

Matter 3: Core Policy 2 – Distribution of Development – Strategic Allocations

Questions 3.1 and 3.2

- 3.1 In principle, Shieldtype is of the opinion that, where appropriate, strategic allocations should be identified in Core Strategies reflecting the advice in Planning Policy Statement 12: *Local Spatial Planning* (PPS12). However, a larger number of medium and small allocations on the periphery of Salisbury would provide a greater choice of housing, would not be subject to the problems associated with delivering large sites and reduce reliance on a small number of unpredictable strategic allocations to meet the housing needs of the community.
- 3.2 Prompted by Question 3.1, the scale of some of the proposed strategic allocations is considered inappropriate for inclusion in a Core Strategy because they are simply large sites rather than being central to the achievement of the spatial strategy. In respect of size, based on experience with other Core Strategies, a threshold of at least 500 dwellings appears to be the norm because, above this level, there are generally critical infrastructure issues such as the need or otherwise for new primary schools. Even then, any large site still needs to 'pass the tests' identified in PPS12 for being allocated via the Core Strategy. In this case, it is unclear why there are strategic allocations other than to achieve '*front loading*' which is not a need specifically identified in PPS12 to justify such sites being identified in a Core Strategy.
- 3.3 The size and lack of their specific need to be allocated in the Core Strategy suggests that at least four of the strategic sites, including South of Netherton Road and Hampton Park, should be deleted. Consequentially, it is unnecessary to include them in the Core Strategy. These allocations should be considered alongside other potential housing allocations as part of the Site Specific Allocations Development Plan Document.
- 3.4 The Inspector also is referred to the original objections by Shieldtype which questioned the soundness of three strategic housing allocations (Longhendge, Hampton Park and Fugglestone Red) proposed at Salisbury. It is noted that Matter 5 will include a debate on the deliverability and other merits of all the strategic allocations. If any strategic

allocations are recommended to be deleted at Salisbury SSCT from the Core Strategy, Shieldtype propose that the housing provision for the SSCT is not reduced, particularly having required to the requirements of the RSS. Instead, the housing and/or employment provision is retained for the SSCT and sites are then properly justified and identified on the periphery of Salisbury as part of the Site Specific Allocations Development Plan Document.

- 3.5 It ought to be noted that submissions by Shieldtype are seeking a greater proportion of growth directed towards the SSCT.