

Draft

Strategic Housing Land Availability Assessment



March 2008



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Introduction

- 1.1 During 2007-8 Salisbury District Council has been preparing a Strategic Housing Land Availability Assessment (SHLAA) for the administrative area covered by Salisbury District Council (excluding those areas within the New Forest National Park). This Draft report is now out for public consultation for a period of 6 weeks, commencing on March 6th until Friday 18th April 2008.
- 1.2 In 2000, Planning Policy Guidance (PPG) 3: Housing was published. This was a major change in government policy towards providing sufficient housing by using land efficiently through increasing densities, and giving priority to re-using previously-developed land within urban areas.
- 1.3 Planning Policy Statement (PPS) 3: (Housing) was published in 2006 and replaces PPG3. PPS3 confirms the government's priority for developing previously-developed land, particularly vacant and derelict sites and buildings, while also making an effective use of land, existing infrastructure and available public and private investment, including housing provision on surplus public sector land.
- 1.4 Industrial and commercial sites may also be redeveloped to provide housing as part of mixed-use town centre development. PPS3 also requires local authorities to consider whether sites that are currently allocated for industrial or commercial use could be more appropriately re-allocated for housing development. PPS3 furthermore requires Local Planning Authorities to identify sufficient deliverable sites to deliver housing for the first 5 years from adoption of the relevant DPD and then identify broad locations and specific sites that will enable continuous delivery of housing for at least 15 years from the date of adoption. If possible specific developable sites should be identified for years 0-5, 6-10 and 11-15. This should take the council to 2026 in terms of housing delivery.
- 1.5 PPS3 requires local authorities to produce a Strategic Housing Land Availability Assessment (SHLAA) for their Housing Market Area (HMA), which should:
 - Assess the likely level of housing that could be provided if unimplemented planning permissions were brought into development;
 - Assess land availability by identifying buildings or areas of land (including previously-developed land and Greenfield) that have development potential for housing, including within mixed-use developments;
 - Assess the potential level of housing that can be provided on identified land;
 - Where appropriate, evaluate past trends in windfall land coming forward for development and estimate the likely future implementation rate;
 - Identify constraints that might make a particular site unsuitable for development;
 - Identify what action could be taken to overcome constraints on particular sites.
- 1.6 The SHLAA is more comprehensive than Urban Capacity Studies and is designed to provide a more realistic and defensible indication of housing capacity, it should provide a more responsive approach to land supply, thereby ensuring that a more reliable and deliverable evidence base for the Local Development Framework (LDF) can be achieved. Beyond previous Urban Capacity Studies the study should also:
 - Determine whether identified sites are still available, and to review assumptions on housing potential;
 - Identify sites with potential for housing which were not required to be investigated by Urban Capacity Studies such as sites in rural settlements, brownfield sites outside

settlement boundaries and suitable Greenfield sites, as well as broad locations, where necessary (DCLG, 2007, para 16).

- Carry out further survey work within settlements to identify additional brownfield sites that have come forward since the UCS was carried out;
- Assess the deliverability / developability of all sites.

- 1.7 The SHLAA will therefore provide information on the opportunities that may exist to meet housing need within the HMA.
- 1.8 In July 2007 the Department for Communities and Local Government (DCLG) published a final practice guidance entitled ' Strategic Housing Land Availability Assessments'¹. This details how a SHLAA should be undertaken. The practice guidance in paragraph 15 identifies that 'the use of this standard methodology is strongly recommended because it will ensure that the Assessment findings are robust and transparently prepared. When followed, a local planning authority should not need to justify the methodology used in preparing its assessment, including at independent examination'. Salisbury District Council will follow the standard methodology in the practice guidance, however as a draft methodology had previously been published, it is felt that clarification is required for stakeholders. This is attached in Appendix 1.
- 1.9 This draft SLAA includes all the sites that have been put forward, with no discounting of sites. The consultation responses that are received will give the additional information that will assist with the discounting of unsuitable sites for the final SLAA.
- 1.10 The information provided within the final SHLAA will inform the Core Strategy DPD and subsequent Site-Specific Allocation Development Plan Documents (DPDs) including the Salisbury and Wilton Area Action Plan (SWAAP). The Core Strategy will set out the key strategic elements of the planning framework for Salisbury District; including a spatial vision for Salisbury district area and the policies required to deliver that vision. It will also contain broad areas of search for housing development and other land uses. Consultation on this SHLAA will be carried out simultaneously with the consultation of the Preferred Options of the Core Strategy in February 2008.
- 1.11 This SHLAA does not make judgements as to what the policy approach in the Core Strategy should be nor does it allocate land for housing. It simply provides an indication of the land that could come forward for development and forms an evidence base for the Local Development Framework. Furthermore, the SHLAA identifies all settlements where housing could be provided, not just the main urban areas, in order to look at all potential sources of supply. It will not make final judgements about whether or not a place would be appropriate for housing.

2.0 Consultation undertaken

- 2.1 Between 10 May and 22nd June 2007 Salisbury District Council consulted on a draft methodology (see Appendix 1) detailing how we proposed to undertake the study as well as asking respondents to identify potential development sites, and this included sites for not just housing but employment, retail, tourism and other uses.
- 2.2 Sites were to be identified through a standard site pro-forma (Appendix 2) This draft guidance was based on PPS3 and the draft DCLG guidance '*Housing Land Availability Assessments: Identifying appropriate land for housing development: Draft Practice guidance*'. A SHLAA consultation panel meeting was held on 20th June 2007 which went through the methodology in some detail and provided some useful comments (attached in Appendix 3) in order to finalise the methodology.
- 2.3 In July 2007 the Department for Communities and Local Government published the finalised practice guidance and therefore it was decided to adapt the draft methodology taking into account of comments received as part of the consultation and ensuring it is in accordance with the final DCLG guidance '*Strategic Land Availability Assessments - Practice Guidance*'.
- 2.4 The undertaking of the SHLAA was publicised by public notice within the local press on the 10th May 2007 and on the council's website. The advert provided a brief overview of the need for and purpose of the assessment and offered contact details for further information. All information was also available on the council's website. All contacts on our LDF database were also mailed directly, representing approximately 700 parties.
- 2.5 A site identification form was also developed to enable interested parties to put forward their land interests for consideration within the assessment. Copies of the pro forma were made available for a period of 6 weeks on the council's website. As the study will be updated annually the council still accepted sites, until work commenced on the study in October 2007. Further sites that come in will be looked at either within the final SHLAA or within the 2008 update.
- 2.6 As a result of this consultation over 270 sites were submitted to the council for inclusion within the study. A handful of comments were also received on the methodology. It was deemed important to provide interested parties with the opportunity to put forward sites for the assessment as it offered a further level of transparency and objectivity to the study whilst also enabling interested parties to put forward details of site which may not otherwise have been known or considered available for development.

3.0 Methodology

3.1 The council undertook preliminary work for the Strategic Housing Land Availability Assessment, under the draft guidance *'Housing Land Availability Assessments: Identifying appropriate land for housing development – draft practice guidance'*. Through this process, the council asked developers, landowners and agents amongst others to identify to us possible sites that they know are available for development. Sites were requested in or adjacent to the following settlements:

Alderbury	Downton	Ludwell	South Newton
Allington	Durrington	Maiden Bradley	Stapleford
Amesbury	East Knoyle	Mere	Steeple Langford
Amesbury (Countess Road)	Farley	Middle Woodford	Stoford
Barford St Martin	Figheldean	Milston	Stratford- sub-Castle
Berwick St James	Firsdawn	Morgan's Vale	Tilshead
Berwick St John	Ford	Nettton	Tisbury
Bishopstone	Fovant	Newton Tony	Upper Woodford
Boscombe	Gomeldon	Newton	West Grimstead
Bowerchalke	Great Durnford	Nunton	West Knoyle
Broadchalke	Great Wishford	Odstock	West Winterslow
Bulford	Hanging Landford	Old Sarum	Whiteparish
Burcombe	Hindon	Orcheston	Wilton
Charlton	Homington	Petersfinger	Winterbornes
Charlton All Saints	Huggler's Hole	Pitton	Winterborne Stoke
Chilmark	Hurdcott	Porton	Winterslow
Coombe Bissett	Idmiston	Quidhampton	Woodfalls
Deptford	Kilmington	Salisbury	Wylve
Dinton	Laverstock	Semley	Zeals
Donhead St Andrew	Lower Bemerton	Shrewton	

3.2 These are settlements that have existing housing policy boundaries and therefore would be the focus of housing planning applications. It was the suggestion of the draft practice guidance and was the reason for limiting the search to these settlements. However, any site put forward within the district would also be looked at. The final guidance does not suggest this approach. Therefore as well as looking at these settlements those sites to be included will also evolve within the settlement strategy within the council's Core Strategy.

3.3 However, government guidance, which is confirmed in PPS3 further identifies that housing should be provided in suitable locations that offer a range of community facilities with good access to jobs, key services and infrastructure. Ultimately those settlements where development will be possible will be detailed within the Core Strategy.

3.4 SITE SIZE THRESHOLD

The council has set indicative minimum site size thresholds of 0.25 hectares for Salisbury and Amesbury. The site size threshold is lowered in these central areas where higher density development can be accepted. Assumptions about specific density levels will be made once precise sites have been identified. Hence higher density levels may be viewed as appropriate.

- 3.5 Elsewhere a 0.3 hectare threshold has been used and would therefore bring forward sites to accommodate approximately 10 dwellings, a level of provision that has often been accepted as the threshold between large and small sites. Capacity estimates for small sites below 0.3 hectares will be achieved by way of the analysis of the number of dwellings likely to come forward as windfalls.
- 3.6 However, where an opportunity is identified on a site that is smaller than the indicative site size thresholds (0.3 hectares and 0.25 hectares) but could clearly satisfactorily accommodate then or more dwellings, it will be included in the large site assessment. This is more likely to relate to city centre sites where higher densities are more appropriate.

4.0 The housing requirement

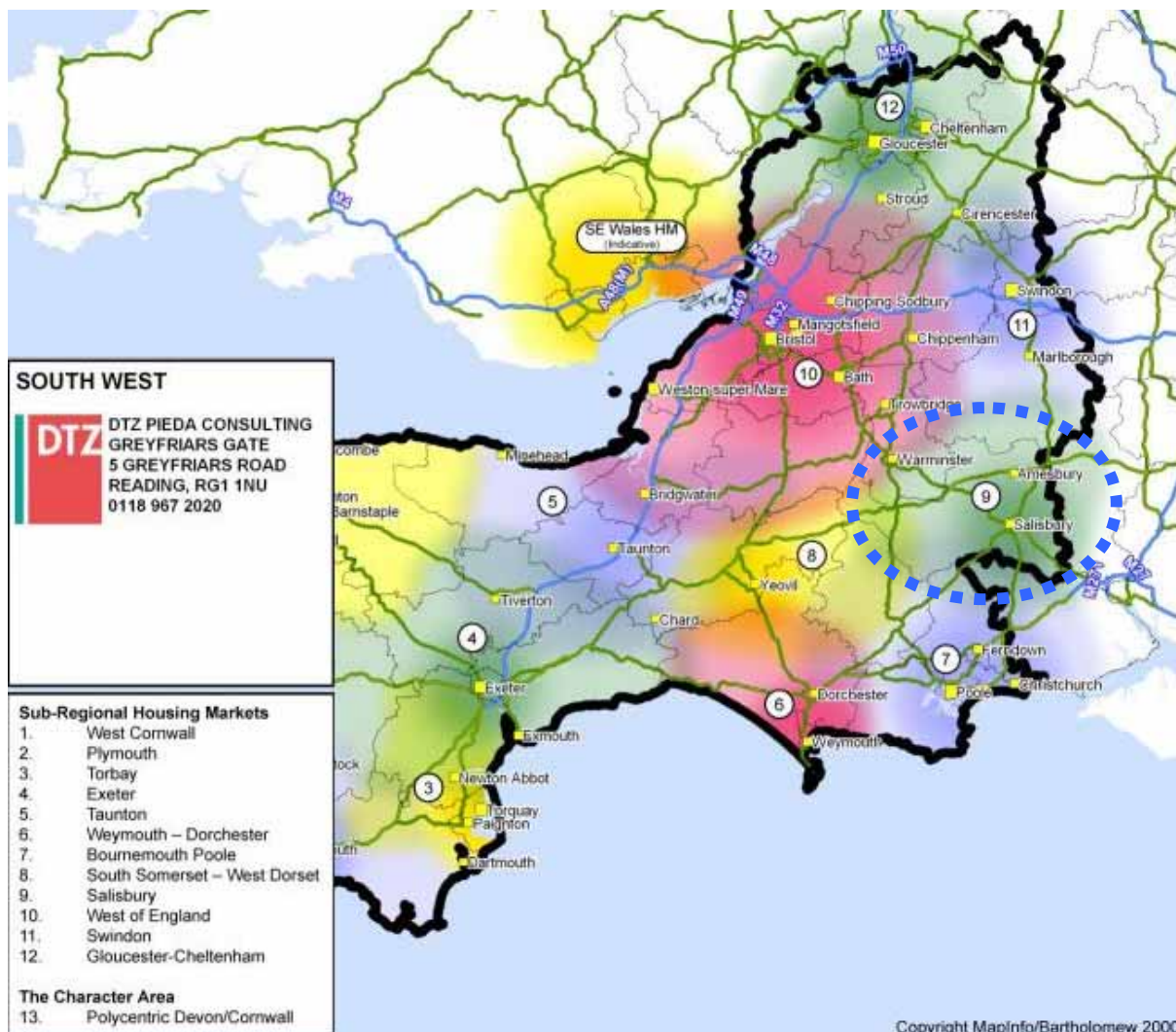
- 4.1 The draft Regional Spatial Strategy for the South West 2006–2026 designates Salisbury City as one of 21 ‘Strategically Significant Cities and Towns’ (SSCT).
- 4.2 Salisbury District itself is classed as Housing Market Area (HMA) within the draft RSS (see below). The RSS identifies that brownfield sites at SSCTs will be insufficient to cater for all housing needs over the plan period and that there will be a need for urban extensions to be identified and phased in a way which does not undermine the development of brownfield sites (para 4.1 .5, p53). The Wiltshire Structure Plan 2016 highlights in policy DP3 that priority should be afforded to making provision on previously developed land.
- 4.3 The draft Regional Spatial Strategy for the South West identifies the deliver for the district of 450 houses per annum to 2026. 250 of these per annum are detailed to be within and around Salisbury City and 200 per annum in the remainder of the district. This results in a total housing requirement of 9,200 for the period 2006 and 2026.
- 4.4 The EiP Panel Report, published in January 2008, recommended modifications to the provision of housing in the Salisbury HMA. At Salisbury itself the recommendation was to increase provision by 1,000 to 6,000; and in the remainder of the district the recommendation was to increase provision by 2,200 to 6,400, i.e. a total of 12,400 dwellings.

5.0 Characteristics of Salisbury Housing Market Area (HMA)

BACKGROUND

- 5.1 The district of Salisbury is the southernmost in Wiltshire, and lies around 90 miles from London and 30 from the south coast. Forming part of the border with the South East region, neighbouring authorities include districts in Hampshire as well as Wiltshire, Dorset and Somerset. At some 388 square miles in area, it is amongst the largest in England. The total population of Salisbury district at mid-2005 was 115,800. The city of Salisbury is very much the focus of the district. Its population of the city was 44,175 at the 2001 Census - accounting for well over a third of the total population.
- 5.2 The boundaries of the Salisbury HMA (circled in the below map) are similar to those of the district and this reflects the pre-eminent historic role of the city in its hinterland. The boundaries are “soft” and there are overlaps (for instance with the Salisbury HMA influencing parts of other Wiltshire districts and Hampshire), however for simplicity there has been an alignment of the HMA with the district, such that both LDF and RSS housing targets are “co-terminous”.

MAP 1 HOUSING MARKET AREAS IN THE SOUTH WEST REGION (Salisbury highlighted)²

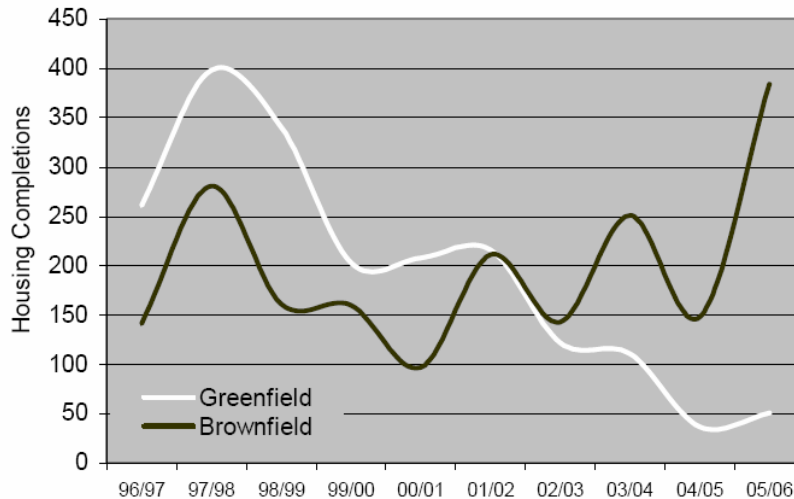


- 5.3 The quality of the city’s environment is high and it benefits from an outstanding downland setting in the valley of the river Avon where several tributaries converge. Amesbury is the second largest settlement in the district, and had a population of 8,909 at the 2001 Census. It has a range of local services, and its size and economic importance are growing as housing and employment allocations from the Local Plan are developed. The majority of the district however is rural, served by a number of smaller settlements providing local services, most notably at Mere, Wilton, Tisbury, and Downton.
- 5.4 The district has a rich and diverse environment, which includes 62 Sites of Special scientific Interest (SSSIs), 69 Conservation Areas, and 17 Parks and Gardens of Special Historic Interest. Nearly half of the district is within the Cranborne Chase & West Wiltshire Downs Area of Outstanding Natural Beauty (AONB), and the World Heritage Site around Stonehenge is in the north of the district. The recently established New Forest National Park overlaps with a part of Salisbury district, and within this area various responsibilities - including planning - have now been transferred to the new National Park Authority.
- 5.6 Brownfield sites are limited in size and number due to the economy and history of the district, which is not traditionally industrial. Housing affordability is a key issue for the district, and outside of Salisbury, it may be necessary to identify a number of small sites across the rural area.

5.7 Completions on Brownfield and Greenfield Land

Monitoring of housing completions over the past decade indicates the following delivery with an overall increase in development on brownfield sites over the period:

Housing Completions on Greenfield and Brownfield sites (1996-2006)³



5.8 Over recent years there have been fluctuations in the number of dwelling completions within Salisbury District. Overall it represents an average completion level of 381 per annum for the period 1999/2000 to 2006/7. The above diagram shows the levels of housing completions by land type revealing an overall upward trend in the use of brownfield land. In 2005/06, 384 new dwellings were secured of brownfield sites, (83% of the annual housing target) although this is due to the progress of two large sites at Netherhampton Road and the Eastern Sidings in Salisbury. In contrast, recent years have seen a consistent decline in housing completions on greenfield sites, which relates to issues raised in section 1.7. Completions on greenfield sites will return to more normal levels (i.e. 200+ per year) in the coming years as developments, such as Old Sarum and Archers Gate progress.

5.9 Completions over the past few years represent a shortfall on targets and a change is therefore required in the delivery of housing demand in order to meet the enhanced growth strategy. It also needs to be complemented by a proactive economic growth strategy based on attracting higher value employment and inward investment.

5.10 The Saved Policies of the adopted Local Plan cover the period 1991 – 2011 and provide for approximately 9,500 dwellings to be delivered during this period. The local plan after subtracting those completions that had been provided at the time of the local plan inquiry in 2001 provide for a total provision of 5,500 dwellings and identifies sufficient land to meet this requirement. This includes the provision of 2,200 dwellings that were expected to be delivered through windfall or small sites. The allocated sites will be looked at in more detail in section 6.

5.11 The Local Development Framework covers the period 2006-2026 and will identify sites in order to deliver housing over this period. Clearly there is an overlap in the period 2006-2016.

6.0 Findings of the study.

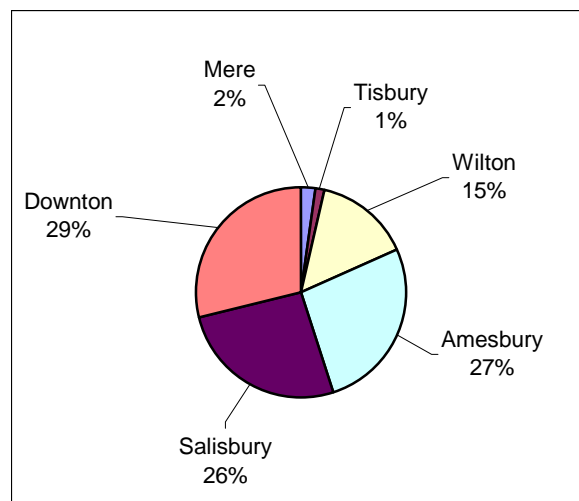
6.1 This study covers the whole of the area of Salisbury District as Local Planning Authority, i.e. it excludes that part of the district now within the New Forest National Park. Where a site was submitted in this area it has therefore been discounted. No sites were submitted which overlapped with a neighbouring authority. In total, 278 sites were submitted, however 36 were removed for various reasons including:

- Site submitted by two separate parties
- Sites overlapping (and combined)
- Below the size threshold set out in the methodology
- Outside of Salisbury District
- Site unknown/ insufficient information

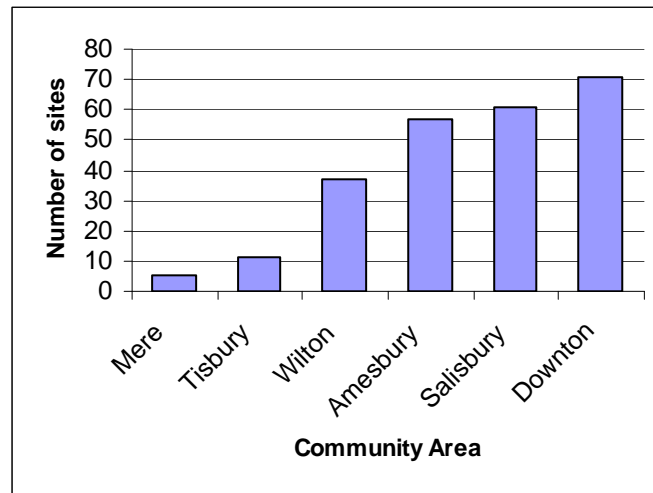
6.2 In total then, 242 sites have been included fully in this analysis, and in sum these add up to well in excess of 1,000 hectares⁴. There was considerable difference in the number of submissions across the district, with numbers of sites by Community Area varying from 5 in Mere & Western, to 71 in Downton/Southern:

Community Area	Total site area	Number of sites
Mere	23	5
Tisbury	15	11
Wilton	149	37
Amesbury	270	57
Salisbury	264	61
Downton	294	71
TOTAL	1014	242

Total area of sites submitted by Community Area:



Total number of sites by Community Area:



6.3 Typically the larger the settlement, the more sites were considered although this depended to a large extent on local factors such as land ownership and the degree to which sites had been sub-divided by applicants. As a settlement (as opposed to its Community Area) Salisbury had the greatest number of sites with 60. In certain medium-sized villages such as Whiteparish, Winterslow and Shrewton a large number of small sites were submitted whereas in Amesbury a small number of large sites was submitted.

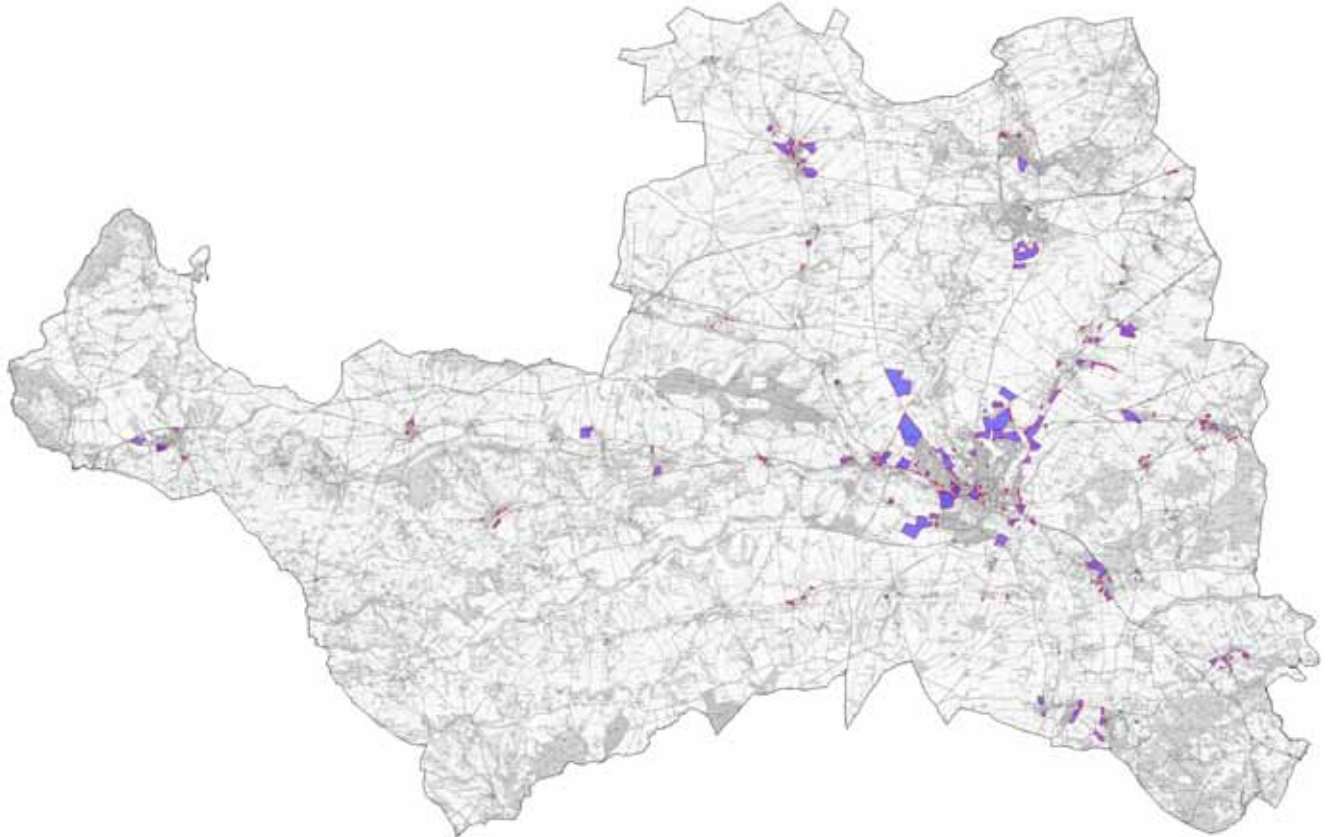
6.4 Table 1 below indicates the number of sites per settlement and the total area (and is ordered by the total area)

Area (ha)	No of sites	Area (ha)	No of sites
Salisbury 320.1	60	Netherhampton 2.6	1
Laverstock 169.7	14	South Newton 2.3	1
Lower Woodford 67.2	1	Boscombe 1.7	1
Shrewton 58.6	15	Swallowcliffe 1.5	1
Amesbury 56.9	5	Allington 1.5	1
Wilton 36.8	9	Coombe Bissett 1.4	2
Alderbury 35.2	9	Newton Tony 1.3	1
Downton 23.9	6	Nunton 1.3	1
Mere 22.9	4	Steeple Langford 0.9	2
Firsdon 21.7	2	West Grimstead 0.8	3
Durrington 20.7	6	Landford 0.7	1
Whiteparish 18.0	11	Ebbesbourne Wake 0.7	2
Winterslow 17.9	11	Farley 0.7	3
Morgan's Vale-Woodfalls 16.7	3	Hanging Langford 0.6	1
Dinton 15.8	3	Fovant 0.6	1
Teffont 15.0	1	Chilmark 0.5	1
East Gomeldon 10.5	3	Woodford 0.5	1
Porton 10.4	9	Tilshead 0.4	1
Winterbourne Earls 8.4	4	Idmiston 0.4	1
Bishopstone 6.4	3	Zeals 0.4	1
Tisbury 6.3	5	East Grimstead 0.4	1
Hindon 5.5	2	Odstock 0.4	1
Pitton 5.2	4	Stapleford 0.3	1
Cholderton 4.8	3	Winterbourne Stoke 0.3	1
Berwick St James 4.3	2	Compton Chamberlayne 0.2	2
Petersfinger 4.2	4	Quidhampton 0.2	1
Barford St Martin 2.8	3	Great Wishford 0.2	1
Orcheston 2.8	1	Sutton Mandeville 0.2	1
Winterbourne Gunner 2.7	2	Homington 0.1	1

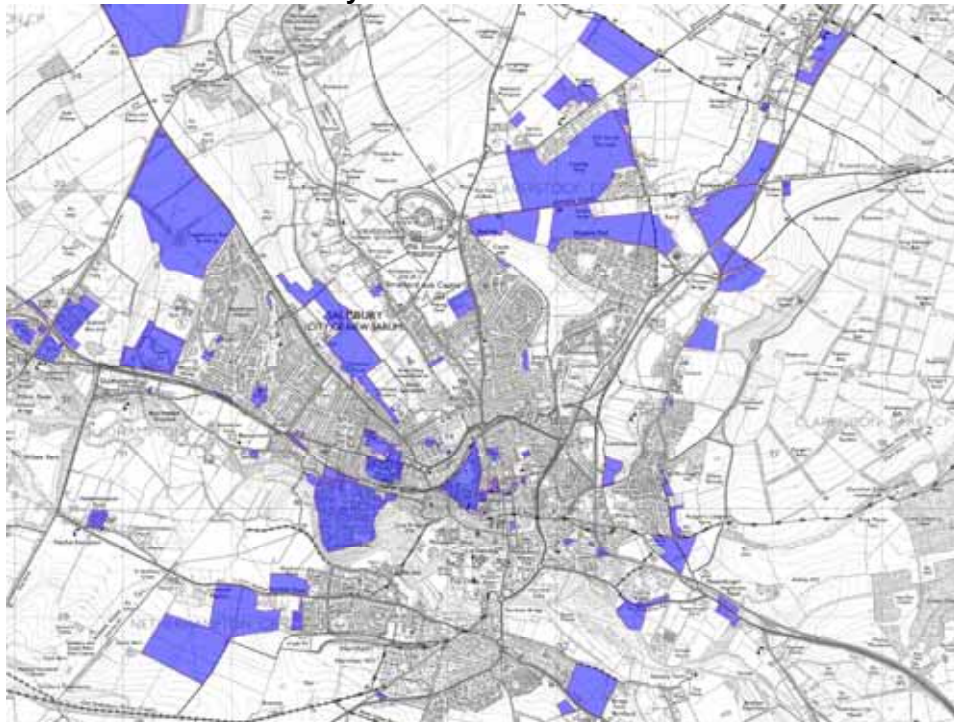
Table 1

6.5 LOCATION OF SITES

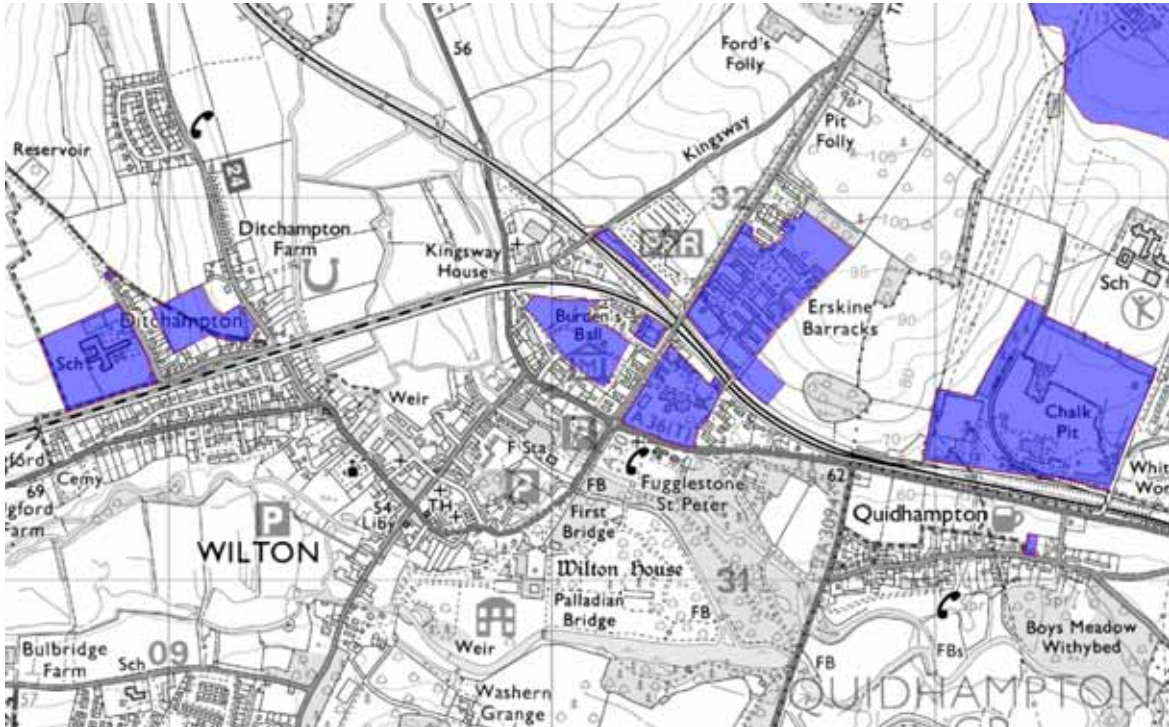
The following maps give more detail of sites within settlements and areas where there were higher numbers submitted (a full list and individual maps are in the appendix on a site-by-site basis). Firstly Map 1 distribution **across the district**:



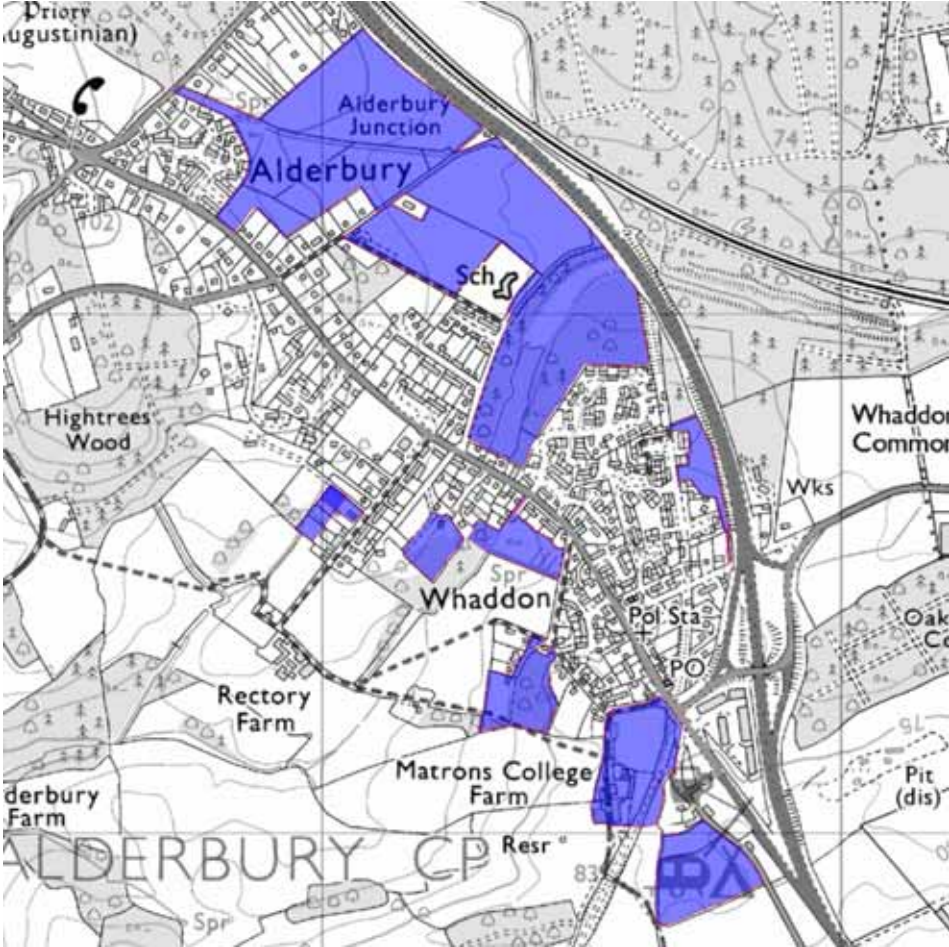
Map 2 Sites in and around **Salisbury**:



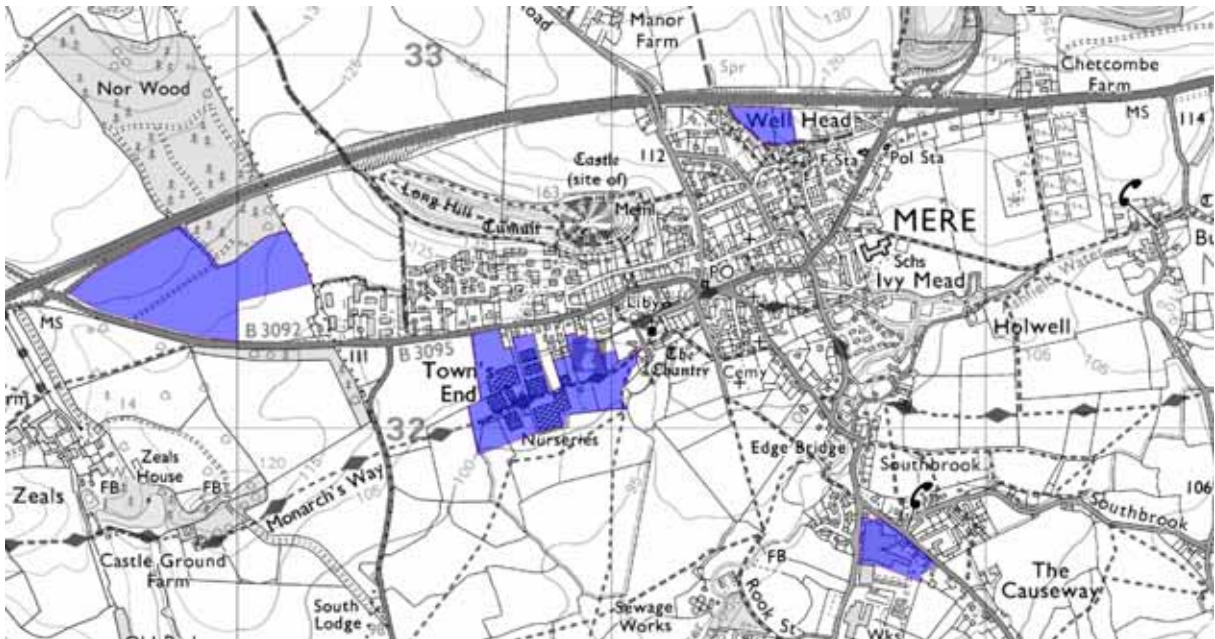
Map 3 Sites in and around **Wilton**:



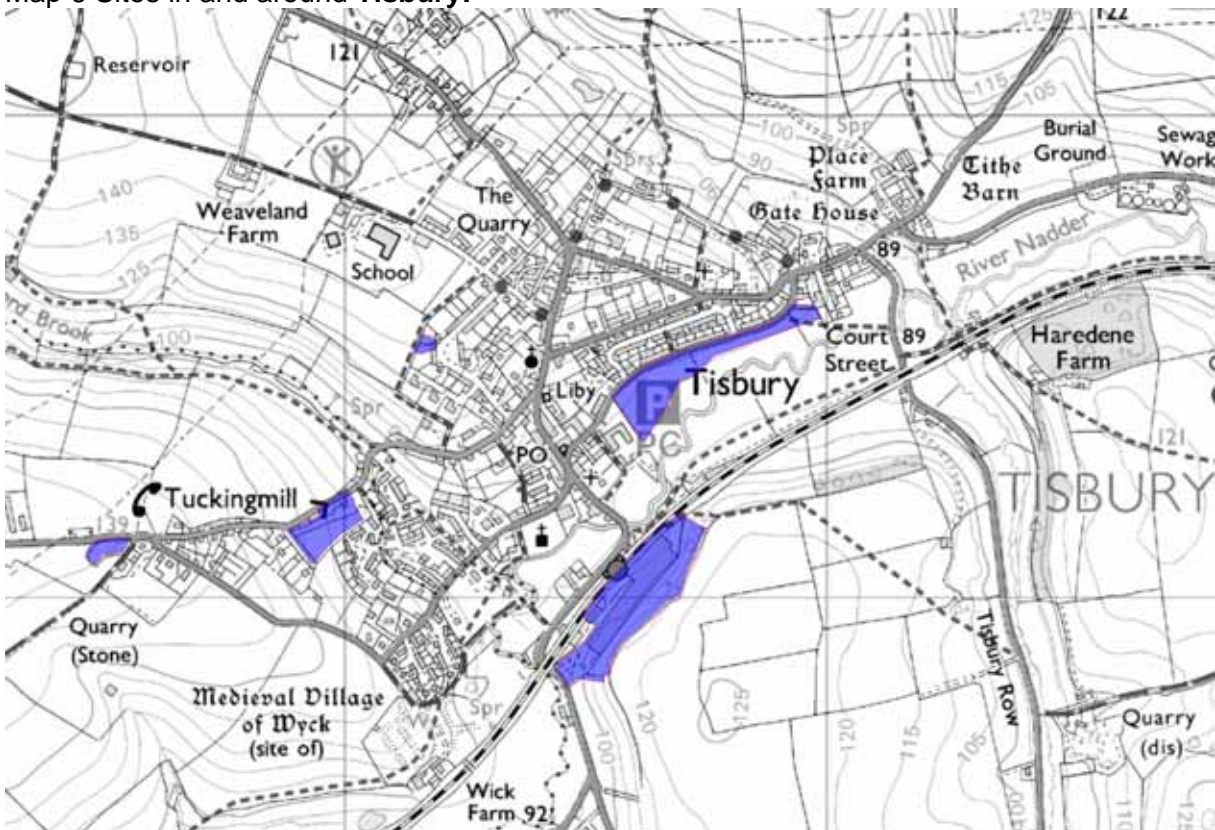
Map 4 Sites in and around **Alderbury**:



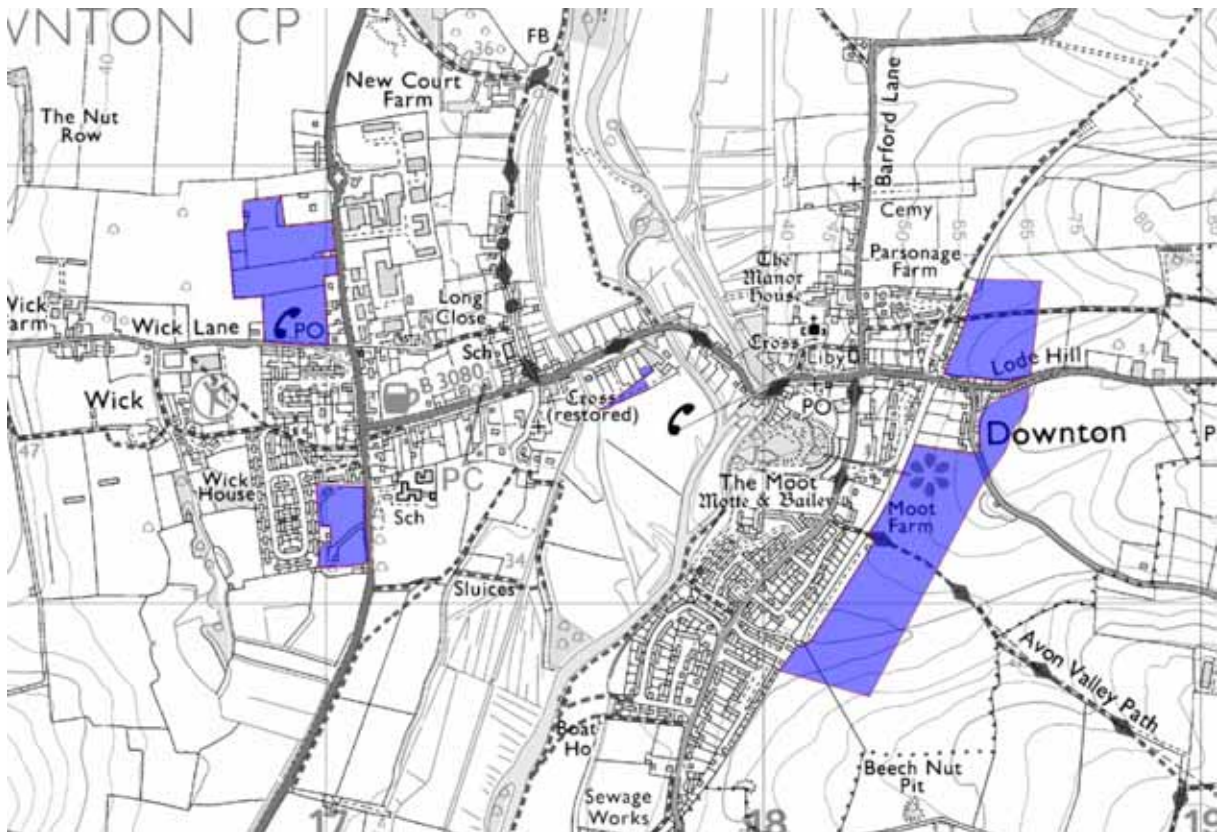
Map 5 Sites in and around **Mere**:



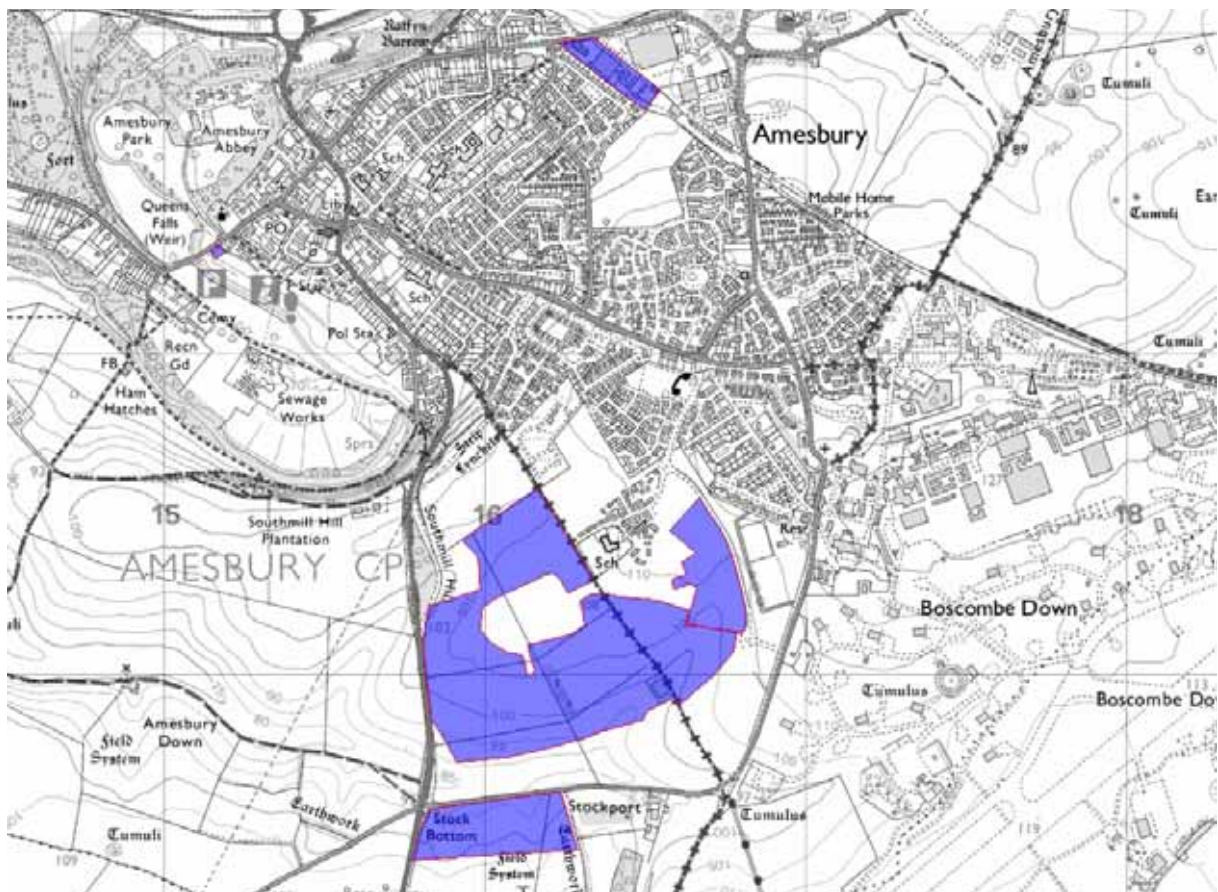
Map 6 Sites in and around **Tisbury**:



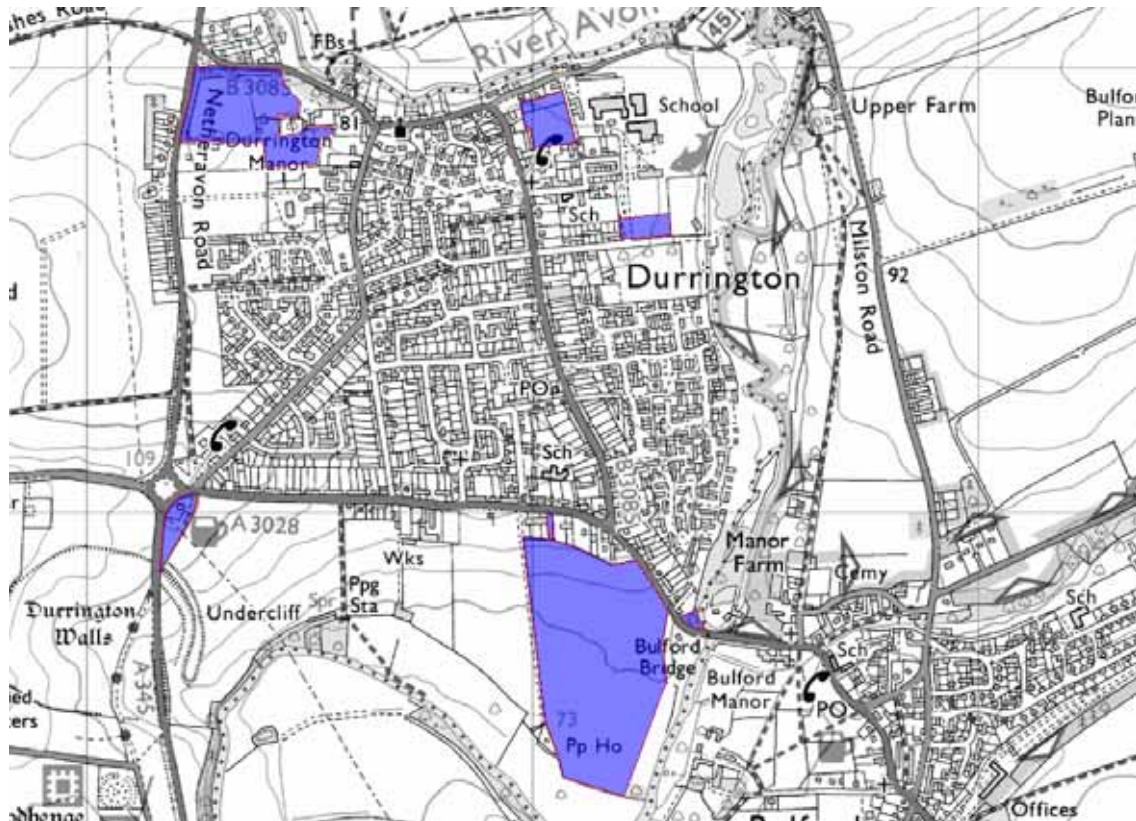
Map 7 Sites in and around **Downton**:



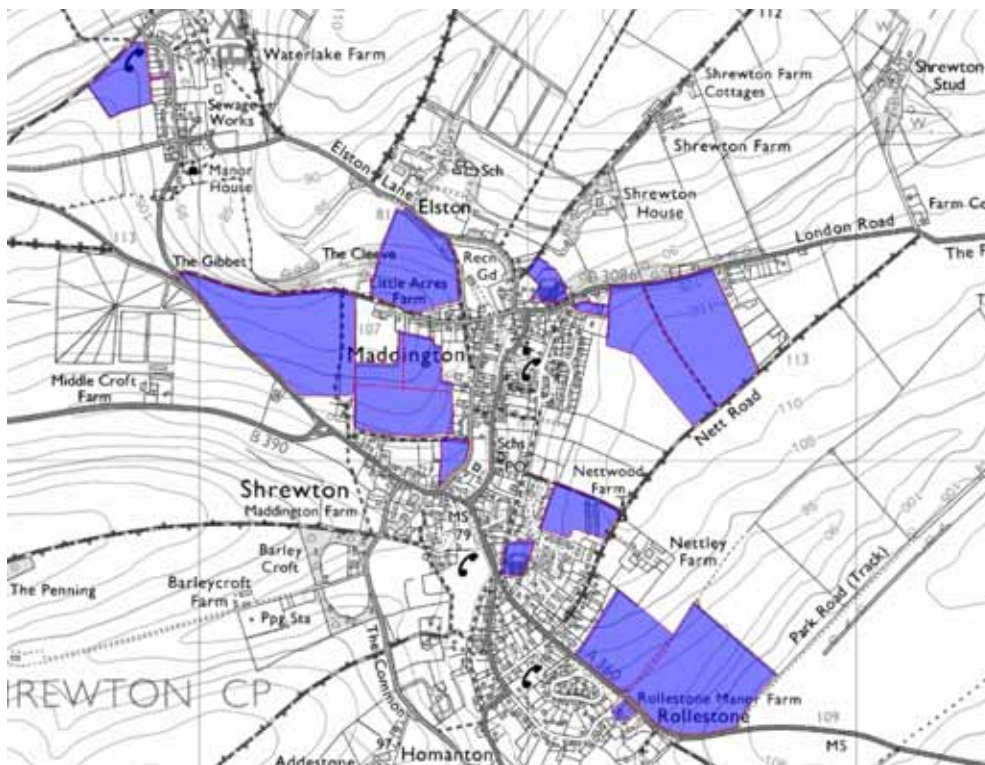
Map 8 Sites in and around **Amesbury**:



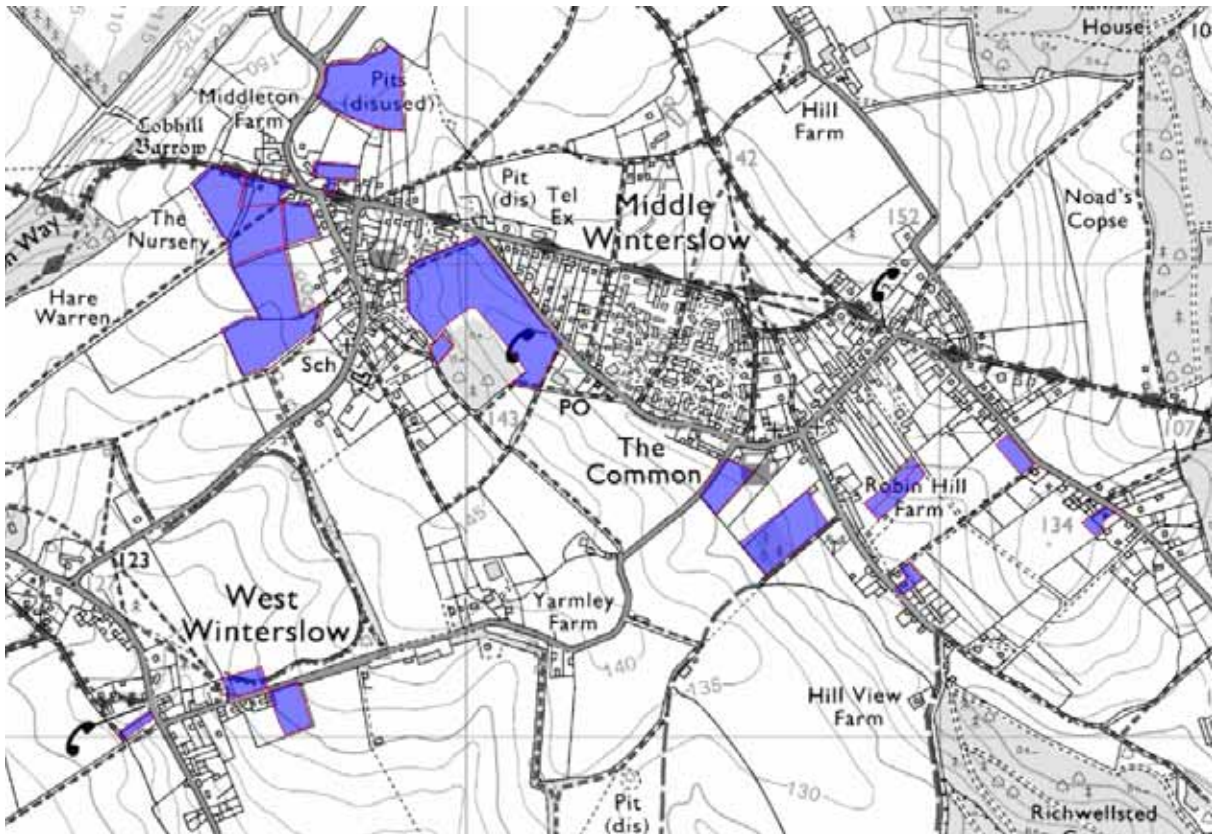
Map 9 Sites in and around **Durrington/Bulford**:



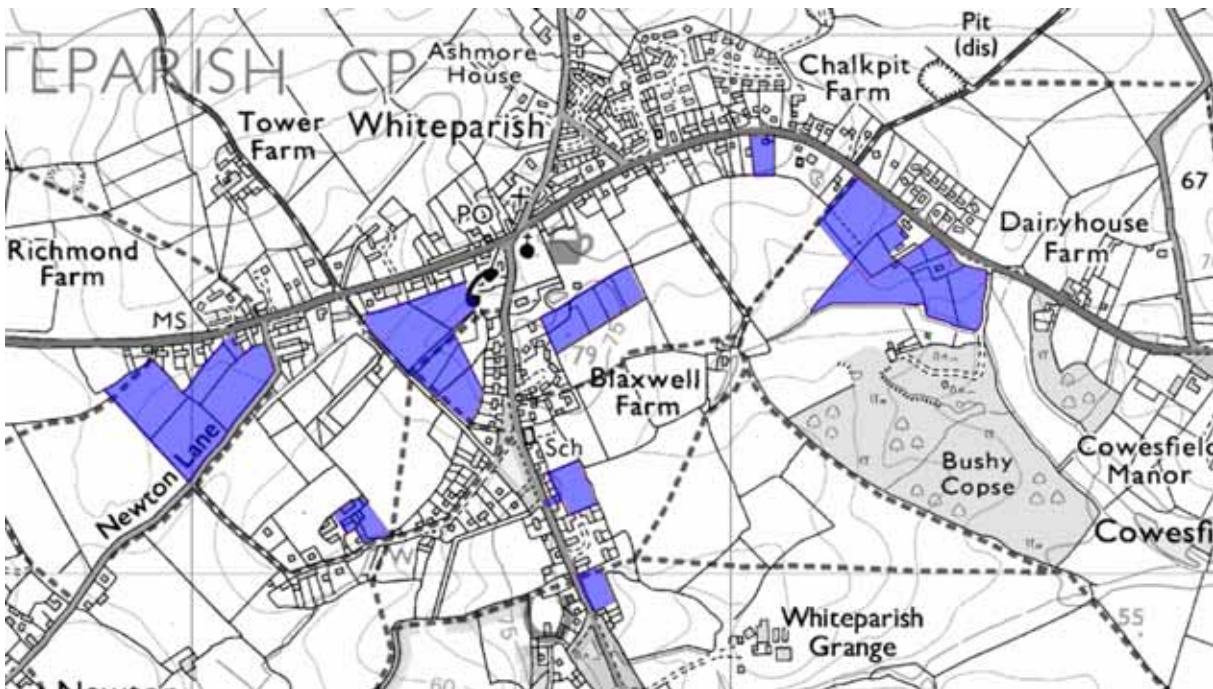
Map 10 Sites in and around **Shrewton**:



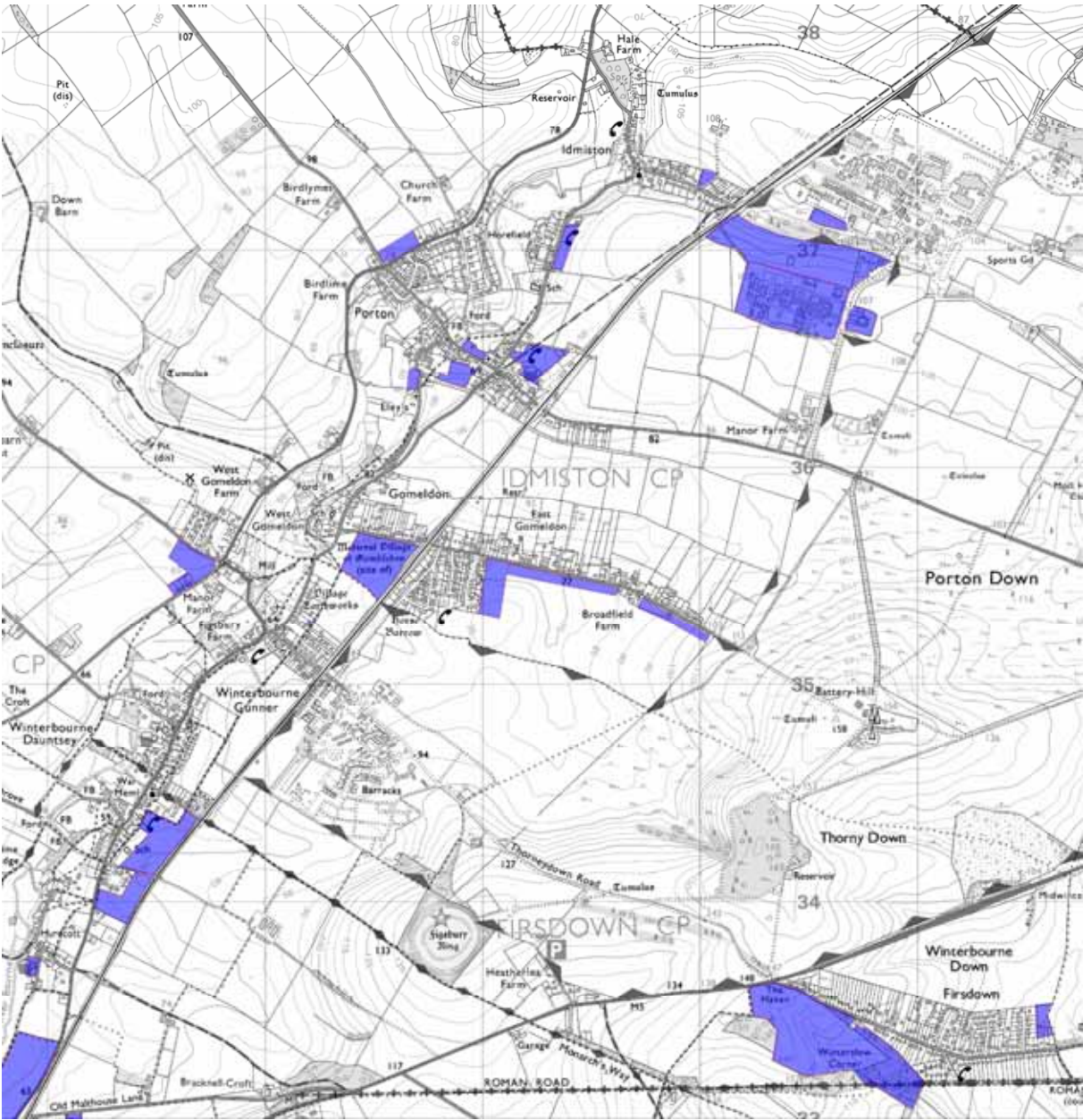
Map 11 Sites in and around **Winterslow**:



Map 12 Sites in and around **Whiteparish**:



Map 13 Winterbournes, Porton, Idmiston and Firsdwn



6.6 Review of Existing housing allocations

Table 2. Allocated sites that have been completed

Site name	Allocated	Consented	Completed
H11B Downton Tannery	50	50	50
H2B Bishopdown Triangle	139	139	139
H2A Downton Road, Salisbury	138	138	138
H13A White Road, Mere	50	50	50
H2C Netherhampton Rd, Salisbury	125	144	144

Table 3. Allocated sites that have started / yet to be developed

Site name	Allocated	Consented *	Built to 2006/07
H2F Downton Road Extension	120	130	0
H2D Old Sarum, Salisbury	630	689	15
H2E Odstock Hospital, Salisbury	45	No	0
H2G Duck Lane, Laverstock	120	125	19
H3 Old Manor Hospital, Salisbury	80	No	0
H9 Amesbury	550	550	108
H10 Dinton	30	No	0
H11A Wick Lane, Downton	50	50	0
H12 Netheravon Road, Durrington	120	120	0
H14 Hindon Lane, Tisbury	75	No	0
H15 Bulbridge, Wilton	45	No	0
H13B Clements Lane, Mere	49	49	24
TOTAL	1914	1713	166

- Consented = outline, reserved matters, full application or resolution to grant subject to S106.

Of the sites with no permission the sites at Dinton, Tisbury and Wilton are all within the second phase of the local plan (2006 – 2011), and the site in Tisbury has an adopted development brief, and an outline application is expected imminently. The site at Bulbridge in Wilton is owned by the MOD and is on the surplus public land register to be sold in 2008.

6.7 Review of sites allocated for employment in the Local Plan

Sites that are allocated in the Local Plan for employment use have been reviewed to consider whether they could be developed for housing. The Employment land review considers the extent of the need to protect employment sites and concludes that all the sites allocated for employment use should be protected as they ensure a range of different types and sizes of sites and employment uses, in order to provide for a range of jobs.

6.8 Bearing this in mind, it is not suggested that any of the sites allocated for employment should be assumed to have any capacity for housing for the purposes of the SHLAA.

However, the Core Strategy may consider whether or not some employment land should be sacrificed for housing, for example land at Churchfields industrial estate.

6.9 Unimplemented / outstanding permissions (commitments) and completions.

A 'commitment' is a dwelling that has full, outline or reserved matters planning permission but had not been completed at 31st March 2007. Dwellings permitted under outline permission are an estimate of capacity and are superseded when reserved matters permissions is granted. In relation to commitments, PPS3 says that *"Local Planning Authorities should not include sites for which they have granted planning permissions unless they can demonstrate, based on robust evidence, that the sites are developable and are likely to contribute to housing delivery at the point envisaged"*

6.10 The Wiltshire structure plan monitoring housing land availability report (2007) splits commitments into soft and hard. Hard commitments are those with planning permission and are further split down into those under construction and those where building has not started.

6.11 Soft commitments are those where the planning authority is minded to grant subject to the signing of the section 106 agreement, and local plan allocations. Below is the table showing commitments as at 31 March 2007

Table 4

	Hard Commitments		Soft commitments	
	Under construction	Planning permission not started	Authority to Grant	Local plan allocations
Salisbury	99	236	674	245
Rest of District	198	779	112	270
TOTAL	297	1015	786	515

6.12 A 'completion' is a dwelling that has been completed and ready for occupation. The table below shows the net number of dwellings completed each year from 1st April 1999 until 31st March 2007 which corresponds with the local plan housing provision timeframe).

Table 5

Year	Net Completions	Local plan target
99/00	363	458
00/01	305	458
01/02	427	458
02/03	265	458
03/04	362	458
04/05	185	458
05/06	435	458
06/07	371	458
TOTAL	2713	3664

6.13 It can be seen from the table above that based on the local plan target, that to date the district is 951 dwellings short of its target. This is for a variety of reasons, but mainly for the slowness of allocated sites coming forward, for example at Old Sarum and the Downton Road extension which are both in phases 1 and 2 of the local plan (up to 2006, and 2006 – 2011)

6.14 Previously developed vacant and derelict land and buildings (non housing)

Of the 242 sites only 14 sites fell into this category.

Table 6

Site ref	Site Name	Settlement	Number of houses	Area (hectares)
5	Land at London Road, Shrewton	Shrewton	10	0.33
44	Land at 6 Firs Road, Firsdown	Firsdown	28	0.95
100	Land at Tuckingmill Highways Depot, Tisbury	Tisbury	10	0.3
133	Land at the old Wilton Middle School, Wilton	Wilton	260	5.2
136	Land at Highbury and Fisherton Manor School, Salisbury	Salisbury	60	3.59
144	Land at 29 and 36 Middleton Road, Salisbury	Salisbury	6	0.04
145	Land at Rear of Avalon, Coombe Bissett	Coombe Bissett	30	1.12
180	Land at Fomer Pembroke Park School, Salisbury	Salisbury	65	2.25
191	Land adjacent to Old Sarum Airfield, Salisbury	Salisbury	39	2.59
196	Land at London Road, Amesbury	Amesbury	72	2.4
231	Land at Toyota Garage, Castle Street, Salisbury	Salisbury	31	0.79
243	Land at Coldharbour Lane	Salisbury	45	0.546
253	Land north of Wilton Road (Imerys Chalk Pit)	Wilton	529	17.66
278	Land north of Shreen Water Cottages, Mere	Mere	30	1.08
	TOTAL		1215	38.84 ha

6.15 Surplus public sector land

Given the large military presence and other public sector land owners such as the primary care trust (PCT) in the area there are only a few sites that fall within this category.

Table 7

Originating Body	Description	Site Area	Local Plan reference
MOD (Defence Estates)	Petrol station, buildings and land, Bulford Garage, Bulford Camp	0.26 ha	None
MOD (Defence Estates)	Red House, High Street, Durrington	0.09 ha	None
MOD (Defence Estates)	Defence Estates main site Durrington	5.09 ha	H12
MOD (Defence Estates)	Land at Bulbridge, Wilton	2.7 ha	H15
MOD (Defence Estates)	Playing field, Partridge Way, Old Sarum	2.85 ha	H2D
MOD (Defence Estates)	Ladydown, Chilmark	2.7 ha	None

- 6.16 Of these sites only 3 are not already accounted for in local plan allocations, and although the Red House is not in an allocation, it is adjacent to the allocated site at H12 and it was indicated by Defence Estates that in time that the site would become surplus to requirements. The building is Grade II listed and is currently in employment use, as the offices for Defence Estates. The site at Ladydown Chilmark is land in the open countryside and is some distance from Chilmark itself.

6.17 Land in non-residential use which may be suitable for redevelopment for housing eg, commercial buildings or car parks, including as part of mixed use developments

Table 8

Site ref	Site Name	Settlement	Suggested development	Number of houses	Area (hectares)
85	Land at Woodfalls Farm, Woodfalls	Woodfalls	Mixed	20	0.9
18	Land at Whitlocks, Bishopstone	Bishopstone	Housing	30	0.98
41	Land at Holme Farm, East Grimstead	East Grimstead	Housing	11	0.378
52	Land at Emmotts Farm, West Grimstead	West Grimstead	Housing	7	0.25
60	Land at Cornworthy, Salisbury	Salisbury	Housing	23	0.94
74	Land Woodlands Road, Mere	Mere	Housing	70	1.9
77	Land at Nettwood Farm, Shrewton	Shrewton	Housing	77	2.58
138	Land at The Avenue, Wilton (Wilton Depot	Wilton	Mixed	21	0.42
87	Land at Sansom's Farm, Whiteparish	Whiteparish	Housing	77	2.58
176	Land at Manor Farm Barns, Burcombe	Wilton	Mixed	9	0.32
250	Land at UK Land Command, Wilton	Wilton	Mixed	100	6.7
93	Land Salisbury Football Ground, Salisbury	Laverstock / Salisbury	Housing	100	3.99
99	Land at Townsend, Mere	Mere	Housing	230	9
112	Land at Nunton Farm, Nunton	Nunton	Housing	40	1.3
135	Land at Orchard House, Salisbury	Salisbury	Housing	25	0.82
139	Land at Riverside, Salisbury	Salisbury	Mixed	15	0.35
141	Land at Grosvenor House, Salisbury	Salisbury	Mixed	15	0.31
143	Land at Matrons college Farm, Whaddon	Alderbury	Housing	94	3.16
152	Land at Rollestone Manor Farm, Shrewton	Shrewton	Housing	8	0.28
154	Land between Nett Road and London Road, Shrewton	Shrewton	Housing	231	7.7
223	Land at Churchfields Industrial Estate	Salisbury	Mixed	1150	31.8
224	Land at Churchfields Triangle (Engine Shed site)	Salisbury	Mixed	100	1.9
225	Land at Brown Street Car Park	Salisbury	Mixed	13	0.43
164	Land at Parsonage Farm, Farley	Farley	Housing	10	0.35
168	Land adjacent to Boswll Bros., Salisbury	Laverstock / Salisbury	Housing	20	0.67
226	Land at Salt Lane Car Park	Salisbury	Mixed	10	0.338
189	Land East of the Dormers, A36, Petersfinger	Petersfinger	Housing	51	1.7
227	Land at Central Car Park and The Maltings, Salisbury	Salisbury	Mixed	70	12.4
207	Land at Blakey Road, Salisbury	Salisbury	Housing	40	0.53
218	Land at Hudson's Field / Castle Road	Salisbury	Housing	60	4.2
230	Land at Salisbury Bus Depot	Salisbury	Mixed	28	0.94
232	Land at the Old Swimming Pool	Salisbury	Mixed	10	0.37
258	Land at Nursery Farm, West Grimstead (2)	West Grimstead	Housing	10	0.36
	TOTAL			2775	100.846

6.18 Additional housing opportunities in established residential areas – such as under-used garage blocks

Table 9

Site ref	Site Name	Settlement	Suggested development	Number of houses	Area (hectares)
8	Land at Old Sarum Cottages	Laverstock /	Housing	8	0.28

		Salisbury			
14	Land at Foxhill, Fovant	Fovant	Housing	10	0.6
30	Land at Kamatan Acres, Durrington	Durrington	Housing	19	0.64
103	Land at Chilham Garden, Alderbury	Alderbury	Housing	25	0.84
115	Land at 126 - 130 Lower Road, Salisbury	Salisbury	Housing	28	0.59
122	Land at Misselfore, The Portway, Winterbourne Gunner	Winterbourne Gunner	Housing	3	0.66
124	Land behind Chalk House, Porton	Porton	Housing	36	1.19
129	Land at the Cuckoo Pen, Porton	Porton	Housing	14	0.47
160	Land at The Warrens, Rectory Road, Alderbury	Alderbury	Housing	7	0.26
192	Land at Rapiers Rest, Whiteparish	Whiteparish	Housing	9	0.31
197	Land to the West of Rectory Road, Alderbury	Alderbury	Housing	13	0.43
221	Land at Moonrakers, Whiteparish	Whiteparish	Housing	30	0.5
259	Land at Pinewood Way / Winding Way	Salisbury	Housing	12	0.28
261	Land at the Valley	Salisbury	Housing	12	0.25
263	Land at Pullman Drive	Salisbury	Housing	12	0.28
	TOTAL			238	7.58

6.19 Land not previously developed including Greenfield sites.

Table 10

Site ref	Site Name	Settlement	Suggested development	Number of houses	Area (hectares)
6	Land at Royston, Winterslow	Winterslow	Housing	5	0.33
105	Land off Middleton Road, Middle Winterslow	Winterslow	Mixed	150	4.7
90	Land between Winterbourne Earls Village School and the Railway Line, Winterbourne Earls	Winterbourne Earls	Mixed	137	4.56
21	Land Adjoining Whatton House Farm, Alderbury	Alderbury	Housing	78	2.6
22	Land at Angel Lane, Hindon	Hindon	Housing	40	1.4
24	Land to the South of the Bramleys, Whiteparish	Whiteparish	Housing	10	0.35
26	Land adjacent to the Portway and Down Barn Road, Winterbourne Gunner	Winterbourne Gunner	Housing	20	2.05
27	Orchard Field, Barford St Martin	Barford St Martin	Housing	27	0.89
28	Top Field, Barford St Martin	Barford St Martin	Housing	32	1.04
29	Land at Mount Lane (Front Field), Barford St Martin	Barford St Martin	Housing	27	0.9
31	Land to the West of Witt Road, Winterslow	Winterslow	Housing	20	1.5
32	Land at The Orchard, Pitton	Pitton	Housing	34	1.15
33	The Pigfield, Oakleigh Lane, Alderbury	Alderbury	Housing	36	1.2
34	Land at Bushey Farm, Whiteparish	Whiteparish	Housing	53	1.79
39	Land at Tulse Hill, Zeals	Zeals	Housing	12	0.4
91	Land between Summerlug Estate and the Railway Line, Winterbourne Earls	Winterbourne Earls	Mixed	87	2.9
42	Land at Church Road, Idmiston	Idmiston	Housing	12	0.4
43	Land at Idmiston Road, Porton	Porton	Housing	25	1.2
47	Land south of Cobb Lane, Middle Winterslow	Winterslow	Housing	150	5.16
48	Land to the rear of Middleton Farm House, Middle Winterslow	Winterslow	Housing	30	1.4
49	Land behind Bentleydale, Winterslow	Winterslow	Housing	8	0.6
50	Land at Weston Lane, Winterslow	Winterslow	Housing	20	0.64

51	Land at Rear of Royal Oak Public House, Shrewton	Shrewton	Housing	24	0.8
56	Land at Tytherley Road, Winterslow	Winterslow	Housing	6	0.3
57	Land at Penwood Farm, Whiteparish	Whiteparish	Housing	81	2.7
58	Land at Fitzgeralds Farm, Lower Bemerton, Salisbury	Salisbury	Housing	30	0.81
59	Land adjacent to Tuckingstones, Tisbury	Tisbury	Housing	30	0.97
61	Land at Hilltop Way, Salisbury	Salisbury	Housing	12	0.42
64	Land to East of B&Q, Salisbury	Salisbury	Housing	151	5.7
68	Land opposite the Avenue, Tisbury	Tisbury	Housing	75	2.5
69	Land at Hampton Park, Laverstock	Laverstock / Salisbury	Housing	905	30.16
70	Land off Idmiston Road, Porton	Porton	Housing	70	2.5
72	Land at Milford Farm, Salisbury	Salisbury	Housing	226	7.53
76	Land to Rear of Old Forge Cottage, Ebbesbourne Wake	Ebbesbourne Wake	Housing	12	0.37
78	Land at Glebe Farm, Tilshead	Tilshead	Housing	12	0.42
80	Land to the North of Old Sarum	Laverstock / Salisbury	Housing	588	19.6
92	Land between Winterbourne Earls Vicarage and the Railway Line, Winterbourne Earls	Winterbourne Earls	Mixed	14	0.46
82	Land near Lode Hill, Downton	Downton	Housing	150	11.7
83	Land at Morgan's Vale, Redlynch	Redlynch	Housing	100	10.8
84	Land at Woodfalls	Woodfalls	Housing	60	5
88	Land north east of Sansom's Farm, Whiteparish	Whiteparish	Housing	12	0.42
94	Land along Duck Lane, Laverstock	Laverstock / Salisbury	Housing	75	2.5
97	Land to the east of Hughendon Manor, Petersfinger	Petersfinger	Housing	30	1
98	Land to Rear of Durrington Mannor, Durrington	Durrington	Housing	160	4.64
101	Land North of Rookery Lane, Swallowcliffe	Swallowcliffe	Housing	45	1.5
81	Land at Netherhampton Road, Harnham, Salisbury	Salisbury	Mixed	1741	58.04
95	Land at Downton Road, Salisbury	Salisbury	Mixed	60	1.44
110	Land to the east of Southampton Road, Alderbury	Alderbury	Housing	768	25.6
111	Land opposite Chalk Cottage, Odstock	Odstock	Housing	5	0.36
113	Land to Rear of Hinde's Meadow, Shrewton	Shrewton	Housing	30	1.02
114	Land off Firs Road, Firsdown	Firsdown	Housing	620	20.76
117	Land at Fugglestone Red	Salisbury	Mixed	1250	72.68
118	Land Adjacent to Darby SU Cottage, Winterbourne Earls	Winterbourne Earls	Housing	10	0.45
119	Land at Old Sarum Airfield, Salisbury	Laverstock / Salisbury	Housing	590	59
121	Land adjacent to Wilwyn, Winterslow	Winterslow	Housing	20	0.63
125	Land at Southway, Porton Camp	Porton	Housing	29	0.96
127	Land between Rosemoor and Oakwood Cottage, Porton	Porton	Housing	14	0.47
128	Land between Porton Road and Beech End, Porton	Porton	Housing	40	1.31
130	Land southern side of East Gomeldon Road, East Gomeldon	East Gomeldon	Housing	40	2.24
134	Land at Shrewton	Shrewton	Housing	24	0.828
156	Boswells Field, Salisbury	Salisbury	Mixed	825	16.5
159	Land to the North of Downton Road, Salisbury	Salisbury	Mixed	200	13.5
142	Land at Cowslip Farm, Salisbury	Salisbury	housing	744	24.8

146	Land below the Gibbett, Shrewton	Shrewton	Housing	331	11.05
147	Land South of the Hollows, Shrewton	Shrewton	Housing	36	1.22
148	Land West of Tanners Lane, Shrewton	Shrewton	Housing	124	4.15
149	Land West of Tanners Lane and south of The Hollows, Shrewton	Shrewton	Housing	58	1.94
150	Land North of A360, Shrewton	Shrewton	Housing	311	10.39
151	Land South of Nettley Farm, Shrewton	Shrewton	Housing	145	4.85
153	Land South of London Road, Shrewton	Shrewton	Housing	165	5.5
157	Land adjacent to St Thomas' Bridge, Salisbury	Salisbury	Housing	205	6.85
161	Land adjacent to railway line and East Gomeldon Road, East Gomeldon	East Gomeldon	Housing	173	5.78
162	Land adjacent to East Gomeldon Road, East Gomeldon	East Gomeldon	housing	75	2.5
165	Land at Weston Lane, West Winterslow	Winterslow	Housing	12	0.4
166	Land at Over Street, Stapleford	Stapleford	Housing	10	0.32
167	Land off Cow Lane, Laverstock	Laverstock / Salisbury	Housing	75	2.5
173	Land Adjacent to Greenways	Allington	Housing	44	1.47
177	Land to West of above hedges, Pitton	Pitton	Housing	82	2.73
178	Land to the South of Roman Road, Old Sarum, Salisbury	Laverstock / Salisbury	Housing	375	12.5
181	Land adjacent to the Bankes, Whiteparish	Whiteparish	Housing	40	1.33
183	Land Adjacent to Spire Gate, Dinton	Dinton	Housing	50	1.66
184	Land at Beech Hanger, Cholderton	Cholderton	Housing	60	1.9
187	Land east of Duck Lane, Laverstock	Laverstock / Salisbury	Housing	11	0.37
188	Land to the North of Townsend, Pitton	Pitton	Housing	30	1.08
193	Land north of Southampton Road, Petersfinger	Petersfinger	Housing	9	0.31
194	Land at Giles Lane, Landford Common	Landford	Housing	30	0.7
201	Land West of Ridgeway, Chilmark	Chilmark	Housing	15	0.5
204	Land at Church Road, Laverstock	Laverstock / Salisbury	Housing	90	3.25
206	Land north of White Bird Lake, Steeple Langford	Steeple Langford	Housing	24	0.77
209	Land adjacent to the Hollow, Shrewton	Shrewton	Housing	179	5.97
210	Land adjacent to properties at Whatcombe Brow, Orcheston	Orcheston	Housing	84	2.82
212	Land at Manor Farm, Durrington	Durrington	Housing	403	13.5
214	Land North of Sansom's Farm	Whiteparish	Housing	32	1.07
217	Land north of Pearce Way, Salisbury	Laverstock / Salisbury	Housing	500	30
220	Land at Clough Lane, Winterslow	Winterslow	Housing	66	2.2
222	Land at Amesbury Road, Cholderton	Cholderton	Housing	15	0.72
40	Land near The Grove, Newton Tony	Newton Tony	Mixed	32	1.3
236	Land south east of Skew Bridge	Salisbury	Housing	33	0.66
158	Land adjacent to East Street, Hindon	Hindon	Mixed	50	4.1
107	Land to East of Hamilton Park, Downton	Downton	Mixed	50	3.82
195	Land West of Braemore Road, Downton	Downton	Mixed	58	1.93
200	Land west of Salisbury Road, Downton	Downton	Mixed	165	5.9
86	Land at Bourne View, Boscombe	Boscombe	Mixed	30	1.7
251	Land to the east of The Hollows, West of Water Ditchampton and south of Philip Road	Wilton	Housing	78	2.52
19	Land at Netton, Bishopstone	Bishopstone	Mixed	70	2.45
254	Land adjacent to Fair View Road (Burden's Ball)	Wilton	Housing	165	3.26
260	Land at Avon Meadows, Middle Woodford	Woodford	Housing	15	0.5

20	Rebels Field, Bishopstone	Bishopstone	Mixed	90	3
265	Land at Hillview, Ebbesbourne Wake	Ebbesbourne Wake	Housing	8	0.29
267	Land at Whaddon Common, Spiders Island	Alderbury	Housing	15	0.89
268	Land at Dorset Road, Salisbury	Salisbury	Housing	23	0.77
269	Land at Fisherton Farm Allotments, Salisbury	Salisbury	Housing	130	3.2
270	Land at Warwick close Allotments, Salisbury	Salisbury	Housing	510	17
271	Land at Cleeve View, Winterbourne Stoke	Winterbourne Stoke	Housing	8	0.28
273	Land between the A30 and the A338	Salisbury	Housing	60	2
274	Land between the A338 and the railway line	Salisbury	Housing	96	3.2
275	Land R/O Yew Tree Cottages, The Street, Whiteparish	Whiteparish	Housing	87	2.92
276	Land north of Newton Lane, Whiteparish	Whiteparish	Housing	121	4.05
277	Land adjacent to Spire View, Ford	Laverstock / Salisbury	Housing	60	2
	TOTAL			16704	660.588

6.20 List of sites discounted and reason.

The following is a table of sites that have been discounted at this stage. As part of the call for sites, sites for other non residential uses were requested. These have been discounted from this part of the study, although the information submitted for these other uses has been taken forward into the preferred options if appropriate or will be used in the Salisbury and Wilton action area plan as required.

Table 11

Site ref	Site Name	Settlement	Suggested development	Area (hectares)	Reason
11	Land to the North of Bulford Hill, Durrington	Durrington	Housing	0.24	Below .25ha
15	Land at Footes House, Coombe Bissett	Coombe Bissett	Housing	0.23	Below .25ha
23	Land at 14 Church Road, Laverstock	Laverstock / Salisbury	Housing	0.23	Below .25ha
46	Land between Whitmarsh and Sunnydale, Sutton Mandeville	Sutton Mandeville	Housing	0.15	Below .25ha
53	Land adjacent to Orchard cottage, Compton Chamberlayne	Compton Chamberlayne	Housing	0.07	Below .25ha
54	Land adjacent to Post Office cottage, Compton Chamberlayne	Compton Chamberlayne	Housing	0.13	Below .25ha
65	Land at Footshill House, Quidhampton	Quidhampton	Housing	0.17	Below .25ha
66	Land adjacent to Nursery Farm, West Grimstead	West Grimstead	Housing	0.22	Below .25ha
71	Land south of St Martins Junior School, Salisbury	Salisbury	Housing	0.2	Below .25ha
96	Land adjacent to Wethertop, Great Wishford	Great Wishford	Housing	0.16	Below .25ha
104	Land at the Triangle, Duck Street, Steeple Langford	Steeple Langford	Housing	0.1	Below .25ha
106	Land at Castle Lane, Whaddon	Alderbury	Housing	0.176	Below .25ha
108	Land off Green Lane, Downton	Downton	Housing	0.24	Below .25ha
137	Land at 124 Wilton Road,	Salisbury	Mixed	0.21	Below .25ha

	Salisbury				
140	Land at 50 Bedwin Street, Salisbury	Salisbury	Housing	0.15	Below .25ha
144	Land at 29 and 36 Middleton Road, Salisbury	Salisbury	Housing	0.04	Below .25ha
163	Land adjacent to The Street, Farley	Farley	Housing	0.21	Below .25ha
179	Land to the North of Above Hedges	Pitton	Housing	0.23	Below .25ha
186	Land at Homington	Homington	Housing	0.117	Below .25ha
211	Land at Church Street, Amesbury	Amesbury	Other	0.12	Below .25ha
219	Land at The Sling, Nadder Terrace, Salisbury	Salisbury	Industrial	0.17	Below .25ha
229	Land at Salisbury Bus Station	Salisbury	Mixed	0.23	Below .25ha
234	Land south of Scots Lane	Salisbury	Mixed	0.232	Below .25ha
235	Land at Malverns, Cherry Orchard Lane, Salisbury	Salisbury	Housing	0.11	Below .25ha
240	Land at Bingo Hall, Salisbury	Salisbury	Mixed	0.142	Below .25ha
244	Land at corner of Marsh Lane and Middleton Road	Salisbury	Housing	0.112	Below .25ha
245	Land East of Middleton Road	Salisbury	Mixed	0.15	Below .25ha
252	Garage Block north of The Hollows	Wilton	Housing	0.05	Below .25ha
255	Land at Churchill Estate, Tisbury	Tisbury	Housing	0.13	Below .25ha
262	Land at Westwod Road / Rawlence Road	Salisbury	Housing	0.22	Below .25ha
272	Land to SE of Oak Close	Farley	Housing	0.1	Below .25ha
	TOTAL			5.039	

Table 12

Site ref	Site Name	Settlement	Suggested development	Area (hectares)
1	Land at Down Barn, Cholderton	Cholderton	Employment	2.18
2	Land at Farmer Giles Farmstead	Teffont	Employment	15
12	Land adjoining Park and Ride, Wilton	Wilton	Employment	0.66
13	Land at Netherhampton Farm, Netherhampton	Netherhampton	Employment	2.6
37	Land at Silverdale, Berwick St James	Berwick St James	Employment	0.62
45	HPA , Porton Down	Porton Down	Employment	1.1
55	Land at Snooker and Bowls Club, Salisbury	Salisbury	Employment	0.37
73	Land at Manor Farm, Lower Woodford	Lower Woodford	Tourism	67.2
75	Land at the Station Works, Tisbury	Tisbury	Employment	2.4
102	Land adjacent to Dead Maid Quarry Industrial Estate, Mere	Mere	Employment	10.96
109	Land East of Lower Road, Charlton All Saints	Downton	Employment	0.27
132	Land to West of Upper Avon School, Durrington	Durrington	children's centre	1.1
145	Land at Rear of Avalon, Coombe Bissett	Coombe Bissett	Employment	1.12

155	Land at Ford Farm, Salisbury	Salisbury	Employment	0.94
170	Land to South of Upper Avon School, Durrington	Durrington	children's centre	0.54
196	Land at London Road, Amesbury	Amesbury	Employment	2.4
198	Land at Wisma Farm, Berwick St James	Berwick St James	Employment	3.69
202	Land at Southampton Road, Petersfinger	Petersfinger	Employment	0.9
211	Land at Church Street, Amesbury	Amesbury	Other	0.12
216	Land adjoining Stockport Park, Amesbury	Amesbury	Employment	8
219	Land at The Sling, Nadder Terrace, Salisbury	Salisbury	Industrial	0.17
237	Land at Harnham Trading Estate	Salisbury	Employment	2
247	Land at South Newton Trading Estate	South Newton	Employment	2.25
248	Land at Dinton Business Park	Dinton	Employment	6.9
	TOTAL			133.49ha

7.0 Summary of Potential and Conclusions

Source of supply	Category	Potential number of housing units
Sites currently in the planning process		
Planning permission under construction	Mix	297
Unimplemented planning permission	Mix	1015
Existing allocations consented	Mix	1713
Sites not currently in the planning process		
Previously developed, vacant and derelict land	Brownfield	2775
Intensification	Brownfield	238
Vacant land not previously developed	Greenfield	16704
Existing allocations not consented	Mix	201
Total potential		22943

- 7.1 It is clear from the sites submitted that there is potential to accommodate a large number housing within South Wiltshire. Whilst this is the unconstrained capacity, the further work as a result of this consultation will narrow down these sites by discounting those with major developable / deliverability issues.
- 7.2 The ongoing work on the settlement strategy within the core strategy will also be used, as this will give the hierarchy to settlements that are sustainable, and therefore should be the focus of growth.
- 7.3 It is clear from many of the sites submitted that they are located in settlements that are unsustainable and lacking in basic facilities. Once these are discounted in the final

document, it is anticipated that the figure of almost 23,000 dwellings will be reduced to a more realistic figure.

7.4 Next steps

Once all representations have been received and analysed, the next step will be to produce a final Strategic Land Availability Assessment. It is in this document that the full assessment of the potential sites in south Wiltshire will be made, with the full knowledge of the representations of the statutory consultees. It is anticipated that this will run in parallel with the Core Strategy submission draft document, which is timetabled to be submitted to the secretary of state in June / July 2008.

¹ <http://www.communities.gov.uk/documents/planningandbuilding/pdf/399267>

² Source: South West Regional Assembly.

³ Source: WCC Housing Land Monitoring, 2006

⁴ The absolute total area of all sites is higher, because in some instances parts of sites were discounted as undevelopable following site visit, for instance for reasons of flood risk.



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