



# South Wiltshire Strategic Housing Land Availability Assessment

**May 2009**

Part of the South Wiltshire Core Strategy Evidence Base  
(Ref SH/SHLAA/REV A)

## **Main report**

	Page
1.0 Introduction	2
2.0 Policy Context	4
3.0 Methodology	7
4.0 Assessment results	20
5.0 Conclusions	26

## **Appendices**

Appendix 1: Sites included in SHLAA by settlement

Appendix 2: Sites Discounted from SHLAA by settlement

Appendix 3: Urban Capacity Sites Update

Appendix 4: Proforma

Appendix 5: Wiltshire AMR. Projected completions for south Wiltshire HMA December 2008.

## **Figures**

Figure 1. Strategic Housing Land Availability Assessment Process

Figure 2. Map showing south Wiltshire HMA and settlements covered in the SHLAA

## **Tables**

Table 1. Dwelling Requirements: Panel Report Revised Provision

Table 2. Salisbury and south Wiltshire and 5, 10, 15 and 20-Year Dwelling Requirements (Based on EiP Panel Report Figures and emerging evidence or south Wiltshire core strategy)

Table 3. Gross to Net Ratios

Table 4. Build costs by dwelling type

Table 5. Average house prices for dwelling types by settlement.

Table 6. Total supply from sites outside the planning process

Table 7. Greenfield versus brownfield percentages.

Table 8. Total supply from sites within the planning process

Table 9. Allocated Sites

Table 10. Sites by settlement

Table 11. Completions 2001-2008

Table 12. Windfall allowance

Table 13. Summary of overall supply

Table 14. Five Year Requirement

Table 15. Ten Year Requirement

Table 16. Eleven plus Year Requirement

Table 17. Summary table of requirement

# 1.0 Introduction

## **Disclaimer**

The inclusion of sites within this study should not be taken to imply that the Council would automatically consider planning applications favourably. Although it will inform housing allocations, it will not determine the allocation of land for housing development. It will also not prevent sites being brought forward or allocated for purposes other than residential development. All future planning applications will be considered individually, taking other material considerations into account, and will be assessed through policies in the most up to date development plan. Appendix 1 should be referred to for detailed information on sites.

- 1.1 Planning Policy Statement 3 (PPS 3), sets out the requirement for Local Authorities to demonstrate a 5- year deliverable and 6-10 year developable supply of housing. Local Authorities are required to demonstrate that they have a sufficient supply of potential sites suitable for residential development to meet the annual housing requirements set out in Regional Spatial Strategies. It notes how Local Development Documents and Regional Spatial Strategy policies should be informed by a robust, shared evidence base of land availability through a Strategic Housing Land Availability Assessment (SHLAA) and highlights the SHLAA as the main mechanism through which to identify a deliverable and developable supply of sites.
- 1.2 The key function of Strategic Housing Land Availability Assessments is to:
  - Identify sites with potential for housing;
  - Assess their housing potential; and
  - Assess when they are likely to be developed.
- 1.3 The following report outlines the planning context, details the chosen methodology and demonstrates the Council's current strategic housing supply.

## **1.4 Aims and Objectives**

The main aim of the SHLAA is to demonstrate a deliverable and developable supply of land for housing. This will demonstrate whether the Council is in a position to meet the draft RSS requirement of 620 dwellings per year and will form a key part of the evidence base of the LDF. The key objectives of the SHLAA are to:

## South Wiltshire Housing Market Area – Strategic Land Availability Assessment.

- Assess land availability by identifying buildings or areas of land (including previously developed land and greenfield) that have development potential for housing;
- Assess the potential level of housing that can be provided on identified land.
- Identify constraints that might make a particular site unavailable and/or unviable for development.
- Assess which sites are likely to be deliverable and which are likely to be developable.

Source Paragraph 6, Strategic Housing Land Availability Assessments: Practice Guidance (Communities and Local Government, 2007)

- 1.5 The results from this SHLAA will be used to inform the LDF allocation process, although the identification of sites in this report will not automatically determine allocations for housing development.

## 2.0 Policy Context

### 2.1 National Policy

PPS 3 highlights the Government’s objective for everybody to have access to a decent home. It notes how there is a need to provide a greater choice in housing to ensure that the needs of all in the community are met. In order to achieve this, the Government has emphasised the importance of a “flexible, responsive supply of land which is managed in a way that makes efficient and effective use of land, including the re-use of previously-developed land, where appropriate”

### 2.2 The Strategic Housing Land Availability Assessments Practice Guidance (hereafter referred to as the Guidance) details the requirement for local planning authorities to:

- Identify specific, deliverable sites for the first five years of a plan that are ready for development;
- Identify specific, developable sites for years 6–10, and ideally years 11–15;
- Where it is not possible to identify specific sites for years 11–15 of the plan, indicate broad locations for future growth; and
- Not include an allowance for windfalls in the first 10 years of the plan unless there are justifiable local circumstances that prevent specific sites being identified

### 2.3 According to the Guidance, to be considered to be deliverable, developable or not currently developable:

- Deliverable – a site should be available now, offer a suitable location for housing development and there should be a reasonable prospect that housing will be delivered on the site within five years from the date of adoption of the plan;
- Developable – a site should be in a suitable location for housing development, and there should be a reasonable prospect that it will be available for and could be developed at a specific point in time;
- Not currently developable – where it is unknown when the site could be developed because constraints are so severe it is not known when they may be overcome.

## 2.4 Regional Policy

The South West Regional Assembly (SWRA) submitted the draft RSS for the South West to the Secretary of State in June 2006. The Panel Report of findings and recommendations was published on 10 January 2008 following an Examination in Public (EiP) held between April and July 2007, and Proposed Changes are were published in July 2008. Following consideration of the responses to the consultation on Proposed Changes, it is anticipated that the final version of the RSS will be published in summer 2009, when it will replace Regional Planning Guidance for the South West (RPG10) and the county Structure Plans.

2.5 The EiP Panel recommends that Salisbury will enhance its role as an employment and service centre with improvements to retail cultural, educational and tourism facilities provide higher skilled employment particularly in the office sector. The report states that Salisbury should accommodate at least 6,000 new homes. The panel also states that the HMA will accommodate 13,900 jobs, split between the Salisbury Travel to Work Area (TTWA) with 13,500 jobs up to 2026, with the remaining 400 jobs to be provided in the rest of south Wiltshire not covered by the TTWA.

2.6 Annual average net dwelling requirements are set out below.

Table 1 Dwelling Requirements: Panel Report Revised Provision

	<b>Total no of dwellings 2006 - 2026</b>	<b>Average dwellings / year</b>
Salisbury SSCT	6000	300
Rest of HMA	6400	320
<b>Total for Salisbury HMA</b>	<b>12400</b>	<b>620</b>

2.7 The resultant 5, 10, 15 and 20-year dwelling requirements for south Wiltshire and Salisbury, based on the revised figures contained in the Panel Report, are set out in Table 2.

## South Wiltshire Housing Market Area – Strategic Land Availability Assessment.

Table 2 Salisbury and south Wiltshire and 5, 10, 15 and 20-Year Dwelling Requirements (Based on EiP Panel Report Figures and emerging evidence or south Wiltshire core strategy)

	<b>Average dwellings per year 2006 -2026</b>	<b>5 year dwelling requirement</b>	<b>10 year dwelling requirement</b>	<b>15 year dwelling requirement</b>	<b>20 year dwelling requirement</b>
Salisbury SSCT	300	1500	3000	4500	6000
Rest of HMA	320	1600	3200	4800	6400
<b>Total</b>	<b>620</b>	<b>3100</b>	<b>6200</b>	<b>9300</b>	<b>12400</b>

### 2.8 Local Context

The Strategic Housing Land Availability Assessment forms an essential part of the evidence base for local authorities and should be updated on an annual basis. The SHLAA is designed to estimate the potential capacity on all identified sites and to assess whether there is a sufficient supply to meet the requirements set out in Regional Spatial Strategies.

2.9 The Strategic Housing Land Availability Assessment, in part, provides an update to the former Urban Capacity Study. In 2002 Baker Associates carried out the urban capacity study (UCS) to inform the now adopted Local Plan, which was in preparation. The report identified the potential for 1547 dwellings between 2002 – 2011, which was 100 dwellings short of the windfall yield in the local plan, which over the same period would have yielded 1647. This 100 dwelling shortfall was not deemed to be significant, and so the UCS backed up the windfall provision in the local plan which was carried forward and adopted in 2003.

### 2.10 Adopted Local Plan and Emerging Wiltshire LDF

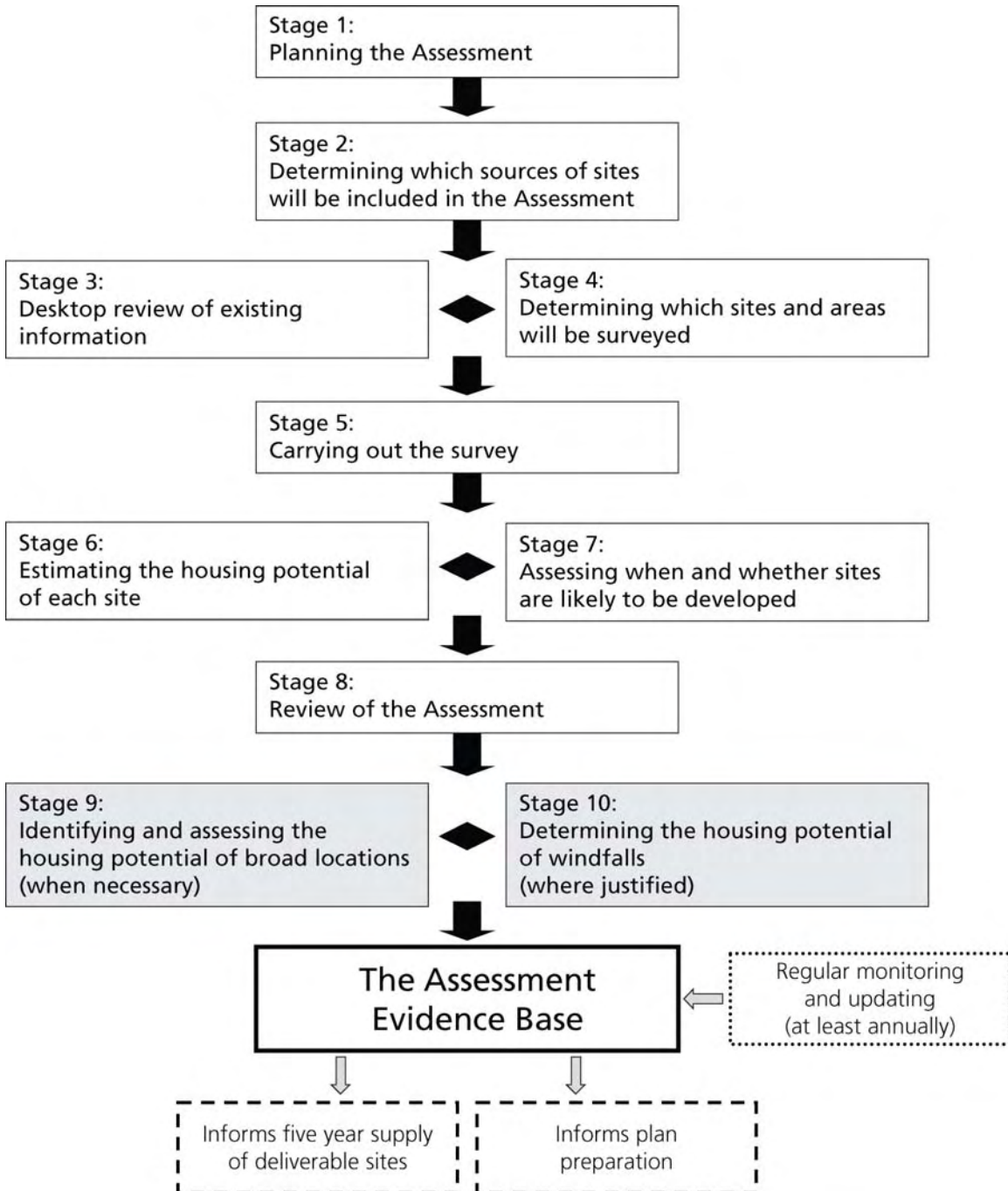
The current period is one of transition between two plan making systems and the change to a unitary council. The south Wiltshire core strategy is progressing, with the submission draft document anticipated to be out for consultation during summer 2009 and adoption in summer 2010. The adopted Salisbury District Local Plan 2003 has therefore been saved under the provisions of the Planning and Compulsory Purchase Act (2004), pending adoption of the Wiltshire LDF.



### 3.0 Methodology

3.1 Figure 1 outlines the key stages involved in a Strategic Housing Land Availability Assessment. This process is detailed in the SHLAA Guidance and constitutes the methodology used in the production of this SHLAA. The methodology can be viewed at [www.wiltshire.gov.uk](http://www.wiltshire.gov.uk).

Figure 1 Strategic Housing Land Availability Assessment Process





### **3.2 Stage 1: Planning the Assessment Establishing a Partnership and Stakeholder Consultation**

The Guidance advocates the use of sub regional housing market areas as the level of aggregation for the SHLAA. The south Wiltshire housing market area (HMA) was contiguous with the former Salisbury District Council boundary, and so the SHLAA did not have to form a partnership with neighbouring authorities that shared the same HMA.

3.3 The Guidance also states that local authorities should involve key stakeholders including house builders, social landlords, local property agents and local communities during the survey and assessment stages to provide useful and pragmatic advice. A SHLAA consultation panel was established which met to discuss the proposed methodology, and its comments along with the then recently published SHLAA guidance were incorporated into the final methodology. A final meeting is being held to feedback the results of the study to stakeholders.

3.4 The draft methodology and all of the submitted SHLAA sites were released for a 6 week public consultation between 10<sup>th</sup> May and 22 June 2007, to enable any of our stakeholders and members of the public to comment. This resulted in over 1700 representations, mainly on site specific issues.

### **3.5 Stage 2: Determining sources of supply**

The following sources of supply were used to inform the SHLAA:

#### **3.6 Sites with extant/expired permissions**

Sites with current planning permissions for residential development were included in the SHLAA, in order to assess the likelihood of them being delivered within the next five years. Expired planning permissions for residential development were also included in the process, but only those that were in settlements in the emerging settlement strategy.

#### **3.7 Existing Local Plan Allocations**

The adopted Salisbury District local plan has a number of sites allocated for residential development. The sites that have been developed have been excluded, but those sites yet to be developed have been included in the study.

### 3.8 Previous Urban Capacity 2002

The 2002 Urban Capacity identified 33 sites with the potential for residential development. The sites from the original study were updated and those that have not come forward were reviewed and included where they conformed the new methodology and were deemed to be still available. (See Appendix 3)

### 3.9 "Call For Sites" exercise

The Council undertook a 'Call for Sites' exercise through which members of the public and key stakeholders were invited to submit sites which they considered had the potential for residential development. A public notice was issued and the exercise was advertised on the Council's website. A 6-week consultation exercise ensued and a total of 244 sites were submitted.

### 3.10 Stages 3 & 4: Desktop review of existing information and determining which sites and areas to survey

The process and method used in the production of the SHLAA was drawn from the SHLAA Guidance.

3.11 The SHLAA guidance recommends that the SHLAA should identify all settlements where housing could be provided, not just the main urban areas. The list of settlements that the SHLAA would cover were all those in the adopted Salisbury District Local Plan with either a housing policy boundary or housing restraint area.

Alderbury	Ford	Orcheston
Allington	Fovant	Petersfinger
Amesbury	Gomeldon	Pitton
Amesbury (Countess Road)	Great Durnford	Porton
Barford St Martin	Great Wishford	Quidhampton
Berwick St James	Hanging Langford	Semley
Berwick St John	Hindon	Shrewton
Bishopstone	Homington	South Newton
Boscombe	Huggler's Hole	Stapleford
Bowerchalke	Hurdcott	Steeple Langford
Broadchalke	Idmiston	Stoford
Bulford	Kilmington	Stratford Sub Castle
Burcombe	Laverstock	Tilshead
Charlton	Lower Bemerton	Tisbury
Charlton All Saints	Ludwell	Upper Woodford
Chilmark	Maiden Bradley	West Grimstead
Coombe Bissett	Mere	West Knoyle
Deptford	Middle Woodford	West Winterslow

Dinton	Milston	Whiteparish
Donhead St Andrew	Morgan's Vale	Wilton
Downton	Netton	Winterbournes
Durrington	Newton Tony	Winterbourne Stoke
East Knoyle	Newton	Winterslow
Farley	Nunton	Woodfalls
Figheledean	Odstock	Wylye
Firsdawn	Old Sarum	Zeals

- 3.12 All these settlements were included so as not to pre judge the emerging settlement strategy, and that once the settlement strategy had emerged, that those settlements not included within it would be discounted from the SHLAA.

### 3.13 Stage 5: Carrying out the survey

As a large amount of information required for the survey was available electronically, a desktop survey was carried out prior to site visits. Any information that could not be obtained through the information already held was collected through subsequent site visits. A size threshold was applied when identifying sites as set out in the methodology of 0.3 ha for the rural areas and 0.25 ha for Amesbury and Salisbury.

- 3.14 The proforma for the call for sites requested a range of information ranging from how far the site was from services such as shops and bus stops to any known constraint on the site. A copy of the proforma is attached at Appendix 4

For all sites the following information was recorded:

### 3.15 Site use

Site area in hectares  
Local plan reference  
The site boundary plotted on GIS  
The current site use(s);  
The previous site use(s)  
Capacity category

### 3.16 Site characteristics

Topography  
Access  
Flood Risk  
Public transport provision  
Location of nearest services  
Physical constraints  
Adjacent land use(s);  
Surrounding storey height

Local Plan policy constraints  
Timeframe for development  
Current planning permission  
Planning history  
Estimated dwelling capacity on site  
Known developer interest  
Suitability for non housing development  
Deliverability  
Developability  
Comments.

### **3.17 Stage 6: Estimating the housing potential of each site**

Paragraph 46 of PPS 3 notes how Local Authorities should develop housing density policies having regard to a range of factors including the current and future levels of accessibility, particularly public transport accessibility, and the characteristics of the area, including the current and proposed mix of uses. It also states that the density of new residential development should not be less than 30 dwellings per hectare net. Taking this into account the south Wiltshire methodology suggested a density figure of 30 dwellings per hectare. Where sites already had an extant planning permission the density given in the application was used. For sites with expired permissions, 30 dwelling per hectare was applied rather than the original application density in order to demonstrate what could potentially be delivered on these sites and for consistency with the new sites in the study.

### **3.18 Yield assessment**

A gross to net factor was applied to the site area. The gross to net factor takes account of any requirements to provide supporting facilities on the site. The most up-to-date advice on net density has been used, namely that contained in Annex B of PPS3 which states that net dwelling density is calculated by:

‘...including only those site areas which will be developed for housing and directly associated uses, including access roads within the site, private garden space, car parking areas, incidental open space and landscaping and children’s play areas, where these are provided.’

- 3.19 It is assumed that small sites (up to 0.4ha) could be developed entirely for housing. This is because most of these small sites will not require any more supporting infrastructure than is listed in PPS3, and so do not require a reduction from the gross figure. For the largest sites (above 10ha), the net to gross factor that was applied was 50 per cent, to allow for significant additional infrastructure such as schools, community

facilities, and so on. A less severe ratio was applied to sites between 0.4ha and 10ha.

- 3.20 It should be noted that, in reality, each site would be considered individually as and when it is taken forward for allocation or proposed for development. Nevertheless, the gross to net ratios that were applied for the purposes of the yield assessment are as set out in the table below.

Table 3 – Gross to Net Ratios

Gross Site Area (ha)	Percentage Net
Up to 0.4ha	100%
0.4ha to 2ha	90%
2ha to 10ha	75%
Over 10ha	50%

### 3.21 Stage 7: Assessing when and whether sites are likely to be developed

Paragraph 33 of the SHLAA Guidance states that ‘assessing the suitability, availability and achievability of a site will provide the information on which the judgement can be made in the plan making context as to whether a site can be considered deliverable, developable or not currently developable for housing development.’

- 3.22 A proforma was therefore produced to assess the suitability, availability and achievability of each site. A 'fail one fail all approach' was used in the assessment of sites. This approach means that if a site fails in relation to particular criteria it should not continue through the rest of the process. The suitability of sites was assessed initially in Stage 7a and it was agreed that sites failing to be considered as ‘suitable’ would not progress to Stages 7b and 7c, in line with the ‘Fail One Fail All Approach’, but may be re-examined if a 15-year supply could not be demonstrated, The criteria for assessing suitability, availability and achievability was as follows:

### 3.23 Stage 7a: Assessing suitability for housing

According to paragraph 37 of the Guidance, “a site is considered suitable if it offers a suitable location for development and would contribute to the creation of sustainable, mixed communities.”

### **3.24 Settlement Strategy**

Paragraph 36 PPS 3 sets out the Government's policy that new housing should be developed in suitable locations, which offer a range of facilities and have good access to key services and infrastructure. There is no indication that the existing population of a settlement should be a consideration in assessing the suitability of locations for development.

3.25 Our approach is supported by paragraph 3.5.1 of the RSS proposed changes, which recognises that the rural areas of the South West contain small towns and villages with widely different characteristics and relationships with other settlements and the surrounding countryside. We believe that, for the purposes of the Settlement Strategy, the comparison between available Basic Facilities provides the most appropriate means by which to distinguish between these characteristics and relationships.

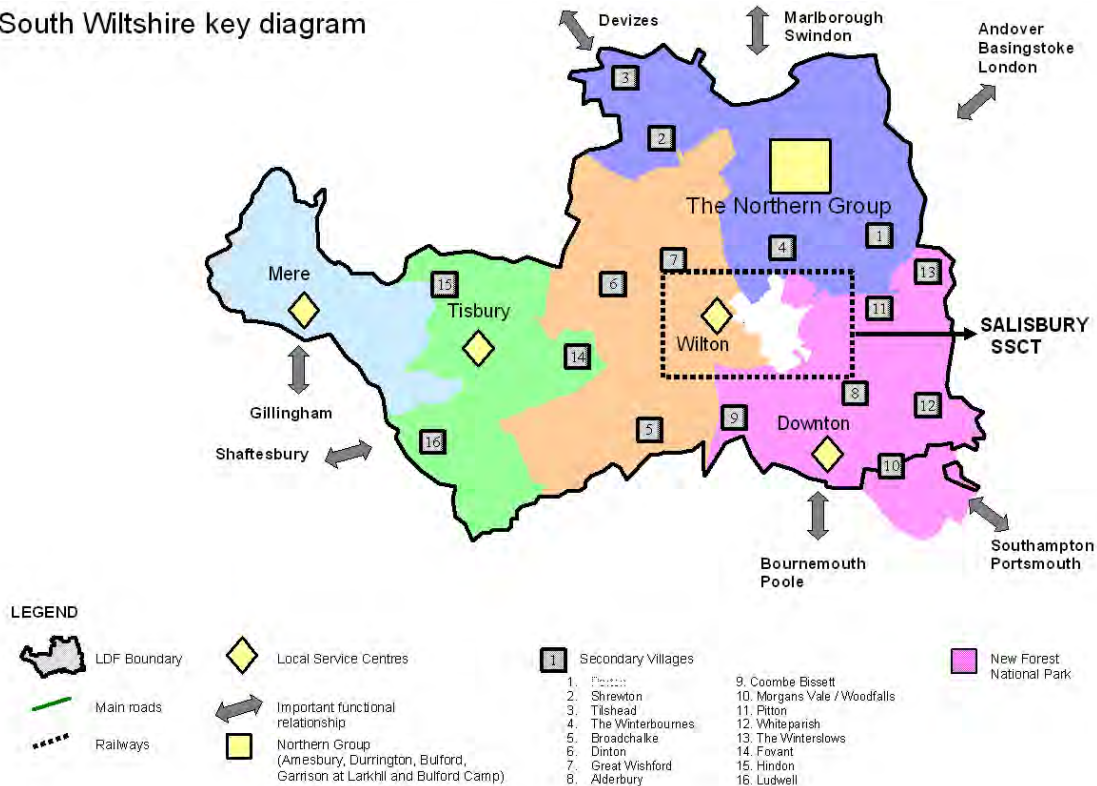
3.26 As part of the work undertaken for the south Wiltshire core strategy, an analysis of the HMA has been undertaken and from this analysis the settlement strategy has emerged. The full and updated settlement strategy topic paper can be found at [www.wiltshire.gov.uk](http://www.wiltshire.gov.uk).

3.27 The following list shows the settlements that are within south Wiltshire's sustainable settlement strategy and therefore are the settlements within the SHLAA.

Alderbury, Amesbury, Bulford, Broadchalke, Coombe Bissett, Downton, Durrington, Dinton, Fovant, Great Wishford, Hindon, Ludwell, Mere, Morgan's Vale/Woodfalls, Pitton, Porton, Salisbury, Shrewton, Tilshead, Tisbury, The Winterbournes, Whiteparish, Wilton and The Winterslows

## South Wiltshire Housing Market Area – Strategic Land Availability Assessment.

South Wiltshire key diagram



### 3.28 Summary and Final Filtering

Based on the settlement strategy the list of settlements reduced from 78 to the updated list of 24 settlements ranging from Salisbury as the SSCT, the Local Service Centres and the tier of secondary villages as outlined above.

3.29 This has resulted in the removal of those SHLAA sites that are not in any of these sustainable settlements, removing 59 sites. This conforms with Stage 7 in the assessment, whereby both the delivery and developability of a site needs to be assessed and one of the key tests is whether it is in a suitable location.

3.30 Sites below the 0.25ha or 0.3 ha threshold were also removed, as well as those sites submitted that were not adjacent to an existing settlement boundary. A 100m buffer was used around the existing settlement boundaries and if a site was beyond this 100m, then it was removed from the study.

### 3.31 Policy restrictions and potential impacts

**Employment sites** such as sites allocated for employment use in the local plan and unallocated sites used for employment purposes.

**Wildlife designations** such as SSSI SAC County Wildlife sites,



**Health & Safety Consultation Zones**, zones designated by the Health & Safety Executive as requiring consultation as a result of particular hazards.

**Open Space Designations** as identified in the 2003 adopted Local Plan, Open Space Study and Tree Preservation Orders.

**Landscape Value** such as impact on conservation areas, landscape impacts as set out in the Chris Blandford Associates landscape character report, Listed Buildings, Archaeological issues and Scheduled Ancient Monuments.

### 3.32 Physical and environmental conditions

**Flood Risk** based on the 2008 Strategic Flood Risk Assessment, which shows the flood areas categorised sites into Zones 1,2 and 3.

**Contamination.**

**Poor Ground Conditions** such as areas liable to subsidence

**Access issues** such as landlocked sites and those with poor access to the existing road network.

**Neighbouring incompatible uses** such as sewage treatment works or heavy industry.

**Infrastructure** including water and electricity.

**Hazards** including pipelines and landfill sites.

### 3.33 Assumptions

Each site was assessed on the basis of whether it was suitable, had the potential to be suitable with appropriate mitigation or whether it was unsuitable. Some examples of potential mitigation measures included the remediation of contaminated land or the provision of a compensatory area of open space.

3.34 Where detailed information was unavailable, the following assumptions have been made:

3.35 In terms of infrastructure, it was assumed that all sites within or close to existing settlement boundaries as identified in the adopted local plan would have suitable access to water and electricity.

3.36 With regard to flood risk, the 2008 Strategic Flood Risk Assessment was used to assess which sites were unsuitable in line with Planning Policy Statement 25. The general principle is that development should be located away from flood risk areas, preferably in Zone 1. In areas at risk of river or sea flooding, preference should be given to locating new development in Flood Zone 1. If there is no reasonably available site in Flood Zone 1, the flood vulnerability of the proposed development can be taken into account in locating development in Flood Zone 2 and then Flood Zone 3. Within each Flood Zone new development should be directed to sites at the lowest probability of flooding from all sources as

indicated by the SFRA. Sites should also be able to have safe access and egress so that the emergency services can evacuate or rescue people. Therefore, sites within or those whose only access is in flood zones 2, 3a or 3b have been removed from the study, as potentially there is sufficient land in zone 1 to accommodate new development.

### **3.37 Initial site filtering**

Following the assessment of suitability, all sites deemed unsuitable were removed from the study. Sites were largely either removed when they had the potential for use as valuable employment land, Flood Zone 2 or 3, or had already been redeveloped. The boundaries of sites partially located in Flood Zone 2 were amended to remove the element within it to ensure that any suitable sites were not missed.

### **3.38 Annual housing completions survey**

Following the desktop survey of suitability, site visits for every site deemed suitable were carried out to ensure that no unsuitable sites were carried forward. The 2008 annual housing completions survey was used to record any housing completions on sites with extant planning permissions for residential development. Sites which had been wholly redeveloped were removed from the SHLAA and were subsequently incorporated into the 07/08 completions figure.

### **3.39 Stage 7b: Assessing availability for housing**

According to the Guidance, a site is considered available if there is confidence that there are no legal or ownership problems. In terms of the SHLAA, sites were assessed in relation to the following:

3.40 Where sites were identified as part of the call for sites exercise, the information on the pro formas was used to determine the number of landowners and whether they were willing to develop the site.

3.41 For those sites that were identified by the local authority, where possible landowners were identified and were contacted to determine whether the sites were available.

### **3.42 Stage 7c: Assessing achievability for housing**

Paragraph 40 of the Guidance states that “a site is considered achievable for development where there is a reasonable prospect that housing will be developed on the site at a particular point in time.” This is a judgement about economic viability and the capacity of a developer to complete and sell the housing over a certain period. Only sites assessed as being suitable (Stage 7a) and available (Stage 7b) were assessed at Stage 7c.

According to the Guidance, the achievability of each site will depend on a combination of delivery factors, market factors and cost factors.

- 3.43 In order to assess the deliverability of site, the following assumptions have been made. If a site was brownfield land or within an existing settlement boundary it was assumed to be deliverable and put in the 0-5 year deliverable category. However, if an alternative site had to be found for the current use then the site would be moved to the 6-10 year category.
- 3.44 If the site required a change in planning policy to be delivered, then it was placed in the 6-10 year developable category. The exception to this are sites being promoted through the core strategy as a strategic site and they have been included in the 0-5 category. Other sites were placed in the 11-15 year category where the landowner had stated that the site could not be released until this period, in some cases for legal reasons, or where there are complex and unknown land assembly issues.
- 3.45 As a result of developer feedback from the annual monitoring report (AMR) a rate of 40 completions per year was applied to all sites, unless the promoter had given convincing evidence that more could be delivered.

### **3.46 Economic Viability**

Evidence was obtained from the Salisbury office of Chesterton Humberts to assist in working out viability. It would be very time consuming and expensive to undertake a financial appraisal of each individual site, therefore with the evidence provided the following method was used to assess whether sites were financially viable.

- 3.47 Data was obtained showing the average new house prices in all the settlements in the settlement strategy, the typical floor area for the different types of dwellings and the build cost £/sqm. The following calculation was then carried out to calculate the total build costs of a development

**TOTAL BUILD COST = Build costs x typical floor area**

South Wiltshire Housing Market Area – Strategic Land Availability Assessment.

Table 4 – Build costs by dwelling type

	Typical Floor Area m <sup>2</sup>	Build costs £/m <sup>2</sup>	Total Build Costs £'s
Flats	65	900	58,500
Terraced	80	850	68,000
Semi-detached	100	875	87,500
Detached	125	900	112,500

3.48 The following formula can then be used to assess whether development in a settlement would be economically viable.

$$\text{ECONOMIC VIABILITY} = \text{NO OF UNITS} \times \text{PROPERTY VALUE} - \text{TOTAL BUILD COSTS}$$

Table 5 – Average house prices for dwelling types by settlement.

Settlement (Build Cost)	Property Value (£'000s)			
	Flats (58,500)	Terraced (68,000)	Semi Detached (87,500)	Detached (112,500)
Alderbury	153	204	255	331
Amesbury / Durrington / Bulford	135	180	225	292
Broadchalke	157	210	262	341
Coombe Bissett	169	226	282	367
Dinton	147	196	245	318
Downton	147	196	245	318
Fovant	139	186	232	302
Great Wishford	150	200	250	325
Hindon	147	196	245	318
Ludwell	124	166	207	270
Mere	127	170	212	276
Morgans Vale / Woodfalls	150	200	250	325
Pitton	157	210	262	341
Porton	132	176	220	286
Salisbury	150	200	250	325
Shrewton	132	176	220	286

Settlement (Build Cost)	Property Value (£'000s)			
	Flats (58,500)	Terraced (68,000)	Semi Detached (87,500)	Detached (112,500)
The Winterslows	142	190	209	309
Tilshead	127	170	212	276
Tisbury	132	176	220	286
Whiteparish	165	220	275	357
Wilton	150	200	250	325
Winterbournes	142	190	209	309

3.49 For example if a site in Salisbury could accommodate 10 detached dwellings the following calculation would be used

Floor area (125) X build costs (900) x no of units (10) = £1.125m = total build costs

No of units (10) x property value (325,000) = £3.25m = total value

Total Value (£3.25m) – Total build costs (£1.125m) = £2.125m surplus

3.50 In this example there would be £2.125m surplus which would cover land purchase costs, fees and profit, therefore the site would be deemed to be economically viable.

3.51 At the time the data was obtained, it is evident that the housing market in Salisbury is economically viable, with the average house prices in all locations, for all the types of dwellings being more than the cost to build such a property. On this basis, it was assumed that all the sites put forward are economically viable at the time of writing this report.

## 4.0 Assessment Results

### 4.1 Overall capacity

Out of a total of 248 sites assessed initially, 157 were removed at Stage 7 and 91 were taken forward to the availability and achievability assessment.

4.2 Following the assessment of availability and achievability a total of 25 sites were deemed deliverable within the five year period, yielding a total of 4146 units. 62 sites were considered developable within the 6-10 year period, yielding a total of 5181 units. In terms of developable sites within the 11-20 year period, 4 sites were identified, with a potential for 2067 units. As some of the sites submitted were large they are projected to deliver over more than one phase. The figures shown in table 4 show the potential supply from all sites, including those that overlap into another phase.

### 4.3 Sites outside the planning process

Table 6 shows the breakdown of potential sites from sources outside the planning process. These sites include expired planning permissions for residential development, sites identified in the 2002 Urban Capacity Study, and those submitted through the Call for Sites exercise.

Table 6 Total supply from sites outside the planning process

	<b>0-5</b>	<b>6-10</b>	<b>11-20</b>	<b>TOTAL</b>
Sites outside the planning process (see appendix 1)	<b>4146</b>	<b>5181</b>	<b>2067</b>	<b>11394</b>
Expired permissions (Source WC monitoring date April 08)	37	0	0	37
<b>TOTAL</b>	<b>4183</b>	<b>5181</b>	<b>2067</b>	<b>11431</b>

4.4 A number of sites without planning permissions were considered suitable for residential development. The time required to obtain planning permission and any necessary change in planning policy was taken into consideration, hence a larger proportion of units outside the planning process were deemed developable within the 6-10 year period. 16 sites had expired permissions, although these sites were still assessed in terms of their suitability in order to establish whether such sites would receive planning permission in light of recent policy. A total of 37 units are estimated to be delivered within the 0-5 year period.

4.5 Table 7 demonstrates that the supply of sites and whether they are on previously developed land (PDL) or on Greenfield (GF) land. This illustrates south Wiltshire's commitment to delivering housing on

previously developed land where appropriate, but also demonstrates the lack of previously developed land in the area.

Table 7 Greenfield V brownfield percentages.

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

#### 4.6 Sites within the planning process

The Wiltshire housing land availability monitoring data was used to record the number of residential completions which had occurred between 1st April 2006 and 31st March 2008. Results indicate that a total of 833 net residential units were completed in this time period and this figure forms part of the housing supply. Dwellings on unallocated sites that are under construction are included in the table below, as are outstanding permissions on unallocated sites. Sites under construction but without any completions to date were noted in the Assessment as being ‘under construction’, as were partially completed sites, constituting 643 units of the five-year supply. It was assumed that these units would be delivered within the five year period as construction had already begun on site.

4.7 For those sites with unimplemented planning permissions, a variable development rate as been applied in this assessment based on historic large site completions in the HMA since 1979. Results highlight that unimplemented permissions will deliver 939 units in the first five years.

4.8 Table 8 shows the breakdown of potential sites from sources within the planning process.

Table 8. Total supply from sites within the planning process

Planning permissions under construction	286
Planning permissions not started	613
Allocations without planning permission	200
<b>TOTAL</b>	<b>1099</b>

Source WC monitoring data April 08

4.9 The adopted local plan allocated a total of 19 sites for residential development. 5 of these sites have since been completed; therefore these were omitted from the list of SHLAA sites and the remaining sites were included. Housing allocations are predicted to deliver approximately 1424 dwellings within the first five years and 170 units thereafter. The evidence for the delivery of these sites was gathered as part of the 2008 AMR (Appendix 5).



South Wiltshire Housing Market Area – Strategic Land Availability Assessment.

Table 9. Allocated Sites

Site Name	Allocated	Consented*	Built at April 08	Projected Completions 0-5	Projected Completions 11-15
H2F Downton Road Extension	120	130	0	130	0
H2D Old Sarum, Salisbury	630	674	0	510	164
H2E Salisbury Hospital	45	No	0	45	0
H2G Duck Lane, Laverstock	120	125	80	45	0
H3 Old Manor Hospital	80	No	0	80	0
H9 Amesbury	550	550	265	285	0
H10 Dinton	30	No	0	30	0
H11A Wick Lane Downton	50	50	0	50	0
H12 Netheravon road, Durrington	120	120	0	120	0
H14 Hindon Lane, Tisbury	75	90	0	84	6
H15 Bulbridge, Wilton	45	No	0	45	0
H13B Clements Lane, Mere	49	50	50	0	0
<b>Total</b>	<b>1914</b>	<b>1789</b>	<b>395</b>	<b>1424</b>	<b>170</b>

\* Consented = Outline, Reserved matters, full application or resolution to grant subject to S106

#### 4.10 Results by settlement

Table 10 illustrates the total number of sites included in each settlement. The details of the sites can be found in appendix 1.

Table 10 Sites by settlement

Settlement	No. of suitable sites	Yield
Alderbury	4	340
Amesbury	2	1316
Bulford	0	0
Broadchalke	0	0
Coombe Bissett	0	0
Downton	2	201
Durrington	3	95
Dinton	1	45
Fovant	1	16
Great Wishford	0	0
Hindon	2	130
Ludwell	0	0
Laverstock	5	1914
Mere	2	102
Morgan's Vale/Woodfalls	0	0
Pitton	1	29
Porton	4	129
Salisbury	31	5394
Shrewton	6	507
Tilshead	0	0
Tisbury	4	96
The Winterbournes	4	224
Whiteparish	7	255
Wilton	4	425
The Winterslows	8	176
<b>TOTAL</b>	<b>90</b>	<b>11394</b>

4.11 The majority of potential sites are in the larger settlements and in particular Salisbury, including Laverstock and Amesbury. It is important to highlight, that the level of development that the smaller settlements will be expected to deliver is not determined through this report. The SHLAA highlights the potential level of development that there may be in a settlement. The quanta of development for the smaller settlements will be established in further work to be undertaken as part of a Development Plan Document (DPD) for these areas. It is in this document that sites will be assessed against each other to find the most appropriate sites for development.

## 4.12 Windfall capacity

The footnote on page 19 of PPS 3 defines windfalls as “those which have not been specifically identified as available in the local plan process. They comprise previously-developed sites that have unexpectedly become available...for example, large sites resulting from, for example, a factory closure or small sites such as a residential conversion or a new flat over a shop.” Although the SHLAA Guidance notes the emphasis of specific, deliverable sites in PPS 3, it also recognises that there may be local circumstances where a windfall allowance is necessary in the 11-20 year period. In these circumstances, an allowance should be included but should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends.

- 4.13 Taking this into consideration it is felt appropriate to include an allowance for windfalls in the 11-20 year period. Since the 2002 Urban Capacity Study there have been permissions granted totalling 1200 dwellings on small sites which form part of the windfall allowance made in the study (171 pa), demonstrating a track record of significant windfalls.
- 4.14 In order to estimate the likely delivery of windfalls in the 11-20 period, the housing completions on windfall sites since 2001 have been assessed on small sites (10 or fewer dwellings) and large sites (greater than 10 dwellings). Sites identified in the 2002 Urban Capacity Study, sites allocated in the adopted local plan and all greenfield sites were removed from the analysis. Table 11 shows the windfall completions trends on small sites:

Table 11 Windfall Completions 2001-2008

	01/02	02/03	03/04	04/05	05/06	06/07	07/08	Total	Avge
Net small site completions in South Wiltshire HMA (windfall)	174	88	145	134	158	122	145	966	138
Net Small sites in sustainable settlements	112	50	81	61	113	81	94	592	85
Large sites (more than 10)	260	180	217	61	278	253	315	1564	223

4.15 The data above demonstrates how south Wiltshire has achieved an average of 138 completions per annum on small windfall sites and 223 per annum on large sites including allocations and windfall. As at April 08 there were 547 dwellings either built, under construction or not started on large windfall sites.

4.16 The majority of completions on small sites occurred on vacant PDL land, through the intensification of existing areas such as the erection of a dwelling in a garden plot. Given that a proportion of windfall has already occurred and that this study should identify the large sites that would otherwise have been windfall, we consider the application of the small sites in sustainable settlements rate of 85 per annum for years 11-20 to be reasonable. We envisage that this trend will continue, as with the reduction of settlements from the settlement strategy will focus development in these settlements and could increase the value of these sites, and therefore encourage delivery.

Table 12 Windfall allowance

	<b>0-5</b>	<b>6-10</b>	<b>11-20</b>	<b>TOTAL</b>
Windfall allowance	<b>0</b>	<b>0</b>	<b>850</b>	<b>850</b>
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>850</b>

## 5.0 Conclusions

5.1 The key functions of Strategic Housing Land Availability Assessments are to:

- Identify sites with potential for housing;
- Assess their housing potential; and
- Assess when they are likely to be developed.

5.2 Following the Assessment, the SHLAA should demonstrate:

- Identify specific, deliverable sites for the first five years of a plan that are ready for development;
- Identify specific, developable sites for years 6–10, and ideally years 11–15;
- Where it is not possible to identify specific sites for years 11–15 of the plan, indicate broad locations for future growth.

### 5.3 Summary of overall supply

#### Initial Findings

Table 13 demonstrates the overall housing supply, identifying a capacity of 13473 units. Of the overall supply approximately 45 per cent of units are estimated to be delivered in the first five years.

Table 13 Summary of overall supply

	<b>0-5</b>	<b>6-10</b>	<b>11 +</b>	<b>Total</b>
Sites in Planning process (Table 8)	1099	0	0	<b>1099</b>
Allocations (Table 9)	1424	170	0	<b>1594</b>
Outside Planning process (Table 6)	4183	5181	2067	<b>11431</b>
Windfall (Table 11)	0	0	850	<b>850</b>
<b>TOTAL</b>	<b>6706</b>	<b>5351</b>	<b>2917</b>	<b>14974</b>

#### 5.4 Five Year Requirement

Table 14 demonstrates the five year supply in line with the RSS requirement of 620 per annum, base dated to the year 2006/07. Results indicate that south Wiltshire has a surplus of 3606 dwellings over the five year period; the equivalent of an additional 5.8 years' supply.

Table 14 Five year Requirement

RSS Housing Requirement 2006 - 2010 <b>Total requirement</b>	3100
5 year supply	6706
<b>Residual Requirement</b>	- 3606 (surplus)

## 5.5 Ten Year Requirement

Table 15 demonstrates the ten year supply in line with the RSS requirement of 620 dwellings per annum. Results highlight a surplus of 2251 units, equivalent to an additional 3.6 years supply, indicating that South Wiltshire has sufficient capacity to demonstrate a 0-5 year deliverable supply and 6-10 year developable supply.

Table 15 Ten Year Requirement

RSS Housing Requirement 2011- 2015 <b>Total requirement</b>	3100
10 year supply	5351
<b>Residual Requirement</b>	- 2251 (surplus)

## 5.6 Eleven Year + Requirement

Table 16 demonstrates the 11 year plus years supply falls short of the RSS requirement of 620 dwellings per annum. However, once the surpluses from years 0 -10 are included this shows an oversupply of 2614

This surplus of 2524 units, equivalent to an additional 4.0 years supply, indicates that South Wiltshire has sufficient capacity to demonstrate a 20 year land supply.

Table 16 Eleven Year plus Requirement

RSS Housing Requirement 2016 onwards <b>Total requirement</b>	6200
20 year supply	2917
<b>Residual Requirement</b>	3283 (shortfall)

Table 17 Summary table of requirement

<b>Years</b>	<b>RSS Requirement</b>	<b>Overall Supply</b>	<b>Shortfall / surplus</b>
<b>0-5</b>	<b>3100</b>	<b>6706</b>	<b>3606 Surplus</b>
<b>6-10</b>	<b>3100</b>	<b>5351</b>	<b>2251 Surplus</b>
<b>11 +</b>	<b>6200</b>	<b>2917</b>	<b>3283 Shortfall</b>
<b>TOTAL</b>	<b>12400</b>	<b>14924</b>	<b>2524 Overall surplus</b>

### **5.7 Limitations to Research**

Although every attempt has been made to ensure that the information is as accurate as possible, it is recognised that there are limitations to this research. A number of assumptions have been made where information was lacking, particularly with regard to economic viability and projected remediation timescales. It is also recognised that the base date of 31st March 2008 may result in some planning permissions which have since expired being included in the 'Sites within the planning process' calculations. The SHLAA is a snapshot of the position at March 31st 2008.

### **5.8 Monitoring and Review**

The SHLAA should not be viewed as a one-off assessment; it should be reviewed annually as part of the Annual Monitoring Report process. This will enable annual performance to be measured against projections in the SHLAA and will ensure any new sites are included and unsuitable sites are removed based on up to date information.

## **6.0 Bibliography**

Planning Policy Statement 3: Housing (Communities and Local Government, 2006)

Strategic Housing Land Availability Assessments: Practice Guidance (Communities and Local Government, 2007)

South West of England Regional Spatial Strategy up to 2026 incorporating the secretary of states proposed changes. (Government Office South West, 2008)

## **7.0 Background documents**

Housing Land Availability Monitoring data (Wiltshire Council, April 2008)

Economic Viability Report (Chesterton Humberts March 2009)



Appendix 1:  
Sites included in SHLAA by settlement

Appendix 1 Sites included by settlement																		
Site ref	Site Name	Discounted	Reason	Suitability	Reason	Achievability	Developable	Timeframe	Settlement	GF/PDL	Suggested Number of houses	Area (hectares)	Gross to net area	Net houses	Notes	Phasing 0-5	Phasing 6-10	Phasing 11 +
103	Land at Chilham Garden, Alderbury	n	in main settlement	y		y	y	yrs 6-10	Alderbury	PDL	17	0.84	0.75	17	if more landowner unwilling to develop		17	
110	Land to the east of Southampton Road, Alderbury	n	in main settlement	y	not all the site has potential, therefore the site area has been reduced to 18.4 ha to remove the former canal area (7.2ha) whicjh is a CWS.	y	y	yrs 6-10	Alderbury	GF	768	18.4	9.2	276			276	
143	Land at Matrons college Farm, Whaddon	n	in main settlement	y	not all the site has potential, therefore the site area has been reduced to 1.3 ha of the northern part of the site.	y	y	yrs 6-10	Alderbury	PDL	94	1.3	1.17	35	area reduced to 1.3 ha to remove southern part of site that contains listed buildings.		35	
197	Land to the West of Rectory Road, Alderbury	n	in main settlement	y		y	y	yrs 6-10	Alderbury	PDL	13	0.43	0.38	12			12	
62	Land to the east of Archers Gate, Amesbury	n	in main settlement	y		y	y	0-5	Amesbury	GF	173	5.78	4.33	180	Evidence from developer on numbers	180		
63	Land to the south and west of Archers Gate, Amesbury	n	in main settlement	y		y	y	0-5	Amesbury	GF	1217	40.56	20.28	1136	Evidence from developer on numbers	500	500	136
183	Land Adjacent to Spire Gate, Dinton	n	in main settlement	y		y	y	yrs 6-10	Dinton	GF	50	1.66	1.49	45	at 30 dph		45	
195	Land West of Braemore Road, Downton	n	in main settlement	y		y	y	yrs 6-10	Downton	GF	58	1.93	1.73	52			52	

Site ref	Site Name	Discounted	Reason	Suitability	Reason	Achievability	Developable	Timeframe	Settlement	GF/PDL	Suggested Number of houses	Area (hectares)	Gross to net area	Net houses	Notes	Phasing 0-5	Phasing 6-10	Phasing 11 +
200	Land west of Salisbury Road, Downton	n	in main settlement	y		y	y	yrs 6-10	Downton	GF	165	6.6	4.95	149			149	
98	Land to Rear of Durrington Manor, Durrington	n	in main settlement	y	policy restrictions - impact on setting of listed building will decrease yield on this site. (from 4.64 to 2.2 ha)	y	y	yrs 6-10	Durrington	GF	160	2.2	1.65	50			50	
132	Land to West of Upper Avon School, Durrington	n	in main settlement	y		y	y	yrs 6-10	Durrington	GF	33	1.1	0.99	30			30	
170	Land to South of Upper Avon School, Durrington	n	in main settlement	y		y	y	yrs 6-10	Durrington	GF	16	0.54	0.48	15	childrens centre?		15	
14	Land at Foxhill, Fovant	n	in main settlement	y		y	y	yrs 6-10	Fovant	PDL	6	0.6	0.54	16			16	
22	Land at Angel Lane, Hindon	n	in main settlement	y		y	y	yrs 6-10	Hindon	GF	40	1.4	1.26	38			38	
158	Land adjacent to East Street, Hindon	n	in main settlement	y		y	y	yrs 6-10	Hindon	GF	50	4.1	3.07	92			92	
69	Land at Hampton Park, Laverstock	n	in main settlement	y		y	y	0-5	Laverstock / Salisbury	GF	500	30.16	15.08	500	Evidence from developer on numbers	400	100	
119	Land at Old Sarum Airfield, Salisbury	n	in main settlement	y	not all the site has potential, but the agents have suggested that 20 ha gross could be developed.	y	y	yrs 6-10	Laverstock / Salisbury	GF	590	19.66	9.83	294			294	
204	Land at Church Road, Laverstock	n	in main settlement	y		y	y	yrs 6-10	Laverstock / Salisbury	GF	90	3.25	2.43	73			73	
290	Land between A345 and Old Sarum Airfield	n	in main settlement	y		y	y	0-5	Laverstock / Salisbury	GF	1000	40	20	1000	Evidence from developer on numbers	500	500	

Site ref	Site Name	Discounted	Reason	Suitability	Reason	Achievability	Developable	Timeframe	Settlement	GF/PDL	Suggested Number of houses	Area (hectares)	Gross to net area	Net houses	Notes	Phasing 0-5	Phasing 6-10	Phasing 11 +
116a	Land at Old Sarum	n	in main settlement	y	site has outline consent for mixed use 05/211 refers	y	y	0-5	Laverstock / Salisbury	GF	98	2.08	1.56	47		47	0	
74	Land Woodlands Road, Mere	n	in main settlement	y		y	y	0-5	Mere	PDL	70	1.9	1.71	52		52	0	
99	Land at Townsend, Mere	n	in main settlement	y	site reduced to 2.2 ha as not all of site can be released if nurseries are to remain	y	y	yrs 6-10	Mere	PDL	230	2.2	1.65	50			50	
188	Land to the North of Townsend, Pitton	n	in main settlement	y		y	y	yrs 6-10	Pitton	GF	30	1.08	0.97	29			29	
43	Land at Idmiston Road, Porton	n	in main settlement	y		y	y	yrs 6-10	Porton	GF	25	1.2	1.08	25	linear development reduces yield		25	
70	Land off Buller Park, Idmiston Road, Porton	n	in main settlement	y		y	y	yrs 6-10	Porton	GF	70	2.5	1.87	56	double submission see also 43		56	
127	Land between Rosemoor and Oakwood Cottage, Porton	n	in main settlement	y		y	y	yrs 6-10	Porton	GF	14	0.47	0.42	13			13	
128	Land between Porton Road and Beech End, Porton	n	in main settlement	y		y	y	yrs 6-10	Porton	GF	40	1.31	1.179	35			35	
55	Land at Snooker and Bowls Club, Salisbury	n	in main settlement	y	lease until 2013	y	y	yrs 6-10	Salisbury	PDL	18	0.37	0.37	11			11	
60	Land at Cornworthy, Salisbury	n	in main settlement	y	does site have PP?	y	y	0-5	Salisbury	PDL	23	0.94	0.84	13	reduced as high voltage cable crossing site, reducing developable area	13		
72	Land at Milford Farm, Salisbury	n	in main settlement	y		y	y	yrs 6-10	Salisbury	GF	226	7.53	5.64	169			169	
95	Land at Downton Road, Salisbury	n	in main settlement	y		y	y	0-5	Salisbury	GF	60	1.44	1.44	60	land submitted is net	60		

Site ref	Site Name	Discounted	Reason	Suitability	Reason	Achievability	Developable	Timeframe	Settlement	GF/PDL	Suggested Number of houses	Area (hectares)	Gross to net area	Net houses	Notes	Phasing 0-5	Phasing 6-10	Phasing 11 +
115	Land at 126 - 130 Lower Road, Salisbury	n	in main settlement	y		y	y	0-5	Salisbury	PDL	28	0.59	0.53	16		16	0	
117	Land at Fugglestone Red	n	in main settlement	y		y	y	0-5	Salisbury	GF	1250	72.68	36.49	1250	Evidence from developer on numbers	1250		
136	Land at Highbury and Fisherton Manor School, Salisbury	n	in main settlement	y		y	y	0-5	Salisbury	PDL	60	3.59	2.69	81		81	0	
139	Land at Riverside, Salisbury	n	in main settlement	y		y	y	0-5	Salisbury	PDL	15	0.35	0.35	11		11	0	
141	Land at Grosvenor House, Salisbury	n	in main settlement	y		y	y	0-5	Salisbury	PDL	15	0.31	0.31	9		9	0	
159	Land to the North of Downton Road, Salisbury	n	in main settlement	y		y	y	yrs 6-10	Salisbury	GF	200	13.5	6.75	203			203	
180	Land at Fomer Pembroke Park School, Salisbury	n	in main settlement	y		y	y	0-5	Salisbury	PDL	65	2.25	1.68	51		51	0	
207	Land at Blakey Road, Salisbury	n	in main settlement	y	but site are needs to be reduced to remove development from the HSE inner and middle zones	y	y	yrs 6-10	Salisbury	PDL	40	0.53	0.477	14			14	
218	Land at Hudson's Field / Castle Road	n	in main settlement	y		y	y	0-5	Salisbury	PDL	60	2	1.5	45		45	0	
223	Land at Churchfields Industrial Estate	n	in main settlement	y		y	y	yrs 6-10	Salisbury	PDL	1150	31.8	15.9	477			477	
224	Land at Churchfields Triangle (Engine Shed site)	n	in main settlement	y		y	y	0-5	Salisbury	PDL	100	1.9	1.71	51		51	0	
225	Land at Brown Street Car Park	n	in main settlement	y		y	y	0-5	Salisbury	PDL	13	0.43	0.38	12		12	0	
226	Land at Salt Lane Car Park	n	in main settlement	y		y	y	0-5	Salisbury	PDL	10	0.338	0.338	10		10	0	
227	Land at Central Car Park and The Maltings, Salisbury	n	in main settlement	y		y	y	0-5	Salisbury	PDL	70	12.4	6.2	186		186	0	
229	Land at Salisbury Bus Station	n	in main settlement	y		y	y	yrs 6-10	Salisbury	PDL		0.23	0.23	7	at 30 dph to discount other uses on site		7	

Site ref	Site Name	Discounted	Reason	Suitability	Reason	Achievability	Developable	Timeframe	Settlement	GF/PDL	Suggested Number of houses	Area (hectares)	Gross to net area	Net houses	Notes	Phasing 0-5	Phasing 6-10	Phasing 11 +
230	Land at Salisbury Bus Depot	n	in main settlement	y		y	y	yrs 6-10	Salisbury	PDL	28	0.94	0.84	25	at 30 dph to discount other uses on site		25	
231	Land at Toyota Garage, Castle Street, Salisbury	n	in main settlement	y		y	y	0-5	Salisbury	PDL	23	0.79	0.711	21		21	0	
232	Land at the Old Swimming Pool	n	in main settlement	y		y	y	0-5	Salisbury	PDL	10	0.37	0.37	11		11	0	
238	Land at Southampton Road	n	in main settlement	y		y	y	yrs 11-20	Salisbury	PDL	750			750				750
259	Land at Pinewood Way / Winding Way	n	in main settlement	y	join with site 264	y	y	yrs 6-10	Salisbury	GF	12	0.28	0.28	8			8	
263	Land at Pullman Drive	n	in main settlement	y		y	y	yrs 6-10	Salisbury	GF	12	0.28	0.28	8			8	
264	Land at Westwood Road / Rawlence Road (2)	n	in main settlement	y	join with site 259	y	y	yrs 6-10	Salisbury	GF	12	0.24						
291	Land around Salisbury hospital	n	in main settlement	y		y	y	yrs 6-10	Salisbury	GF	1000	66	33	1000				1000
292	26 Endless Street, Salisbury	n	in main settlement	y		y	y	0-5	Salisbury	PDL	15	0.17	0.17	15		15		
81a	Land at Netherhampton Road, Harnham, Salisbury	n	in main settlement	y	in combination with 81b	y	y	yrs 6-10	Salisbury	GF	900	30	15	450	at 30 dph		450	
81b	Land at Netherhampton Road, Harnham, Salisbury	n	in main settlement	y		y	y	0-5	Salisbury	GF	600	22.1	11.05	331	at 30 dph	331		
81c	Land at Netherhampton Road, Harnham, Salisbury	n	in main settlement	y	Site reduced to 4.4 ha as part of site in flood zone 2	y	y	yrs 6-10	Salisbury	GF	170	4.4	3.3	99	at 30 dph		99	
77	Land at Nettwood Farm, Shrewton	n	in main settlement	y		y	y	yrs 6-10	Shrewton	GF	77	2.58	1.93	58			58	
113	Land to Rear of Hinde's Meadow, Shrewton	n	in main settlement	y	but access could be an issue ans therefore the fianl number could be less than stated	y	y	yrs 6-10	Shrewton	GF	30	1.02	0.91	28			28	
134	Land at Tanners Lane Shrewton	n	in main settlement	y		y	y	yrs 6-10	Shrewton	GF	24	0.828	0.75	22			22	

Site ref	Site Name	Discounted	Reason	Suitability	Reason	Achievability	Developable	Timeframe	Settlement	GF/PDL	Suggested Number of houses	Area (hectares)	Gross to net area	Net houses	Notes	Phasing 0-5	Phasing 6-10	Phasing 11 +
150	Land North of A360, Shrewton	n	in main settlement	y		y	y	yrs 6-10	Shrewton	GF	311	10.39	5.195	156			156	
151	Land South of Nettle Farm, Shrewton	n	in main settlement	y		y	y	yrs 6-10	Shrewton	GF	145	4.85	3.63	109			109	
209	Land adjacent to the Hollow, Shrewton	n	in main settlement	y		y	y	yrs 6-10	Shrewton	GF	179	5.97	4.47	134			134	
59	Land adjacent to Tuckingstones, Tisbury	n	in main settlement	y		y	y	yrs 6-10	Tisbury	GF	30	0.97	0.87	26			26	
68	Land opposite the Avenue, Tisbury	n	in main settlement	y		y	y	yrs 6-10	Tisbury	GF	75	2.5	1.87	56			56	
100	Land at Tuckingmill Highways Depot, Tisbury	n	in main settlement	y	part of the site is suitable	y	y	0-5	Tisbury	PDL	10	0.3	0.3	10		10		
255	Land at Churchill Estate, Tisbury	n	in main settlement	y		y	y	yrs 6-10	Tisbury	PDL	4	0.13	0.13	4			4	
24	Land to the South of the Bramleys, Whiteparish	n	in main settlement	y		y	y	yrs 6-10	Whiteparish	GF	10	0.35	0.35	10			10	
34	Land at Bushey Farm, Whiteparish	n	in main settlement	y		y	y	yrs 6-10	Whiteparish	GF	53	1.79	1.61	48			48	
57	Land at Penwood Farm, Whiteparish	n	in main settlement	y		y	y	yrs 6-10	Whiteparish	GF	81	2.7	2.02	61			61	
181	Land adjacent to the Bankes, Whiteparish	n	in main settlement	y		y	y	yrs 6-10	Whiteparish	GF	40	1.33	1.19	36			36	
192	Land at Rapiers Rest, Whiteparish	n	in main settlement	y		y	y	yrs 6-10	Whiteparish	PDL	9	0.31	0.31	9			9	
221	Land at Moonrakers, Whiteparish	n	in main settlement	y		y	y	yrs 6-10	Whiteparish	PDL	30	0.5	0.45	13			13	
276	Land north of Newton Lane, Whiteparish	n	in main settlement	y		y	y	yrs 11-20	Whiteparish	GF	121	3.5	2.62	78				78
138	Land at The Avenue, Wilton (Wilton Depot)	n	in main settlement	y		y	y	yrs 6-10	Wilton	PDL	21	0.42	0.37	11			11	
250	Land at UK Land Command, Wilton	n	in main settlement	y		y	y	0-5	Wilton	PDL	100	9.6	9.45	284	at 30 dph	284	0	
251	Land to the east of The Hollows, West of Water Ditchampton and south of Philip Road	n	in main settlement	y		y	y	yrs 6-10	Wilton	GF	78	2.52	1.89	57	at 30 dph		57	
254	Land adjacent to Fair View Road (Burden's Ball)	n	in main settlement	y		y	y	yrs 6-10	Wilton	GF	165	3.26	2.44	73	at 30 dph		73	
90	Land between Winterbourne Earls Village School and the Railway Line, Winterbourne Earls	n	in main settlement	y		y	y	yrs 11-20	Winterbourne Earls	GF	137	4.56	3.42	103				103
91	Land between Summerlug Estate and the Railway Line, Winterbourne Earls	n	in main settlement	y		y	y	yrs 6-10	Winterbourne Earls	GF	87	2.9	2.17	65			65	

Site ref	Site Name	Discounted	Reason	Suitability	Reason	Achievability	Developable	Timeframe	Settlement	GF/PDL	Suggested Number of houses	Area (hectares)	Gross to net area	Net houses	Notes	Phasing 0-5	Phasing 6-10	Phasing 11 +
92	Land between Winterbourne Earls Vicarage and the Railway Line, Winterbourne Earls	n	in main settlement	y		y	y	yrs 6-10	Winterbourne Earls	GF	14	0.46	0.34	10			10	
26	Land adjacent to the Portway and Down Barn Road, Winterbourne Gunner	n	in main settlement	y		y	y	yrs 6-10	Winterbourne Gunner	GF	20	2.05	1.53	46			46	
6	Land at Royston, Winterslow	n	in main settlement	y		y	y	yrs 6-10	Winterslow	GF	5	0.33	0.33	10			10	
48	Land to the rear of Middleton Farm House, Middle Winterslow	n	in main settlement	y		y	y	yrs 6-10	Winterslow	GF	30	1.4	1.26	38			38	
49	Land behind Bentleydale, Winterslow	n	in main settlement	y	but would require demolition of property to gain access to the site	y	y	yrs 6-10	Winterslow	GF	8	0.6	0.54	16			16	
50	Land at Weston Lane, Winterslow	n	in main settlement	y		y	y	yrs 6-10	Winterslow	GF	20	0.64	0.57	17			17	
56	Land at Tytherley Road, Winterslow	n	in main settlement	y		y	y	yrs 6-10	Winterslow	GF	6	0.3	0.3	6			6	
105	Land off Middleton Road, Middle Winterslow	n	in main settlement	y		y	y	yrs 6-10	Winterslow	GF	150	4.7	2	60	landowners wish to give large part of site as POS		60	
121	Land adjacent to Wilwyn, Winterslow	n	in main settlement	y		y	y	yrs 6-10	Winterslow	GF	20	0.63	0.56	17			17	
165	Land at Weston Lane, West Winterslow	n	in main settlement	y	but potential landscape issues with loss of trees	y	y	yrs 6-10	Winterslow	GF	12	0.4	0.4	12			12	
														11394		4146	5181	2067



Appendix 2:  
Sites Discounted from SHLAA by settlement

Appendix 2 Sites Discounted by Settlement								
Site ref	Site Name	Discounted	Reason	Suitability	Reason	Achievable	Reason	Settlement
21	Land Adjoining Whaddon House Farm, Alderbury	y	beyond 100m buffer					Alderbury
160	Land at The Warrens, Rectory Road, Alderbury	y	double counted see 197-now joined together					Alderbury
33	The Pigfield, Oakleigh Lane, Alderbury	n	in main settlement	n	access issues - both lanes are narrow and have poor visibility onto Southampton road.Possible drainage issues			Alderbury
106	Land at Castle Lane, Whaddon	n	in main settlement	n	access issues - castle lane is narrow and unmade.stability of land issues			Alderbury
267	Land at Whaddon Common, Spiders Island	n	in main settlement	n	amenity of residents from A36 if whole of site developed.			Alderbury
173	Land Adjacent to Greenways	y	Not in sustainable location					Allington
196	Land at London Road, Amesbury	y	application for A1 foodstore					Amesbury
211	Land at Church Street, Amesbury	y	below threshold					Amesbury
216	Land adjoining Stockport Park, Amesbury	y	employment land					Amesbury
27	Orchard Field, Barford St Martin	y	Not in sustainable location					Barford St Martin
28	Top Field, Barford St Martin	y	Not in sustainable location					Barford St Martin
29	Land at Mount Lane (Front Field), Barford St Martin	y	Not in sustainable location					Barford St Martin
37	Land at Silverdale, Berwick St James	y	Not in sustainable location					Berwick St James
198	Land at Wisma Farm, Berwick St James	y	Not in sustainable location					Berwick St James
18	Land at Whitlocks, Bishopstone	y	Not in sustainable location					Bishopstone
19	Land at Netton, Bishopstone	y	Not in sustainable location					Bishopstone
20	Rebels Field, Bishopstone	y	Not in sustainable location					Bishopstone
86	Land at Bourne View, Boscombe	y	Not in sustainable location					Boscombe
201	Land West of Ridgeway, Chilmark	y	Not in sustainable location					Chilmark
1	Land at Down Barn, Cholderton	y	Not in sustainable location					Cholderton
184	Land at Beech Hanger, Cholderton	y	Not in sustainable location					Cholderton
222	Land at Amesbury Road, Cholderton	y	Not in sustainable location					Cholderton
53	Land adjacent to Orchard cottage, Compton Chamberlayne	y	Not in sustainable location					Compton Chamberlayne
54	Land adjacent to Post Office cottage, Compton Chamberlayne	y	Not in sustainable location					Compton Chamberlayne

Site ref	Site Name	Discounted	Reason	Suitability	Reason	Achievable	Reason	Settlement
15	Land at Footes House, Coombe Bissett	y	too small					Coombe Bissett
145	Land at Rear of Avalon, Coombe Bissett	y	Not in sustainable location					Coombe Bissett
248	Land at Dinton Business Park	y	beyond 100m buffer					Dinton
249	Land at Westfields Industrial Estate	y	local plan allocation					Dinton
109	Land East of Lower Road, Charlton All Saints	y	Not in sustainable location					Downton
82	Land near Lode Hill, Downton	n	in main settlement	n	access issues and also potenital landscape issues			Downton
107	Land to East of Hamilton Park, Downton	n	in main settlement	n	access issues - land is higher than road in parts and visibility is poor on this location.			Downton
108	Land off Green Lane, Downton	n	in main settlement	n	access issues, flooding and shape of site would make development difficult			Downton
11	Land to the North of Bulford Hill, Durrington	y	below threshold / flood issues					Durrington
30	Land at Kamatan Acres, Durrington	n	in main settlement	n	lanscape impact and setting of durrington walls SAM			Durrington
212	Land at Manor Farm, Durrington	n	in main settlement	n	access and wider landscpae issues			Durrington
130	Land southern side of East Gomeldon Road, East Gomeldon	y	Not in sustainable location					East Gomeldon
161	Land adjacent to railway line and East Gomeldon Road, East Gomeldon	y	Not in sustainable location					East Gomeldon
162	Land adjacent to East Gomeldon Road, East Gomeldon	y	Not in sustainable location					East Gomeldon
41	Land at Holme Farm, East Grimstead	y	Not in sustainable location					East Grimstead
76	Land to Rear of Old Forge Cottage, Ebbesbourne Wake	y	Not in sustainable location					Ebbesbourne Wake
265	Land at Hillview, Ebbesbourne Wake	y	Not in sustainable location					Ebbesbourne Wake
163	Land adjacent to The Street, Farley	y	Not in sustainable location					Farley
164	Land at Parsonage Farm, Farley	y	Not in sustainable location					Farley
272	Land to SE of Oak Close	y	Not in sustainable location					Farley
44	Land at 6 Firs Road, Firsdown	y	in flood zone 2 & 3					Firsdown
114	Land off Firs Road, Firsdown	y	Not in sustainable location					Firsdown

Site ref	Site Name	Discounted	Reason	Suitability	Reason	Achievable	Reason	Settlement
96	Land adjacent to Wethertop, Great Wishford	y	below threshold					Great Wishford
172	Land adjacent to chequers, Hanging Langford	y	Not in sustainable location					Hanging Langford
186	Land at Homington	y	Not in sustainable location					Homington
42	Land at Church Road, Idmiston	y	Not in sustainable location					Idmiston
194	Land at Giles Lane, Landford Common	y	Not in sustainable location					Landford
93	Land Salisbury Football Ground, Salisbury	n	in main settlement	y		n	this would require the relocation of the football club and no alternative site has been found. There are also ransom strips around this site, which may make development difficult	Laverstock
8	Land at Old Sarum Cottages	y	Employment land					Laverstock / Salisbury
23	Land at 14 Church Road, Laverstock	y	below .25 threshold					Laverstock / Salisbury
168	Land adjacent to Boswill Bros., Ford	y	Not in sustainable location					Laverstock / Salisbury
217	Land north of Pearce Way, Salisbury	y	Duplicate see site 69					Laverstock / Salisbury
277	Land adjacent to Spire View, Ford	y	Not in sustainable location					Laverstock / Salisbury
80	Land to the North of Old Sarum	n	in main settlement	n	this site has known archeology, and most of it would need to be preserved in situ, making most of the site undeliverable.			Laverstock / Salisbury
94	Land along Duck Lane, Laverstock	n	in main settlement	n	access and landscape features			Laverstock / Salisbury
167	Land off Cow Lane, Laverstock	n	in main settlement	n	in flood zone 2 + 3			Laverstock / Salisbury
178	Land to the South of Roman Road, Old Sarum, Salisbury	n	in main settlement	n	Impact on setting of Old Sarum and the setting of the portway roman road.			Laverstock / Salisbury
187	Land east of Duck Lane, Laverstock	n	in main settlement	n	poor access			Laverstock / Salisbury

Site ref	Site Name	Discounted	Reason	Suitability	Reason	Achievable	Reason	Settlement
116b	Land at Old Sarum	n	in main settlement	n	This site is for employment use post 2011. removal of the employment would be counter to the allocations mixed use strategy, and would remove employment land from Salisbury, where the draft RSS is focusing development.			Laverstock / Salisbury
73	Land at Manor Farm, Lower Woodford	y	Not in sustainable location					Lower Woodford
102	Land adjacent to Dead Maid Quarry Industrial Estate, Mere	y	this site has been put forward for employment					Mere
13	Land at Netherhampton Farm, Netherhampton	y	Not in sustainable location					Netherhampton
40	Land near The Grove, Newton Tony	y	Not in sustainable location					Newton Tony
112	Land at Nunton Farm, Nunton	y	Not in sustainable location					Nunton
111	Land opposite Chalk Cottage, Odstock	y	Not in sustainable location					Odstock
210	Land adjacent to properties at Whatcombe Brow, Orcheston	y	Not in sustainable location					Orcheston
97	Land to the east of Hughendon Manor, Petersfinger	y	Not in sustainable location					Petersfinger
189	Land East of the Dormers, A36, Petersfinger	y	Not in sustainable location					Petersfinger
193	Land north of Southampton Road, Petersfinger	y	Not in sustainable location					Petersfinger
202	Land at Southampton Road, Petersfinger	y	Put forward for retail					Petersfinger
32	Land at The Orchard, Pitton	n	in main settlement	n	impact on setting of listed building			Pitton
177	Land to West of above hedges, Pitton	n	in main settlement	n	access issues			Pitton
179	Land to the North of Above Hedges	n	in main settlement	n	access issues			Pitton
125	Land at Southway, Porton Camp	y	Not in sustainable location					Porton
126	Land North of Tresillian, Porton	y	Duplicate see site 43					Porton
129	Land at the Cuckoo Pen, Porton	n	in main settlement	n	Impact on the conservation area and setting of listed church.			Porton
124	Land behind Chalk House, Porton	n	in main settlement	y		n	landowner unwilling to develop	Porton
45	HPA , Porton Down	y	employment land					Porton Down

Site ref	Site Name	Discounted	Reason	Suitability	Reason	Achievable	Reason	Settlement
65	Land at Footshill House, Quidhampton	y	too small					Quidhampton
83	Land at Morgan's Vale, Redlynch	y	Not in sustainable location					Redlynch
9	Land at the Old Manor Hospital, Salisbury	y	allocated in LP - removed for double counting					Salisbury
64	Land to East of B&Q, Salisbury	y	not promoted for housing					Salisbury
71	Land south of St Martins Junior School, Salisbury	y	less than .25 ha					Salisbury
137	Land at 124 Wilton Road, Salisbury	y	less than .25 ha					Salisbury
140	Land at 50 Bedwin Street, Salisbury	y	less than .25 ha					Salisbury
144	Land at 29 and 36 Middleton Road, Salisbury	y	less than .25 ha					Salisbury
155	Land at Ford Farm, Salisbury	y	Not in sustainable location					Salisbury
156	Boswells Field, Salisbury	y	Not in sustainable location					Salisbury
157	Land adjacent to St Thomas' Bridge, Salisbury	y	more than 100 m from HPB					Salisbury
219	Land at The Sling, Nadder Terrace, Salisbury	y	less than .25 ha					Salisbury
234	Land south of Scots Lane	y	less than .25 ha					Salisbury
235	Land at Malverns, Cherry Orchard Lane, Salisbury	y	less than .25 ha					Salisbury
240	Land at Bingo Hall, Salisbury	y	less than .25 ha					Salisbury
241	Scots Lane Social Club, Salisbury Chamber of Commerce, including car park of 47 Endless Street	y	less than .25 ha					Salisbury
242	Land at Scots Lane and Castle Street (old post office site)	y	less than .25 ha					Salisbury
244	Land at corner of Marsh Lane and Middleton Road	y	less than .25 ha and in Flood zone 2					Salisbury
261	Land at the Valley	y	less than 0.25 ha					Salisbury
262	Land at Westwod Road / Rawlence Road	y	less than .25 ha					Salisbury
269	Land at Fisherton Farm Allotments, Salisbury	y	Now under control of city council who do not want to pursue the land for development					Salisbury
270	Land at Warwick close Allotments, Salisbury	y	Now under control of city council who do not want to pursue the land for development					Salisbury
274	Land between the A338 and the railway line	y	more than 100 m from HPB					Salisbury
58	Land at Fitzgeralds Farm, Lower Bemerton, Salisbury	n	in main settlement	n	in flood zone 3			Salisbury

Site ref	Site Name	Discounted	Reason	Suitability	Reason	Achievable	Reason	Settlement
61	Land at Hilltop Way, Salisbury	n	in main settlement	n	potential landscape impacts			Salisbury
135	Land at Orchard House, Salisbury	n	in main settlement	n	Impact on Listed building and setting and possible archeology			Salisbury
142	Land at Cowslip Farm, Salisbury	n	in main settlement	n	conservation area, archeology and access issues on this site			Salisbury
191	Land adjacent to Old Sarum Airfield, Salisbury	n	in main settlement	n	land is better related to employment - could be amenity issues for housing as at the bottom of the airfield runway			Salisbury
236	Land south east of Skew Bridge	n	in main settlement	n	potential impacts on residents from railway and petrol filling station			Salisbury
237	Land at Harnham Trading Estate	n	in main settlement	n	Employment land			Salisbury
243	Land at Coldharbour Lane	n	in main settlement	n	Wholly within the middle zone of the HSE zone for the salisbury Gasometer.			Salisbury
245	Land East of Middleton Road	n	in main settlement	n	in flood zone			Salisbury
268	Land at Dorset Road, Salisbury	n	in main settlement	n	access issues and looss of recreational land			Salisbury
273	Land between the A30 and the A338	n	more than 100 m from HPB	n	more than 100 m from HPB			Salisbury
146	Land below the Gibbett, Shrewton	y	beyond 100m of HPB					Shrewton
152	Land at Rolleston Manor Farm, Shrewton	y	for other use (tourism)					Shrewton
5	Land at London Road, Shrewton	n	in main settlement	n	access issues and environmental issues by future residents from the piggery to the north			Shrewton
51	Land at Rear of Royal Oak Public House, Shrewton	n	in main settlement	n	access issues / and policy restriction with H17 loss of important POS. Also 9 trustees involved in site.			Shrewton
147	Land South of the Hollows, Shrewton	n	in main settlement	n	access issues see also 148			Shrewton
148	Land West of Tanners Lane, Shrewton	n	in main settlement	n	access issues see also 147			Shrewton
149	Land West of Tanners Lane and south of The Hollows, Shrewton	n	in main settlement	n	access issues see also 147			Shrewton
153	Land South of London Road, Shrewton	n	in main settlement	n	effect on landscape			Shrewton

Site ref	Site Name	Discounted	Reason	Suitability	Reason	Achievable	Reason	Settlement
154	Land between Nett Road and London Road, Shrewton	n	in main settlement	n	effect on landscape			Shrewton
247	Land at South Newton Trading Estate	y	Employment land					South Newton
166	Land at Over Street, Stapleford	y	Not in sustainable location					Stapleford
104	Land at the Triangle, Duck Street, Steeple Langford	y	Not in sustainable location					Steeple Langford
206	Land north of White Bird Lake, Steeple Langford	y	Not in sustainable location					Steeple Langford
46	Land between Whitmarsh and Sunnydale, Sutton Mandeville	y	Not in sustainable location					Sutton Mandeville
101	Land North of Rookery Lane, Swallowcliffe	y	Not in sustainable location					Swallowcliffe
2	Land at Farmer Giles Farmstead	y	Not in sustainable location					Teffont
78	Land at Glebe Farm, Tilshead	n	in main settlement	n	potential access issues			Tilshead
75	Land at the Station Works, Tisbury	n	in main settlement	n	the access to this site and surrounding roads are in flood zone 2, therefore safe access can not be gained at all times.			Tisbury
52	Land at Emmotts Farm, West Grimstead	y	Not in sustainable location					West Grimstead
66	Land adjacent to Nursery Farm, West Grimstead	y	Not in sustainable location					West Grimstead
258	Land at Nursery Farm, West Grimstead (2)	y	Not in sustainable location					West Grimstead
87	Land at Sansom's Farm, Whiteparish	n	in main settlement	n	access - dismissed on appeal			Whiteparish
88	Land north east of Sansom's Farm, Whiteparish	n	in main settlement	n	access issues on this site			Whiteparish
214	Land North of Sansom's Farm	n	in main settlement	n	access - dismissed on appeal			Whiteparish
275	Land R/O Yew Tree Cottages, The Street, Whiteparish	n	in main settlement	n	access issues would make the site difficult to develop			Whiteparish
12	Land adjoining Park and Ride, Wilton	y	Employment land					Wilton
176	Land at Manor Farm Barns, Burcombe	y	Not in sustainable location					Wilton
252	Garage Block north of The Hollows	y	too small					Wilton
253	Land north of Wilton Road (Imerys Chalk Pit)	y	Employment land					Wilton



Site ref	Site Name	Discounted	Reason	Suitability	Reason	Achievable	Reason	Settlement
133	Land at the old Wilton Middle School, Wilton	n	in main settlement	n	access constraints that would need to be overcome and access is in flood zone 2, therefore safe access and egress may be difficult			Wilton
118	Land Adjacent to Darby SU Cottage, Winterbourne Earls	n	in main settlement	n	flood zone 3			Winterbourne Earls
122	Land at Misselfore, The Portway, Winterbourne Gunner	n	in main settlement	n	for 2 plots only at either end of the row and whole of site in multiple ownership.			Winterbourne Gunner
271	Land at Cleeve View, Winterbourne Stoke	y	Not in sustainable location					Winterbourne Stoke
31	Land to the West of Witt Road, Winterslow	n	in main settlement	n	access issues on this site			Winterslow
47	Land south of Cobb Lane, Middle Winterslow	n	in main settlement	n	access issues on this site			Winterslow
220	Land at Clough Lane, Winterslow	n	in main settlement	n	Beyond 100 m buffer			Winterslow
84	Land at Woodfalls	n	in main settlement	n	access issues with this site			Woodfalls
85	Land at Woodfalls Farm, Woodfalls	n	in main settlement	n	access issues to this site for scale of residential development proposed			Woodfalls
260	Land at Avon Meadows, Middle Woodford	y	Not in sustainable location					Woodford
39	Land at Tulse Hill, Zeals	y	Not in sustainable location					Zeals

Appendix 3:  
Urban Capacity Sites Update

<b>Appendix 3 Urban Capacity Study update of sites for SHLAA April 2009</b>				
	2002 UCS sites			
<b>Reference</b>	<b>Site name</b>	<b>Settlement</b>	<b>Status at 2009</b>	<b>Potential</b>
S1	Festival Dairy	Salisbury	Consent, Development Complete	No
S4	Old Manor Hospital - Quaker Site	Salisbury	not started - Counted in small site commitments	Yes
S8	34-36 Wilton Road	Salisbury	Consent, Development Complete	No
S9	Lower Road	Salisbury	still available - in SHLAA see site 224	Yes
S10	The Croft, Cecil Terrace	Salisbury	Consent, Development Complete	No
S12	Portway (Old Sarum)	Salisbury	Consent, Development Complete	No
S13	Salt Lane	Salisbury	This site did not come forward as part of the call for sites exercise, therefore site is assumed not to be available	No
S14	Bourne Hill	Salisbury	Not available - site being developed for offices	No
S15	Kelsey Road	Salisbury	This site did not come forward as part of the call for sites exercise, therefore site is assumed not to be available	No
S17	Netherhampton Road	Salisbury	Consent, Development Complete	No
S18	St Pauls Road	Salisbury	Consent, Development Complete	No
S20	Salt Lane	Salisbury	still available - in SHLAA see site 226	Yes
S21	Endless Street	Salisbury	still available - in SHLAA see site 292	Yes
S22	Fisherton Street	Salisbury	Consent, Development Commenced	No
S23	North Street	Salisbury	Consent, Development Commenced	No
S25	Brown Street	Salisbury	still available - in SHLAA see site 225	Yes
S26	Waterloo Road	Salisbury	Consent, Development Complete	No
S27	Churchfields Rd	Salisbury	still available - in SHLAA see site 141	Yes
AM4	Butterfield Drive	Amesbury	Consent, Development Complete	No
AI1	Woodlea Grange	Alderbury	Consent, Development Complete	No
DU1	Stonehenge Road	Durrington	This site did not come forward as part of the call for sites exercise, therefore site is assumed not to be available	No
DU3	High Street	Durrington	still available - in SHLAA in the allocated sites table	Yes
MV1	Appletree Road	Morgans Vale	Consented and under construction. Counted in the sites in the planning process table	Yes
M1	Downside Close	Mere	Consented and under construction. Counted in the sites in the planning process table	Yes

M2	Dark Lane/Boar St	Mere	This site did not come forward as part of the call for sites exercise, therefore site is assumed not to be available	No
T1	Duck Street	Tisbury	Consented and under construction. Counted in the sites in the planning process table	Yes
T2	Church Street	Tisbury	Consented and under construction. Counted in the sites in the planning process table	Yes
T3	Land Behind Church Street	Tisbury	Consented and under construction. Counted in the sites in the planning process table	Yes
D3	Catherine Ford Road	Dinton	still available - in SHLAA in the allocated sites table	Yes
W2	Naish Felts/Agri Machinery	Wilton	not started - Counted in large site commitments	Yes
W3	West Street	Wilton	Consented and complete. Counted in the sites in the planning process table	Yes
SH1	The Limes	Shrewton	Consent, Development Complete	No
WH1	Lower House	Whiteparish	Part of this site is developed. Remainder of this site did not come forward as part of the call for sites exercise, therefore site is assumed not to be available	No

**SHLAA UCS update of sites April 2009**

2002 UCS sites

			<b>Estimate of Capacity</b>
S1	Festival Dairy	Salisbury	73
S4	Old Manor Hospital - Quaker Site	Salisbury	10
S8	34-36 Wilton Road	Salisbury	8
S9	Lower Road	Salisbury	25
S10	The Croft, Cecil Terrace	Salisbury	13
S12	Portway (Old Sarum)	Salisbury	20
S13	Salt Lane	Salisbury	24
S14	Bourne Hill	Salisbury	43
S15	Kelsey Road	Salisbury	20
S17	Netherhampton Road	Salisbury	145
S18	St Pauls Road	Salisbury	54
S20	Salt Lane	Salisbury	20
S21	Endless Street	Salisbury	15
S22	Fisherton Street	Salisbury	12
S23	North Street	Salisbury	6
S25	Brown Street	Salisbury	20
S26	Waterloo Road	Salisbury	10
S27	Churchfields Rd	Salisbury	25
AM4	Butterfield Drive	Amesbury	6
AI1	Woodlea Grange	Alderbury	13
DU1	Stonehenge Road	Durrington	8
DU3	High Street	Durrington	118
MV1	Appletree Road	Morgans Vale	10
M1	Downside Close	Mere	10
M2	Dark Lane/Boar St	Mere	14

T1	Duck Street	Tisbury	23
T2	Church Street	Tisbury	8
T3	Land Behind Church Street	Tisbury	26
D3	Catherine Ford Road	Dinton	35
W2	Naish Felts/Agri Machinery	Wilton	52
W3	West Street	Wilton	11
SH1	The Limes	Shrewton	15
WH1	Lower House	Whiteparish	25

**Status at 2004**

Consent, Development Complete

Acquired by Quakers as meeting place  
Renovated as residential

Still Available

Land now included within Old Sarum development

Still available - depending upon SDC Centralisation

Site now focus for SDC Relocation

Allocated site now being built  
Site has consent - being developed

Decision to release site yet to be made

Still available - depending upon SDC Centralisation

Decision to release site yet to be made

Allocated site now built  
Application at appeal

Allocated site

Previous application refused

Pre-application interest

Pre-application interest

**Status at 2009**

Consent, Development Complete  
not started - Counted in small site  
commitments

Consent, Development Complete  
still available - in SHLAA see site  
224

Complete?

Consent, Development Complete  
This site did not come forward as  
part of the call for sites exercise,  
therefore site is assumed not to be  
available

Not available - site being  
developed for offices

This site did not come forward as  
part of the call for sites exercise,  
therefore site is assumed not to be  
available

Consent, Development Complete  
Consent, Development Complete  
still available - in SHLAA see site  
226

still available - in SHLAA see site  
292

Consent, Development  
Commenced

Consent, Development  
Commenced

still available - in SHLAA see site  
225

Consent, Development Complete  
still available - in SHLAA see site  
141

Consent, Development Complete  
Consent, Development Complete  
This site did not come forward as  
part of the call for sites exercise,  
therefore site is assumed not to be  
available

still available - in SHLAA in the  
allocated sites table

Consented and under construciton.  
Counted in the sites in the  
planning process table

Consented and under construction.  
Counted in the sites in the  
planning process table

This site did not come forward as  
part of the call for sites exercise,  
therefore site is assumed not to be  
available

Pre-application interest	Consented and under construction. Counted in the sites in the planning process table
Site has consent - being developed	Consented and under construction. Counted in the sites in the planning process table
Site has consent - being developed	Consented and under construction. Counted in the sites in the planning process table
Allocated site	still available - in SHLAA in the allocated sites table
Half of site approved subject to s106	not started - Counted in large site commitments
Pre-application interest	Consented and complete. Counted in the sites in the planning process table
	Consent, Development Complete part of it developed. Remainder still available
	This site did not come forward as part of the call for sites exercise, therefore site is assumed not to be available



**Planning reference no an Potential**

	No
	No
	No
	Yes
2001/1907	No
	Yes
	Yes
	No
	No
	No
	Yes
	Yes
2007/832	no
2005/427	No
	yes
	Yes
	No
2007/445	Yes
2006/1599	Yes
	Yes

2005/1355

No

2006/1560

No

No

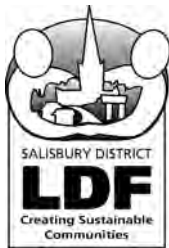
Yes

2006/600  
2003/2194

Yes

2001/830

## Appendix 4: Proforma



## Salisbury District Council Strategic Land Availability Assessment

Guidance Notes – May 2007

Government policy requires local authorities to produce a Strategic Housing Land Availability Assessment for their housing market area. This builds on previous studies and is designed to provide a more realistic and justifiable indication of capacity. It will ensure that the new planning policies within the Local Development Framework (LDF) are based on reliable evidence and are therefore deliverable.

The Strategic Land Availability Study has been widened to include land for employment, retail, tourism, leisure or a mix of these uses. The study will identify potential sites, the sites' unconstrained potential and any constraints that may exist. It will also make realistic assessments of brownfield land available and identify the actions that may be needed to be taken to make sites available, suitable and viable for development.

If the Strategic Land Availability Study identifies land as having potential, it will not imply that the land will be allocated for development. We will be assessing the constraints and deciding whether sites should be developed as part of work on the Local Development Framework.

Please use the attached proforma to suggest sites that you think Salisbury District Council should consider for development over the next 20 years.

Please see the draft methodology available on [www.salisbury.gov.uk](http://www.salisbury.gov.uk) or from the forward planning team for a further explanation.

Please return this form, together with a map that clearly identifies the boundary of the site, by **22 June 2007** to:

**Forward Planning Team, Salisbury District Council Planning Officer, 61 Wyndham Road,  
Salisbury, Wilts, SP1 3AH  
email: [forwardplanning@salisbury.gov.uk](mailto:forwardplanning@salisbury.gov.uk)**

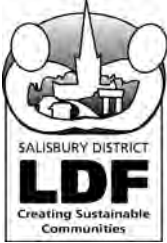
In completing the form please:

- use a separate form for each site;
- complete the form as comprehensively as possible;
- submit sites that are likely to become available for development or redevelopment in the next 20 years and provide us with an anticipated timeframe;
- submit sites that could accommodate more than 10 dwellings, and are 0.3 hectares or greater in rural areas or 0.25 hectares or more in Amesbury and Salisbury;
- submit sites that are within or adjoining existing settlements;
- call the Forward Planning team on 01722 434362 if you need help.

Do not submit sites that:

- already have planning permission for residential or employment development unless different proposals are identified;
- are outside of Salisbury District Council's boundary;
- are within the remit of the New Forest National Park, for planning purposes;
- are outside of any settlement and in the countryside.

Please note that the information submitted using this proforma will be made public as it will form part of the evidence base to the LDF and will inform where future development may be delivered in the future. It cannot be kept confidential



**For official use only:**

Reference \_\_\_\_\_

Received \_\_\_\_\_

Acknowledged \_\_\_\_\_

## Salisbury District Council Strategic Land Availability Assessment

### Site Proforma – May 2007

- Please complete the form clearly and legibly.
- You must give your name and address for your comments to be considered.
- **This form should be received by Salisbury District Council before 5pm on 22 June 2007.**

Your details	
Name	
Company / agent	
Representing	
Address	
Telephone Number	
email	

Site details	
Site address	
Site postcode	
Are you the landowner?	<input type="checkbox"/> Yes. <input type="checkbox"/> No. If no, who owns that land?
<b>Please attach a map outlining the exact location of the site. Without this we are unable to register the site. If you are able to provide this information in GIS format we would be grateful.</b>	

#### DATA PROTECTION STATEMENT

The information collected in this response form will be used by Salisbury District Council to inform the Strategic Land Availability Assessment and subsequent components of the Local Development Framework. These response forms and the information within them will be made available to the public. By responding you are accepting that your response and the information within it will be made available to the public

**Please answer all of the following questions to help us determine how sustainable the site might be.**

Is the site greenfield / brownfield? (please delete as appropriate)	
How far is the nearest shop from the site?	metres
Can this shop be accessed using a pavement?	
How far is the nearest post office from the site?	metres
Can this post office be accessed using a pavement?	
How far is the nearest pub from the site?	metres
How far is the nearest primary school from the site?	metres
How far is the nearest bus stop from the site?	metres
What destinations can be reached from this bus stop?	
At what times of day does the bus operate?	
On what days does the service operate? (please delete as appropriate) Monday/Tuesday/Wednesday/Thursday/Friday/Saturday/Sunday	
How far is the nearest library?	metres
How far is the nearest doctor's surgery?	metres
How far is the nearest dentist?	metres
How far is the nearest recreation ground / open space?	metres
How far is the nearest employment from the site?	metres
How far is the nearest housing from the site?	metres

**What is the estimated developable area of the site?**

--

**Are there any factors that might make all / part of the site unavailable for development?**

--

**Are there any covenants on the land, which may prevent development?**

--

**Would the site be viable for the following types of development?**

- Housing
- Employment
- Retail
- Tourism
- Leisure
- Mixed Use (employment and housing)
- Other (please state)

**Over what timeframe would you anticipate the site could become available for development:**

- Before 2011
- 5 years (2011-2016)
- 6-10 years (2017-2021)
- 11-20 years (2021-2026)

**For proposed residential uses, how many dwelling do you think could be provided on this site and at what density?**

**For proposed employment uses, how many business units do you think could be provided on this site? What size and type would they be, and how many people would be employed on the site?**

How many businesses could be provided on the site?

What floorspace could be accommodated (sq m)?

What type of employment could be accommodated? -

Office	<input type="checkbox"/>
General industrial	<input type="checkbox"/>
Storage / distribution	<input type="checkbox"/>

How many people could be employed on the site?

**Do you know of any physical constraints that may exist that would prevent development on the site:**

- Nature site
- Ancient monument
- World Heritage Site
- Public Open Space
- Listed Building / Conservation Area
- Local Plan Policy
- Topography
- Access
- Contamination
- Flooding
- Environmental health
- Other – please state

Please answer to the best of your knowledge.

**Could the constraints identified be overcome? If so please explain.**

**What category of capacity source would you place the site into:**

- Subdivision of existing housing
- Flats over shops
- Empty homes
- Intensification of existing residential area
- Redevelopment of existing housing
- Redevelopment of car parks
- Previously developed and derelict land (brownfield)

- Conversion of commercial building
- Unimplemented planning permission
- Existing housing allocation
- Existing employment allocation
- Other existing allocation in local plan
- Land not previously developed, including greenfield sites
- Redevelopment of existing employment areas
- Other, please state:

**Is there an existing planning permission on the site?**

- Yes      Please give planning permission number:
- No

**In identifying such a site you are giving permission for an officer of the council to access the site in order to ascertain site suitability. Would there be any access issues to the site?**

- Yes
- No

**If yes, please provide contact details of the person who should be contacted to arrange a site visit.**

**What contribution could the site make to improving the sustainability of the settlement it is located within? (A sustainable settlement is one that has a range of community facilities with good access to jobs, key services such as a shop, and infrastructure such as a bus that can take you to work.)**

**Do you know of any other issues that we should be aware of?**

Please return this form together with a map which clearly identifies the boundary of the site by **22 June 2007**, to:

Forward Planning Team  
Salisbury District Council Planning Office  
61 Wyndham Road  
Salisbury  
Wilts  
SP1 3AH  
**email:** forwardplanning@salisbury.gov.uk

PURN: 0713/01



Appendix 5:  
Wiltshire AMR. Projected completions for south  
Wiltshire HMA December 2008.