

# Policies - housing

## H1

At March 1999, there was a residual requirement for about 5,200 dwellings to be constructed to meet the Structure Plan Housing Requirement for the District of about 9,500 dwellings between 1991 and 2011. Provision is made in the Plan for a total of about 5,500 dwellings between 1999 and 2011 to take account of a 300 dwelling potential shortfall arising from non-implementations.

## Salisbury

### H2

Residential development is proposed on the following sites in Salisbury:

A) Land at Downton Road is allocated for residential development. A planning obligation will be sought in respect of the provision of educational, recreational and community facilities and any other on and off-site infrastructure and facilities necessitated by the development. A road link between Downton Road and Odstock Road will be sought as an integral part of the scheme. Affordable housing will be sought in line with policy H25.

B) Land at Bishopdown is allocated for residential development. Planning obligations will be sought in respect of the provision of educational, recreational and community facilities, and any other on and off-site infrastructure and facilities necessitated by the development, relevant to planning and directly related to the proposed development. A mix of housing types and sizes will be sought including a proportion of affordable housing in accordance with the need identified in Salisbury. Higher land towards the middle of the site will be used as Public Open Space.

C) A 3.8ha site at Netherhampton Road, Salisbury is allocated for residential use providing a mix of housing types and sizes including a proportion of at least 25% affordable housing. The affordable housing element will be negotiated with the developer and will take account of the identified need in Salisbury. Planning obligations will be sought where they are necessary, relevant to planning and directly related to the proposed development.

D) Land at Old Sarum is allocated for mixed development including housing, employment, retail, and educational, recreational and community facilities. A mix of housing types and sizes will be sought, including a proportion of at least 25% affordable housing which will be negotiated with the developer and which will take account of the need identified in

Salisbury. The development of the site will be phased with development limited to 630 houses and 6 hectares of employment land during the lifetime of this Local Plan. A planning obligation will be sought in respect of the above issues where they are necessary, relevant to planning and directly related to the proposed development. Details of such requirements and their timing will be set out in a development brief for the site.

E) Land at Salisbury District Hospital is allocated for healthcare related residential development. Occupancy of the accommodation provided on the site, will be restricted to meet the needs of key hospital workers, patients requiring on site location for rehabilitation purposes and/or elderly persons in need of residential care and/or support.

Proposals considered under this policy will only be acceptable where the following criteria are met:

- i) the applicant is able to demonstrate that a need for such accommodation exists;
- ii) the occupancy of the units is secured in perpetuity for the identified group(s) where need has been demonstrated;
- iii) the form of the development must be well integrated into the local landscape and where possible seek to reduce the visual intrusion of the hospital campus.

Planning obligations will be sought where they are necessary, relevant to planning and directly related to the proposed development.

F) Land at Downton Road is allocated for residential development, including housing, open space, structural landscaping and ancillary community facilities in the form of a local shop and surgery. A mix of housing types and sizes will be sought, including a minimum of 25% of affordable housing in accordance with the identified need in Salisbury. The development of the site will be phased whereby no more than half the houses are to be constructed until the off site highway improvements have been implemented and the community facilities have been provided. Planning obligations will be sought where they are necessary, relevant to planning and directly related to the proposed development. A development brief will be prepared for this site.

G) Land off Duck Lane, Laverstock is allocated for residential development, including housing, open space, off site highway improvements and structural landscaping. A mix of housing types and sizes will be sought, including a minimum of 25% of affordable housing in

accordance with the identified need in Salisbury. Planning obligations will be sought where they are necessary, relevant to planning and directly related to the proposed development. A development brief will be prepared for the site.

**H3**

Residential development will be permitted at Old Manor Hospital. A planning obligation will be sought in respect of educational, recreational and community facilities, together with any other on and off-site infrastructure and facilities where they are necessary, relevant to planning and directly related to the proposed development.

**H4**

The redevelopment for residential purposes of land currently in other uses will be permitted in the Eastern Chequers, as defined on the Proposals Map. Where the existing character of the street within which the proposal falls is predominantly residential, redevelopment for other purposes will not be permitted.

**H5**

The redevelopment for residential purposes of Salt Lane Car Park will be permitted subject to the implementation of park and ride. Planning obligations will be sought where they are necessary, relevant to planning and directly related to the proposed development.

**H6**

Residential development will be permitted on Brown Street Car Park as part of a mixed development subject to the implementation of park and ride. Planning obligations will be sought where they are necessary, relevant to planning and directly related to the proposed development.

**H7**

Within the Salisbury Central Area proposals involving the loss of residential accommodation will be permitted at ground floor level provided that an element of residential use is retained at 1st floor or above.

**H8**

Except as provided by the other policies of the Local Plan, residential development will be permitted within the Housing Policy Boundary of Salisbury.

## **Amesbury**

**H9**

Land south of Boscombe Road, Amesbury, is allocated for residential development and associated uses, including educational, recreational, retail and community facilities, subject to the provision of satisfactory on

and off-site surface water drainage and disposal systems. A planning obligation will be sought in respect of the provision of the above issues, and any other on and off-site infrastructure and facilities necessitated by the development where they are relevant to planning and directly related to the proposed development. A mix of housing types and sizes will be sought on the site including a proportion of at least 25% affordable housing which will be negotiated with the developer, and which will take account of the need identified in Amesbury. Development will be phased and limited to 550 dwellings during the lifetime of this Local Plan. Land between the site, Salisbury Road and the A345 will be available for informal/formal recreational purposes and a cemetery. The provision of the part of Amesbury Link Road which lies to the south of Boscombe Road will be sought as an integral part of the scheme.

## **Dinton**

### **H10**

Limited residential development is proposed on the RAF Baverstock site as part of a mixed development. Planning obligations will be sought in respect of the provision of on and off-site infrastructure and facilities where they are necessary, relevant to planning and directly related to the proposed development. A proportion of affordable housing will be sought on the site in accordance with local need.

## **Downton**

### **H11A**

Residential development is proposed on land to the south of Wick Lane, Downton. A planning obligation will be sought in respect of the provision of educational, recreational and community facilities and any other on and off-site infrastructure and facilities necessitated by the development where they are relevant to planning and directly related to the proposed development. The existing allotments will be relocated on land to the north of Wick Lane. A mix of housing types and sizes will be sought on the site including a proportion of at least 25% affordable housing which will be negotiated with the developer, and which will take account of the need identified in Downton.

### **H11B**

Residential development is proposed on Downton Tannery site. The strip of land between the Mill Race and the currently open Barford Carrier on the north-west of the site will be expected to remain undeveloped. A planning obligation will be sought in respect of the provision of educational and recreational facilities and any other on and off-site infrastructure and facilities necessitated by the development where they are relevant to

planning and directly related to the proposed development. A mix of house types and sizes will be sought on the site including a proportion of at least 25% affordable housing which will be negotiated with the developer and take account of the identified local need in Downton.

## **Durrington**

H12

Residential development is proposed on about 4.0ha of land east of Netheravon Road, Durrington. A planning obligation will be sought in respect of the provision of educational, recreational and community facilities and other requirements where they are necessary, relevant to planning and directly related to the proposed development. These will be set out in the development brief, which is being prepared for the site. A mix of house types and sizes will be sought including a proportion of not less than 25% of affordable housing which will be negotiated with the developer and which will take account of the identified need in Durrington.

## **Mere**

H13

Residential development is proposed in Mere on the following sites:

- A) White Road
- B) Clements Lane

A planning obligation will be sought in respect of educational facilities and the provision of a footpath link from Clements Lane to the village centre. Other planning obligations will be sought where they are necessary, relevant to planning and directly related to the proposed development.

## **Tisbury**

H14

Land at Weaveland Road Tisbury is allocated for a mixed development, including housing, employment, link road and other off site highway improvements, recreational open space and a swimming pool. A mix of housing types and sizes will be sought, including a proportion of affordable housing in accordance with the identified need in Tisbury. The development of the site will be phased whereby highway improvements including traffic calming on Hindon lane will be implemented before the housing development commences. No more than half the houses are to be constructed until an agreed proportion of the employment buildings have been constructed, the swimming pool site made available and the link road constructed. Planning obligations will be sought where they are

necessary, relevant to planning and directly related to the proposed development. A development brief will be prepared for this

## **Wilton**

### **H15**

Residential development is proposed on land to the south-west of the Bulbridge Estate. A planning obligation will be sought in respect of the provision of educational, recreational and community facilities and any other on and off-site infrastructure and facilities necessitated by the development where they are relevant to planning and directly related to the proposed development. A proportion of affordable housing will be sought on the site in accordance with the need identified in Wilton.

## **Housing Policy Boundaries**

### **H16**

In addition to the areas specified in policies H2-H15, and except as provided by policies H17-H18, infilling, small scale development and redevelopment will be permitted within the Housing Policy Boundaries of:

The policy will be subject to the following criteria:

- (i) the proposal will not constitute tandem or inappropriate backland development;
- (ii) the proposal will not result in the loss of an open area which makes a positive contribution towards the character of the settlement; and
- (iii) in Wilton, the proposal will not exacerbate current problems associated with sewage disposal.
- (iv) the proposal will not conflict with the Design Policies of the Plan.

### **H17**

Development will not be permitted in those areas within Housing Policy Boundaries which are indicated as Important Open Spaces, if it would erode the visual quality of the open space and/or would detrimentally affect the character of the settlement.

### **H18**

Development will not be permitted on areas within Housing Policy Boundaries which are formally laid out as amenity open space.

## **Housing Restraint Areas**

### **H19**

Within the Housing Restraint Areas defined on the Proposals Map and listed below, residential development, comprising the extension of an existing dwelling, the conversion of a single dwelling to form two or more units, or the erection of a new dwelling, will be acceptable only if the

following criteria are met:

- (i) there will be no adverse impact on the character of the settlement or neighbourhood designated as a Housing Restraint Area;
- (ii) there is no loss of an important open space which contributes to the special character of the area;
- (iii) the loss of features such as trees, hedges and walls, which contribute to the character of the area, is kept to a minimum; and
- (iv) the development will be in keeping with the character of the neighbouring properties.

## **Special Restraint Areas**

H20

New residential development will not be permitted where it would mar the outstanding appearance of the Special Restraint Areas of:

H21

In Special Restraint Areas, proposals to extend dwellings or to construct separate buildings within the curtilage of existing dwellings, will only be permitted where the scale, design and materials of the works proposed respect the scale and character of the building to which they relate and of those around it. Generally, any extension or new building will be required to be small scale and subservient to the dwelling to which it relates. Proposals will not be permitted that would result in the character of the dwelling being lost through successive extensions.

## **Application of Housing Policy Boundaries**

H22

In the main settlements of the District, residential development will be permitted on previously developed urban land outside a Housing Policy Boundary provided that the site is:

- (i) not identified for an alternative form of development in this Local Plan;
- (ii) well related to the existing pattern of development; and
- (iii) accessible by public transport.

Proposals which would involve land currently in employment use will only be permitted if the business is relocated to an alternative site in the settlement which does not increase reliance on the private car, or the land and building(s) are unsuitable and not viable for alternative employment uses.

H23

Undeveloped land outside a Housing Policy Boundary, Housing Restraint Area, Special Restraint Area or New Forest Housing Policy Area and not identified for development in this Local Plan will be considered to be countryside where the erection of new dwellings will be permitted only where provided for by policies H26 or H27 of this Local Plan.

## **Housing for the Elderly**

### **H24**

Within the Housing Policy Boundaries of this Local Plan, residential development suitable for the elderly will be permitted provided that:

- (i) it includes adequate amenity space and has a high quality setting; and
- (ii) the development is well located in relation to local services and amenities.

## **Affordable Housing**

### **H25**

Where there is a demonstrable lack of affordable housing to meet local needs, the Council will seek an element of affordable housing on appropriate sites provided that:

- (i) in urban areas the site is 1 hectare or more, or more than 25 dwellings are to be provided;
- (ii) in settlements with a population of 3000 or less, the site is 0.5 hectare or more or more than 15 dwellings are to be provided;
- (iii) the site is well related to local services, facilities and access to public transport;

and in the case of subsidised housing:

- (iv) the proposed development will be for persons unable to compete in the existing local housing market who are in need of accommodation and who are resident or permanently employed in the local area, or who used to live in the local area and wish to return for reasons of employment or family connection;

- (v) arrangements will be made to ensure that the benefit of affordable housing is enjoyed in perpetuity, (i.e. not only by the initial occupiers of the dwellings provided, but also by their successors) through the management of the property by a Registered Social Landlord (such as a housing association, trust or similar organisation) and/or by the use of planning obligations and conditions.



The application of this policy will take into account any particular costs associated with the development, any planning objectives relevant to the site and the need to achieve a successful housing development.

## H26

In exceptional circumstances, proposals for affordable housing for local people may be acceptable on small sites within or adjoining settlements, including land outside defined housing policy areas where housing development would not otherwise be permitted. Such proposals will only be acceptable where they meet the following criteria:

- (i) the site is acceptable in landscape terms and there are no overriding environmental objections;
- (ii) the site is located in a settlement which has a reasonable range of facilities and access to public transport;
- (iii) the proposed development is in a style and character which is in keeping with its surroundings;
- (iv) the proposed development is for persons unable to compete in the existing local housing market;
- (v) the proposed development is for:
  - (a) people who already live in the local area and are seeking separate or more suitable accommodation;
  - (b) people whose work provides important services and who need to live closer to the local community; or
  - (c) people who used to live in the local area and wish to return for reasons of employment or family connections; or
  - (d) people who have found permanent employment in the local area but who live elsewhere;
- (vi) the applicant is able to demonstrate that a particular local need for affordable housing exists which cannot be met in any other way; and
- (vii) the benefit of affordable housing can be enjoyed by successive as well as the initial occupiers of the property.

## Housing for Rural Workers

### H27

In the open countryside, new permanent agricultural and forestry workers dwellings will only be permitted on established agricultural units providing the following criteria is met:

- (i) there is a clearly established existing need for workers to be accommodated on or near the holding;
- (ii) the need relates to a full-time worker, or one who is primarily employed

in agriculture, and does not relate to a part-time requirement;

(iii) the unit and the agricultural activity concerned have been established for at least three years, have been profitable for at least one of them, are currently financially sound, and have a clear prospect of remaining so; and

(iv) the need cannot be fulfilled by another dwelling on the unit, or any other accommodation in the area which is suitable and available for the workers concerned.

Where new agricultural dwellings are permitted, they should be sited so that they have minimal impact on the landscape and where possible, they should relate to existing buildings. The dwelling should be of a size commensurate with the established functional requirement of the unit. Dwellings which are unusually large in relation to the agricultural needs of the unit or unusually expensive to construct in relation to the income it can sustain in the long-term are unlikely to be permitted. Consideration will be given as to whether an existing dwelling serving, or closely connected with, the unit has recently been sold separately, or has been alienated in some other way from it.

## H28

Applications for a temporary dwelling to support a new farming activity, whether on a newly created unit, or an established one, will be considered subject to the following criteria there is:

(i) clear evidence of a firm intention and ability to develop the enterprise concerned;

(ii) a clearly established need for one or more workers to be accommodated on or near the holding;

(iii) clear evidence that the proposed enterprise has been planned on a sound financial basis; and

(iv) the need cannot be fulfilled by another dwelling on the unit, or any other accommodation in the area which is suitable and available for the workers concerned.

## H29

The removal of conditions restricting the occupancy of dwellings to agricultural or forestry workers will not be permitted unless it can be demonstrated that there is no longer a need for such a dwelling on the holding or in the surrounding area.

## **Replacement Dwellings and Extensions in the Countryside**

### H30

The replacement of an existing dwelling in the countryside will be permitted provided that:

- (i) the proposed replacement dwelling is not significantly larger and has no greater impact than the existing dwelling;
- (ii) the design of the new dwelling is of a high standard and is appropriate to the rural surroundings;
- (iii) the siting of the replacement dwelling is closely related to that of the existing;
- (iv) current parking and access standards can be met; and
- (v) the existing dwelling has not been abandoned.

Where the residential use of the existing dwelling is the result of a temporary, or a series of temporary permission, any permanent replacement dwelling will only be permitted in exceptional circumstances.

### H31

In the countryside extensions to existing dwellings will be permitted provided that:

- (i) the extension is subservient in size to the existing dwelling and house plot and does not substantially alter the character of the dwelling;
- (ii) the design of the extension is in keeping with that of the existing dwelling and uses complementary materials; and
- (iii) the extension would not create, or be capable of creating, a separate dwelling.

## **Mobile Homes**

### H32

Proposals for the siting of mobile homes, including residential caravans, will be subject to the same policies and criteria as for permanent housing, although for environmental reasons they may not be acceptable on all sites where permanent housing would be acceptable. Temporary permission will be considered favourably in order to provide accommodation for a dependent person or whilst an existing dwelling is being restored.

## **Accommodation for Dependent Persons**

### H33

Proposals to create separate units of accommodation for dependent persons will be permitted provided that either:

- (i) the accommodation is created wholly or partly within the existing dwelling or takes the form of an extension to that dwelling;

(ii) the design and internal arrangement of the proposed unit of accommodation would allow it to be re-absorbed into the main dwelling when it is no longer required to house a dependent person; and

(iii) where an extension is proposed, its siting and design is acceptable and the remaining external space around the building is adequate

or,

(iv) the accommodation is created as a result of a conversion of an existing building within the curtilage of the main dwelling; and

(v) is subject to a restrictive occupancy condition or, if outside a Housing Policy Boundary, Housing Restraint Area, Special Restraint Area or New Forest Housing Policy Area, is subject to the applicant entering into a legal agreement with the Local Planning Authority that the ancillary accommodation will not be let or sold separately from the main dwelling.

## **Gypsy Sites**

H34

Proposals for gypsy sites outside Housing Policy Boundaries or Housing Restraint Areas will be subject to the following considerations:

(i) where the proposal is in the New Forest Heritage Area, the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty, the Stonehenge World Heritage Site, or any Site of Special Scientific Interest or Area of High Ecological Value, such development will only be permitted where there will be no adverse impact on these designated areas.

(ii) elsewhere in the District, proposals should be acceptable in landscape and nature conservation terms, there are no overriding environmental objections, and the access and services are satisfactory; and

(iii) the site is situated within or close to a settlement and is well located in relation to local services and amenities.