

Adopted Local Plan - Housing

Housing

Objective: To provide sufficient land for new housing development in the District to meet housing needs in the District and Structure Plan requirements in a manner which seeks to ensure a sustainable pattern of development by concentrating development in Salisbury, Amesbury and a limited number of the larger settlements, whilst providing scope for limited development in other villages within an overall context of protecting the natural environment and historic fabric of the area.

4.1

This Local Plan specifies those areas where housing development will, in principle, be acceptable and those where it will not, up to 2011. The volume of new housing to be permitted in the Local Plan period is derived from the Wiltshire Structure Plan which sets the level of additional provision in Salisbury District at about 9,500 dwellings for the period 1991 - 2011. The amount of development proposed in the Structure Plan for the District has been derived taking into account a number of factors including population trends and household formation. In Salisbury District, the figures are based on a reduction in development rates per annum from 500 dwellings per year between 1978-1991 to 475 dwellings per year between 1991-2011. It is the responsibility of the Local Plan to set out detailed policies and proposals for the development of land which are in general conformity with the Structure Plan.

4.2

Housing Stock/Tenure

In 1991 there were about 41,250 dwellings in the District, of which almost 63% were owner-occupied. Variations occur in this proportion within different parts of the District, with some of the villages having the highest number of owner occupiers; for example, Firsdown (97%), Ansty (81%) and Redlynch (79%). About 19% of the total housing stock in the District in 1991 was Council housing or owned by housing associations. The amount of Council housing is expected to decline, but new housing association developments will be promoted through Local Plan policies. Private rented accommodation, including tied accommodation, accounted for about 19% of the total stock in 1991. This fairly high proportion is mainly accounted for by the tied accommodation owned by the large estates in what is essentially a rural district.

4.3

Past Trends in House Building

In past years a high proportion of development has taken place on unidentified small and medium scale sites within settlements, and through infill development. However, the effect of restricting new residential

development to land within defined housing policy areas over recent years means that the number of potential infill sites available is declining. This will limit the amount of development which will continue to come forward on unidentified sites within the plan period.

4.4

Population & Future Demand

During the 1980s the District's population grew at nearly twice the national average due to a high level of inward migration, mostly from south-east England. Despite this overall increase in population, the number of children under 15 fell by some 13% in Wiltshire between 1971-1991. As a consequence, average household size fell from about 3 persons per household in 1971 to under 2.6 in 1991. Projections indicate that average household size will continue to decline, albeit at a slower rate, reaching about 2.3 persons per household by 2011.

Future House Building

4.5

The Adpted Wiltshire Structure Plan proposes that provision should be made for about 9500 additional dwellings within the District between 1991 and 2011. This gross figure conceals a high degree of commitment and there is only limited scope for further land releases if the provisions of the Structure Plan are not to be substantially exceeded.

Wiltshire Structure Plan Housing Requirement (1991-2011)	about 9,500
Less Housing Completions between April 1991- March 1999	4,319
Residual Housing Requirement (1999-2011)	5,181

4.6

The planned level and distribution of housing provision will be monitored annually to assess whether there are any signs of either under or over-provision of housing land. This will enable the Council to determine whether there is a need to review the Plan and assist in phasing the implementation of sites to provide an appropriately balanced supply of housing in terms of its anticipated source, location, type and mix.

4.7

In providing sufficient land for new development to meet the requirements of the Structure Plan, the District Council is very mindful of the word "about" and the need to take into account the flexibility which this is intended to provide. The Council made significant over-provision of housing allocations in the last Local Plan to introduce some flexibility and to take account of non-implementation of planning permissions. However

this led to an accelerated building rate resulting in the mid-term housing target figure for the District being exceeded. Monitoring suggests that an over-provision of about 300 dwellings would ensure the Plan is capable of meeting the strategic housing requirement.

Policy H1

4.8

Of the total of about 5500 dwellings required in this plan period, it is estimated that about 40% can be accommodated on unidentified sites within housing policy areas. The majority of these will be on brownfield sites within the seven larger settlements of the District which are identified in paragraphs 1.11-1.17, with at least 70% being in Salisbury and Amesbury, although there is scope for some limited infill development within other settlements. The remaining dwellings will be accommodated on sites specifically identified for development in this Local Plan, the majority being in Salisbury and Amesbury with some smaller scale allocations principally in other identified main settlements. The identification of sites is based on the plan's strategy set out in Chapter 1.

Table 2: Local Plan Housing Provision

Units under construction March 1999	182
Permissions not commenced 31 March 1999	702
Windfall / small sites (estimate)	2,200
Local Plan Allocations	2,416
Total Local Plan Provision	5,500

Table 3: Local Plan Housing Allocations

Policy	Site Location	Site Area (Hectares)	No. of Dwellings (Estimated)	Local Plan Phase	Brownfield Land
H2A	Downton Road, Salisbury	6.1	138	1	No
H2B	Bishopdown Triangle, Salisbury	6	139	1	No
H2C	Netherhampton Road, Salisbury	3.8	125	1	Yes
H2D	Old Sarum, Salisbury	39	630	1 & 2	Partially
H2E	Odstock Hospital, Salisbury	1.6	45	1	Yes
H2F	Downton Road Extension	4	120	1 & 2	No

Policy	Site Location	Site Area (Hectares)	No. of Dwellings (Estimated)	Local Plan Phase	Brownfield Land
H2G	Duck Lane, Laverstock	4	120	1 & 2	No
H3	Old Manor Hospital, Salisbury	-	80	1 & 2	Yes
H9	Amesbury	61	550	1 & 2	No
H10	Dinton	1	30	1	Yes
H11A	Wick Lane, Downton	1.8	50	2	No
H11B	Downton Tannery, Downton	1.3	50	1	Yes
H12	Netheravon Road, Durrington	4	120	1 & 2	Partially
H13A	White Road, Mere	1.9	50	1	No
H13B	Clements Lane, Mere	1.7	49	1 & 2	No
H14	Hindon Lane, Tisbury	2.7	75	2	No
H15	Bulbridge, Wilton	2.7	45	2	No
Total			2,416		

4.9

In order to assist in monitoring the release of housing allocations, the Local Plan has been divided into two phases:

Phase 1 – to 2006; and Phase 2 – 2006 to 2011.

The penultimate column of Table 3 gives an indication, based on guidance set out in PPG3, as to which of these phases sites are anticipated to come forward for development. The phase indicated for each site takes account of the need to bring forward brownfield/previously developed sites before greenfield sites whenever possible and also acknowledges that as of 1st April, 1999 a number of the sites were already in the process of being developed. In addition, the phasing is intended to ensure that a choice and range of sites are available and that development takes place first in the most sustainable locations of Salisbury City and Amesbury.

4.10

The phasing policy will also enable the plan to be more responsive to the results of monitoring, in particular by keeping second phase greenfield allocations under review. For example, a settlement may currently be the

subject of a second phase greenfield housing allocation which was made in the absence of suitable brownfield alternatives. Should the monitoring of the plan (whether through the assessment of existing permissions or further Urban Capacity work) reveal the existence of an alternative brownfield site which is suitable in planning policy terms, and is able to bring forward a similar number of houses in the relevant timescale, then the District Council will take the opportunity to amend the allocation outlined in the Local Plan.

Salisbury

4.11

H2A Land at Downton Road

The developable area extends to about 6.1 hectares (15 acres) which might accommodate about 150 dwellings, although this figure is for guidance only. A road link between Downton Road and Odstock Road will be sought as an integral part of the proposed scheme. The Local Planning Authority will seek the provision of affordable housing on this site in accordance with Policy H24. In accordance with Circular 1/97, planning obligations will be sought for improvements to any infrastructure or facilities which are necessary as a direct result of the development. The site has archaeological interest and development of the land will be conditional on the two round barrows being preserved in situ. A development brief has been prepared. Initially allocated in the previous Salisbury District Local Plan, the District Council has resolved to grant planning permission for this site subject to the completion of a legal agreement.

Policy H2A

4.12

H2B Land at Bishopdown Farm

The site has an area of approximately 6 hectares (15 acres) and lies between the existing edge of Hampton Park and Pearce Way. Higher land towards the middle of the site will be used as public open space. In addition to seeking a mix of housing types and size on the site, the Local Planning Authority will seek a minimum of 25% affordable housing on this site based on identified need in Salisbury. In accordance with Circular 1/97, planning obligations will be sought for improvements to any infrastructure or facilities which are necessary as a direct result of the development.

Policy H2B

4.13

H2C Land at Netherhampton Road

A 3.8ha site is allocated for residential development on the site of a former factory at Netherhampton Road. This brownfield site is expected to come forward early in the Local Plan period and its redevelopment will need to address issues of contamination. Additionally, this site is prominent on this access into the City and a high standard of design and landscaping will be required.

Policy H2C

4.14

H2D Land at Old Sarum

Land to the north and south of The Portway is released for mixed development including new residential development. The total area available for future development is about 39 hectares (gross), but only part of the site will be released for development. In bringing forward this site for development, the Council is taking a longer term view than this plan period alone by planning for a sustainable development which will incorporate a range of uses including residential, employment, and community, recreation, leisure and shopping facilities. Within the lifetime of this Local Plan the first phase of development will be limited to 630 houses, 6 hectares of employment land and associated facilities. A master plan will be prepared for the site which will incorporate issues such as phasing, landscaping (including the retention of existing features), design and the provision of facilities. The authority will expect parts of the development to be at a higher residential density, for example in the centre of the development, around the proposed community facilities and along the major routes. A mix of uses within buildings will also be encouraged within these parts of the site. The former MOD officers' mess is in the process of being converted into residential accommodation. The site has archaeological interest and an archaeological evaluation will be required by the County Archaeologist. Initial investigations have indicated that there will be a requirement for some features to be preserved in situ, for example, Barrow Cemetery. This area will not be available for development, but may serve as an amenity site for the development. In addition to seeking a mix of housing types and sizes on the site, the Local Planning Authority will seek a minimum of 25% affordable housing on this site based on an identified need in Salisbury. In accordance with Circular 1/97, planning obligations will be sought for improvements to any infrastructure or facilities which are necessary as a direct result of the development, including public transport. The release of further phases will be addressed in future reviews of the Local Plan.

H2E Land at Odstock Hospital

A site of 1.6ha, as identified on the proposals map, has been identified at Salisbury District Hospital (Odstock) which is expected to become surplus to the NHS Trust's acute care requirements during the plan period. The site is capable of providing about 45 units of accommodation, however it is recognised that a hospital campus is not suitable for general or family housing. The site does have the potential to house selected groups, as outlined below in order of preference, who would benefit from being located close to hospital facilities.

1. Key workers such as nurses, trainee doctors and other health service staff who are perceived to be less able to compete in the local housing market and would benefit service provision by being located on the hospital site. Accommodation envisaged for this group would typically consist of a mixture of communal and discrete units designed to accommodate households of no more than one or two persons.
2. Patients requiring ongoing non-critical care involving the need to remain on the hospital site. Such 'secondary care' accommodation might again provide communal or discrete units of accommodation for those undergoing medium or longer term periods of rehabilitation – in effect acting as a stepping stone for recovering patients between hospital and normal life.
3. Elderly persons requiring long term permanent residential care/support. Accommodation would typically take the form of a nursing/convalescent home whereby nursing staff were available to meet residents needs.
4. Sheltered housing may be considered an alternative form of accommodation for elderly persons requiring some level of support. Given that residents of such schemes often have a greater degree of independence, specific conditions of occupation would need to be agreed to regulate, in particular, demands for private vehicle movements to and from the site.

In considering schemes for approval under this policy, applications will need to demonstrate that there is a need for accommodation meeting the needs of one or more of the groups outlined above. In addition the District Council will require that an appropriate section 106 obligation or other legal arrangement (such as the transfer of the units to a Social Landlord)

is entered into by the Healthcare Trust, or other developer, to limit occupancy of the units, ensuring that they remain available for the groups of persons identified in perpetuity. The purpose of these requirements is to ensure that development is not undertaken in a speculative manner which might later leave units vacant, subsequently creating pressure for their release as open market housing which is not acceptable in this location. It is recognised that the hospital campus is a significant visual intrusion into the landscape to the south of Salisbury, however proposals for this site should seek to minimise additional cumulative impacts on landscape quality. Development of any of the types outlined above should be mainly single storey and use designs, materials and complimentary landscaping which improve and enhance the visual appearance of the campus, particularly from vantage points outside of the site.

Policy H2E

4.16

H2F Land off the Downton Road

Land off the Downton Road, Salisbury is allocated for new residential development. This site has a developable area of about 4.0 hectares, which is to include landscaping. The Local Planning Authority will seek a minimum of 25% affordable housing on this site, based on an identified need in Salisbury. A development brief will be prepared for the site, which will incorporate issues such as design, the community facilities including a shop and a surgery, affordable housing, education provision and highway improvements including a bus lane. Any proposals submitted should accord with the development brief. In accordance with Circular 1/97, planning obligations will be sought for improvements to any infrastructure or facilities, which are necessary as a direct result of the development.

Policy H2F

4.17

H2G Land off Duck Lane, Laverstock.

Land at Duck Lane, Laverstock is allocated for residential development. This site has a developable area of 4.05 hectares, which is to include landscaping. The Local Planning Authority will seek a minimum of 25% affordable housing on this site, based on an identified need in Salisbury. A development brief will be prepared for the site, which will incorporate issues such as design and layout, affordable housing, off site highway improvements and education provision. Development proposals will need to accord with the development brief. In accordance with Circular 1/97,

planning obligations will be sought for improvements to any infrastructure or facilities, which are necessary as a direct result of the development.

Policy H2G

Salisbury - General

4.18

In addition to the above sites, redevelopment opportunities exist within the Salisbury urban area. Many such proposals will be unpredictable and will arise out of the need for commercial premises to rationalise, relocate or realise development value. In some cases, there will be distinct environmental or conservation benefits associated with such redevelopment. To take a lead in this process, the Local Plan identifies 4 areas in Salisbury, listed in policies H3-H6, where redevelopment for residential purposes will be encouraged. These sites are not included in the housing allocation calculations as the pace of their redevelopment cannot be accurately predicted at this time and the acceptability in principle of other uses on some of the sites, such as office or retail development as part of a mixed scheme makes it difficult to accurately predict the level of housing growth which may arise.

4.19

The Old Manor Hospital.

Currently in two locations to the north and south of Wilton Road, the Health Authority have indicated that part of the site will be released for redevelopment during the Plan period, although the exact extent has yet to be finalised. The site is considered suitable for residential development, but also offers potential for office development as part of a mixed scheme. A development brief will be prepared for the site.

Policy H3

4.20

The Eastern Chequers.

The Eastern Chequers are mainly residential in character and the gradual re-introduction of appropriately scaled and designed housing into the area would serve conservation objectives. The streets are narrow with much kerbside parking, and have tight junctions that are difficult for service vehicles to negotiate. A reduction in commercial activity and its replacement with residential development would also help to minimise traffic flows within the centre of Salisbury.

Policy H4

4.21

Salt Lane Car Park.

This car park is in the ownership of the District Council. The provision of short-stay car parking within the City Centre is an important consideration in maintaining and enhancing the vitality and viability of Salisbury City. Proposals for redevelopment on the site will therefore be subject to the implementation of Park and Ride. In its present condition however, it is an unsightly gap in the built fabric of the City which considerably reduces its townscape quality. Residential development to an appropriate scale and design would significantly improve this situation. The implications of the new housing upon the existing residents' parking scheme will be assessed. The site has archaeological interest and an archaeological excavation will be required by the County Archaeologist. Any dwellings that come forward as a result of this site being developed will not count towards the strategic allocation of the district, but as windfall or small site infilling. A development brief will be prepared for the site.

Policy H5

4.22

As with Salt Lane, this car park is in the ownership of the District Council and the same considerations in respect of loss of car parking provision will also apply. In view of the close relationship of this site to existing office and retail development it is considered that any redevelopment of the site should be a mix of development which could incorporate a residential element at first floor level or above. The site has archaeological interest and an archaeological excavation will be required by the County Archaeologist. A development brief will be prepared for the site.

Policy H6

4.23

In the Salisbury Central Area, opportunities exist for additional units of living accommodation to be provided, either through redevelopment, or the conversion or extension of premises currently in other uses. In a number of instances these premises will be vacant rooms over shops and other businesses. Financial assistance may be available to encourage such conversions and further information can be obtained from the District Council's Housing Department. The reintroduction of residential use in the Central Area would be beneficial since it would potentially serve three objectives.

- the maintenance of a vibrant city centre outside normal business hours;
- the maintenance and preservation of the building fabric;

- the provision of residential accommodation, whilst minimising the need to build on greenfield sites.

4.24

The encouragement of residential use in the City Centre does however need to be balanced with the recognition of the importance local businesses make to the vitality of the City Centre. The loss of residential accommodation on the ground floor to commercial uses will therefore be allowed provided that an element of residential use is retained at 1st floor level or above.

Policy H7

4.25

A Housing Policy Boundary is drawn around the built-up area of Salisbury to indicate the area within which new residential development will generally be permitted. In view of the different types of development which have taken place in the City in recent years and the potential for further development, it is not considered appropriate to place a restriction on the size of developments/redevelopments which could take place within the boundary. Each application will therefore be assessed in the context of the individual site.

Policy H8

Amesbury

4.26

Amesbury is very tightly constrained with the Avon Valley to the north and east, Boscombe Down Airfield to the south-east and rolling open countryside to the south and east. The previous Salisbury District Local Plan allocated about 9.5 hectares of land to the south of Boscombe Road for residential development and indicated that this was the first phase of a longer term development. This plan proposes the continued development of the site. The total area available for future development is about 61 hectares (gross). In continuing the development of this area, the Council is taking a longer term view than this plan period alone by planning for a sustainable development which will incorporate a range of uses including residential, a primary school, community facilities, a neighbourhood centre and recreation facilities. Within the lifetime of this Local Plan the first phase of development will be limited to 550 houses and associated facilities. The site has archaeological interest and the County Archaeologist will require an archaeological evaluation. The construction of that part of the Amesbury link road which falls within the site will be sought. (See policy TR19).

4.27

A master plan will be prepared for the site which will incorporate issues such as phasing, landscaping, design and the provision of facilities. In addition, although an existing tree belt defines the western boundary of the site, there is no such defined boundary on the southern side. The master plan will address this issue taking into account noise contour levels radiating from Boscombe Down airfield, impact on the landscape and the maintenance of an open area between the site and Salisbury Road for informal/formal recreation facilities. In addition to seeking a mix of housing types and size on the site, the Local Planning Authority will seek a minimum of 25% affordable housing on this site. In accordance with Circular 1/97, planning obligations will be sought for improvements to any infrastructure or facilities, which are necessary as a direct result of the development. Policy E8 of this Local Plan identifies new land in Amesbury for additional employment development. In order to ensure that future development in Amesbury is undertaken in a sustainable manner, it is important to ensure that the employment development and infrastructure needed to serve the new residential development are taken into account in the timing of the new housing development.

4.28

The land between the proposed development site and the A345 and Stockport Road is designated for public open space, both formal and informal, including one hectare for use as a new cemetery, which will ensure the long-term protection of its open status and provide the opportunity to create new areas for recreation and nature conservation interest. The precise configuration of these land uses will be addressed as part of the preparation of a master plan for the site.

Policy H9

Dinton

4.29

The former RAF Baverstock site, to the north of the railway line at Dinton, represents an example of a brownfield site which, according to Government guidance, should be redeveloped as part of a sustainable development policy – particularly in reducing the need for development on new greenfield sites. Whilst it is Government policy to encourage the re-use of brownfield land in urban areas, it also requires that such sites are in sustainable locations in accordance with the advice set out in Planning Policy Guidance. Thus, whilst the extent of the whole site amounts to over 15 hectares, redevelopment opportunities are limited, particularly as a result of the site's location in a rural part of the District, which would

encourage an increase in private travel demands. It is also the case that the site is located adjacent to a small village which lies within the Cranborne Chase & West Wiltshire Downs Area of Outstanding Natural Beauty. Access to the site and to the local road network also places restriction on the level of development which might be acceptable.

4.30

Since the initial allocation of the site for a mixed use purpose in 1998 the site has been sold and the buildings brought back into use for storage purposes. It remains however that the area previously allocated for housing is poorly utilised and the District Council in conjunction with the landowner will continue to seek the use of this site for limited housing development as well as the redevelopment of some land for other employment purposes as outlined in Policy E10.

4.31

In view of the difficulties outlined in paragraph 4.29, the Local Planning Authority is of the view that redevelopment of the site should include a limited amount of housing, which in the current plan period should amount to no more than 30 dwellings, and in line with PPG3 should be limited to a net site area of 1 hectare. The area on the relevant inset map provides for flexibility in where this development takes place which will be formalised in a development brief that will also address issues such as access, design, affordable housing, open space and the potential for a new station, as well as matters relating to the employment allocation set out in Policy E10.

Policy H10

Downton

4.32

Land to the south of Wick Lane is identified for new residential development. The site extends to 1.8 hectares and is located between existing residential development to the south and east, and the Brian Whitehead Sports Centre to the west. The Local Planning Authority will seek a minimum of 25% affordable housing on this site based on identified need in Downton. A development brief will be prepared for the site which will incorporate issues such as design and highway improvements. In accordance with Circular 1/97, planning obligations will be sought for improvements to any infrastructure or facilities which are necessary as a direct result of the development. The site will not be released for development until the allotments currently located on the site have been relocated to the proposed new site to the north of Wick Lane.

Policy H11A

4.33

The Downton Tannery site in the centre of the village measures about 1.3ha and occupies an important location within the Conservation Area adjacent to the River Avon. The former use has ceased and the building is empty and semi-derelict and offers the potential to use a brownfield site for new residential development in the heart of the settlement.

Redevelopment proposals should generally be two-storey (plus attic) or three-storey buildings, to reflect the prevailing character of the village. The 4 storey building currently fronting the High Street is an important element in the street scene and could potentially be retained and converted.

However, if it should be necessary for the building to be replaced, there will be a requirement for the new development to form a landmark building, with favourable consideration being given to an element being 3 storeys plus attic in height. The Avon Mill Race is a candidate Special Area for Conservation (cSAC) and the strip of land between it and the currently open Barford Carrier on the north-west of the site will be expected to remain undeveloped and be extensively landscaped. In view of the site's location in one of the main shopping areas of the village, the potential for the provision of a library and new retail units at ground floor level will be explored. An element of affordable housing will be sought on the site based on the identified need in Downton. In accordance with Circular 1/97, planning obligations will be sought for the provision of, and improvements to any infrastructure or facilities that are necessary as a direct result of development. A development brief has been prepared for the site.

Policy H11B

Durrington

4.34

Land to the east of Netheravon Road at Durrington is released for new residential development. The site comprises a total of about 4.0 hectares. The part of the site nearest the village centre comprises an MOD works yard. In order to ensure that the site is developed in a comprehensive manner, well related to the existing settlement, the site will only be released for development when the works yard is released from MOD use. A development brief will be prepared for the site, to include details of on-site infrastructure and facilities and off-site highway works. The main vehicular access will be from the A345, although access to the High Street will also be required. The layout will need to ensure that a "rat run" is not created and that an unacceptable additional volume of traffic is not generated onto High Street having regard to its narrow carriageway and

lack of footpaths. The requirement to preserve or enhance the character and appearance of the Conservation Area, and to safeguard the setting of the Listed Red House, will also need to be addressed. In addition to seeking a mix of housing types and size on the site, the Local Planning Authority will seek a minimum of 25% affordable housing on this site. In accordance with Circular 1/97, planning obligations will be sought for improvements to any infrastructure or facilities which are necessary as a direct result of the development.

Policy H12

Mere

4.35

The Local Plan proposes about 90 new dwellings on allocated sites in Mere. The village acts as a local service centre for surrounding areas, with employment opportunities and a limited range of shopping opportunities. It is intended that the level of provision proposed will help support the general level of services in the western part of the District. This level of development will generate a need for an extension to the primary school, which will be the subject of a planning obligation. It is important that the sites are developed in a manner and at a density that is in sympathy with the existing character of Mere, particularly in respect of site H13A which abuts the Conservation Area. More detailed requirements for design and layout are set out in development briefs which have been prepared for the sites.

4.36

Land at White Road

The total area of this site extends to 1.9 hectares (4.7 acres) and was last used as allotments. A single access is required from White Road and the provision of off-street parking for houses in "The Fields" will be sought. This is a large and visually significant area and development will be required to reflect the local vernacular.

Policy H13A

4.37

Land to rear of Council Houses, Clements Lane

The total area of this site extends to about 1.7 hectares (4.2 acres). Due to the road network in the area, only limited development in the order of about forty dwellings will be acceptable on the site and the provision of a continuous footpath linkage to the village centre avoiding Pettridge Lane will be sought.

Policy H13B

Tisbury

4.38

Land between Hindon Lane and Weaveland Road is allocated for new residential development. This site has a developable area of 2.7 hectares, which is to include a site for a swimming pool. The Local Planning Authority will seek a minimum of 25% affordable housing on this site, based on identified need in Tisbury. A development brief will be prepared for the site, which will incorporate issues such as design, the allocated employment land to the west, badgers, affordable housing and highway improvements. Development proposals will need to accord with the development brief. In accordance with Circular 1/97, planning obligations will be sought for improvements to any infrastructure or facilities, which are necessary as a direct result of the development. The site will not be released for development until the necessary highway improvements onto Hindon Lane have been implemented.

Policy H14

Wilton

4.39

Land to the south-west of the Bulbridge Estate in Wilton is allocated for new residential development. The site extends to about 2.7 hectares. In view of the sensitivity of the landscape and the nature of existing development in the area, extensive landscaping will be required on the south and west boundaries and low density development only will be acceptable. The Local Planning Authority will seek a minimum of 25% affordable housing on this site based on identified need in Wilton. In accordance with Circular 1/97, planning obligations will be sought for improvements to any infrastructure or facilities which are necessary as a direct result of the development. A development brief will be prepared for the site.

Policy H15

Housing Restraint Areas

4.40

In addition to the settlements listed in the above paragraphs, opportunities exist within the built up area of a number of settlements in the plan area for infilling, small-scale development or redevelopment. For all these settlements a Housing Policy Boundary, indicating the area within which development will, in principle, be acceptable, is shown on the Inset Maps.

Development will take place on unidentified sites within these settlements through conversions, infill development, small development sites and redevelopment.

Policy H16

4.41

A small-scale site will normally contain in the region of 9-10 dwellings, although this figure is only for guidance and will vary depending on the size and character of the settlements, the nature of the site and the type of housing proposed. For example, in a small village such as Figcheldean, a small group is likely to consist of 3-4 dwellings, whereas in a larger settlement such as Amesbury, a larger development may be acceptable. Similarly, if the proposed development is for sheltered housing the density will be higher than if the proposal is for large detached houses. Each application for small-scale development/redevelopment within a Housing Policy Boundary will therefore be assessed in the context of the individual site and settlement. Even though a site falls within a Housing Policy Boundary it does not necessarily follow that it will receive planning permission. All development must conform to the general criteria of policy G2 set out earlier in this document and other Local Plan policies, in particular those relating to design.

4.42

Proposals within front and back gardens will not be considered favourably where they would result in tandem or unacceptable backland development. Proposals for such development will only be allowed where there is a proper means of access which is convenient and safe for both drivers and pedestrians, there is adequate space for car parking, and adequate space between old and new buildings to avoid spoiling the amenity of neighbouring houses. It is important to ensure that new development is carefully assimilated into existing settlements. For many years Wilton has suffered from inadequate drainage capacity due to infiltration into the sewerage system. Remedial works have been carried out by Wessex Water but the extent of infiltration into the system remains a concern. Any significant new development could exacerbate the capacity problem but limited development will be acceptable subject to the provision of separate foul and surface water drainage systems. The provision of satisfactory drainage will be a material consideration and it will be necessary for the Local Planning Authority to ensure that there is no deterioration in the existing situation in Wilton during the Plan period.

4.43

Proposals to intensify the residential use of a dwelling, for example by conversion to flats, will normally be permitted within the Housing Policy Boundaries of this Local Plan. In considering such proposals, the Local Planning Authority will have regard to the impact on the building concerned and upon the surrounding area, particularly where they have some conservation importance.

4.44

Within Housing Policy Boundaries, there are some open areas which are particularly important features within the settlements. It is considered extremely important that these areas should remain open and development will therefore not be permitted if it would erode the visual quality of any area which is identified as being an Important Open Space. Similarly areas within housing estates which are formally laid out as amenity open space will be protected from other forms of development due to the contribution they make to the character of the estate.

Policies H17 & H18

4.45

In addition, there may be other individual areas of open land or gardens with the Housing Policy Boundaries which contribute to the character of a settlement. Development which would result in the loss of these areas will not normally be permitted. Open areas within Conservation Areas are particularly important. In order to be acceptable, development proposals must conform with the Conservation policies of the Local Plan and enhance the Conservation Area concerned.

4.46

The Housing Policy Boundaries do not necessarily extend to the physical limits of each village. As described above, the Housing Policy Boundary is intended to indicate the area within which new housing development may be acceptable. In a number of settlements, there are areas where, for a variety of reasons, further new housing development is likely to be unacceptable. These are designated as Housing Restraint Areas. A number of the settlements in the District contain both Housing Policy Boundary and Housing Restraint Area Designations.

Housing Restrain Areas

4.47

The character of a Housing Restraint Area is derived from its open, informal, irregular or loose knit pattern of development. Some Housing Restraint Areas are characterised by areas of buildings set in large gardens, possibly containing mature trees, which give the area a "green"

appearance and where it is considered that the intensification of development would be detrimental to the established character, for example, the Harnham Hill area in Salisbury. In other instances, there are large open areas between dwellings which allow the countryside to enter the settlement and which contribute significantly to the attractive rural character of the settlement. It is considered that additional development in these gaps would adversely change the character of the settlement.

Policy H19

4.48

For any development to be acceptable within these Housing Restraint Areas, it will need to be demonstrated to the satisfaction of the Local Planning Authority that there will be no adverse impact on the character of the settlement, there will be no loss of important open areas which contribute to the character of the area such as small fields or large gardens, and that the proposal is in keeping with immediately neighbouring properties in terms of plot size, dwelling size and design. In view of these considerations although, in the main development is likely to be limited to a single dwelling only, there may be occasions where more than one dwelling will be acceptable, dependent on the size of the plot. In order for these factors to be evaluated by the Local Planning Authority, it may be necessary to invoke Article 7(2), of the Town and Country Planning General Development Order 1988 (as amended), requiring details of the proposed development to be submitted. Under Article 7(2) if the Local Planning Authority is of the opinion that the application ought not to be considered separately from the "siting or the design or external appearance of the building, or the means of access thereto or the landscaping of the site", it is empowered to notify the applicant that it is unable to determine the application in the absence of the specified details.

4.49

Extensions to existing dwellings could also have a significant impact on the particular character of a Housing Restraint Area and any applications for extensions in these areas will therefore be carefully considered. Proposals to create additional separate living units within existing dwellings are unlikely to be permitted as these are likely to lead to an unacceptable intensification of development.

Special Restraint Areas

4.50

In addition to the areas contained within Housing Policy Boundaries or designated as Housing Restraint Areas, there are six villages within the

Local Plan area which, because of their outstanding and unspoilt nature, are designated as Special Restraint Areas. These are Ablington, Ansty, Bodenham, Fisherton de la Mere, Stourton and Teffont Evias. Within these Special Restraint Areas, it is extremely unlikely that new residential development will be permitted as, in the opinion of the Local Planning Authority, it would alter the village scene detrimentally. Similarly, because of their visual impact, proposals for the conversion of buildings to residential use, the extension of existing buildings and the construction of new buildings or structures within the curtilage of existing buildings will be very carefully considered and may not be acceptable.

Policies H20 & H21

Application of Housing Policy Boundaries

4.51

Although only limited opportunities exist within the District for residential development on already developed sites, in accordance the Government's aim to re-use as much previously developed land as possible, policy H22 allows for residential development on urban sites outside Housing Policy Boundaries subject to criteria. In the context of the District the settlements which are considered to be "urban" are the larger settlements of Salisbury, Amesbury, Downton, Durrington, Mere, Tisbury and Wilton. Within Salisbury, the District Council considers that in view of existing transport problems with accessing Churchfields Industrial Estate, in the long term, the site could have potential for mixed use development, including residential. In considering any proposals for residential development under this policy it is however important to ensure that existing employment opportunities are maintained. As such, proposals will not be allowed if they would result in the loss of jobs in a settlement.

Policy H22

4.52

Housing Policy Boundaries, Housing Restraint Areas, Special Restraint Areas and New Forest Housing Policy Areas are all designations to which particular housing policies apply. They are not intended to indicate the overall extent of a particular settlement. Outside the areas defined in policies H2-H21 and HA2 new housing development will only be permitted if it would be in accordance with the relevant policies of the Development Plan. Policies for the conversion of buildings in the countryside to residential use are contained within the Rural and Natural Environment Chapter.

Policy H23

Housing for the Elderly

4.53

Within the built-up areas of the settlements there may be opportunities for new housing designed to meet the needs of the elderly (sheltered housing). This type of accommodation, providing specialised facilities such as a warden on site, communal meeting rooms and shared gardens, meets a particular demand within the housing market. In view of the special requirements of the elderly, such schemes should be well located in relation to local services and amenities and provide adequate amenity space on site.

Policy H24

Affordable Housing

4.54

The Local Planning Authority recognises that lower income groups find it difficult to buy or rent homes in the District, particularly in the villages. The Local Plan therefore includes policies which aim to increase the provision of affordable housing. Guidance in Circular 6/98 refers to affordable housing encompassing both subsidised and low cost market housing.

4.55

A housing needs survey undertaken in 2001, which will be published later this year provides a detailed analysis of housing needs issues in the District. The survey followed the Basic Need Assessment Model suggested in DTLR guidance (Local Housing Needs Assessment: A Guide to Good Practice, July 2000). The report indicates that by 2006 – part way through the current plan period - housing needs in the District will increase to a total of 9,586. Of this total, an need of 5,601 will be derived from private sector sources – representing those who are (or will be) occupying unsuitable dwellings – whilst the remaining 3,985 represents the number of households who will be unable to afford to purchase a dwelling. In terms of those in immediate need of affordable housing, there are an estimated 1,793 households. To tackle this growing problem, the Council's Housing Strategy Statement (2001) identifies an annual target of 150 affordable units. Work has been undertaken in respect of the different types of affordable housing tenure appropriate to the District. This work indicates that there is insufficient justification for low cost market housing as only a few persons identified as being in need would be able to afford to purchase such properties. The highest need is for social rented housing, although there is also limited need for shared equity schemes. In order to meet housing need in the District, the Local Planning Authority will therefore be seeking the majority of affordable housing associated

with new developments to be social rented. It is also recognised that there is a significant shortfall in the supply of smaller dwelling units serving the needs of 1 or 2 person households. PPG3 states that the majority of growth will come from these smaller sized households and thus densities should be increased to overcome the inefficient use of land.

4.56

In accordance with Circular 6/98, this Local Plan seeks a proportion of affordable housing on sites of 1 hectare or more, or developments of 25 or more dwellings. However, the majority of the settlements in the District are small, with limited opportunities for development of this size. A proportion of affordable housing will therefore be sought on smaller sites of 0.5 hectare or 15 dwellings or more, in settlements with a population of 3000 or less, and where a local need can be demonstrated. On allocated sites, a general target of 25% is considered appropriate, although sites will be assessed individually to ensure that the figure is suitable taking into account other relevant factors. Policy H25 is intended to ensure that affordable housing is provided on sites that are capable of accommodating a reasonable mixture of types and sizes of housing. In addition, the appropriate mix of subsidised and low cost market will be negotiated with flexibility to ensure that conditions and planning obligations are able to more effectively meet housing needs in specific localities. Systems will be established to monitor the implementation of affordable housing in relation to all development schemes.

4.57

Whilst Circular 6/98 accepts that a financial contribution to affordable housing on an alternative site may be made in some cases, the Local Planning Authority is of the view that there are very few instances where this is likely to be acceptable.

Policy H25

4.58

Policy H26 concerns the provision of affordable housing in rural areas and, in exceptional circumstances, allows for the release of small sites within or adjoining settlements which would not otherwise be allocated for housing. The definition of a small site will vary in accordance with the size of a particular settlement, as explained in paragraph 4.41. To be acceptable, the sites should be located in villages which have adequate facilities such as a school and shop, and access to public transport. It is important that the proposed development will integrate with the surrounding landscape, which is of a high quality throughout the District, and that the style and character of the housing is in keeping with local

building styles. For planning and social reasons, development sites should be well related to an existing settlement and adjacent to existing development. Such development will not count against the Structure Plan housing allocation as it is not practical to predict at the start of the plan period how much affordable housing will be released in these exceptional circumstances. However, when the plan is rolled forward the contribution which affordable housing has made to overall housing requirements will be included in the calculation of the housing need which remains to be met.

Policy H26

4.59

The housing scheme proposed must be wholly intended to meet local requirements and it will be necessary to show that there is a need for such housing in the particular local area. The need is best established through a housing needs survey undertaken by the potential developer, the Parish Council or another responsible organisation. Guidance in this respect is contained in the NAC Rural Trust's "Practical Guide to Providing Affordable Village Housing" and advice is also available from the District Council's Housing Enabling Officer. The success of any scheme will depend upon the availability of funding, particularly that of the Housing Corporation, and the District Council's Housing Department will advise on this aspect also.

4.60

In dealing with proposals for local needs housing, the Local Planning Authority will expect a number of criteria to be met. The occupancy of the houses will generally be confined to first time buyers and to people seeking rented accommodation. It should be demonstrated that no alternative accommodation can be made available, and that the persons concerned are not able to compete in the existing local housing market. An assessment of affordability will require information relating to local house prices and average incomes, and to the land, building and management costs of the proposed housing development. This is important as the object is to provide homes, whether for rent or shared ownership, at a cost which is below those available on the open market. In the rural areas, "local" will normally be defined as meaning the parish in which the proposed development is located, and housing need should be established on this basis. However, in the event of there being insufficient "local" applicants once the development is constructed, "local" will be defined as meaning the parish in which the development is located, together with adjoining parishes. Where a parish abuts the District

boundary, this may include parishes from outside the District. In Salisbury, "local" will be defined as meaning within the City boundaries and adjoining parishes.

4.61

It is important for schemes to ensure that the benefits of low cost provision pass not only to the initial occupants but to their successors as well. The most successful methods of achieving this to date are by means of rental or shared-equity purchase and the most usual way of ensuring this is by the involvement of a registered social landlord or other social body (e.g. a trust). The body's continuing interest in the property will ensure control over subsequent changes of ownership and occupation. Outright purchase or staircasing to full ownership will be unacceptable unless it can be demonstrated that benefits of low cost provision will be transferred to successive future occupants. A legal agreement will be sought as a pre-requisite of any planning permission being granted, and prospective developers for such schemes are strongly recommended to discuss their proposals at an early stage with the Local Planning Authority.

4.62

Great care should be taken in the initial preparation of an affordable housing schemes on exception sites as, in view of the importance of ensuring that the housing is reserved for local needs in the future, the Local Planning Authority will not be prepared to terminate agreements or relax conditions in order for any units to be offered for sale for full value on the open market if a scheme is subsequently found to be unviable. To do this would be contrary to other policies of the Local Plan by breaching Housing Policy Boundaries and Housing Restraint Areas, so establishing a precedent for such development and generating hope value amongst landowners.

Housing for Rural Workers

4.63

The Local Planning Authority acknowledges that agriculture and forestry require an adequate workforce in order to operate efficiently, and that it may be essential for workers and managers engaged in agricultural and forestry businesses to live on or near the holding. New housing may therefore be permitted in order to meet these needs, but applicants must demonstrate why it is essential. The Local Planning Authority will need to be satisfied that it is essential for the proper functioning of the enterprise for one or more workers to be readily available at most times, and will wish to establish the extent to which any existing accommodation in the area is suitable and available for the workers concerned. In addition, it will

need to be demonstrated that the farming enterprise is economically viable. The District Council will seek specialist advice in assessing such applications. Where an existing dwelling has been sold off separately or for some other reason no longer supports the holding, this will not be regarded as sufficient justification for a new dwelling. In exceptional circumstances the Local Planning Authority may be prepared to consider exceptions to this policy for other rural enterprises if there is sufficient economic justification.

Policy H27

4.64

Where new agricultural dwellings are permitted they should be carefully designed and sited so as to minimise their impact on the landscape and, wherever possible, they should relate to existing buildings. The dwelling should be of a size commensurate with the established functional requirement of the holding. Dwellings which are unusually large in relation to the agricultural needs of the unit, or unusually expensive to construct in relation to the income the unit can sustain in the long-term, will not be permitted. It is the requirements of the enterprise, rather than of the owner or occupier, which are relevant to determining whether or not a new dwelling is justified. Any permission will be subject to an occupancy condition restricting future occupation to a person solely or mainly working, or last working, in the locality in agriculture or in forestry, or a widow or widower of such a person, and to any resident dependent. Such a condition will ensure that the dwelling is kept available to meet the needs of other farm or forestry businesses in the locality if it is no longer needed by the original business. In order to avoid potential abuse, the Local Planning Authority may impose an occupancy condition not only on the dwelling itself, but also on any existing dwellings on the unit which are under the control of the applicant and do not have occupancy conditions but, at the time of the application, are used in connection with the farm. Similarly in appropriate circumstances, the Local Planning Authority may use planning obligations to tie a farmhouse to adjacent farm buildings. This should help to protect the countryside against the risk of pressure for new houses.

4.65

In some instances, for example where an enterprise is new and its longer-term future is uncertain, planning permission may be granted for a mobile home or caravan on a temporary basis for the first three years. If at the end of this period the need for a dwelling has been demonstrated sufficiently, permission for a permanent agricultural dwelling will normally

be granted, but where the need cannot be justified the temporary permission will not be renewed and the Local Planning Authority will require the removal of the mobile home.

Policy H28

4.66

The removal of occupancy conditions from any agricultural or forestry worker's dwelling will not be permitted except where it can be demonstrated that there is no longer a need for such a dwelling, either on the holding with which it is connected, or in the area as a whole.

Policy H29

Replacement Dwellings and Extensions in the Countryside

4.67

Although new residential development in the countryside is generally considered unacceptable, it is recognised that there may be cases where existing dwellings are in poor condition and could reasonably be replaced. A replacement dwelling should not be significantly larger than the one being replaced in order to maintain the overall character of the countryside. The fact that a house on a particular site would be unobtrusive is not considered sufficient justification for a substantial increase in size, as the cumulative impact of proposals, if not carefully controlled, would lead to the long-term erosion of the character of the District's countryside. In addition, the dwelling should be designed to a high standard appropriate to its rural surroundings. Proposals for replacement dwellings will only be acceptable if they relate to established buildings which have not been abandoned and which are not the result of temporary planning permission. Mobile homes are temporary in nature and will generally not be considered suitable for replacement by permanent dwellings unless required for agriculture or forestry.

Policy H30

4.68

The Local Plan introduces similar controls on the size of extensions to existing houses in order to prevent the creation of, in effect, large new houses in the countryside. When considering applications for extensions, particular attention will be paid to the size of the proposed extension in relation to the existing dwelling, its design, and whether the proposal will leave sufficient amenity space around the dwelling.

Policy H31

Mobile Homes

4.69

Residential caravans and mobile homes require similar services to permanent housing and are, therefore, subject to the same considerations. However, owing to their design, form and materials, mobile homes will not necessarily be appropriate on land where housing development is acceptable. The Local Planning Authority recognises that temporary accommodation is sometimes needed for a dependent person, or to enable the restoration or replacement of an existing dwelling. Policy H32 allows for permission to be granted on a temporary basis where the site is within the curtilage of the dwelling concerned.

Policy H32

Accommodation for Dependent Persons

4.70

In some instances a separate unit of accommodation may be required for a dependent person (a "granny annexe"). In such circumstances, consideration will be given to the provision of additional accommodation either in the form of an extension to the dwelling or as a conversion of an existing building within the curtilage of the main dwelling. If the accommodation is provided as an extension it will be expected to form part of the main house and not be capable of being occupied or sold off separately. In addition, it will be subject to the same criteria as set out in policy H31. If an existing building is converted, the planning permission will either be subject to a restrictive occupancy condition or, if the site is outside a housing policy area, the applicant will be expected to enter into a legal agreement with the Local Planning Authority to ensure that the ancillary accommodation is not let or sold separately from the main dwelling.

Policy H33

Gypsy Sites

4.71

The District Council recognises that there is a need for accommodation consistent with gypsies' nomadic lifestyle. Policy H34 makes provision for the consideration of applications for gypsy sites subject to certain criteria. In accordance with Central Government guidance contained in Circular 1/94 and PPG7, the conservation of the natural beauty of the countryside will be given great weight in considering applications for such development in the New Forest Heritage Area and the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty. Similarly,

it is important to protect the nature conservation interest of Sites of Special Scientific Interest and other Areas of High Ecological Value; and the archaeological interest of the Stonehenge World Heritage Site. New gypsy sites will not be permitted if they would detract from these areas.

4.72

Although locations outside existing settlements may be acceptable, any site should be within a reasonable distance of local services and facilities and be acceptable in landscape terms. In view of the mixed uses which arise from many gypsy's desire to run their business from the site on which caravans are stationed, it is important that any proposal complies with policy G2 to ensure that there is no adverse effect on existing residents from noise, fumes or other disturbances which could arise from the business uses being undertaken on the site. It is also important that the site has a satisfactory highway access. As set out in Circular 1/94, the three main types of gypsy sites to which this policy refers are sites in settled occupation, temporary stopping places and transit sites.

Policy H34