employment land

**Description of site**

The site is to the north west of Salisbury and is bounded by The Avenue to the north west, the A360 Devizes Road to the north east, the extent of the built envelope of Salisbury (Fugglestone Red and Bemerton Heath) to the south east and the Imerys quarry site, a significant dry valley and the UK Land Forces site to the south) The site is mainly agricultural land but with significant treed features. It also includes an existing secondary school (Salisbury High School) to the south east of the site. The "townscape/countryside interface" of the whole area is of "elevated views, little/no foreground, generally harsh, abrupt settlement edge".

Objectives for the development

To develop 1250 new homes and 8 hectares of employment land, through a high quality development which delivers an appropriate sense of place in accordance with the South Wiltshire Design Guide, 'Creating Places' in a sustainable location close to Wilton and Salisbury, in a manner which compliments the existing communities and makes a significant strategic contribution to meeting the local housing needs of south Wiltshire. Specific issues to be addressed are:

- The delivery of a new local centre for the Fugglestone Red area.
- Contributions towards improving the secondary school
- Strategic gap planning to ensure Wilton retains its independent character and does not become merged with Salisbury.
- To deliver a development which conserves and in places enhances the natural environment, including the quality of the Camp Down SSSI, River Avon SAC
- To conserve and where possible enhance views from the Wilton Estate and Old Sarum SAM
- Conservation of the historic Avenue.

Site constraints

- Potential coalescence between Salisbury and Wilton and the need for a strategic landscape belt to be retained.
- The sensitive landscape, especially the north eastern edge and the setting of Old Sarum SAM
- Copses, wooded belts, and other tree planting
- Overhead power cables (several running N-S and E-W)
- Existing residential amenity to the east of the site.
- Salisbury Air Quality Management Area on Devizes Road and Wilton Road
- Setting of Wilton House and its historic park and garden.

Land uses and quanta of development

- 1250 new dwellings of which a minimum of 40% will be affordable. The breakdown will be as detailed in Core Policy 6.
- 8 hectares of employment land to include some start-up units
- New primary school and improvements to secondary school
- Public open space
- Space for a new cemetery
- Local Centre

Essential Infrastructure Requirements

Education: 2 form entry primary school and either a secondary contribution or assistance towards construction of new 'Salisbury High School'.

Transportation: Any major infrastructure requirement outcomes identified by the Salisbury Transport Model. New access including improvements to the junction between the A360 and The Avenue. A Traffic Assessment which sets out how the modal shift promoted at national and RSS level will be achieved, including improved, bus, cycle and walking routes.

Green infrastructure: Formal and informal public open space to be provided on site to reduce pressure on Camp Down SSSI. New woodland, hedges and standard trees to connect retained hedges and woodland and ultimately link to the River Avon. 1 in 10 properties to contain features suitable for roosting bats. Improved linkages and contributions towards improvements to Wilton House historic park and garden. Extended phase 1 survey to be undertaken. Site should look to minimise recreational impacts on the New Forest European protected sites.

Heritage: Archaeological investigations to be undertaken prior to finalising of the site design, with the design responding to finds.

Drainage and Water: **Requires boosted supply from existing local reservoir and a dedicated spine main to serve local distribution mains. On site sewers required to be provided by developers with separate systems of drainage. Off site surface water disposal to local land drainage systems with attenuated discharge**

needed to satisfy PPS25. On site foul-water pumping station with rising main to Devizes Road. Long off site connecting sewer (>1km) to agreed point of connection, where planned capacity is available to accept future foul flows. A contribution is required towards a management and mitigation plan to address phosphate levels in the River Avon SAC catchment and their threat to protected species as well as its implementation.

PCT: Financial contribution towards new or improved doctors and dentist surgeries.

Emergency services: Contribution to the provision of a new community fire station or improvements to existing facilities in order to provide a comprehensive and flexible responses to future emergencies.

Community facilities and services: Need to deliver a local centre to provide the local access to basic services this area of Salisbury currently lacks.

Renewable energy: 10% renewable energy generated on or near the site

Place shaping requirements

In addition to the provisions of 'Creating Places' and saved Local Plan policies, master planning of this site needs to specifically address:

- Significant tree planting to protect key views from Wilton Park.
- Overall building mass should be in keeping with the setting to Wilton Conservation Area.
- The Avenue not to be widened or subject to major road improvements.
- The visual gateway into Salisbury from the A360 is conserved and enhanced.
- A significant green buffer is retained between the built up areas of Salisbury and Wilton.
- Lighting does not exceed the height of the development and is designed to minimise light pollution and sky glow.
- Overhead cables to be buried.

Strategic linkages

Improved linkages Wilton House historic park and garden and UKLF site. Development will also need to integrate with the existing developments at Fugglestone Red and Bemerton Heath.

Delivery Mechanism

This site should be the subject of partnership between private and public sector based on frontloading a master plan to be approved by the Local Planning Authority as part of the planning application process. This Master Plan will guide the private sector led delivery of the site.

Key delivery milestones, monitoring and review

This site has been chosen not only because strategically, environmentally and consultatively it can make a significant contribution to meeting local needs through regeneration, but also because early discussions with land owners, agents and prospective developers have encouraged the Local Planning Authority that this site can be brought forward within the first five years. In order to safeguard the delivery of housing within this period the following milestones will be adhered to:

- Immediate partnership working with LPA and stakeholders frontloading matters
- A planning application accompanied by master plan and design code within 18 months of adoption of the Core Strategy.
- A section 106 agreement will be required setting key milestones for delivery including that the site shall start delivering housing within 12 months of the grant of permission and a phasing agreement setting out completions at agreed milestones moving forward.

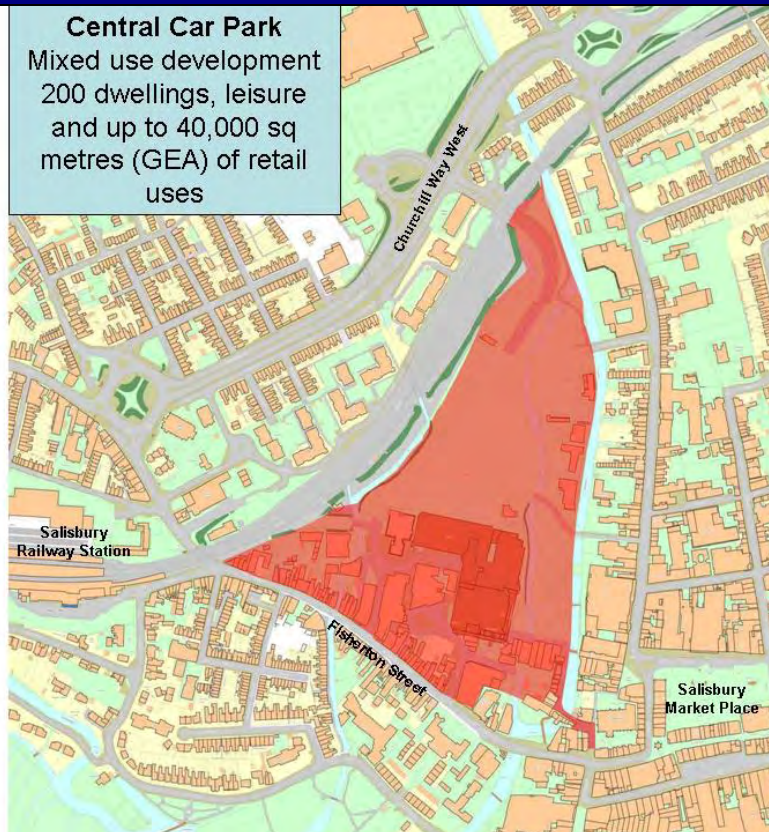
Failure to meet any of the above deadlines without production of compelling justification will lead to conclusion that the site is not deliverable and the site could be de-allocated in a mini-review of the Core Strategy and the site replaced with an alternative site where more certainty exists.

An independent viability review of the site will be undertaken by Wiltshire Council within two years to review the standards of delivery set in view of the projected recovery from the recession of 2009. This review will not be undertaken where the developer has demonstrated commitment through delivery in the first two years of the Strategy.

Site Name

Land at The Maltings and Central Car Park

Map



Description of site

A city centre site situated to the west of the city's established secondary shopping area. The southern part of the site predominantly comprises The Maltings shopping centre. To the north is the central surface level car park. To the north east is the 'Millstream' coach park. To the east of the coach park is the Boathouse bar and brasserie. To the south of the coach park are offices owned and occupied by the Probation Service and the Wiltshire PCT. To the immediate south of Avon Approach, leading to Central Car Park, is a service yard and private car park owned by Tesco's. The Playhouse Theatre, City Hall and Summerlock House (Department of Work and Pensions) are situated adjacent to The Maltings, to the south west of the site. Public Open Space runs along the eastern boundary and the city Library and Galleries are adjacent. To the extreme north of the site is an electricity substation and private car park. Several courses of the River Avon SAC flow through the site. To the west lies a railway embankment.

Objectives for the development

To develop a retail led mixed use regeneration scheme through a high quality development, which delivers an appropriate sense of place in accordance with the South Wiltshire Design Guide, 'Creating Places' in a sustainable location within Salisbury city centre, in a manner which compliments the existing retail provision and makes a significant strategic contribution to meeting local housing needs of south Wiltshire.

The redevelopment of the Maltings / Central Car Park will retain sensitive Salisbury's skyline and respect the scale and building forms of the historic urban fabric. It will build on the city's already strong retail offer to create a new quarter specifically designed to meet the demands of the modern shopper - and the modern retailer, with

simple, regular shaped interior spaces which can be easily configured to meet a wide variety of needs and shop sizes.

The Maltings / Central Car Park will not be an enclosed shopping centre or self-contained mall style development, but a high quality outward looking design, which integrates into the city centre. Open, pedestrianised streets and public spaces will link its retail, residential and leisure areas, with an improved Cultural area around the Playhouse and City Hall, improving legibility from the new development through the cultural area to Fisherton Street. Relocation of the library will open up links to the Market Square. This open streetscape will connect the prime retail units anchored by a department store, residential and leisure areas.

Specific issue to be addressed are:

- To provide a range of retail unit sizes including a department store format and supermarket and a mix of major shop units and smaller store units
- To ensure the continued viability and vibrancy of the whole of Salisbury city centre
- To provide a range of homes including affordable suitable for a city centre location
- A relocated library
- To provide a range of office space
- Protection of views of Salisbury Cathedral.
- A development that upgrades public open space including riverside walks
- A holistic approach to addressing the piecemeal nature of car parking, rear aspects of properties and land ownerships in a comprehensive manner.
- A development that is well integrated and opens up links to Fisherton Street, Market Walk and the surrounding City Centre
- Retention and enhancement of the 'Shopmobility' scheme.
- Continued provision of public toilets
- Massing of new development respects the scale and building forms of the historic urban fabric
- The development can protect and enhance both the built and natural conservation interests surrounding the site
- The character of the development creates a sense of place that responds to and is sympathetic to locally distinctive patterns of development
- Providing a high quality public realm that promotes public spaces that are attractive, safe, uncluttered and work effectively for all in society.

Site constraints

- Protection of views of Salisbury Cathedral
- Protection and proximity of the River Avon SAC
- Salisbury city centre Air Quality Management Area
- Salisbury Conservation area and a number of listed buildings
- Electricity Sub-station
- Flooding
- Fragmented land ownership.
- Access, parking and servicing

Land uses and quanta of development

- Potential for a total of 40,000 sq m of retail floorspace (gross external area). A single, or few large retail outlets providing the whole of the floor area will not be appropriate to achieve the aims of the development and not be permitted.
- Comparison shopping uses, comprising a range of unit sizes including a department store format and a mix of major shop units and smaller store units
- Convenience floor space replacing the net loss of such floorspace

- Around 200 dwellings of which a minimum of 40% will be affordable. The breakdown will be as detailed in Core Policy 6.
- Office use
- Leisure uses (15% of comparison floor space), to improve the quality of leisure facilities
- A replacement library
- Adequate car parking spaces using undercroft and multi-storey car parking
- A new park based around existing watercourses and opening linkages to the Market Square and Fisherton Street.
- Improved cultural area around the Playhouse and City Hall, improving legibility from the new development through the cultural area to Fisherton Street

Essential Infrastructure Requirements

Education: Contributions towards primary and secondary.

Transportation: Any major infrastructure requirement outcomes identified by the Salisbury Transport Model. A Transport Assessment which sets out how the modal shift promoted at national and RSS level will be achieved, including improved, bus, cycle and walking routes.

Green infrastructure: Formal and informal public open space to be provided on site including a new park. Adequate land to be set aside for treatment of surface runoff. Incorporation of at least buffer strips adjacent to the river, restricting lighting near river. Construction method statement required with application.

Flooding: Requirements of SFRA level 2 to be incorporated into design. No development in Flood Zone 3b. Development should be directed to areas of lowest risk from flooding with lower flood depths and velocities. Old landfill sites should be avoided where possible due to the risk of potential contaminants. Culverts both at the site and upstream need to be maintained. Model shows that safe access/egress will be possible via both Churchill Way West and Avon Approach during a 1 in 100 year flood event with climate change.

Heritage: Archaeological investigations should be undertaken prior to finalising of the site design with the design responding to finds.

Drainage and Water: **On site sewers provided by developers with separate systems of drainage, no spare capacity in local networks for a development of this scale. Off site surface water disposal to local land drainage systems with attenuated discharge to satisfy PPS25 is required. May require a pumped discharge and an off site link sewer to agreed point of connection, subject to engineering appraisal and network modelling to confirm the scope and extent of capacity improvements. There is a high probability of capacity improvements being necessary associated with downstream overflows to reduce risk of pollution and maintain water quality. A contribution is required towards a management and mitigation plan to address phosphate levels in the River Avon SAC catchment and their threat to protected species as well as its implementation.**

PCT: Financial contribution towards new or improved doctors and dentist surgeries.

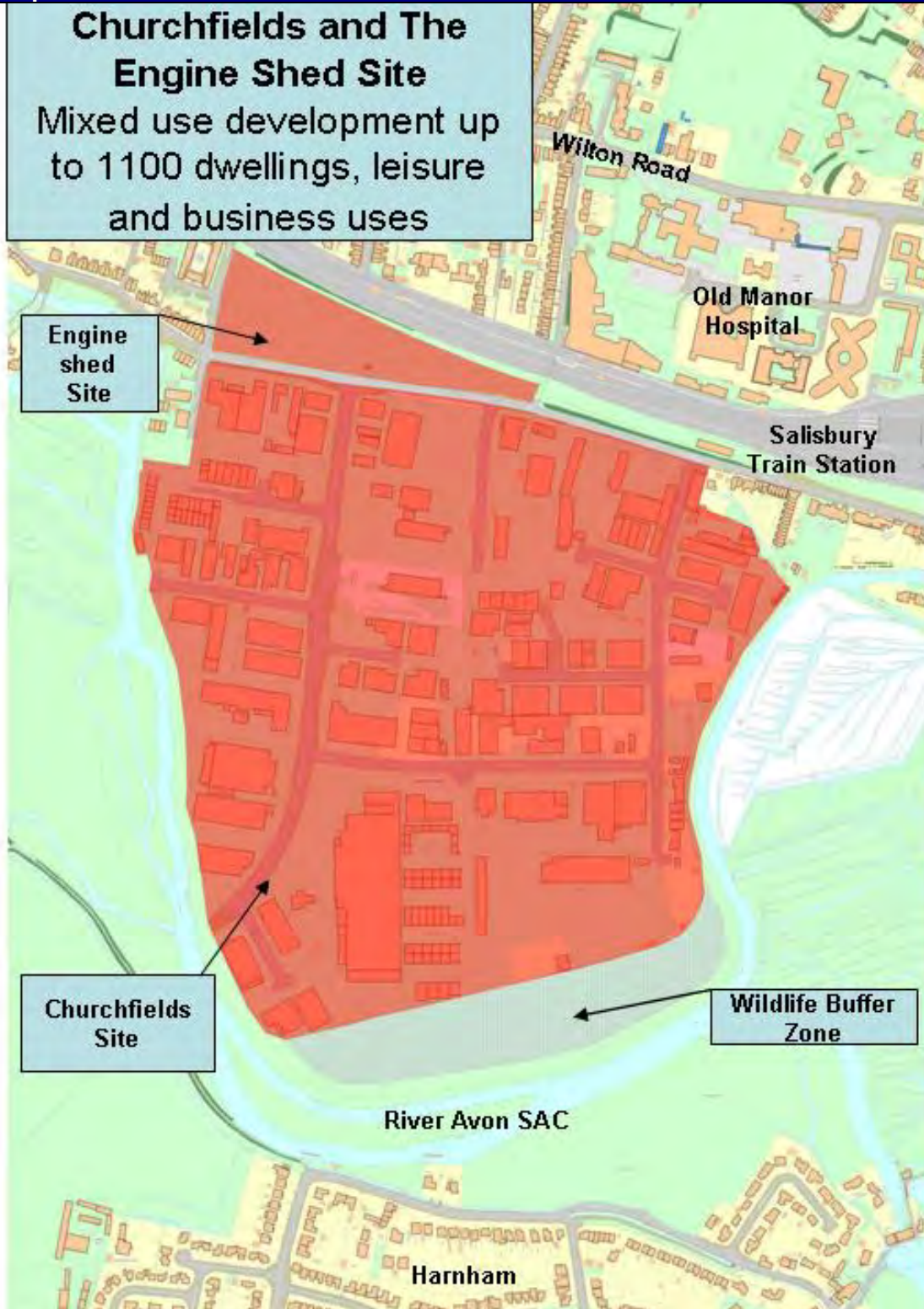
Emergency services: Contributions towards the Fire Service for new or improved fire stations in order to provide a comprehensive and flexible responses to future emergencies.

Renewable Energy: 10% renewable energy generated on or near the site as per RSS policy

Site Name

Churchfields and the Engine Sheds, Salisbury

Map



Description of site

A major employment site serving Salisbury. The site accommodates approximately 200 businesses of varying types and size on 33 hectares. It lies to the west of Salisbury city centre and to the south of the railway line, close to the railway station.

The east, south and west of the site is bounded by the River Nadder (part of the River Avon SAC), with water meadows beyond. To the west of the engine shed site lies Cherry Orchard Lane with residential development beyond. To the east is Ashfield Road. Both Cherry Orchard Lane and Ashfield Road pass under railway bridges providing northward routes to Wilton Road. The site is currently overgrown with dense scrub and a number of fairly large trees. The site is vacant site and is bounded between the railway line to the north and Churchfields Road to the south and residential development to the west.

Objectives for the development

To develop a housing led mixed use redevelopment of around 1100 dwellings and retaining 5 ha of employment through a high quality master plan, which delivers an appropriate sense of place in accordance with the South Wiltshire Design Guide, 'Creating Places' in a sustainable location, in a manner which compliments the existing community and makes a significant strategic contribution to meeting local housing needs of South Wiltshire. Specific issues to be addressed are:

- Project alignment with the LDF to ensure there is adequate and appropriate land available to allow a successful decant for existing employers in and around Salisbury so the existing protective policy preventing change of use away from employment can be relaxed.
- Redevelopment that sympathetically capitalises on the assets of the site, such as proximity to water meadows, town path, Harnham and cathedral views
- Master planning to be undertaken for both sites to ensure that the two developments integrate.
- Providing green links from the east and west of the River Nadder, to contribute towards the environmental and ecological aspirations of the Salisbury Vision
- The incorporation of a central green to act as a focal point and encourage vitality
- A mix of heights of up to 6 storeys determined by detailed context planning
- Planning in and making features of key vista to the cathedral
- To provide an element of carbon neutral homes
- Maximising the site's south facing orientation

Site constraints

- Poor access through narrow rail bridges and via residential areas
- Potential land contamination (including former land fill site, abattoir and steam engine shed)
- Protection and proximity of the River Avon SAC
- Salisbury city centre Air Quality Management Area
- Protection of views of Salisbury Cathedral
- Interdependencies with the Waste Site Specific Allocations DPD to find a suitable decant site for the Household Recycling Centre currently on site
- Flooding

Engine shed:

- Issue over level of site, which appears to be mainly 2-3m above that of Churchfields Road: investigations need to be made as to whether this is artificial or natural.
- A 3m high blank retaining wall along Churchfields Road provides an unattractive 'dead' frontage.
- Proximity to railway line

Land uses and quanta of development

- Approximately 1100 dwellings of which a minimum of 40% will be affordable. The breakdown will be as detailed in Core Policy 6.
- 5 ha of employment land
- Public Open Space

- Local neighbourhood centre
- Primary school

Essential Infrastructure Requirements

Education: 2 form entry primary school. Contributions towards secondary education.

Transportation: Any major infrastructure requirement outcomes identified by the Salisbury Transport Model. A Transport Assessment which sets out how the modal shift promoted at national and RSS level will be achieved, including improved, bus, cycle and walking routes. The site's proximity to the city centre and railway station provides opportunities for the implementation of strong demand management techniques to be applied.

Green infrastructure: Formal and informal public open space to be provided on site including a central green and green corridors adjacent to the River Nadder. Off-site contributions may also be required. Incorporating a significant buffer strip adjacent to river. 1 in 10 properties to contain features suitable for roosting bats. Woodland habitat creation to create buffer, to help absorb additional public pressure. Identifying suitable recreational areas within the site to reduce pressure on river corridor. Restricting lighting near river. Adequate land to be set aside for treatment of surface runoff.

Flooding: Much of the site is within Flood Zone 1. Future development should be situated in this zone. Highly vulnerable' uses in Flood Zone 2 will have to pass the Exception Test. If development is necessary to the north west of the site, development should be directed towards the areas of lowest risk. On old landfill sites, contaminated land poses additional problems because of the risk that polluted groundwater/leachate may be generated. The proposed drainage system must not remobilise any contaminants and infiltration should not therefore be used unless a full study of groundwater flow paths is undertaken. SUDS techniques that utilise infiltration should not be used here.

Drainage and Water: Existing supply mains provide limited capacity at peak demand. Redevelopment of this site will therefore require additional capacity with off site reinforcement. On site sewers provided by developers with separate systems of drainage also required. Sewer diversions may be required to accommodate development proposals. Surface water disposal to local land drainage systems with attenuated discharge needed to satisfy PPS25.

Improvements required to downstream overflows to reduce risk of pollution and maintain water quality. Additional capacity improvements to foul water sewers may be needed subject to engineering appraisal. A contribution is required towards a management and mitigation plan to address phosphate levels in the River Avon SAC catchment and their threat to protected species as well as its implementation.

PCT: Financial contribution towards new or improved doctors and dentist surgeries.

Emergency services: Contributions towards the Fire Service for new or improved fire stations in order to provide a comprehensive and flexible responses to future emergencies.

Renewable Energy: 10% renewable energy generated on or near the site as per RSS policy.

Place shaping requirements

In addition to the provisions of 'Creating Places' and saved Local Plan policies, master planning of the site needs to specifically address:

- Views to the cathedral as an integral part of the site layout and design
- Linkages and enhancement of the water meadows and Town Path
- Provision of green links from the east and west of the River Nadder to contribute towards the environmental and ecological aspirations of the Salisbury Vision

- Incorporation of a central green to act as a focal point and encourage vitality
- A mix of heights of up to 6 storeys on the Churchfields site determined by detailed context planning
- Significant landscape buffer planting to the river
- Pedestrian, public transport and cycle linkages to the city centre, including integration with the Railway Station Interchange.
- Integration of both sites with each other and with existing residential uses
- Orientation of the Engine Sheds site to maximise solar gain

Strategic Linkages

- Pedestrian, public transport and cycle linkages to the city centre, including integration with the Railway Station Interchange
- Linkages and enhancement of the water meadows and Town Path
- Provision of green links from the east and west of the River Nadder to contribute towards the environmental and ecological aspirations of the Salisbury Vision
- Incorporation of a central green to act as a focal point and encourage vitality.

Delivery Mechanism

This site should be the subject of partnership between private and public sector based on frontloading a Master Plan. This Master Plan will guide the private sector led delivery of the site. The site will also include the need for some site assembly and management of 'decanting' or moving of existing businesses. There is an opportunity for some of the 'dirtier' uses, such as the household recycling centre, to move to the former Imerys quarry site and there are consequently interdependencies. In addition, decant of other uses will be dependent upon other employment sites within this Core Strategy coming forward.

Key delivery milestones, monitoring and review

This site has been chosen not only because strategically, environmentally and consultatively it can make a significant contribution to meeting local needs through regeneration, but also because early discussions with land owners, agents and prospective developers have encouraged the Local Planning Authority that this site can be brought forward within the first five years. In order to safeguard the delivery of housing within this period the following milestones will be adhered to:

- Immediate partnership working with LPA and stakeholders frontloading matters
- A planning application accompanied by master plan and design code within 18 months of adoption of the Core Strategy.
- A section 106 agreement will be required setting key milestones for delivery including that the site shall start delivering within 12 months of the grant of permission and a phasing agreement setting out completions at agreed milestones moving forward.

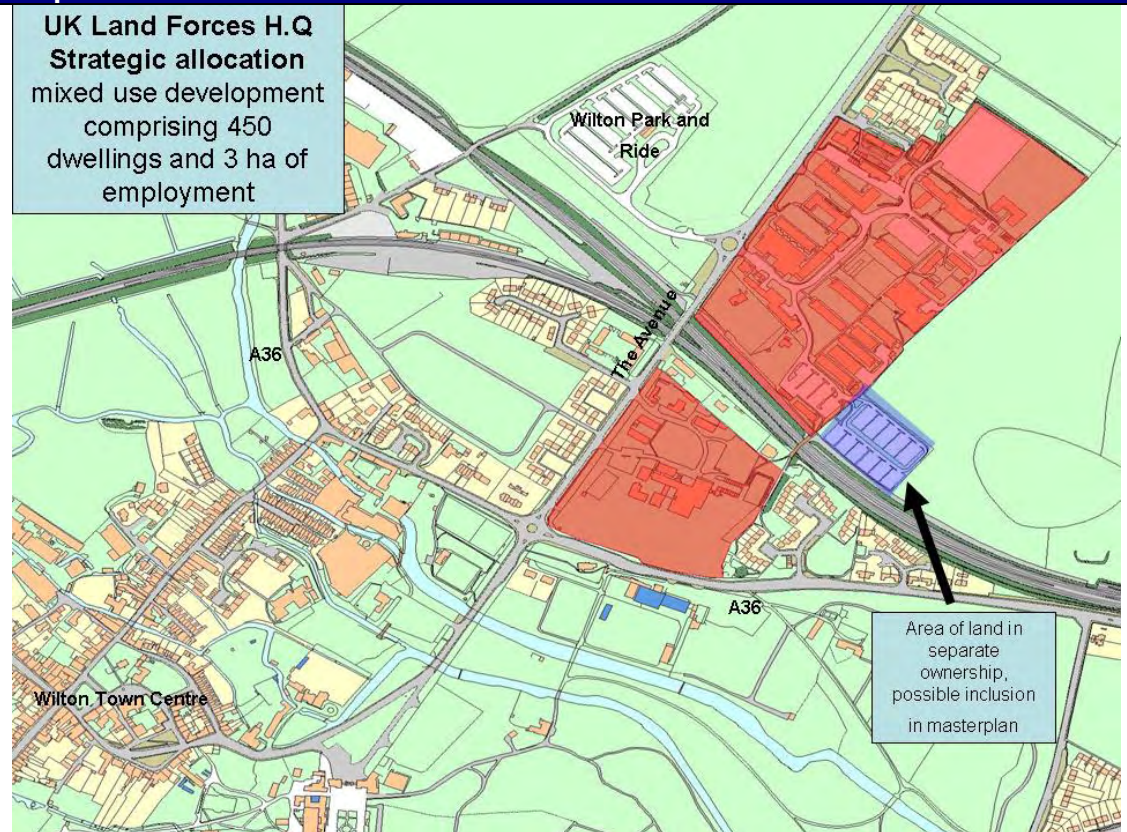
Failure to meet any of the above deadlines without production of compelling justification will lead to conclusion that the site is not deliverable and the site could be de-allocated in a mini-review of the Core Strategy and the site replaced with an alternative site where more certainty exists.

An independent viability review of the site will be undertaken by Wiltshire Council within two years to review the standards of delivery set in view of the projected recovery from the recession of 2009. This review will not be undertaken where the developer has demonstrated commitment through delivery in the first two years of the Strategy.

Site Name

UK Land Forces Head Quarters, Wilton

Map



Description of site

This site is situated approximately 0.7 km to the north of the centre of Wilton. It is to the east of The Avenue and the north of the A30 and Wilton Conservation Area. The site is divided into two parts to the south west and north east of a railway embankment. Beyond the A36 at the southern end of the site is Wilton Park (a registered historic park and garden). To the east of the northern part of the site there is agricultural land and to the south residential dwellings. The site is currently used for a mixture of military offices and accommodation.

Objectives for the development

To develop around 450 new homes and a minimum of 3 hectares of employment land to provide a minimum of 1200 jobs, to match those that will be lost due to the military site closing. The development should be of a high quality which delivers an appropriate sense of place in accordance with the south Wiltshire design guide 'Creating Places' in a sustainable location close to Wilton, in a manner which complements the existing community and makes a significant contribution to meeting local housing needs in south Wiltshire, whilst improving the number and range of jobs available in the local area. Specific issues to be addressed are:

- To replace the employment opportunities lost by the MOD relocation to Andover
- Replacing the contribution the MOD jobs make to keeping existing shops and services in Wilton town centre viable.
- Strategic gap to ensure Wilton retains its independent character and does not become merged with Salisbury
- To deliver a development that conserves and enhances views into and out of

- the Wilton Conservation Area including Wilton Park and House
- Conservation of the historic gateway to Wilton along The Avenue

Site constraints

- Potential coalescence between Salisbury and Wilton: a strategic landscape belt to be retained
- Setting and views to and from Wilton Park and Wilton Conservation Area
- Existing residential amenity to the east of the southern part of the site
- Numerous mature trees on the site
- Potential impact on amenity of noise from the railway that divides the site and the A36 adjoining the southern half of the site
- Links between the northern and southern parts of the site and to Wilton
- Proximity to River Nadder (part of River Avon SAC)

Land uses and quanta of development

- Around 450 new dwellings of which a minimum of 40% will be affordable. The breakdown will be as detailed in Core Policy 10.
- A minimum of 3 hectares of employment land to provide around 1200 new jobs and to include some start-up units
- New 1 FE primary school and secondary contributions
- Public Open Space

Essential Infrastructure Requirements

Education: 1 form entry Primary school and either a secondary contribution or assistance towards construction of new 'Salisbury High School'

Transportation: Any major infrastructure requirement outcomes identified by the Salisbury Transport Model. New access including improvements to the junction between the A360 and The Avenue and at the A30. A Transport Assessment which sets out how the modal shift promoted at national and RSS level will be achieved, including improved, bus, cycle and walking routes.

Green infrastructure: Formal and informal public open space to be provided on site. New woodland, hedges and standard trees to connect retained hedges and woodland and ultimately link to River Avon. Improved linkages and contributions towards improvements to Wilton House historic park and garden and links through to proposed Fugglestone Red development.

Heritage: Site design and massing of buildings enhances views from Wilton Park and the setting of Wilton. Design and massing is sensitive to its location on rising ground. The existing tree belt along the southern road frontage is retained and enhanced as a backdrop to Wilton Park. Lighting does not exceed the height of the development and is designed to minimise, light pollution and sky glow. The open character of the land to the east of the development site is maintained as it also features in views from Little Park. Possible enhancements of The Avenue.

Drainage and Water: **No off site reinforcement required for this redevelopment – capacity available to serve this level of development. Existing site served by private sewers, on site sewers provided by developers with separate systems of drainage will be required. Off site surface water disposal to local land drainage systems with attenuated discharge to satisfy PPS25. Off site foul sewer to agreed point of connection to public sewer system. There is a low probability that downstream improvements will be required and will need to be confirmed by engineering appraisal to confirm the scope and extent of any capacity improvements. Existing railway at the southern boundary may restrict gravity discharge from the site.**

PCT: Financial contribution towards new or improved doctors and dentist surgeries.

Emergency services: Contributions towards the Fire Service for new or improved

fire stations in order to provide a comprehensive and flexible responses to future emergencies.

Community facilities and services: Need to deliver a local centre to provide the local access to basic services this area currently lacks.

Renewable energy: 10% renewable energy generated on or near the site

Place shaping requirements

In addition to the provisions of 'Creating Places' and saved Local Plan policies, master planning of this site needs to specifically address:

- Tree planting to protect key views from Wilton Park
- The Avenue to be retained and enhanced
- Massing and design of buildings sympathetic to Wilton Conservation Area
- Lighting does not exceed the height of the development and is designed to minimise light pollution and sky glow
- Show how the new neighbourhood can be integrated into the existing community of Wilton, both residential and commercial and into the built and natural environment.
- Employment land should not comprise development that will cause a nuisance to the new or existing residents
- The Avenue not to be widened or subject to major road improvements
- A significant green buffer retained between the built up areas of Salisbury and Wilton

Strategic Linkages

Improved linkages with the built up areas of Wilton, Wilton House historic park and garden and the site at Fugglestone Red

Delivery Mechanism

This site should be the subject of partnership between private and public sector based on frontloading a Master Plan. This Master Plan will guide the private sector led delivery of the site.

Key delivery milestones, monitoring and review

This site has been chosen not only because strategically, environmentally, meeting local needs and consultatively it is a favoured site, but also because of the clear threats that the MOD vacating the site can have on the viability and vitality of Wilton. Early discussions with landowners have indicated to the Local Planning Authority that this site needs to be developed in the first five years of the plan in order to mitigate the potential impacts on Wilton and also to satisfy rules for the disposal of 'Crown' land. In order to safeguard the delivery of housing within this period the following milestones will be adhered to:

- Immediate partnership working with LPA and stakeholders frontloading matters
- A planning application accompanied by master plan and design code will be required within 18 months of adoption of the Core Strategy.
- A section 106 agreement will be required setting key milestones for delivery including that development shall commence on site within 12 months of the grant of permission and a phasing agreement setting out completions at agreed milestones moving forward.

Failure to meet any of the above deadlines without production of compelling justification will lead to conclusion that the site is not deliverable and hence will be de-allocated in a mini-review of the Core Strategy and its replacement with an alternative site where more certainty exists.

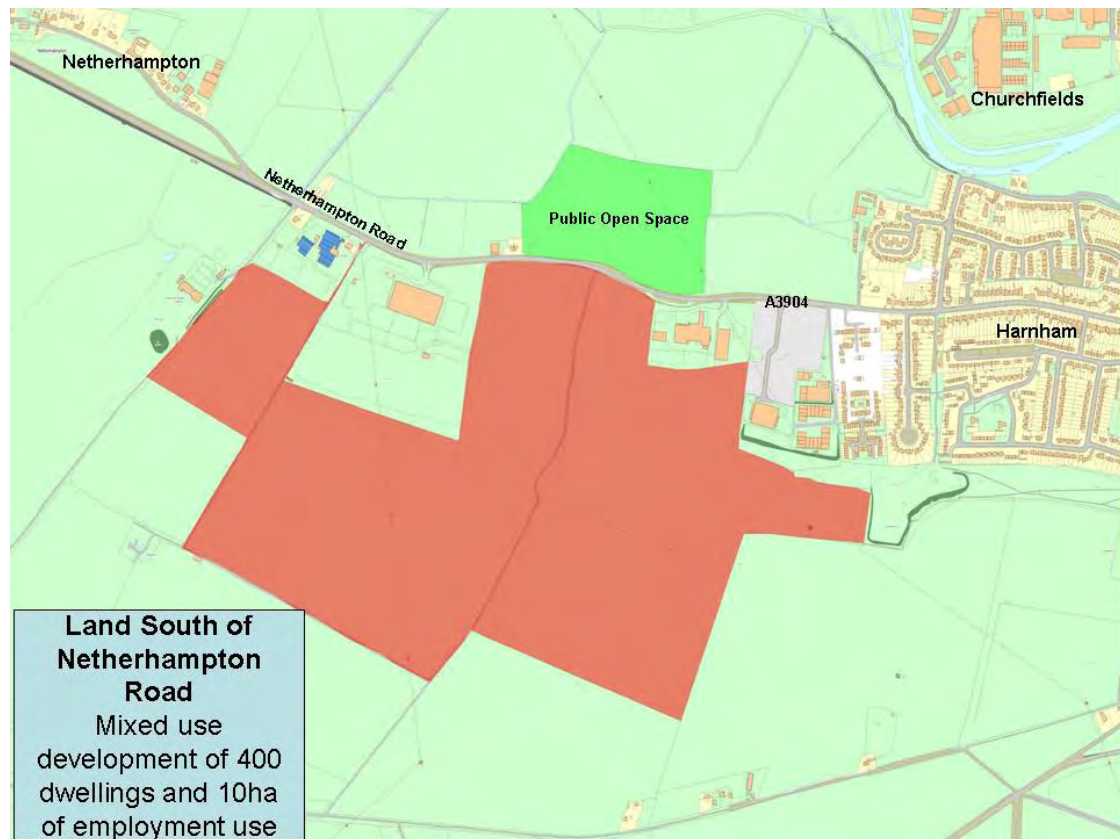
An independent viability review of the site will be undertaken by Wiltshire Council within two years to review the standards of delivery set in view of the projected recovery from the recession of 2009. This review will not be undertaken where the developer has demonstrated commitment through delivery in the first two years of the

Strategy.

Site Name

Land South of Netherhampton Road, Netherhampton.

Map



Description of site

The Netherhampton Road site is located to the south and west of Salisbury, south of the A3094 Netherhampton Road, between existing employment use to the east and the livestock market to the west. The site is located at the edge of Salisbury city, within Netherhampton parish. It falls partly within the Netherhampton Chalk Downland LCA. It is low-lying and predominantly flat, with a slope to the east of the site, facing north and north east. A gradual incline extends southwards to the drove track with the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty Boundary a short distance away. To the north of the site sits arable land forming part of Harnham Water Meadows. The site consists of large arable fields with an open feel and fairly minimal hedges and trees.

Objectives for the development

To develop 400 new homes and 10 hectares of employment land. The development will be of a high quality, which delivers an appropriate sense of place in accordance with the south Wiltshire Design Guide 'Creating Places', in a manner which compliments the existing community at Harnham and makes a significant strategic contribution to meeting the local housing needs of south Wiltshire. Specific issues to be addressed are:

- Delivery of a local centre and community facilities for the Harnham Area
- Delivery of a development that conserves and in places enhances the natural environment, including the River Avon SAC.
- Protection of views into and out of the Cranborne Chase and West Wiltshire Downs AONB.
- Potential to incorporate the medieval drove road into the site layout

Site constraints

- Significant level views of the cathedral across the water meadows. The southern part of the site is particularly visible in views to and from the cathedral.
- An urban gateway into Salisbury on the A3094: site would form a first impression of Salisbury on approach from the west
- Much potential for unknown archaeology in the form of prehistoric barrows, field systems and enclosures across the site
- Water meadows are a key feature of the surrounding landscape, with important views across them to the cathedral
- The higher, southern portion, of the site is visible across the valley and from the centre of the city, making it more sensitive to development.
- Maintaining separation of Salisbury from Ebble Valley villages
- Residential amenity adjacent to existing employment uses and livestock market

Land uses and quanta of development

- 400 new dwellings of which a minimum of 40% will be affordable. The breakdown will be as detailed in Core Policy 6.
- Minimum of 10 hectares of employment land
- New primary school
- Public Open Space
- Local Centre

Essential Infrastructure Requirements

Education: 1 form entry Primary school (or contributions) and contributions towards secondary

Transportation: Any major infrastructure requirement outcomes identified by the Salisbury Transport Model. A Transport Assessment which sets out how the modal shift promoted at national and RSS level will be achieved, including improved, bus, cycle and walking routes.

Green infrastructure: Formal and informal public open space to be provided on site. New woodland, hedges and standard trees to connect retained hedges and woodland and ultimately link to River Avon SAC. Improved linkages and contributions towards improvements to Wilton House historic park and garden.

Heritage: Archaeological investigations are undertaken prior to the site master planning as currently undiscovered archaeology could be of sufficient importance to affect developments on parts of the site. Development on the higher, southern part of the site may need to be restricted in height due to cathedral views. There is potential to incorporate the medieval drovers road into the site layout. Landscaping should be used to link to the water meadows and enhance the setting of Salisbury and frame views of the cathedral, lighting should be low level, not intrude above the height of buildings and designed to minimise sky glow.

Drainage and Water: **Upstream network has limited capacity with reduced pressure. Significant network improvements will be required to provide additional capacity to serve development proposals. Engineering appraisal will be required to determine the scope and extent of these capacity improvements. On site sewers to be provided by developers with separate systems of drainage. There is no spare capacity in local networks for any significant development. Surface water disposal to local land drainage systems with attenuated discharge is required to satisfy PPS25. Capacity improvements to foul water system may be needed subject to engineering appraisal when development proposals are identified in more detail. Cumulative development within the catchment will require downstream improvements.**

PCT: Financial contribution towards new or improved doctors and dentist

surgeries.

Emergency services: Contributions towards the Fire Service for new or improved fire stations in order to provide comprehensive and flexible responses to future emergencies.

Community facilities and services: Need to deliver a local centre to provide the local access to basic services this area of Salisbury currently lacks.

Renewable energy: 10% renewable energy generated on or near the site

Place shaping requirements

In addition to the provisions of 'Creating Places' and saved Local Plan policies, master planning of this site needs to specifically address:

- Lighting does not exceed the height of the development and is designed to minimise light pollution and sky glow.
- Employment land should not comprise development that will cause a nuisance to the new or existing residents.
- Care will have to be taken to ensure the built form integrates well with existing natural features.
- Building design and massing respect the edge of settlement location
- Views to the cathedral as an integral part of the site layout and design
- Show how the new neighbourhood can be integrated into the existing community, both residential and commercial and into the built and natural environment.

Strategic Linkages

The site will need to improve links to Harnham, and the Town Path that links the site by foot to Salisbury.

Delivery Mechanism

This site should be the subject of partnership working towards based on frontloading a Master Plan. This Master Plan will show how the constraints listed above can be successfully overcome.

Key delivery milestones, monitoring and review

This site has been chosen not only because strategically, environmentally and consultatively it can make a significant contribution to meeting local needs through regeneration, but also because early discussions with land owners, agents and prospective developers have encouraged the Local Planning Authority that this site can be brought forward within the first five years. In order to safeguard the delivery of housing within this period the following milestones will be adhered to:

- Immediate partnership working with LPA and stakeholders frontloading matters
- A planning application accompanied by master plan and design code within 18 months of adoption of the Core Strategy.
- A section 106 agreement will be required setting key milestones for delivery including that the site shall start delivering housing within 12 months of the grant of permission and a phasing agreement setting out completions at agreed milestones moving forward.

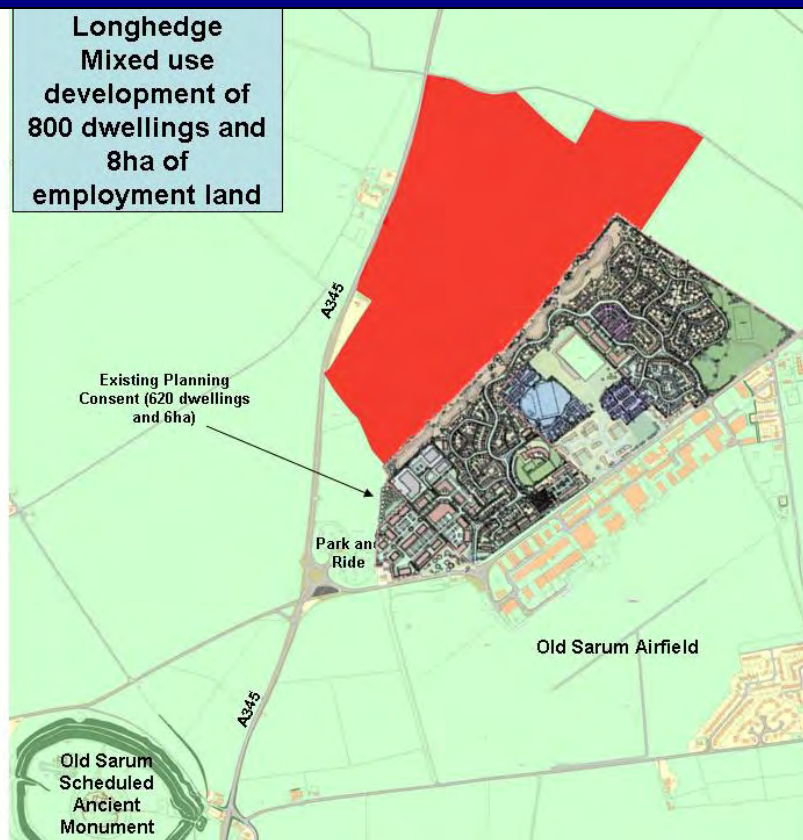
Failure to meet any of the above deadlines without production of compelling justification will lead to conclusion that the site is not deliverable and the site could be de-allocated in a mini-review of the Core Strategy and the site replaced with an alternative site where more certainty exists.

An independent viability review of the site will be undertaken by Wiltshire Council within two years to review the standards of delivery set in view of the projected recovery from the recession of 2009. This review will not be undertaken where the developer has demonstrated commitment through delivery in the first two years of the Strategy.

Site Name

Longhedge, Old Sarum, Salisbury

Map



Description of site

The site is located to the north of Salisbury city, to the north east of Old Sarum and the A345. To the south of the site is the Beehive Park and Ride site, largely screened by trees, and a small area of employment land. To the east is an employment site and Old Sarum Airfield, which is a Conservation Area. To the immediate east is an existing Local Plan allocation site, where detailed planning permission has been granted for 600 dwellings and building has commenced. This site lies to either side of the Salisbury City Football Club stadium.

Objectives for the development

To develop a housing led mixed use development of 800 dwellings and 8 ha of employment, through a high quality master plan which delivers an appropriate sense of place in accordance with the South Wiltshire Design Guide, 'Creating Places' in a sustainable location, in a manner which compliments the existing community and makes a significant strategic contribution to meeting local housing needs of South Wiltshire. Specific issues to be addressed are:

- The introduction of additional dwelling to the Old Sarum area will add a critical mass to secure the delivery and viability of planned and new local facilities to create a more self-contained community based around a neighbourhood centre.
- The provision of employment opportunities for both new investment and decant from Churchfields.

Site constraints

- Football stadium and airfield noise will need to be mitigated
- Highways impact on Castle Road and wider area, and associated impact on air quality

- Impact on setting of Old Sarum SAM and Old Sarum Airfield Conservation Area
- High potential for unknown archaeology on the site
- Street lighting designed to minimise light pollution and sky glow.

Land uses and quanta of development

The site comprises approximately 51ha and will accommodate a mix of employment and housing. The site will deliver approximately 800 dwellings of which a minimum of 40% will be affordable. The breakdown will be as detailed in Core Policy 6.

Community infrastructure and approximately 8ha of employment land which will include general industrial, office, research and development, storage and distribution, but exclude retail.

Essential Infrastructure Requirements

Education: 2 form entry primary school and financial contributions for secondary.

Transportation: Any major infrastructure requirement outcomes identified by the Salisbury Transport Model. A Transport Assessment which sets out how the modal shift promoted at national and RSS level will be achieved, including improved, bus, cycle and walking routes and possible junction improvements at Beehive roundabout, opportunities for links cycle and footpath to the Salisbury city centre, Beehive Park and Ride and other strategic sites. Implementing measures to prevent overloading of Castle Road and potential contribution to Beehive Park and Ride. Contribution to addressing the objectives set out in the Salisbury AQMA

Green infrastructure: Formal and informal public open space to be provided on site. Strategic landscape plan required to ensure opportunities to improve views from Old Sarum, through the screening of existing functional buildings. The strengthening of existing tree belts at the site.

Flooding: A flood risk assessment will be required and satisfy the requirements of PPS 25, reference should be made to the Level 1 SFRA

Drainage and Water: **This should pay particular attention to drainage and the control of surface water by the use of SUDS. Engineering assessment of water and foul sewer drainage at the site and potential capacity improvements at Petersfinger sewerage works and potable water capacity. Cumulative development within the upstream catchment at Old Sarum, Hampton Park and Longhedge developments will trigger significant works with new relief sewer to ensure that risk from sewer flooding is resolved.**

PCT: Financial contribution towards new or improved doctors and dentist surgeries.

Emergency services: Contributions towards the Fire Service for new or improved fire stations in order to provide comprehensive and flexible responses to future emergencies.

Community facilities and services: Additional community facilities and services to complement and reinforce the viability of the already planned district centre.

Renewable Energy: 10% renewable energy generated on or near the site as per RSS policy.

Place shaping requirements

In addition to the provisions of 'Creating Places' and saved Local Plan policies, master planning of this site needs to specifically address:

- There are opportunities to secure the long term future of Old Sarum Aerodrome through some sensitive new development, acting as a catalyst for a new Management Plan related to heritage and a legal agreement which controls the level of flying activity, which has been a longstanding issue locally.
- Key views to and from Old Sarum and impact on the SAM.
- Show how the new neighbourhood can be integrated into the existing community, both residential and commercial and into the built and natural

environment.

- Employment land should not comprise development that will cause a nuisance to the new or existing residents.

Strategic Linkages

Linkages with the existing allocated site at Old Sarum to ensure that the new communities can integrate and function as one.

Delivery Mechanism

This site should be the subject of partnership working towards based on frontloading a Master Plan to be approved by the Local Planning Authority as part of the planning application process. This Master Plan will show integration with the existing proposed development of 650 dwellings at Old Sarum.

Key delivery milestones, monitoring and review

This site has been chosen not only because strategically, environmentally and consultatively it can make a significant contribution to meeting local needs through regeneration, but also because early discussions with land owners, agents and prospective developers have encouraged the Local Planning Authority that this site can be brought forward within the first five years. In order to safeguard the delivery of housing within this period the following milestones will be adhered to:

- Immediate partnership working with LPA and stakeholders frontloading matters
- A planning application accompanied by master plan and design code within 18 months of adoption of the Core Strategy.
- A section 106 agreement will be required setting key milestones for delivery including that the site shall start delivering housing within 12 months of the grant of permission and a phasing agreement setting out completions at agreed milestones moving forward.

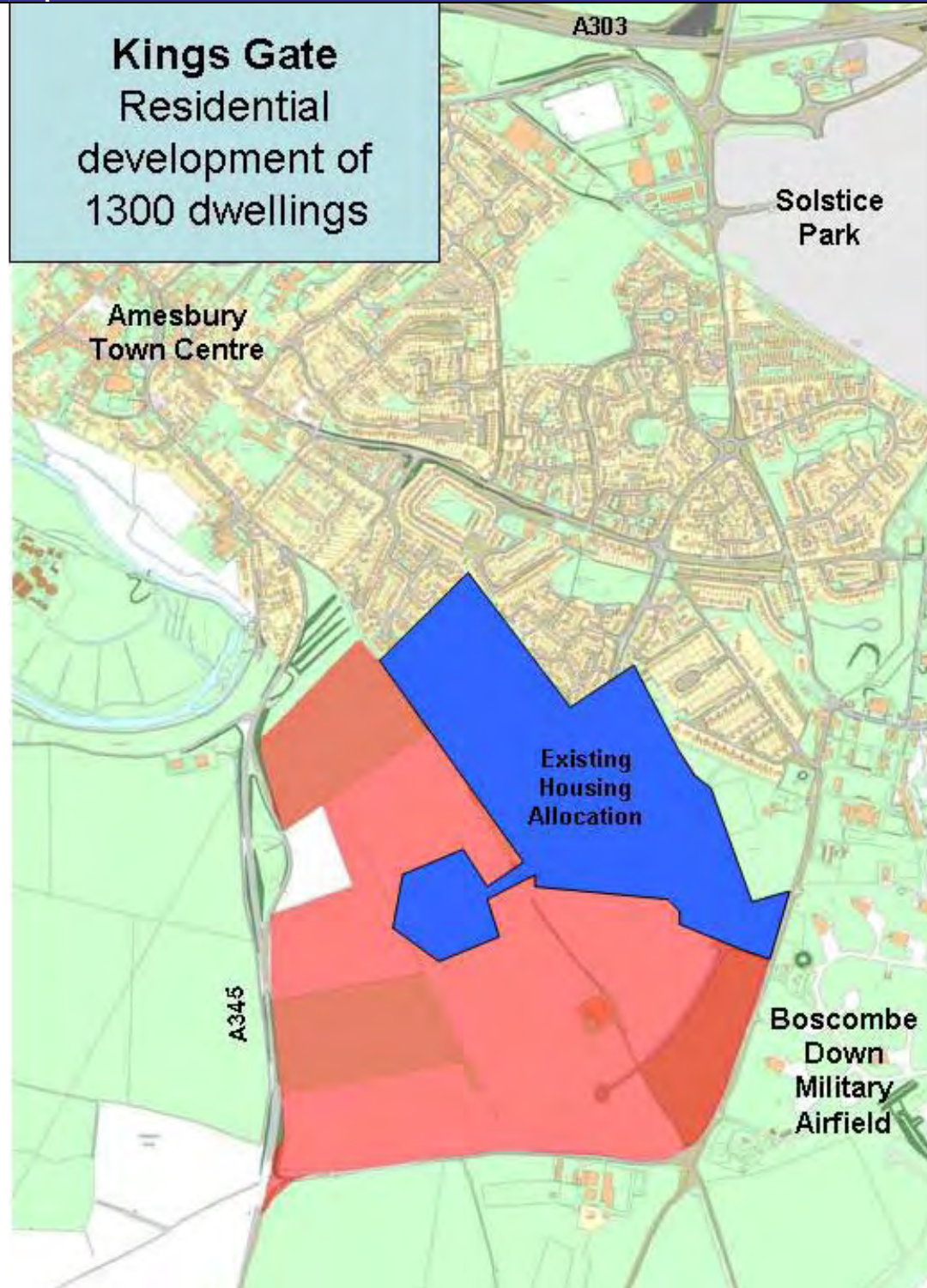
Failure to meet any of the above deadlines without production of compelling justification will lead to conclusion that the site is not deliverable and the site could be de-allocated in a mini-review of the Core Strategy and the site replaced with an alternative site where more certainty exists.

An independent viability review of the site will be undertaken by Wiltshire Council within two years to review the standards of delivery set in view of the projected recovery from the recession of 2009. This review will not be undertaken where the developer has demonstrated commitment through delivery in the first two years of the Strategy.

Site Name

King's Gate, Amesbury

Map



Site Description

The site is located to the south of Amesbury and is mainly agricultural. The site is bounded by residential development. Agricultural land surrounds the site on the western, southern and eastern boundaries, which is in turn bounded by the A345 to the west and Stockport Road to the south and east. There is further open agricultural land beyond Stockport Road and beyond the A345. Former military housing and

MOD outdoor sports facilities are located to the east of the site, beyond which lies the Boscombe Down Military Garrison.

Objectives for the development

To develop 1300 houses through a high quality development, which delivers an appropriate sense of place in accordance with the South Wiltshire design guide "Creating Places" in a manner which complements the existing development at Archer's Gate and makes a significant strategic contribution to meeting local housing needs of south Wiltshire. Specific issues to be addressed are:

- A new wing of existing primary school to be built plus an additional 1 form entry primary school.
- Ensuring any new development respects the scale, setting and form of the existing settlement and appropriate design and mitigation measures are put in place to accommodate new development without significant adverse effects on key views to and from upper chalk downland slopes.
- Potential to soften visually harsh and abrupt settlements edges in this area through a strong structure of tree and shrub planting.
- Special Landscape Area abuts the western edge of the site and so care will have to be taken to make sure that the built form integrates well with existing natural features. Development would need to ensure a sensitive interface between the natural and man-made setting.
- The introduction of local facilities to create a more self-contained community based around a neighbourhood centre
- Delivery of infrastructure is underway as part of an earlier phase of development on the site; it will be important that the new development integrates with earlier phases of development at Archers Gate.
- Potential to soften visually harsh and abrupt settlement edges through a strong structure of tree and shrub planting.
- The safeguarding and enhancement of natural habitats.

Site Constraints

- Impact on River Avon SAC
- Possible protected species including badgers, birds, reptiles
- Existing tree belt
- Area of Special Archaeological Significance. The strip lynchets to the north west of the site are a Scheduled Ancient Monument.
- Proximity to Boscombe Down military airfield and noise implications
- Special Landscape Area abutting the western edge of the site

Land uses and quanta of development

- 1300 houses of which a minimum of 40% will be affordable. The breakdown will be as detailed in Core Policy 11.
- New primary school
- Public Open Space

Essential Infrastructure Requirements

Education: New wing of existing primary school to be built plus an additional 1 form entry primary school. Secondary contribution to expand Stonehenge School.

Transportation: Any infrastructure requirement outcomes to be identified by the Transport Assessment which will cover the following

- An updated SATURN Model
- Updated traffic counts and traffic generation impact assessments on the local network including the links to the site and the town centre.
- An assessment of the effectiveness of the double-mini roundabout on the junction of Underwood Drive and Boscombe Road
- An assessment of committed development, including the development at Solstice Park.

- The potential development at Boscombe Down.
- A pedestrian and cyclist audit of the link between Byway 20 and the town centre.

Green Infrastructure: Formal and informal public open space to be provided on site. Site should look to minimise impact on River Avon SAC. Incorporate linear strip into new native woodland planting to connect to River Avon SAC. New chalk grassland habitat in several connected blocks each of minimum 1 ha, located to connect with grassland habitat to south and east. New hedgerow planting especially within new chalk grasslands to encourage farmland birds and butterflies. New grassland and wood habitat to link this habitat into the landscape, depending on possible future use of this area. 1 in 10 properties to contain features suitable for roosting bats.

Drainage and Water: A contribution is required towards a management and mitigation plan to address phosphate levels in the River Avon SAC catchment and the threat to protected species as well as its implementation.

PCT: Financial contribution towards new or improved doctors and dentist surgeries.

Emergency Services: Contribution to the provision of a new community fire station or improvements to existing facilities in order to provide a comprehensive and flexible responses to future emergencies.

Community facilities: Additional facilities and services to complement and reinforce the viability of the already planned district centre.

Renewable Energy: 10% renewable energy generated on or near the site as per RSS policy.

Place shaping requirements

In addition to the provisions of 'Creating Places' and saved Local Plan policies, master planning of this site needs to specifically address:

- Care will have to be taken to ensure the built form integrates well with existing natural features
- Building design and massing respect the edge of settlement location
- Show how the new development will integrate with earlier phases of development at Archers Gate.
- Development to take account of adopted design code

Strategic Linkages

Linkages with the existing allocated site at Archers Gate to ensure that the new communities can integrate and function as one.

Delivery mechanism

The site should be the subject of partnership between private and public sector based on frontloading a Master Plan. This Master Plan will guide the private sector led delivery of the site.

Key delivery milestones, monitoring and review

This site has been chosen not only because strategically, environmentally and consultatively it can make a significant contribution to meeting local needs through regeneration, but also because early discussions with land owners, agents and prospective developers have encouraged the Local Planning Authority that this site can be brought forward within the first five years. In order to safeguard the delivery of housing within this period the following milestones will be adhered to:

- Immediate partnership working with LPA and stakeholders frontloading matters
- A planning application accompanied by master plan and design code within 18 months of adoption of the Core Strategy.
- A section 106 agreement will be required setting key milestones for delivery including that the site shall start delivering housing within 12 months of the grant of permission and a phasing agreement setting out completions at agreed milestones moving forward.

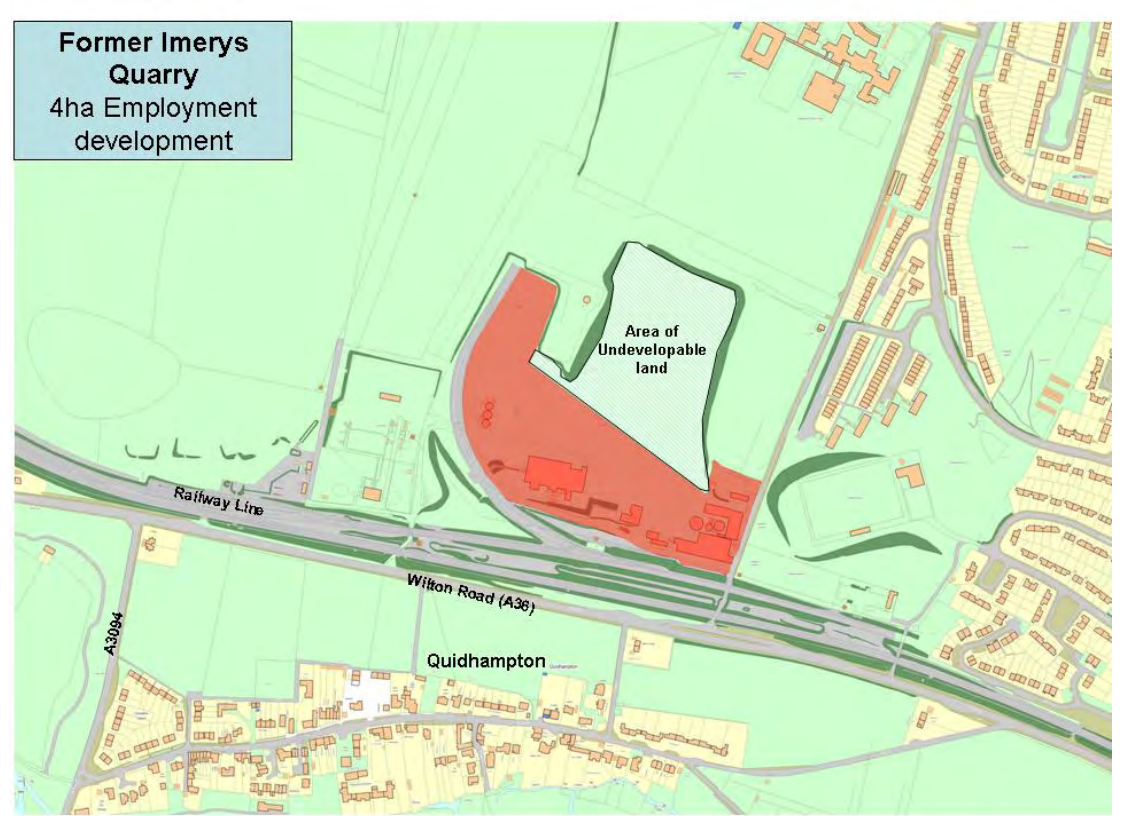
Failure to meet any of the above deadlines without production of compelling justification will lead to conclusion that the site is not deliverable and the site could be de-allocated in a mini-review of the Core Strategy and replaced with an alternative site where more certainty exists.

An independent viability review of the site will be undertaken by Wiltshire Council within two years to review the standards of delivery set in view of the projected recovery from the recession of 2009. This review will not be undertaken where the developer has demonstrated commitment through delivery in the first two years of the Strategy.

Site Name

Former Imerys Quarry, Salisbury

Map



Site Description

The Imerys site is located between Wilton and Salisbury, immediately north of the A36 and the railway line. To the north of the site is an existing secondary school (Salisbury High School) and to the east is recreation space. The site falls partly within the Larkhill Chalk Downland Landscape Character Area and is in a slightly elevated position with the natural ground level sloping in a southwesterly direction.

Objectives for the development

To develop 4 ha of employment land through a high quality development, which delivers a sense of place in accordance with the South Wiltshire Design Guide,

'Creating Places' in a sustainable location close to Salisbury whilst making the efficient use of previously developed land.

Specific issues to be addressed are:

- Restoration of the site
- To delivery a development which conserves and in places enhances the natural environment

Site Constraints

- Impact on River Avon SAC
- Possible protected species
- Cliff face between the Quarry and Secondary School
- Areas of chalk pit and settling pools are undevelopable
- Access currently gained from A36 over the railway, however railway bridge is narrow and possibly inappropriate for more intensive traffic use.
- Potential coalescence between Salisbury and Wilton
- Retention of Railway sidings
- Salisbury Air Quality Area on Wilton Road
- No water supply mains close to this development - Development at this site will require off site connecting supply main from agreed point on the existing network
- **There is no recorded public surface water sewer system in this area. No surface water discharges will be permitted to foul sewer.**

Land uses and quanta of development

- 4 ha of employment land

Essential Infrastructure Requirements

Transportation: Any major infrastructure requirement outcomes to be identified by the Salisbury Transport Model. A Transport Assessment which sets out how the modal shift promoted at national and RSS level will be achieved, including improved bus, cycle and walking routes.

Green Infrastructure: Site should look to minimise impact on River Avon SAC. Potential for undevelopable areas to create additional habitat.

Drainage and Water: Development at this site will require off site connecting supply main from agreed point on the existing network. On site sewers provided by developers with separate systems of drainage, limited spare capacity available in local foul network. Off site link sewer to agreed point of connection subject to engineering appraisal.

Network modelling to confirm the scope and extent of capacity improvements to downstream network. A contribution is required towards a management and mitigation plan to address phosphate levels in the River Avon SAC catchment and the threat to protected species as well as its implementation.

PCT: None

Emergency Services: Contribution to the provision of a new community fire station or improvements to existing facilities in order to provide a comprehensive and flexible responses to future emergencies.

Community facilities: None

Renewable Energy: 10% renewable energy generated on or near the site as per RSS policy.

Place shaping requirements

In addition to the provisions of 'Creating Places' and saved Local Plan policies, master planning of this site needs to specifically address:

- Care will have to be taken to ensure the built form integrates well with existing natural features, as well as the proposed development to the north and the existing development to the east.
- Archaeological investigations are undertaken prior to finalising of the site design with the design responding to finds, as required by English Heritage

- The tree screen is retained between the development and the road, helping screen views from Wilton Park and providing a green break between the built up areas of Wilton and Salisbury
- Visibility splays at the entrance do not require major tree loss
- Development is shelved within the chalk pit and does not exceed the height of the current development on site (which is not visible in views from Wilton Park)
- Lighting is low level and does not intrude above the height of the tree screen and is designed to minimise skyglow

Strategic Linkages

Linkages with the allocated site Fugglestone Red and existing development to the east of the site so that the new employment community can integrate with the existing.

Delivery mechanism

The site should be the subject of partnership between private and public sector based on frontloading a Master Plan. This Master Plan will guide the private sector led delivery of the site.

Key delivery milestones, monitoring and review

This site has been chosen not only because strategically it can make a significant contribution to meeting local needs through regeneration, but also because early discussions with land owners have encouraged the Local Planning Authority that this site can be brought forward. In order to safeguard the delivery of this site Immediate partnership working with LPA and stakeholders frontloading matters should commence.

- A planning application accompanied by master plan and design code within 18 months of adoption of the Core Strategy.
- A section 106 agreement will be required setting key milestones for delivery including that the site shall start delivering within 12 months of the grant of permission and a phasing agreement setting out completions at agreed milestones moving forward.