Wiltshire Local Development Framework

South Wiltshire Core Strategy

Pre-submission Draft - April 2009

(Ref DJM/CS/REV 10)

Wiltshire Council

Where everybody matters

WILTSHIRE COUNCIL LOCAL DEVELOPMENT FRAMEWORK

SOUTH WILTSHIRE CORE STRATEGY

PROPOSED -SUBMISSION DRAFT

July 2009

(DJM/CS/Rev 12)

Delivering strong, safe, resilient and prosperous communities in Wiltshire

A Core Strategy Focussed on Delivering Managed Growth.

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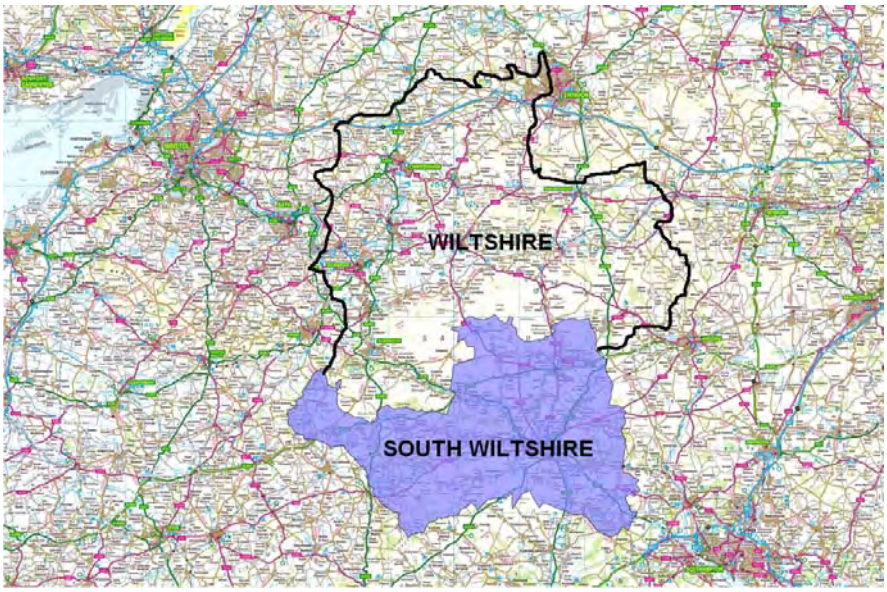
2. Introduction - A strategy focussed on delivering managed growth

2.0 The purpose of this Core Strategy

2.1 The Core Strategy is an important document, setting out a spatial strategy and planning policies for the next 20 years. It is a key part of the Local Development Framework ("LDF") for Wiltshire. Together with the South West Regional Spatial Strategy ("RSS"), national planning policy and saved polices from the Local Plan it will form the basis of planning decisions in the south of the County for the next 20 years. Together this policy, with the exception of national planning policy, is known as the Development Plan.

2.2 The role of this Core Strategy - A Strategy based on delivering managed growth

2.3 This document sets out a spatial planning framework for the long-term development of south Wiltshire, ensuring that investment decisions are not made in isolation, but are properly co-ordinated, with a focus on promoting the principles of sustainable development. It has been prepared taking into account the views of all sections of the community and stakeholders, as well as maintaining consistency with national and regional guidance. The geographic area covered by south Wiltshire and this Core Strategy is identified in the map below.



Map 1: Placing south Wiltshire into context

2.4 In order to deal with issues that have been identified as being of local importance, this Core Strategy also provides a spatial expression of the Community Strategies[1] covering Wiltshire.

2.5 This document sets out a clear strategy for delivering growth in a managed way, which balances meeting local needs with the protection of the environment. In summary, this document comprises:

- an overall vision which sets out how the area and the places within it should develop;
- strategic objectives for the area focussing on the steps necessary to make the Vision a reality;

1 "Making A Difference Together - Community Strategy for Salisbury and south Wiltshire" and "A Sustainable Community Strategy for Wiltshire- Working together to create stronger and more sustainable communities" 2007-2016"

- a delivery strategy for achieving these objectives, which sets out how much development is intended to happen where, when, and by what means it will be delivered; and
- clear arrangements for managing and monitoring the delivery of the strategy.

2.6 While this strategy is based on the delivery of managed growth, the outstanding quality of our environment is fully recognised and new policies are being proposed that will improve the protection of our natural areas and built heritage.

2.7 Taking a truly spatial approach and the identification and delivery of strategically important sites

2.8 To convey this strategy in a coherent manner, this document sets out the implications on an area basis and is designed around the established community areas of south Wiltshire.

2.9 A systematic appraisal of south Wiltshire has been undertaken to identify how the growth needed to provide people with a decent affordable home and good economic prospects can be accommodated without eroding the very character that makes the area so attractive to begin with. In accordance with PPS12 (Para, 4.38), this process has included the consideration of all reasonable alternatives (including urban extensions and new settlements).

2.10 This strategy has been developed to be deliverable. To underpin its delivery much work has been carried out to try and prove the strategy's achievability. Where it has not been possible to prove such, then the options have not been pursued.

2.11 Relationship with other plans and strategies

2.12 The Regional Spatial Strategy for the South West (RSS) is the Government's mechanism for indicating to local authorities the numbers of houses and jobs they should provide in their area. These figures are identified using a review of evidence on the expected economic and population change, regional housing requirements, resources and infrastructure available, the role and function of places and sub-regional relationships between places. The Secretary of State's Proposed Changes to the Draft RSS for the South West suggests a housing requirement of 12,400 homes for south Wiltshire for the period 2006-2026. This would require an average housing delivery of 620 dwellings per year. This broadly corresponds with the level of need that has also been identified at a local level.

2.13 This strategy aligns with and is in conformity with other plans and strategies that operate in the area. The strategy has been designed to be complimentary and add a local spatial dimension to other policies and not simply repeat them. The relationship will be made explicit at relevant points throughout the document. Key documents include:

- National planning policy
- Regional Spatial Strategy
- Sustainable Community Strategy
- Community produced strategies such as community and parish plans.
- Salisbury Vision
- Heritage strategies such as Conservation Area Appraisals and the Stonehenge World Heritage Site Management Planning Policy Guidance
- Forward work programmes of essential infrastructure providers, to align delivery, such as the review of the Salisbury Transport Plan
- Plans and strategies of key consultees such as Wessex Water's Water Resource Management Plan.

2.14 As described in Paragraph 4.10 of PPS12, every effort has been made to ensure that the outcomes of critically linked studies carried out by other agencies provide information in a timely manner to help underpin delivery of this plan. Examples include the successful dovetailing of the Water Resources Management Plan'

regulated by Offwat and English Heritage's Historic Landscape Character Assessment.

2.15 An evidence based approach

2.16 All parts of this strategy are based on the collation and analysis of evidence. This means using sound research and analysis to identify the challenges faced by the area and not basing the strategy on supposition or anecdotal evidence. It also means ensuring that the desired outcomes to address the challenges can realistically be delivered and are not based on wishful thinking. This evidence has been gathered from a wide variety of sources, including commissioned surveys[2]. This Strategy is based on analysis of over 1500 separate pieces of evidence, including international, national and local studies and reports.

2.17 Throughout this document, there are explicit references to the particular parts of the evidence base which justify the choices made and also explain why alternative options were not pursued. A series of topic papers and addenda have been produced, which collate the evidence in a comprehensive manner. Topic Papers have been updated, or new Topic areas introduced as new evidence became available. Appendix G sets out a schedule of Topic Papers all of which are available on the Council's website.

2.18 All conclusions reached in this document are founded on analysis of the evidence, which is available for scrutiny. Wherever relevant this document includes footnotes, which refer to the pertinent sources of the information, so you can find out more, should you wish. All of the evidence can be found by following the simple link from the Wiltshire Council website at www.wiltshire.gov.uk .

2.19 Developing the Strategy

2.20 This Strategy is the most appropriate to meet the needs of south Wiltshire. Reasonable alternatives have been considered throughout its production. The consideration of alternatives and why they have not been pursued is clearly presented In the Methodology Report and Topic Papers[3]

2.21 This strategy aims to deliver a better quality of life through sustainable development. A Sustainability Appraisal ("SA"), incorporating Sustainable Environmental Assessment ("SEA") requirements has been undertaken iteratively at all stages of preparation and has been a key driver in the evolution of this Strategy. In simple terms, this entails evaluating all potential options against a range of criteria, which will score them in relation to how sustainable they are. A Habitat Regulations Assessment (HRA) has also been undertaken. Both have helped shape this strategy significantly[4].

2.22 Local communities and those with an interest in the area, have had a meaningful opportunity to help shape the strategy. However, there is a tension within the community about seeking to achieve the levels of new housing and jobs needed to secure the future prosperity of the area without over developing and eroding the very character that makes the area so attractive in the first place[5]. It is a key role of this Strategy to reconcile the pressures in a manner that as far as possible mediates local concerns. The Strategy has been based on a proportionate and considered response to the diverse range of views expressed. The following table sets out some examples of options considered during the production process and the reasons why they do not form part of this Strategy.

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[2] see 'Studies and Surveys' section of the evidence base on the website at www.wiltshire.gov.uk
[3] see 'South Wiltshire Core Strategy Methodology Report' and Site Selection Papers 1 and 2.
[4] See Sustainability Appraisal Final Report by Enfusion and HRA Final Report by Nicholas Pearson Associates.
[5] See Issues and Options Consultation Methodology and Output Reports & Preferred Options Consultation Methodology and Output Report

Option considered	Reason why not pursued	Further information
New Settlement to the east of the district to match new housing to planned employment growth at Porton Down	Conformity with RSS, impact on nature conservation habitats, SA, community representations	See Preferred Options document at www.wiltshire.gov.uk
Major urban extension to the west of Salisbury at Firsdown	SA, impact on nature conservation, community representations	See Preferred Options document at www.wiltshire.gov.uk
Concentration of the majority of Salisbury's new employment needs in a single new employment park at Netherhampton	Business community requested more choice, community representations.	See Our Place in the Future document at www.wiltshire.gov.uk
Relaxation of the 40 ft rule in Salisbury	Independent specialist study confirmed its effectiveness. Stakeholder workshop including English Heritage concluded it had produced excellent outcomes. Lack of evidence that it had harmed economic growth of the City. Overwhelming public support for its retention	CBA Report into 40 ft rule and minutes of Stakeholder workshop at www.wiltshire.gov.uk
Community chest, a tariff based system to collect planning gain and to devolve some expenditure to local communities to spend	Awaiting details of the Community Infrastructure Levy. Objections form developers over meeting tests of reasonableness. Uncertainty over community liaison through local government reorganisation.	See Our Place in the Future document at www.wiltshire.gov.uk
Setting nationally leading standards for requiring ecohome standards in all new building	Lack of evidence to support. Evidence to suggest it would have a significant negative impact upon housing and economic delivery	See preferred options document at www.wiltshire.gov.uk

Table 1 - Examples of some of the options considered and not pursued

2.23 Although 8,500 representations have been received it is important to emphasise that the identification of Core Strategy policies is not a straightforward 'popularity contest'. While the representations are an important material consideration, there are other issues that equally need to be taken into account. These criteria include conformity with national and regional policy, assembly and analysis of evidence, sustainability assessments, capacity of infrastructure, environmental protection, consideration of options and deliverability.

2.24 This Strategy has not been produced in isolation, but has been the subject of external quality control measures throughout its production. These measures include: instruction of Landmark Chambers, use of the Planning Advisory Service ("PAS") Self-Assessment Tool Kit, using GOSW as a 'critical friend' throughout the process and undergoing two Planning Inspectorate ("PINS") Frontloading Inspections[6].

[6] see 'South Wiltshire Core Strategy Methodology Report & Application of PAS Self Assessment Toolkit, Stage 1, 2 and 3.

2.25 Flexibility, Contingency and Planning for Economic Recovery

2.26 This document has been produced during difficult economic times and given this, the strategy has been designed to be flexible and to have contingency. No one site is essential to meet either the PPS3 requirement for a rolling five year supply of housing, or the overall 20 year requirement of housing and jobs.

2.27 Independent research commissioned by Wiltshire Council, reported on the economic impact of the 2008 economic slowdown on Wiltshire[7]. It is clear that there will be increased unemployment and investment downturn. It is therefore essential that Wiltshire positions itself so that is both well placed to benefit from recovery and indeed can help stimulate local investment through proactive actions. This Strategy forms a key part of the long term economic planning of the county.

2.28 Wiltshire Council and Local Government Reorganisation

2.29 This strategy has been produced against a backdrop of local government reorganisation in Wiltshire, from a county and four district councils to a single Unitary Council covering the whole county, with the exception of Swindon.

2.30 The first LDS for Wiltshire Council has been agreed with the Government Office for the South West ("GOSW"). This sets out the components and timetable for delivery of the LDF by the new authority. The content of this south Wiltshire Core Strategy will be incorporated into a single Wiltshire Core Strategy in due course, although the debate over the strategy will not be re-opened at that point. The diagram below shows how the strategy set out in this document will feed into the Wiltshire-wide Core Strategy, which will then supersede this document.

[7] See 'The Economic Impact of the 2008 Slowdown in Wiltshire, December 2008, GWE Business West Research

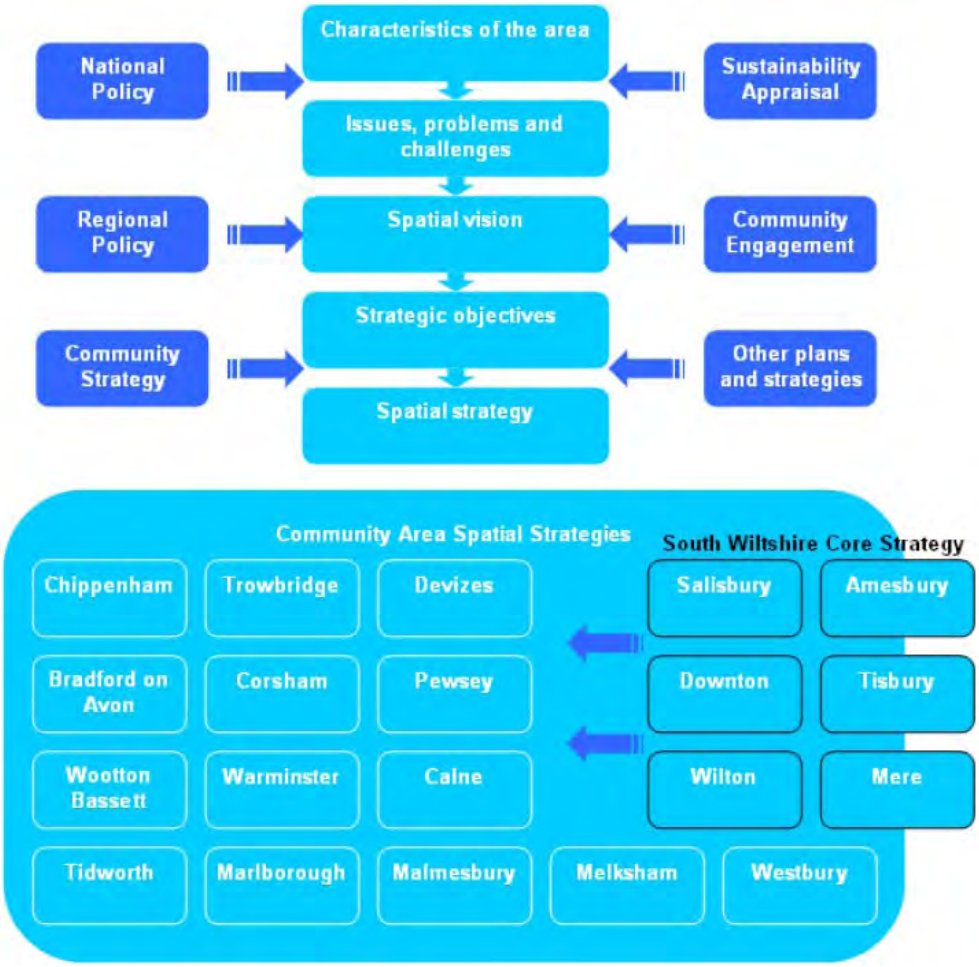


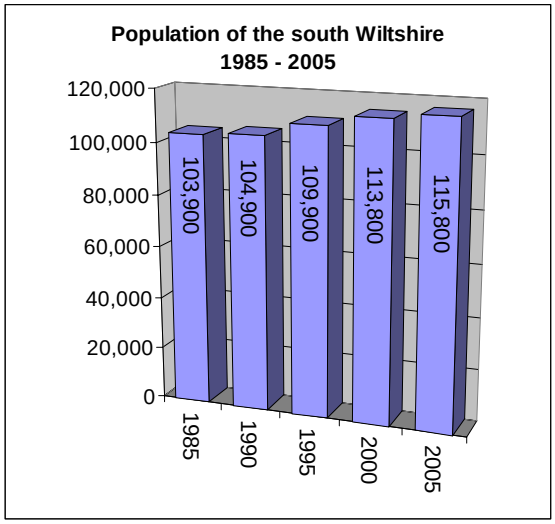
Fig 1: Relationship to a single Core Strategy for Wiltshire

3. Characteristics of south Wiltshire

This short section summarises some of the facts that tell us what south Wiltshire is like. It paints a portrait of the area.

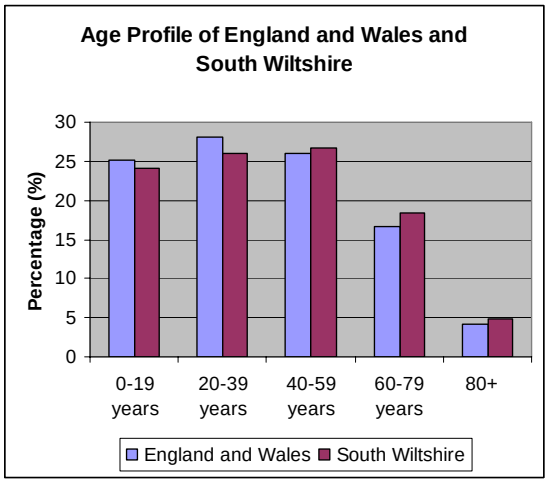
3.1 Population profile

(a)The population of south Wiltshire has steadily grown over the past 20 years to around 116,000.

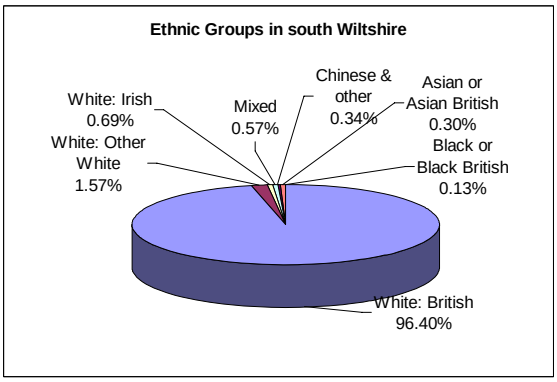


(b) Compared with the UK as a whole, in south Wiltshire there are relatively high proportions of people aged 50+, and relatively low proportions of people aged 20-40.

(c) To note particularly is the population of the Downton and Tisbury Community Area's where the age of populations is older than average significantly more people over the age of 65 (22.5% and 25.4%) respectively versus a national average of 15.9%. This is matched by fewer children under the age of 16 (18.4% and 19.7%) against a national average of 20.2%.

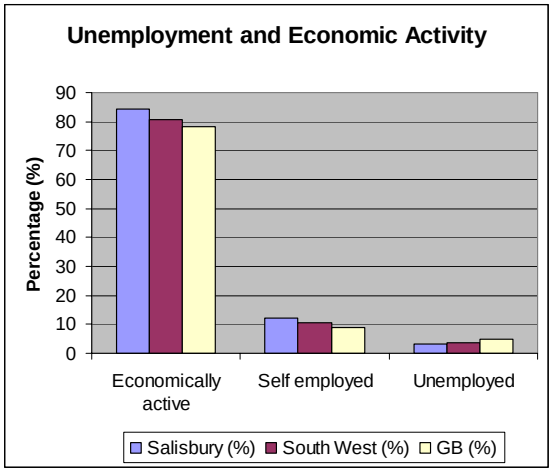


(d) Over 98% of residents are from a white ethnic group, far more than the national average of 86%. Other groups in south Wiltshire comprise 1517 individuals.



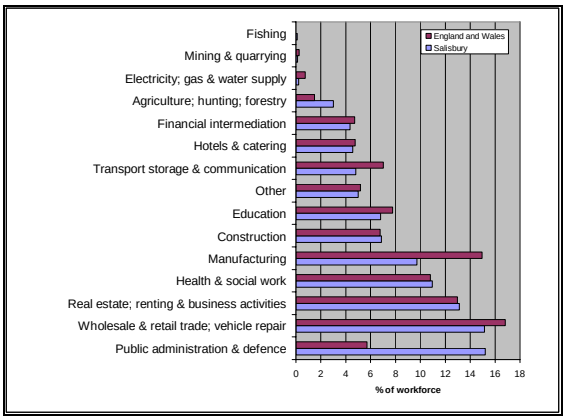
3.2 Economy

(a) Unemployment in south Wiltshire is well below the national figure. Of economically active people (15 - 64 years), a greater than average proportion are self-employed.



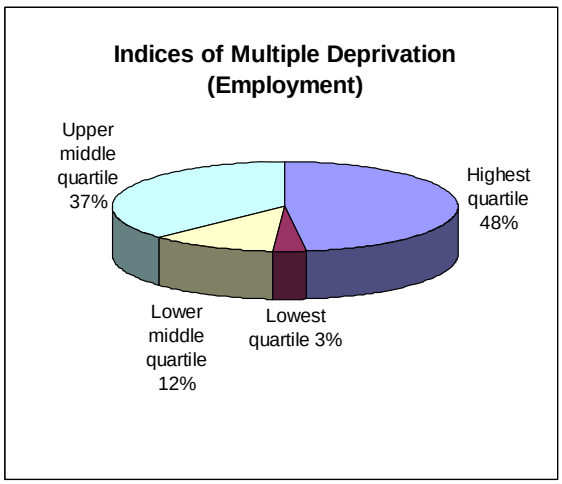
(b) The largest employment sector is Public Administration/ Defence: over twice as large here as the national average. Retail, trade, and business are also important sectors. Manufacturing is relatively small compared to the national average.

(c) The largest employment sector in Amesbury is in public administration and defence (20.4%). This figure is considerably higher than the remainder of Wiltshire and the South West, and reflects the importance to the economy of MOD activity in the area.



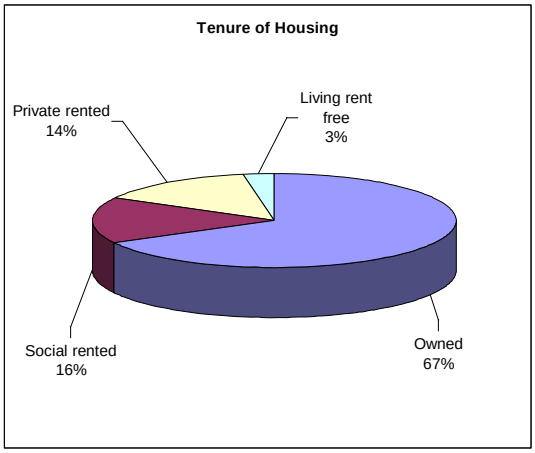
(d) The south Wiltshire area is relatively wealthy, with almost 50% of Super-Output Areas ("SOAs") (small local areas) within the top national quartile, whilst a total of 15% of SOAs fall within the lowest two quartiles.

(e) Amesbury West is also among the 30% most deprived wards in Wiltshire for employment and 20% most deprived for income.



3.3 Housing

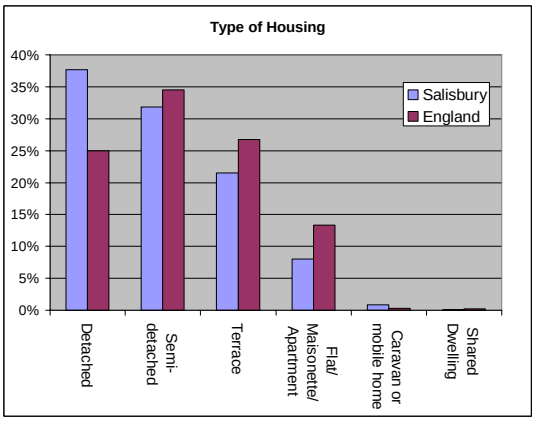
(a) Two thirds of households in the south Wiltshire own their homes (close to the national average). Around 16% rent from the council or a housing association (somewhat fewer than average), while around 17% rent privately (somewhat more than average).



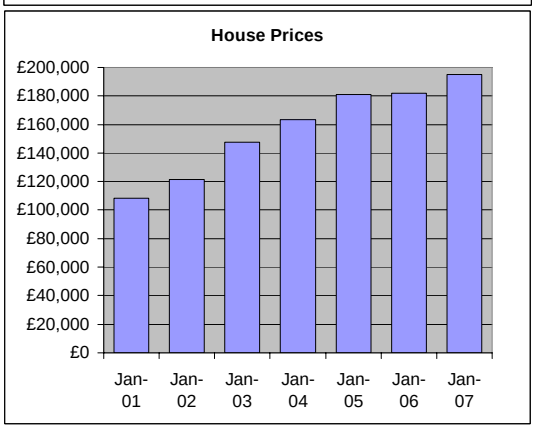
(b) In the Downton Community Area a combination of relative affluence and an ageing population might explain the very high rate of home ownership: the second highest in the county for residents owning their property outright. However, this again masks areas of concern: Ebble Ward is the second most deprived ward in Wiltshire for access to housing and Alderbury the eleventh (out of 137).

(c) In the Tisbury Community Area 3% of homes in the area are second homes, the highest proportion in Wiltshire.

(d) More households in south Wiltshire live in detached houses (over 35%) compared to the national average, with a lower proportion in all other types.



(e) House prices in Wiltshire have risen by around 90% since 2000, which is less than the average for the South West region. The average selling price for a property in south Wiltshire was over £240,000 (as of 2007).

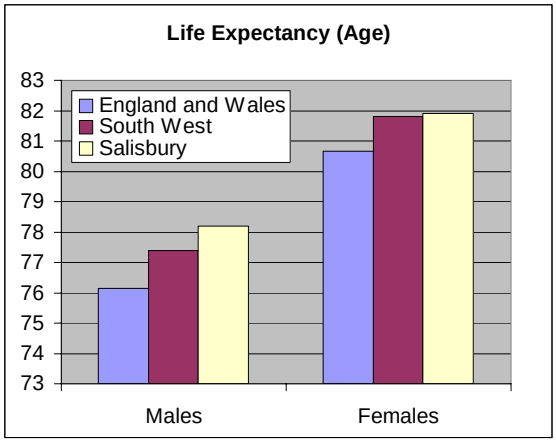


3.4 Quality of life

(a) South Wiltshire is generally a relatively well-off and prosperous area, but this masks areas of real concern regarding social inclusion and access to services. There are small pockets of quite severe deprivation, often existing cheek by jowl with more affluent neighbourhoods.

(b) Life expectancy in south Wiltshire is around 2 years higher than the national average for men and 1.25 years higher for women.

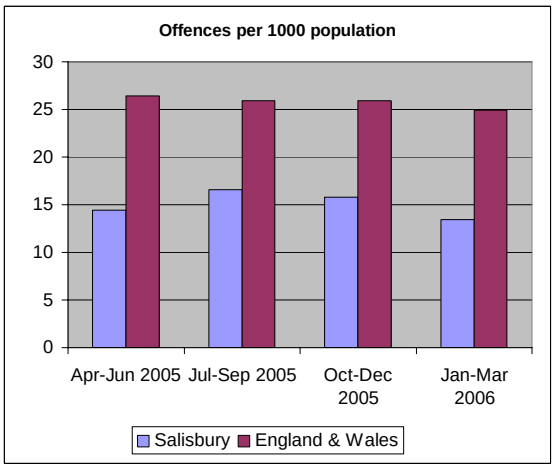
(c) At 72.3%, the district average for people describing themselves in good health is above that in the South West (68.9%) and across England (68.8%). However, health levels in the Bemerton Ward are significantly lower than for the rest of the area.



(d) The level of recorded offences per 1000 population in south Wiltshire is significantly lower than at county, regional and national level.

(e) The Tisbury Community Area is a very safe place to live, with the lowest crime rates per person in Wiltshire.

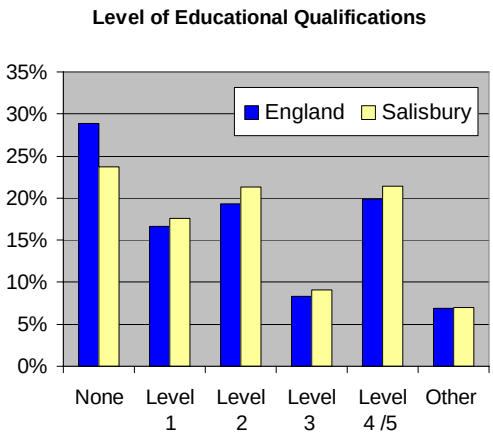
(f) Bemerton and St Martin and Milford in Salisbury have high rates of criminal damage, theft and handling offences and violent crime. In comparison the Wilton, Till Valley and Wylye, Fonthill and Nadder, Harnham East, and Chalke Valley Wards all have very little reported crime.



(g) Amesbury West has the third highest recorded level of crime in south Wiltshire and the highest levels of violent crime and domestic violence. The Amesbury Community Area as a whole commonly features behind the Salisbury Community Area as the second highest area for reported incidents of anti-social behaviour, with 22% of the total reported incidents.

(h) The proportion of people in south Wiltshire with a qualification is higher than the national average.

(i) In contrast, compared with the rest of Wiltshire, the number of residents with post-school qualifications (levels 3, 4, and 5) in the Southern Community Area falls in the top quartile. This might explain why, statistically, the Southern Area is relatively affluent, falling within the least deprived quartile. Nevertheless, pockets of deprivation exist even in this area, with 500 children living in income-deprived families.



(j) The Bemerton Ward of Salisbury is in the first (i.e. worst) quintile for education and second for crime, income and barriers to service, compared to its neighbouring ward of Fisherton and Bemerton Village, which is in the fourth (fifth being 'best') quintile regarding these issues.

(k) In Amesbury there are fewer people with high-level qualifications and more with no or low-level qualifications compared to the rest of south Wiltshire, the South West and England. Of 137 Wards in Wiltshire, Amesbury is the third lowest ranking in terms of education, skills and training.

(l) In the Tisbury area slightly higher than average proportion of the workforce has qualifications and the area is generally affluent, but there are pockets of deprivation. 18% of households in the area comprise a lone elderly person, a much higher proportion than the Wiltshire (13.9%) and national (14.4%) averages.

(m) Parts of the Mere Community Area have comparatively low rates of household income. Residents in Mere and Knoyle earn £450 and £470 per week on average respectively, compared to a south Wiltshire average of £538. This could be due to educational deprivation: The national average of those aged 16-74 with either no, or level 1, qualifications is 52.4%, while the Mere area has a higher proportion at 53.3%.

(n) Fuel poverty is a major issue in the Mere Community Area. Mere itself is in the top 30% of wards nationally for households using more than a tenth of their income on heating bills. The Western Ward is in the top 40% and Knoyle Ward in the top 50%. Access to services is also a key problem in this area, for example Knoyle is the sixth most deprived ward in Wiltshire in this respect and collectively Zeals, Maiden Bradley, Kilmington and Stourton are the ninth most deprived.

3.5 Cross Border Relationships

The South East corner of the county bounds the New Forest National Park, indeed parts of the Wiltshire parishes of Redlynch, Landford and Whiteparish lie within the National Park and fall under the jurisdiction of the National Park Authority for planning purposes. Development proposals in south Wiltshire, particularly in the Southern Community Area, but also to some extent in Salisbury itself, will place pressure on the National Park, especially in terms of recreation and transport links. Care must therefore be taken to ensure that proposals do not have a detrimental impact on the aims of the National Park Authority.

3.6 The southern part of Wiltshire also has strong relationships with the wider south coast region of Dorset and Hampshire. Southampton (identified as a Regional Hub in the South East Plan) and the conurbation of Bournemouth and Poole (identified, with Christchurch, as a Strategically Significant City or Town ('South East Dorset') in the South West RSS) provide a wider range of employment, leisure and cultural opportunities than can be found in Salisbury, and air and seaports related to these settlements are widely used by south Wiltshire residents.

3.7 The south-western part of Wiltshire has relationships with nearby towns in north Dorset. Shaftesbury lies on the A30 very close to the county border and provides some degree of employment, services and facilities to nearby villages such as Tollard Royal and the Donheads. Gillingham lies approximately 4 miles south of Mere and provides similar opportunities to the Mere Community Area. Mere is within the secondary school catchment area for Gillingham, which also has a railway station on the London-Exeter line.

3.8 South Wiltshire's relationships with the rest of the county have not traditionally been strong, predominantly because of the expanse of Salisbury Plain across the middle of the county. The notable exception to this has been the relationship with the MOD. There are strong travel to work flows between Tidworth and Ludgershall, located to

the north east of south Wiltshire, and Bulford, Durrington and Amesbury reflecting the military dominance within these areas. The garrison town of Warminster, located beyond the plain to the north west of south Wiltshire also has considerable flows with this military area, as well as to Salisbury City. In land use terms the former spread of smaller establishments across the Plain continues to be rationalised towards the provision of a ‘Super Garrison’, but the influence of the military presence in south Wiltshire is unlikely to lessen as a consequence of this. As well as the obvious impact on the population of the area, both from serving and retired military personnel, there are additional benefits in terms of employment opportunities for civilian support staff, as well as additional support for local services and facilities.

4. Tackling local needs - the issues, problems and challenges facing south Wiltshire

4.1 The challenge of planning for a spatially diverse area.

4.2 This strategy is based on a systematic approach to identify the issues and challenges faced by south Wiltshire and how they might be resolved. South Wiltshire is a rich and varied part of the Country and the issues and challenges within it vary from place to place. It would be a mistake to develop a strategy which is based on 'one size fits all' solutions. Accurately identifying the role that south Wiltshire's settlements have with regard to the location of services, jobs and housing is a critical consideration in trying to balance the needs of the environment with the needs of the communities. This way, the Spatial Strategy is rooted in the distinctive character of specific places and tailored to solving their particular sets of problems.

4.3 A Strategy of Managed Growth - Identifying Pressures leading to Local Housing Needs

The Strategy plans for managed growth to deliver the new houses required to meet local needs. The levels of growth required accord with those set out in the emerging RSS of 12,400 houses to be delivered in the Salisbury Housing Market Area ("HMA") of south Wiltshire between 2006 and 2026. This figure is not arbitrary, but based on local needs as revealed by analysis of the evidence[8]. In particular the following challenges have been identified:

4.3(a) The need to address the acute shortfall in affordable homes.

The number of households requiring some form of affordable housing[9] is at 702 per year between 2006 and 2009. At 1st April 2006, 2,968 households were on the council's waiting list. Average house prices stand at £247,819, yet the incomes of 92% of those seeking to enter the housing market average are inadequate to allow them to do so. This highlights acute need in our housing market. [10]

4.3(b) The need to use the market to provide more affordable homes

The main way to meet the majority of affordable housing need is by requiring house builders to provide a proportion of such homes in their developments. This plan requires 40% of such homes to be delivered in all new schemes of 15 houses or more and 25% on developments of 5 to 14 houses. Smaller developments will be required to make a commuted sum payment[11].

4.3(c) The need to plan for the population living longer and together in smaller numbers

The proportion of the population aged 65 and over will increase by just less than 10,000 by 2026, whilst the economically active age groups will remain relatively constant. Social trends also point towards the fact that more 1 and 2 person households will form during the period to 2026, meaning that more homes will be needed relative to the population. This creates a need that must be planned for[12].

4.3(d) The need created by a growing population.

By 2026 the population of south Wiltshire will be likely to have grown by about 14,000. This presents a clear need for new housing to be built to meet demand[13].

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8 see Topic Paper 2, 'Housing' para's 1.2 and 1.3, pages 13 -21

9 "Affordable housing is housing (including low cost market and subsidised houses (irrespective of their tenure/ownership/financial arrangements) which is available in perpetuity to those households who are financially unable to compete in the local market (for rent or for sale) to secure a suitable home"

10 see Housing Need & Market Survey by DCA, section 9 page 66 onwards

11 see Affordable Housing Viability Study by Adams Integra

12 see Topic Paper 4, 'Supporting Communities' page 12, Fig 2, 'age structure'.

13 see Draft Regional Spatial Strategy for the South West, pages 24 to 26.

4.3(e) The need to retain an adequate workforce to secure our long-term economic prosperity.

Economic growth will require the provision of housing to support it. The shortage of homes of all types, especially affordable makes it difficult to attract and retain an adequate workforce. This, coupled with an ageing population, increasing out-migration (caused by lack of affordable homes) and out-commuting, will cause the problem to get worse over time, should no action be taken[14].

4.3(f) Meeting Regeneration Needs

There are areas of south Wiltshire that are under threat of decline if positive steps are not taken to plan for their future. An example is the MOD vacating the UK Land Forces Headquarters in Wilton. This will remove 1200 local jobs from Wilton and have potentially severe knock-on impacts upon the local businesses and community. Therefore, some of the demand for housing need is based on issues such as planning for mixed use developments to help secure continued employment in a settlement and a prosperous future.

4.3(g) Ensuring housing is available when needed

Housing supply is not constant. The volatility of the housing market makes it even more important to plan, as far as possible, to ensure the steady supply of homes to meet the needs in timely manner. This Strategy has been produced through working with developers, landowners and statutory undertakers to ensure that a schedule of truly deliverable sites is lined up[15].

4.3(h) The Need to Provide for Gypsies and Travelers There is a need to ensure that homes are provided for those with all lifestyles and this includes making appropriate provision to accommodate gypsies and travelers[16].

4.4 The Economic Challenges faced by south Wiltshire

This section briefly highlights the key economic challenges faced by south Wiltshire[17].

4.4(a) There is a need to identify land in sustainable locations to provide for about 13,900 new jobs / 37ha of employment land up to 2026.

If south Wiltshire is to have a prosperous future then it needs to be identified where, how and when land will be brought forward to accommodate the level of new jobs required to support prosperous, resilient communities, which provide local job opportunities matched to population in a manner which reduces the need for out-commuting.

4.4(b) There is a need to take proactive measures to safeguard and enhance major employers

South Wiltshire has some World -class employers such as the science community at Porton Down, the Army garrisons, Boscombe Down/Qinetiq and the burns unit at Salisbury District Hospital. However, there is a need to plan proactively to ensure that existing challenges can be overcome and their future business aspirations can be met. Challenges include balancing growth both at Porton Down and the Super Garrison project on Salisbury Plain with internationally important bird habitats, which must be protected under law.

4.4(c) Meeting Regeneration Needs

The Salisbury Vision[18]. project as identified in the RSS, highlights some key challenges facing the city of Salisbury. Churchfields, Salisbury's major industrial estate, is highly constrained by railway bridges and the river, which means it has little

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[14] South Wiltshire Economic Partnership Economic Strategy 2009-2014, page 4, SWOT analysis.

[15] See Topic Paper 2, 'Housing', Second Addenda & Topic Paper 17, 'Infrastructure' & Appendix A, 'Devlopment Templates'

[16] See 'Gypsy & Traveller Accommodation Needs Assessment' by DCA

[17] See Topic Paper 9, 'Economy' plus First and second Addenda

[18] see Salisbury Vision document, page 8.

room for expansion which is impacting negatively on local businesses' expansion plans. To provide decant sites would result in the need to identify and deliver a further 28ha of employment. As requested by the business community, this employment land should be located so as to allow for a range of choices, rather than just a single alternative. The Salisbury Vision also proposes the redevelopment of the Central Car Park/Maltings, which is seen as essential to secure the future of Salisbury as a retail centre and will also provide a contribution to new employment opportunities

4.4(d) Location of existing available employment land

There is a large oversupply of employment land within the Salisbury Travel to Work Area ("TTWA") at the current time. The majority of this employment land is located on Solstice Park, Amesbury. The RSS recognises Salisbury as the key employment centre with the key strategic aim being to extend and enhance the city as an employment and retail centre, so it can better serve the surrounding rural area and achieve greater levels of self-containment. Therefore, this further sets the challenge of seeking how to ensure that the strategic employment land provision will be delivered at Salisbury[19].

4.4(e) Planning to provide the right type of jobs

The type of employment in the area is changing and that the majority of employment floorspace needed in the future is for offices (Class B1 use), with good demand for storage and distribution (B8) and less for general industrial (B2). In Salisbury city there is a demand for small workplaces of less than 3,000 sq ft or 279 sq m. Small-scale businesses also need to be supported both in rural and urban areas. There are no dedicated start-up or incubator office or workshop facilities in south Wiltshire, which are necessary to support embryonic and small businesses[20].

4.4(f) Protecting employment land

Due to differential in land values, there has been, and will continue to be, pressure to redevelop existing employment sites for residential purposes. Achieving the economic objectives for south Wiltshire depends on protecting and enhancing existing employment sites, as well as creating new opportunities.[21].

4.4(g) Steps to maintain and develop the rural economy

Changes in agriculture over recent decades have resulted in a decline in farm-related jobs, but jobs within the countryside are very important, with nearly half of the 6,000 businesses in south Wiltshire located away from major settlements or local centres. The challenge faced is balancing the protection of the countryside, especially the best and most versatile agricultural land for food production, with recognising the world is changing and hence allowing farmers more freedom to diversify their activities into business not directly related to agriculture and to re-use redundant farm buildings for economically viable alternatives[22].

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[19] See Draft Revised Regional Spatial Strategy for the South West Incorporating the Secretary of State's Proposed Changes - July 2008, para 4.1.78 page 116.
[20] See Salisbury District Employment Land Review, 2007, section 4, para'4.5.6
[21] See Topic Paper 9, 'Employment' section 5.
[22] See Topic Paper 9, 'Employment', section 6 &7.

4.5 Identifying barriers which prevent tourism making a bigger contribution to the Wiltshire Economy

Tourism is important to south Wiltshire's economy with direct spending by visitors amounting to just over £146 million in 2003. South Wiltshire has a wealth of natural and heritage assets, which attract visitors from home and abroad. However, there are a number of challenges to be addressed if south Wiltshire is to be well positioned to capitalise on the existing and future potential growth this sector can contribute to the local economy. Some visitor facilities are sub-standard and need to be improved, for example at Stonehenge. There is a lack in supply of both budget and high quality leisure accommodation. Salisbury is less successful in attracting business visitors than other, similar destinations and does not have the conference facilities needed for large events. There is little current protection for existing tourist accommodation and planning permission has been easily obtained for change of use of some hotels away from tourist provision, exacerbating the shortfall in bed space in Salisbury. Further challenges are providing all weather attractions in the area and balancing the pressure for static caravan parks with environmental protection and the views of the local communities[23].

4.6 Weaknesses in the arts, entertainment, cultural and leisure sector

Salisbury city boasts a modern leisure centre, arts centre, theatre, multi screen cinema, purpose built entertainment venue (City Hall), a long established International Arts Festival and a newer Food and Drink Festival. The evening leisure options on offer are weak compared to attractions for the daytime visitor and this is likely to be a consequence of the relatively limited range of evening economy activities. Furthermore, although there is a good selection of traditional public houses and chain bars throughout the city centre, the selection of quality establishments catering for tourists is relatively limited for a centre of the size of Salisbury[24].

4.7 The challenges of providing retail choice in south Wiltshire

Due to changing behaviour and mobility, shoppers no longer shop to satisfy everyday needs, it constitutes a major leisure activity. Quality restaurants, coffee shops, cafes and bars, health and fitness centres, leisure and cultural facilities are also important in larger centres to attract shoppers and encourage longer stays and higher spending. There is a challenge to ensure that south Wiltshire, especially Salisbury, can adapt to these changes to cement its place as a significant centre providing an important retail function for a wide catchment[25]

4.7(a) Salisbury

Evidence shows that the city centre is healthy and performing well. However, there are also signs of vulnerability and barriers to growth. The medieval street pattern is complex making pedestrian circulation difficult, particularly by those who are unfamiliar with the centre. The historic character of Salisbury city centre has imposed constraints on the scale and type of additional floorspace that could be provided within the existing shopping areas. There are also a number of key attractors missing, including department stores, and higher order and mainstream retailers, which are represented in competing centres, such as Bournemouth, Winchester and Southampton. This leaves Salisbury in a vulnerable position and not taking proactive steps now will lead to the city's ultimate decline as a significant retail centre, as trade will leak to neighbouring centres already delivering an improved retail offer. There is

[23] See Topic Paper 10, Tourism, Leisure & Night Time Economy' plus First and Second Addenda thereto.
[24] See Topic Paper 4, Supporting Communities, page 33 onwards and First and Second Addenda's thereto.
[25] See Topic Paper 8, 'Retail' and First & Second addenda thereto.

also the challenge from retailers preferring edge and out of town locations, which adds to the pressure on the city centre[26].

4.7(b) Retailing outside of Salisbury

The pace of growth in Amesbury has left the provision of retailing and services a little behind and large proportions of the community travel significant distances to centres such as Salisbury and Andover for their weekly shopping needs. This has led to pressure for edge or out of centre retail development, which is a threat to the traditional centre and needs to be carefully managed. Wilton, which functions as a local retail centre, has the challenge presented by the impact of 1200 jobs to be lost from the UK Land Forces HQ in 2010, as well as trying to ensure synergy between the shops in the village centre and the outlet centre.

The Local Centres, Downton, Mere and Tisbury, while small in scale, are attractive, have low vacancy rates and do not appear too vulnerable. However, they offer no more than everyday requirements for a local catchment, and there is a historic trend regarding the loss of essential shopping provision. Rather than looking for opportunities for new retailing which is likely to be limited, the challenge is therefore protecting the shops and services that already exist[27].

4.8 The Pressures on south Wiltshire's High Quality Natural Environments

Ensuring the special characteristics of south Wiltshire's environment are not harmed by increased growth is a key challenge. The Topic Papers[28] detail the many international, national and locally protected habitats, landscapes and buildings, which make Wiltshire an extraordinarily valued and constrained environment.

4.8(a) Pressures on landscape

The principle pressure to be addressed is ensuring that the new strategic growth required to meet local needs does not erode the separate identity, character and visual and functional amenity of settlements. This is particularly the case with the level of growth proposed to the west of Salisbury, which, if not carefully managed, could lead to coalescence with Wilton. The further development on the northern fringes of Salisbury is a potential threat to the sensitive landscape and setting of the Scheduled Ancient Monument at Old Sarum. Outside of the principle growth areas, similar pressures apply and the challenge is to allow the growth necessary to meet local needs while having full regard to the conservation objectives of the valued landscapes including the Area of Outstanding Natural Beauty and the New Forest National Park[29].

4.8(b) Issues related to biodiversity

South Wiltshire has a high quality natural environment. This presents the challenge of ensuring that policies and proposals put forward in this Strategy will not, either alone or in combination, have a significant impact on the integrity of wildlife interests. There are particular challenges to be resolved related to ensuring the growth focussed on Salisbury and Amesbury does not harm the River Avon habitats, and that further expansion of the prized employers at Porton Down can be reconciled with pressures on the highly protected stone curlew habitat[30].

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[26] See 'Retail and Leisure Needs Survey by GVA Grimley 'health checks on pages 14 & Topic Paper 8, 'Retail' and First & Second addenda thereto & Salisbury Vision document, page 8.

[27] See 'Retail and Leisure Needs Survey by GVA Grimley 'health checks on pages 24 & Topic Paper 8, 'Retail' and First & Second addenda thereto

[28] See Topic Paper 13, 'Conservation & Topic Paper 5, 'Biodiversity'

[29] see Salisbury Historic Environment Study - A Report for English Heritage by Land Use Consultants page 21, & Salisbury District Landscape Character Assessment by Chris Blandford Associates

[30] see Wiltshire Biodiversity Action Plan 2008, page & Topic Paper 5, 'Biodiversity' page 8, plus first and second addenda thereto.

4.8(c) Treating flood risk

South Wiltshire is characterised by its five rivers and this brings the potential both now and increasingly in the future, to cause flooding. A key challenge is therefore to ensure new development is planned to avoid flooding and also, where reasonable, can be used to help implement strategic flood prevention measures[31].

4.8(d) Environmental Pollution

While all new development will need to be subject to national standards for pollution control there are some spatially distinctive challenges in south Wiltshire. Pollution from development has the potential to cause significant harm to the protected habitat of the River Avon Special Area of Conservation ("SAC"), while there are also problems with air pollution, particularly transport generated emissions, in Salisbury city, which has a designated Air Quality Management Area ("AQMA"): shown on the proposals map accompanying this Strategy)[32].

4.9 The challenge of conserving South Wiltshire's rich built heritage

Although the area has rich heritage assets, there is a need to show them off to better effect. For instance, Stonehenge is marooned between two busy roads and served by a basic, functional visitor centre and Salisbury Market Place is marred by its use as a car park and the poor quality, incoherent treatment of the public domain. Listed buildings are under pressure from changes in the local built environment that could spoil their character forever. The growth in homes and jobs set out in this Strategy is identified as a risk to heritage assets in certain areas, for example the proposal to allow further building close to the Old Sarum Scheduled Ancient Monument. Additional challenges are the lack of protection for historically important unlisted buildings, whether additional measures are needed to recognise the pre-eminent status of Salisbury Cathedral and Close, and the need to review the policy protection afforded to the historic roofscape and cathedral views in Salisbury[33].

4.10 Identifying the barriers to delivering healthy, safe and enriching places to live, work and visit

There are a number of social issues facing south Wiltshire's communities:

4.10(a) Tackling Deprivation and Social Exclusion

South Wiltshire is generally prosperous, but there are areas of marginalisation and social exclusion in both rural and urban parts and pockets of quite severe deprivation often exist side-by-side with more affluent neighbourhoods. This is found in some of the very smallest and isolated rural settlements and also the large Bemerton Heath estate in Salisbury[34].

4.10(b) Maintaining access to community facilities and services

There has been a clear trend of facilities such as doctors, dentists, shops, pubs, halls and schools disappearing from smaller villages and being concentrated in larger settlements. The challenge is therefore to respond to these trends by ensuring access, other than by the private motor car can be provided to service centres[35].

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[31] Bournemouth, Christchurch, East Dorset, North Dorset and Salisbury SFRA - Level 1 Strategic Flood Risk Assessment, February 2008, Halcrow Group Limited & Topic Paper 6, 'Flooding' & first and second addenda.

[32] See Topic Paper 12, 'Waste and Pollution ' & first and second addenda.

[33] See Topic Paper 13, 'Conservation' & first and second addenda thereto & Salisbury Historic Environment Study - A Report for English Heritage by Land Use Consultants &

[34] See Topic Paper 4, Supporting Communities, page 9 onwards and First and Second Addenda's thereto & Indices of Deprivation: 2004 and 2007- an update for Salisbury district.

[35] See Topic Paper 4, 'Supporting Communities', page 24.

4.10(c) Sport, Leisure and Recreation

There is a shortfall of recreational open space across south Wiltshire. There is also pressure from development on both formal and informal open space, especially in Salisbury and Amesbury[36].

4.11 The challenge of climate change

This presents a tough challenge for south Wiltshire. The predominantly rural character of the area often makes access to a range of services extremely difficult and increases reliance on the private motor car. This in turn can have a major impact on CO_2 emissions which are the main greenhouse gas that contributes to climate change. These emissions can also have an impact on air quality particularly in the urban area of Salisbury city centre. As well as providing more sustainable transport choices, there is a necessity to facilitate the increased use of renewable and low carbon energy sources. Together these can go some way towards reducing south Wiltshire's dependency on fossil fuels. Enabling this type of development has to be balanced against the challenge of protecting the high quality of the built and natural environment. Ensuring that development is resilient to the effects of climate change is also important. Measures are needed to safeguard water quality and reduce water consumption and deal with increased flood risk[37].

4.12 Tackling infrastructure barriers to delivering growth

A major challenge is ensuring that infrastructure is adequate to support the level of growth required to meet local needs[38]. Key infrastructure challenges for the area are:

- Congestion and safety problems on the major transport corridors of the A303 and A350
- Pressure on the Salisbury ring road
- How to provide meaningful alternative transport choices to the private motor car
- Added pressures on the sewage network around Salisbury
- Increased phosphate levels in the local watercourses.
- Ensuring adequate water supply.
- Ensuring that the emergency services can respond adequately to new areas of growth.
- Addressing the additional demand for healthcare in Salisbury
- Added pressures on school capacity.
- How to provide renewable energy either on or near new development sites.

4.13 Conclusions and Next Steps

This chapter has set out the key challenges that the evidence-based approach has highlighted as facing south Wiltshire, now and in the future. The remainder of this Strategy will set out how, through a delivery focussed approach, these barriers can be overcome to allow progress towards a shared vision of where south Wiltshire will be in 20 years time.

[36] Salisbury District Council Open Space Study by PMP, July 2007 - Executive Summary pages i to iv
[37] See Topic Paper 1, 'Climate Change' & first and second addenda thereto.
[38] See Topic Paper 17, 'Infrastructure'

5. The Core Strategy Spatial Vision and strategic objectives for south Wiltshire

5.0 Core Strategy Spatial Vision:

By 2026 south Wiltshire will be thriving and vibrant, where people can learn and develop their skills, enjoy a good quality of life and good health in a safe, clean neighbourhood, appreciate a superb environment which makes the most of the natural landscapes and historic buildings and compliments them with exciting new buildings.

The 12,400 homes will have delivered over 4,000 affordable homes in south Wiltshire. The retail, leisure and cultural function of the City will have been greatly enhanced by the successful redevelopment of the Maltings/Central Park. The successful redevelopment of Churchfields will have created a new and vibrant neighbourhood of the city, with the new and relocated businesses prospering in their new locations. The new homes balanced with the economic opportunites will have provided local opportunites to work and live in the local area and will have successfully reduced the amount of out commuting.

Partnership working with the Cathedral authorities and English Heritage at Stonehenge on implementation of their respective management plans will have greatly enhanced Salisbury's reputation as a major international tourist destination. The important employers at Porton Down, Boscombe Down and the MOD on Salisbury Plain will have had their ambitious future plans realised and will have consolidated their presence in the area.

Amesbury will remain as an important centre providing a balanced range of homes, jobs and services in a sustainable manner and will continue to be the focus of managed growth, providing over 1000 new homes to match the job opportunities at Solstice Park, Porton Down and Boscombe Down. Downton and Wilton will be comfortable with their relationship with Salisbury, benefiting from the level of services and jobs it provides and will have been the subject to new growth proportionate to their size which will help provide local opportunities. Mere's important role as a service centre to a wide rural area, will have been consolidated, with growth of about 270 new homes over the next 20 years and allocation of employment land to meet local needs for housing and jobs. Tisbury's role as an important service centre will have been consolidated through careful growth which will meet local needs, but acknowledges the constraints of the road network as well as the opportunities of the rail line, and will have grown by some 160 homes.

5.1 This Vision builds on the community consultation that shaped the production process and in particular the aspirations included in 'A Sustainable Community Strategy for Wiltshire - "Working together to create stronger and more sustainable communities" 2007-2016'. To achieve this Spatial Vision, by 2026 the 12 Spatial Objectives described below will have been delivered through the successful implementation of the outcomes highlighted[39].

5.2 Strategic Objective 1: To ensure south Wiltshire is a place where the role and function of settlements is understood and the location of development addresses the causes and effects of climate change

The role of our settlements is a critical consideration in trying to balance the needs of the environment with those of the communities. There is a fairly clear functional

[39] This plan incorporates an Integrated Delivery Plan (IDP), which sets out a range of SMART targets against each desired outcome and explains in detail how progress will be monitored. See Appendix E.

relationship between our settlements, ranging from the primary dominance of Salisbury, to service centres such as Wilton, Tisbury, Downton, Amesbury and Mere, down to the very small villages and hamlets with no jobs or services of their own. A very important contribution can be made to the aims of sustainability by ensuring new development is sited in the most suitable locations. This will enable South Wiltshire to be less dependent on fossil fuels and CO2 emissions through the promotion of viable choices in transport and easier access to local jobs and services rather than the dependence on the private motor car.

Desired outcomes:

- New development will have been located on sites with the best access to local services and employment, predominantly around Salisbury, with significant growth in Amesbury[40].
- Modest growth, proportionate to the size of the settlement and range of facilities and jobs on offer, will have taken place in the service centres of Mere, Tisbury, Downton, Wilton and Tisbury[41].
- New development will have been designed to incorporate renewable or low carbon energy technology and to be resilient to the effects of climate change.
- New growth accommodated in a manner sympathetic to the existing patterns of settlements
- Maintenance and enhancement of community facilities within settlements

5.3 Strategic Objective 2: To provide everyone with access to a decent, affordable home.

This Strategy makes provision for at least 12,400 new homes in south Wiltshire to meet demand up to 2026. It sets out a plan for an appropriate mix of types, sizes and tenures, particularly to address affordable housing needs. It identifies deliverable strategic sites to ensure there is a rolling five-year supply of housing.

Desired outcomes:

- The delivery of at least 12,400 new homes carefully managed to be in the most sustainable location and to respect the local character. Well over half the number will have been built in or around Salisbury, with significant growth in Amesbury.
- More modest growth proportionate to the size of the settlement will have been delivered in the service centres of Mere, Downton, Wilton and Tisbury.
- The Strategy has addressed the shortfall in affordable homes across south Wiltshire through ensuring a minimum of 40% of such homes have been delivered in all new schemes of 15 or more houses and 25% on developments of 5 to 14
- New homes meet the Lifetime Homes, standards to allow more of the ageing population to live in their own communities.
- New homes to deliver water efficiency improvements and where possible, be low carbon or carbon neutral
- The regeneration of the UK Land Forces HQ in Wilton with a significant number of new homes matched by employment opportunities.
- The regeneration of Salisbury through a residential led mixed-sue development on the Churchfields Estate.
- New pitches will have been provided for gypsies and travelers

5.4 Strategic Objective 3: To deliver a thriving economy which provides a range of job opportunities to match a growing population and where traditionally strong sectors, such as scientific research and development, continue to be world leaders.

To facilitate economic growth in a sustainable manner, this Strategy will deliver the following outcomes over the next 20 years:

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[40] The level of growth (i.e the definition of 'significant growth') is explained in detail in the following Chapter in Core Policy 1. In Amesbury 1960 dwellings are proposed up to 20226.

[41] See Core Policy 1 in the following Chapter for levels of growth.

Desired outcomes:

- Identification of land in sustainable locations to provide for about 13,900 new jobs up to 2026.
- The business aspirations of Porton Down, Boscombe Down, Salisbury District Hospital and the MOD have been delivered.
- Growth sectors specific to south Wiltshire, such as biotechnology and military sectors, have been successfully facilitated.
- Relocation of businesses from the Churchfields Estate to more unconstrained locations has been implemented.
- The implementation of regeneration projects identified through the Salisbury Vision, such as redevelopment of the Maltings/Central Car Park.
- The loss of 1200 jobs caused by the relocation of the UK Land Forces HQ away from Wilton have been mitigated.
- Strategic employemnt growth will be designed to meet RSS and building regulation environmental targets in order to contribute to the delivery of a low carbon economy

5.5 Strategic Objective 4: To help people feel much safer in their communities and to provide a good access to a range of services and leisure opportunities.

In order to help realise the aspirations of the Community, especially as outlined in the Community Strategy, the following outcomes will have been delivered:

Desired outcomes:

- New developments meet 'safe by design' standards
- A positive contribution has been made to help treat areas of social exclusion, especially access to essential services in the rural areas
- Strategic growth will have been matched by the provision of new educational and healthcare facilities.
- More effective planning controls will have resulted in the retention of existing facilities such as village shops and pubs
- The identified shortfall in the range of sport, leisure and recreation facilities will have been addressed.

5.6 Strategic Objective 5: To deliver new buildings which conserve and complement vernacular traditions and maintain and where possible enhance our built and natural environment.

This Strategy sets out a proactive policy framework, which seeks to ensure a consistent delivery of high quality, well designed buildings and spaces, ensuring they sit comfortably in south Wiltshire. It strikes an effective balance between allowing the sustainable growth needed to provide local housing, jobs and services, while ensuring that the natural environment and built environment is not compromised. Any development that would have an adverse effect on the integrity of a European nature conservation site will not be in accordance with the Core Strategy.

Desired outcomes:

- Effective protection and enhancement of the River Avon SAC, has been secured through implementation of management measures to address flow and phosphate levels.
- Ongoing protection and enhancement of the Stone Curlew habitat at Porton Down, has been secured through implementation of management measures which effectively mitigate potential disturbance from further development.
- A new Country Park adjacent to Salisbury which safeguards an important green lung.
- A green infrastructure strategy has delivered a joined-up network throughout Wiltshire which takes into account the impacts of climate change.
- A solution which has returned Stonehenge to a more respectful setting in keeping with its international status;

- New development to the north of Salisbury has been carefully managed to mitigate impacts on the Old Sarum Scheduled Ancient Monument and the historic airfield.
- A Heritage strategy for Wiltshire has been implemented and introduced an approach to the protection for our historically important unlisted buildings, listed buildings at risk and a series of improved guidance notes.
- The successful implementation of a public realm strategy for Salisbury, including the Market Place, which shows heritage assets off to the best effect.
- The maintenance of Salisbury's historic roofscape and spire views.
- The design of new buildings reflects the needs of the south Wiltshire's unique population profile, especially the ageing population.
- The design of all new buildings effectively balance respect for the local heritage with meeting the challenge of climate change.
- The design of new development has included implementation of steps which have reduced crime and anti-social behaviour to make places feel safe.

5.7 Strategic Objective 6: To enhance south Wiltshire's place as a retail centre that offers something different from the mainstream and to establish tourism as a major sector of the economy.

The objective is to provide an improved range of retail choice in Salisbury and Amesbury, while maintaining local shops in convenient locations throughout south Wiltshire.

The Strategy also sets out polices to encourage greater numbers of tourists which will make a growing contribution to the economy of south Wiltshire over the next 20 years.

Desired outcomes:

- Successful implementation of the sensitive retail led mixed-use redevelopment of the Central Car Park and Maltings has been achieved which has broadened shopping choice and enhanced the existing City Centre.
- Improved retail choice in Amesbury has been achieved without causing the decline of the traditional town centre.
- Local outdoor markets have been safeguarded and enhanced.
- A good range shopping choice continues to be provided in the local service centres of Mere, Tisbury, Wilton and Downton
- The delivery of new tourist accommodation both in Salisbury and throughout south Wiltshire
- The provision of high quality, flexible conference facilities in a sustainable location in Salisbury
- Provision of a greater range of and higher quality leisure facilities, throughout south Wiltshire with a particular focus on the Maltings redevelopment in Salisbury.
- A broadened night-time economy within town centres, especially Salisbury, which has been refocused to provide greater choice for families and tourists and respect the quality of life of residents.
- A new, world class, visitor centre for Stonehenge.

5.8 Strategic Objective 7: To ensure that essential infrastructure is in place to support our communities.

The levels of growth set out in this Strategy will increase demand on local infrastructure and social facilities. This Strategy requires the use of planning obligations to secure those works seen as essential to off set the potential impact of a development.

Desired outcomes:

- That all new development has been delivered in conjunction with the essential infrastructure required to support it.
- That the new strategic development sites have been successfully implemented in accordance with the Development Templates in Appendix A.

5.9 Strategic Objective 8: Where all are provided with a viable range of transport choices which address local highways and access issues and help contribute to reducing carbon emissions.

Desired Outcomes:

- To support and help improve the vitality, viability and resilience of Wiltshire's economy and market towns.
- To provide, support and promote a choice of sustainable transport alternatives.
- To reduce the impact of traffic on people's quality of life and Wiltshire's built and natural environment.
- To minimise traffic delays and disruption, and improve journey time reliability on key routes.
- To improve sustainable access to a full range of opportunities particularly for those people without access to a car.
- To make the best use of the existing transport infrastructure through effective design, management and maintenance.
- To enhance Wiltshire's public realm and streetscene.
- To improve safety for all road users and to reduce the number of casualties on Wiltshire's roads.
- To reduce the impact of traffic speeds in towns and villages.
- To encourage the efficient and sustainable distribution of freight around Wiltshire.
- To reduce the level of air pollutant and climate change emissions from transport.
- To support planned growth in Wiltshire and ensure that new developments adequately provide for their sustainable transport requirements and mitigate their traffic impacts.
- To reduce reliance on the private car.
- To encourage people to improve their health by walking and cycling
- To reduce barriers to transport and access for people with disabilities and mobility impairment.

5.10 Monitoring delivery of the desired outcomes - the Integrated Delivery Plan.

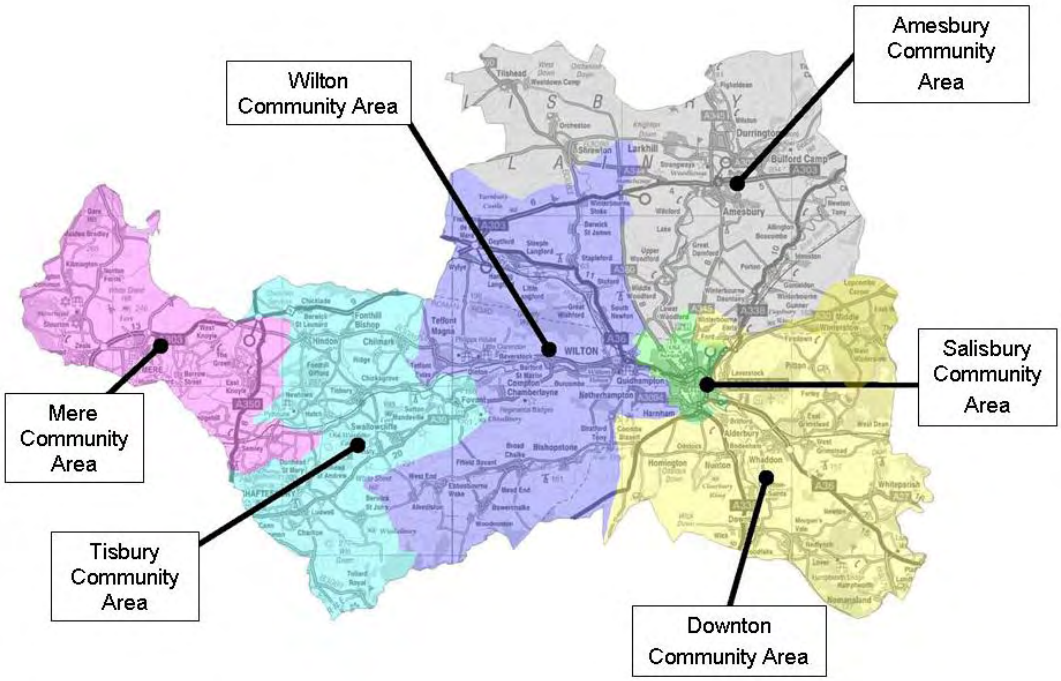
For progress in delivering the desired outcomes described above to be effective, there is a need for SMART (specific, measurable, achievable, realistic and timely) targets and performance indicators to be used, to monitor and review actions as may be necessary. This plan incorporates an Integrated Delivery Plan (IDP), which sets out a range of SMART targets against each desired outcome and explains in detail how progress will be monitored. See Appendix E.

6. Delivering the Vision - the spatial strategy for south Wiltshire

6.1 This chapter describes the spatial strategy (or actions) that will be implemented to tackle the challenges and realise the vision and objectives described in previous chapters.

6.2 The Settlement Strategy and defining Community Areas.

South Wiltshire is a diverse area and the challenges within it vary greatly, therefore it is important to develop a set of policies which are tailored to respond to the spatially distinctive issues arising. To align policy solutions to areas where issues are arising, the Strategy is based on existing Community Areas. These areas were devised to reflect 'natural' communities defined in terms of real patterns of local life (shopping, employment, schooling etc)[42] and are still relevant today. The continued importance of the community areas is illustrated by Wiltshire Council making them the focus for the new Area Boards, which are central to delivering localised service outcomes. The spatial areas are illustrated in Map 2 below:



Map 2: Community Areas - the spatial basis for this Strategy

6.3 Within these community areas the approach is to plan as far as possible for self-contained settlements. This means focusing growth around settlements with a range of facilities, where local housing, service and employment needs can be met in a sustainable manner. This approach is based on national guidance and best

[42] see J. Chandler, 'A Sense of Belonging - History, Community and the New Wiltshire' , pub EX Libris Press 1998. This book provided much of the analytical basis for the creation of the Community Planning areas in south Wiltshire.

practice[43]. A hierarchy has been identified based on the size and function of settlements which is the basis for setting out how the Spatial Strategy will deliver the levels of growth for the south Wiltshire area. [44]. Growth will be primarily focussed on settlements in the first three tiers of the settlement strategy

The hierarchy of settlements is as follows:

A: Salisbury:
The city of Salisbury is identified as a Strategically Significant City (SSCT) under Development Policy A of the RSS and is the primary service centre in south Wiltshire. Because of the level of services, shops, jobs and homes the city provides, the larger proportion of growth will be concentrated here. This strategy seeks to enhance its position as a self -contained settlement which has a range of homes, jobs and services to offer. This will be delivered through significant growth in jobs, homes and retail provision, based on the release of strategic development sites around the City and regeneration focused on Churchfields and the Maltings/Central Car Park.

B: Amesbury and the Garrison Villages
Amesbury is the second major settlement in south Wiltshire due to its size and range of facilities, and has functional relationships with Durrington and Bulford. Although it does not form a SSCT, it has an important function as a service centre which means it performs a more significant role than the local service centres identified in (c) below. The role and function of Amesbury and its close relationship with Durrington and Bulford is explained in more detail in Chapter 9. Because of the level of services, shops and jobs that Amesbury provides, outside Salisbury it will be the focus of significant strategic growth.

C: Local Service Centres:
Downton, Mere, Tisbury and Wilton are important local centres that provide a good level of services to their surrounding areas and are equivalent to Development Policy B of the RSS. They are categorised as large villages rather than towns (with the exception of Wilton), and therefore the scale of growth will reflect their constraints as well as the opportunities they offer for sustainable development. A detailed explanation of their role and function is included in Chapters 8, 10, 11 and 12.

Although Local Service Centres act as important centres these settlements also have important functional relationships with neighbouring settlements which will influence how future growth is allocated.

D: Secondary Villages
The secondary villages are Alderbury, Broadchalke, Coombe Bissett, Dinton, Fovant, Great Wishford, Hindon, Ludwell, Morgan's Vale/Woodfalls, Pitton, Porton, Shrewton, Tilshead, Whiteparish, The Winterbournes and The Winterslows.

In terms of their role, function and level of services, this group of villages perform a less significant, but nevertheless important complementary role to the Local Service

[43] The Settlement Strategy is based on clear policy drivers from national and regional level for development to be focused in existing centres, using the provision of Basic Facilities in settlements to establish a hierarchy. Support for this approach can be found in the following (as expanded on in the introduction to Topic Paper 3): PPS1: Delivering Sustainable Development (paragraph 27); PPS3: Housing (paragraphs 36 and 38); PPS6: Planning for Town Centres (Chapter 2); PPS7: Sustainable development in rural areas (Paragraphs 1, 3 and 4); PPS12: Local Development Frameworks (Annex A); PPG13: Transport (Paragraph 6). RSS: Section 2 (Overall Approach; Development Policies A, B and C (with supporting text)). Numbers of Basic Facilities in settlements were initially obtained from the Wiltshire County Council Rural Facilities Survey 2005, but this evidence was subjected to a rigorous assessment, based on further research and local knowledge.

[44] see Topic Paper 3, 'Settlement Strategy', page 8 & first and second addenda thereto

Centres. Levels of growth proportionate to their size, character and environment will be supported in these settlements.

E: Small Villages
The small villages are Barford St Martin, Bodenham, Britford, Chilmark, Figheldean/Ablington, Gomeldon, Middle Woodford, Newton Toney, Odstock, Orcheston, Stapleford, Steeple Langford, Wylye and Zeals.

These are small villages with limited services and functionally reliant on local service centres. As such, they do not represent the most sustainable locations for new growth in the rural areas and hence development will be restricted to only infill and exception development.

F: Other Settlements and the Countryside.
These are the smallest settlements in south Wiltshire often in remote rural areas and with no facilities of their own. Functionally, they are almost completely reliant on local service centres for day-to-day needs. As such, they represent the most unsustainable location for new growth and hence new development will not be permitted in these villages.[45]

6.4 In accordance with national policy[46] this Core Strategy has focussed on identifying strategic growth necessary to deliver the outcomes described in the strategic objectives. An analysis of settlements has been carried out, using a range of evidence[47], in sufficient detail to achieve this. The hierarchical groupings do not however indicate that each settlement within a given tier will accommodate the same amount of growth. The evidence indicates that the scale of growth within each Community Area and identified for individual settlements, as set out in Core Policy 1, is achievable. However, in order to identify non-strategic sites for development, which accord with the settlement strategy, it will be necessary to carry out a finer grain analysis of these settlements to identify further capacity to absorb growth. This will be undertaken through the production of a Site Specific Allocations Development Plan Document.

6.5 Consideration will in particular need to be given to the scale of growth to be located at each secondary village through the Site Specific Allocations Development Plan Document. In identifying sites at these villages consideration will need to be given to local factors including landscape constraints, functional relationships between settlements, their character, quality of infrastructure and level of local needs.

6.6 The analysis to inform the Site Allocations DPD will take particular note of the functional relationship between settlements as the basis for detailed distribution which will need to be flexible. For example, in accommodating growth for the Wilton Community Area, some of the growth could be provided through new non-strategic allocations on the edge of Salisbury, as well as the secondary villages, or through identification of new sites within Salisbury's urban area.

6.7 The Spatial Strategy for South Wiltshire

South Wiltshire will plan for 12,400 houses and 13,900[48] jobs over the next 20 years. 13,500 of these jobs will be delivered in the Salisbury Travel to Work Area (TTWA)[49]

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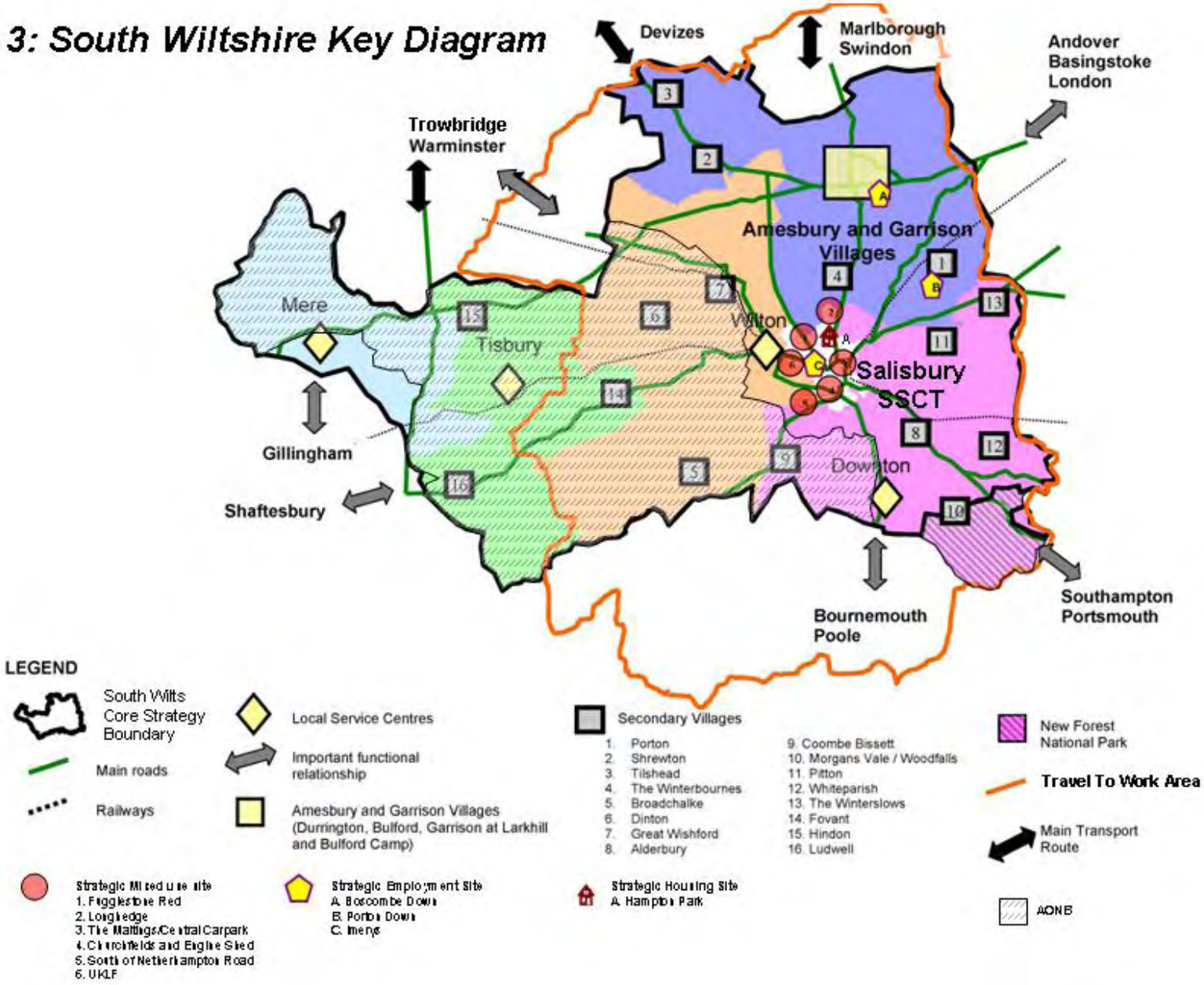
[45] There are 66 small villages and a list of these can be found in Topic Paper 3 " Settlement Strategy"
[46] see PPS12, para 4.6 - 'progress of Core Strategies should not be held back by the inclusion of non-strategic sites'.
[47] See Identification of Strategic Growth Areas Papers 1 and 2 & Strategic Housing Land Availability Assessment (SHLAA) & Topic Paper 3, 'Settlement Strategy', page 8 & first and second addenda thereto

[48] See Policy HMA11, page 117 of the Draft Revised Regional Spatial Strategy for the South West incorporating the Secretary of State's Proposed Changes – For Public Consultation July 2008

within south Wiltshire. A further 400 jobs will need to be delivered within the rest of south Wiltshire, outside the TTWA. Essential infrastructure improvements will be delivered when required to ensure that this growth can be adequately supported. Where necessary the delivery of development will be phased to ensure that the infrastructure improvements are implemented in a timely manner. Map 3 sets out the principal elements of the Strategy. In order to ensure that these figures can be delivered, the Strategy has been designed to be flexible and to have contingency.

[49] see Map 3, South Wiltshire Key Diagram, on following page defines the Salisbury Travel to Work Area. It is defined in detail in Topic Paper 9, Economy, para 3.34-3.43

Map 3: South Wiltshire Key Diagram



6.8 The map illustrates how the spatial strategy acknowledges the dominant role of Salisbury and allocates the majority of strategic growth in or around it to reflect its status as south Wiltshire's SSCT. In accordance with the settlement strategy, the important role of Amesbury is also recognised through the allocation of strategic housing. The local service centres will be the main focus of growth within their community areas.

6.9 The map shows important functional relationships with neighbouring settlements, as depicted by the grey arrows. In this context, a functional relationship could mean where people go shopping, commuting to work, for leisure, or an administrative centre. There are a number of functional relationships shown on the map.

6.10 For retail and leisure[50] purposes, Salisbury has the greatest relationships with Southampton, Andover, Poole, Bournemouth, Yeovil, Swindon, Bath and Trowbridge. However, the relationships vary depending on the nature of the activity. For instance, with regards to convenience shopping for groceries the relationship is strongest with Shaftesbury, especially from the south western part of the area, while for shopping as a leisure activity it is Southampton which plays the strongest role. Mere is an important centre for outlying villages to the west of the area although supermarkets at Gillingham and Shaftesbury are placing competitive pressure on local retailers and services. Mere is within the secondary school catchment area for Gillingham.

6.11 Southampton, Andover and Winchester are influential job markets outside of Wiltshire relevant to the Salisbury employment market[51] and are a destination for out-commuting. Amesbury has significant economic connections to Andover and Basingstoke[52]. South Wiltshire has important tourist links with the New Forest, Southampton and the Bournemouth and Poole areas. London exerts a significant influence on Salisbury both as a commuting destination based on main line train links and also making smaller settlements in south Wiltshire the target for second home owners.

6.12 Responding to these functional relationships and shaping how they will be in the future, is an essential part of this strategy. They should not be considered to be either unchanging or benign. For example, the Vision for Salisbury, as strongly supported through the consultation process and promoted in the RSS, see Salisbury as a Strategically Important City, which offers a strong range of local homes, jobs and retailing opportunities in a self-contained manner which can help reduce the need to travel. The historic under provision of housing has been undermining this objective, through driving up house prices, making it difficult for a young workforce to afford a home, which in turn undermines the ability of local employers to recruit staff. This has led to polarisation in the city between a young workforce who find it difficult to afford to locate to the area and an ageing but generally affluent population. This situation means that there is a growing trend of both out and in commuting, which undermines economic productivity and harms the environment. These trends are leading Salisbury towards a larger dormitory role and do not meet the objectives that the community and stakeholders aspire to. Therefore this Strategy is focussed on addressing the causes of the problems, by delivering the local homes, jobs and services which can alter the functional relationships with neighbouring centres in a positive manner.

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[50] See 'Retail and Leisure Needs Survey by GVA Grimley 'health checks on pages 24 & Topic Paper 8, 'Retail' and First & Second addenda thereto

[51] see Topic Paper 9, Economy, para 2.35

[52] Regional Economic Strategy for South West England 2006 – 2015 – Spatial Implications – Place Matters

6.13 An example of how this Strategy will positively influence the functional relationship with neighbouring centres is the approach to economic growth and regeneration to be delivered. The major industrial estate for the City is at Churchfields. It is a constrained environment, with access inhibited by railway bridges and a river. This makes expansion for existing businesses difficult and leaves little room for inward investment. In line with the Salisbury Vision, this Strategy will provide less constrained sites for employment around the city and deliver a residential led, mixed use neighbourhood on the Churchfields site. These new employment sites, will be fully serviced, modern and provide room for business to expand and for new investors to locate. Importantly the Strategy will deliver these new sites as part of major mixed use developments around Salisbury, which will also deliver a step-change in affordable housing delivery. In this manner the Strategy is aimed at tackling the pressures (i.e. lack of affordable housing and local job opportunities) which are causing less sustainable commuting patterns.

6.14 A second example would be the delivery of major of south Wiltshire's retail growth on the Malting's/Central Car park to increase the retail offer in Salisbury in a manner that complements its position as an important shopping destination, which has a high proportion of independent traders and historic markets, offering something different from the ordinary. The redevelopment will focus on attracting key high street names (many of who have expressed a desire to locate in Salisbury, but cite the lack of modern units as a constraint), currently lacking in Salisbury and which are a contributory reason for a trips to other centres, especially Southampton.

6.15 In the future, through the successful implementation of this Strategy, Salisbury's relationships with adjacent employment, housing, retail, leisure and service centres. will not be one of threat, but of opportunity and choice. The successful delivery of a step-change in affordable homes matched by economic and retail growth will have effectively mitigated the pressure for commuting, by providing opportunities in the local area.

6.16 Core Policy 1 also sets standards which the strategy will aim to deliver in relation to development on previously-developed land (brownfield sites). Policy H of the draft RSS requires that for the region as whole the aim should be to achieve at least 50% of new housing development on previously developed land, including the conversion of existing buildings. However, given that south Wiltshire does not have a large previously-developed land potential, based on local evidence[53], a more appropriate target for south Wiltshire is 34%.

6.17 The Spatial Strategy illustrated in map 3 is expressed in the following policy:

Core Policy 1 – The Settlement Strategy and distribution of growth in south Wiltshire

This strategyl plans for the delivery of 12,400 dwellings and 13,900 jobs over the period to 2026. The growth required to meet local needs will be accommodated in the following manner:

Salisbury
Planned growth: 7480 homes and 36 ha (30ha new allocation and 6ha saved) of employment land. A retail-led mixed-use development at Salisbury City is also planned.

The city of Salisbury is identified as a Strategically Significant City or Town ("SSCT") under Development Policy A of the RSS. Salisbury is the primary service, economic and cultural centre for south Wiltshire and, in line with RSS, will remain the focal point for the majority of new development in south Wiltshire.

Wilton Community Area
Planned growth:

[53] See "SHLAA" and Topic Paper 2 "Housing"

Wilton Local Service Centre: 620 homes, 3 ha of employment land
Rest of Wilton Community Area: 950 homes

Wilton is the Local Service Centre for its Community Area and relates to Development Policy B in the RSS. The proximity of Salisbury to the east, means that Wilton has a functional relationship with its larger neighbour but retains an identity of its own. The UK Land Forces HQ in Wilton is a strategically important regeneration site which will deliver employment and housing. The Community Area has three secondary villages (equivalent to RSS Development Policy C) which are Broadchalke, Dinton and Great Wishford where limited growth will be appropriate.

Amesbury Community Area
Planned growth*:*
Amesbury Service Centre: 1960 homes
Rest of Amesbury Community Area: 690 homes, 17 ha of employment land

Amesbury, with support from Durrington and Bulford, is the Service Centre for the area. Although these settlements are distinct from one another, their close geographical and functional relationships between Amesbury, Durrington and Bulford mean that they constitute a unique group of settlements within south Wiltshire that neither conforms to the SSCT category nor is directly comparable with the Local Service Centres or any of the Village categories. Amesbury Community Area contains the majority of allocated employment land in south Wiltshire, including land at Solstice Park, Boscombe Down and Porton Down. Porton, Shrewton, and Tilshead are secondary villages in this community area, as well as "The Winterbournes" collectively. These settlements conform to Development Policy C of the RSS and perform a complementary role to Amesbury, Durrington and Bulford, each having a range a more local of services which serve the surrounding areas.

Downton Community Area
Planned Growth:
Downton Local Service Centre: 190 homes
Rest of Downton Community Area: 550 homes

Downton is a large settlement providing a good level of services and performs the role of Local Service Centre for this Community Area. It provides a good source of employment with one of eight strategically important employment sites in south Wiltshire located in Downton. The secondary villages (equivalent to RSS Development Policy C) in the Downton Community Area are Alderbury, Coombe Bissett, Morgan's Vale/Woodfalls, Pitton, Whiteparish and The Winterslows. These villages provide a reasonable level of local services and facilities where modest growth will be appropriate.

Mere Community Area
Planned Growth:
Mere Local Service Centre: 270 homes, 3 ha of employment land
Rest of Mere Community Area: 20 homes

Mere is the Local Service Centre for this Community Area as it offers a range of services and facilities and is an important centre for the outlying villages in the west of south Wiltshire. This Community Area is unique in south Wiltshire in that there are no settlements that perform a secondary village role and hence it is anticipated that the majority of growth will take place in Mere over the plan period. Where exactly this growth will take place will be identified through a subsequent Site Specific Allocations DPD. The existing Local Plan employment allocation at Mere of approximately 3 hectares will be implemented during the period of this Strategy.

Tisbury Community Area

Planned Growth: Tisbury Local Service Centre: 160 homes, 1.4 ha of employment land Rest of Tisbury Community Area: 280 Tisbury is the Local Service Centre for this Community Area and serves a wide and sparsely populated hinterland. The existing Local Plan employment and housing allocations on Hindon Lane will be implemented during the period of this Strategy. Fovant, Hindon and Ludwell are the secondary villages in this Community Area. These villages provide a reasonable level of local services and facilities and can accommodate reasonable levels of growth. Specific sites that can accommodate this growth will be identified through a subsequent Site Specific Allocations DPD. The Council's target for housing development on previously-developed land is 34% from the date of adoption of this Core Strategy to 2026. This includes the conversion of existing buildings. Apart from the housing numbers attached to Local Service Centres, development will be focussed on the Secondary Villages in each Community Area. In addition, infill development will be permitted in the Small Villages of Barford St Martin, Bodenham, Britford, Chilmark, Figheldean/Ablington, Gomeldon, Middle Woodford, Newton Toney, Odstock, Orcheston, Stapleford, Steeple Langford, Wylye and Zeals. Exception development, based on identified local need, will also be permitted ion these villages. New housing will not be permitted outside the settlements named in Core Policy 1 *[nb. numbers rounded]*
Targets: Qualitative: The delivery of levels of growth in conformity with the Settlement Strategy; average of 620 housing completions per year; 34% of housing completions per year to be on previously-developed land.
Monitoring and Review: AMR & housing trajectory, number of dwellings built in sustainable locations aligned with the Sustainable Settlement Strategy
Delivery Responsibility: Wiltshire Council, Development Industry, Strategic Partnerships.
Policies replaced: Policy H1

6.18 A strategy of balanced growth based on mixed-use development.

This Strategy seeks to deliver growth in a sustainable manner which balances the delivery of new homes with new jobs and service provision. This is based on trying to deliver self-contained communities which reduce the need to travel. This approach works on several levels. Firstly the main growth strategy as set out in Core Policy 1 is to ensure that the communities themselves have a balance of services, jobs and homes which provide meaningful local options to the citizen. This underlines the need to focus the majority of development in Salisbury. Also, at a detailed level most of the new strategic sites are planned to deliver both homes and jobs. There are a number of important factors supporting the promotion of balanced growth, in order to best meet the most pressing local needs[54]. These factors are:

- The delivery of homes, jobs and services in a geographically balanced manner which reduces the need to travel.
- Providing job opportunities matched to new housing growth to encourage the provision of self-contained, sustainable developments.
- Proactively addressing the lack of opportunity to expand existing employment sites due to capacity and constraint issues.
- Positive action on feedback from the business sector, indicating that a choice of sites in a range of locations would best stimulate the local economy.
- Facilitation of the Salisbury Vision's objective of the major residential led, regeneration of the city's principal employment site at Churchfields and meet the existing businesses aspirations to have a range of choices regarding potential decant sites.
- A positive response to the local communities who expressed concern that one major employment park to meet the majority of need would place an untenable strain on infrastructure and also erode local character and residential amenity.

6.19 Strategic Site Allocations[55]

This Spatial Strategy is based on frontloading housing and employment delivery. This is because recent trends for housing delivery have been below that required and in accordance with RSS there is a need to increase economic productivity and deliver socially balanced communities. In order to achieve this, a number of key strategic sites have been allocated. These are set out in Core Policy 2. They will make a significant contribution to ensuring housing and employment land supply throughout the lifetime of the plan. The sites vary in size and capacity, but in order to achieve the frontloading of housing and employment land delivery on which this Strategy is based, they all are strategically important.

6.20 A series of development templates for the strategic sites are included in Appendix A. These templates clearly communicate to all parties the specific issues that a development must successfully address. Because the need for development is so pronounced, and as allowed by PPS12, no further policy work is required to bring these sites to fruition.

6.21 Core Policy 2, below, together with the development templates in Appendix A require comprehensive master plans to be produced by developers, in consultation with the local authority and local communities. These will demonstrate how a range of dwelling sizes, job types and unit size taking into account local needs, will be delivered in a timely manner and to a quality appropriate to their context. This will

[54] See Topic Paper 9, 'Economy' plus First and second Addenda & South Wiltshire Economic Partnership Economic Strategy 2009-2014, page 4, SWOT analysis & See Wiltshire Workspace and Employment Land Review 2007.

[55] It is important to emphasise that there are other sources of housing and job supply in addition to the new strategic allocations made in this plan and hence the figures for each area stated in CP1 are not solely met through new allocations. A detailed description of the other sites is included at paragraph XXX .

6.22 Work has been carried out with land owners, agents, service and infratructure providers to establish that the strategic site allocations can deliver the mix and quanta of development required to support this Strategy[56]. As part of the detailed planning of these sites, a phasing plan linked to a Section 106 Agreement will be required. See para's XXX.

Core Policy 2: Strategic Allocations

Planning permission will be granted for proposals that meet the requirements set out in the Development Templates at Appendix A of this document, for the following sites:

	Housing	**Employment and other uses**
Fugglestone Red	1250 dwellings	8 ha
Hampton Park	500 dwellings	0 ha
Longhedge (Old Sarum)	800 dwellings	8 ha
Churchfields & Engine Sheds	1100 dwellings	5 ha to be retained
UKLF	450 dwellings	3 ha
South of Netherhampton Road	400 dwellings	10 ha
Central Car Park	200 dwellings	Up to 40,000 sq m gross external area retail and leisure floorspace
Kings Gate, Amesbury	1300 dwellings	0 ha
Former Imerys Quarry	0 dwellings	4 ha

The specific, detailed infrastructure requirements to allow this Strategy to be delivered are included in the Area Visions (Chapters 7-12), the Development Templates at Appendix A and Integrated Delivery Plan at Appendix E. Key strategic elements of infrastructure central to the delivery of this plan are:

- New secondary school capacity for Salisbury
- New primary schools at strategic sites at Fugglestone Red, Hampton Park, Longhedge, Harnham and Kings Gate.
- Additional Doctor and Dentist surgery capacity.
- Adequate fire service response to areas of new growth.
- Green Infrastructure linkages
- Retention of important green infrastructure to the northern slopes and the green lung running south from land east of Old Sarum and west of Hampton Park
- Demand Management measures to alleviate additional traffic pressures on Salisbury ring road.
- A strategy for mitigating phosphate levels In the watercourses
- An integrated ‘water grid’ to ensure water supply

Targets: See Core Policy 1; Reduction in local unemployment figures.

Monitoring and Review: AMR housing completions; NOMIS official labour market statistics.

Delivery Responsibility: Wiltshire Council; Developers.

Policies replaced: None

6.23 The Strategic importance of the sites

The sites in Core Policy 2 are all integral to delivery of this Strategy. There are a number of important contributions that each will make to deliver the successful outcomes sought through the spatial objectives and these include:

[56] See background files on Site Specific Allocations

(a) Achieving sustainable, balanced growth
The sites are allocated in strategic locations that will contribute to providing balanced communities, where there are housing and job opportunities, supported by key infrastructure and a range of services. Therefore the sites are located in the major settlements of Salisbury and Amesbury with one at Wilton due to its close relationship with Salisbury, as these settlements provide the best range of facilities to achieve self-containment. As well as the balanced nature of the settlements, many of the sites have been chosen to balance job and employment opportunities on a local basis.

(b) Regeneration
These are areas that are at risk of decline if positive steps are not taken. Sites with an important regeneration purpose are UKLF Wilton (mitigating MOD vacating the site with the loss of 1200 jobs), Imerys (former aggregates quarry closed with loss of local jobs), Churchfields (a need to allow more expansion space for local businesses) and the Maltings/Central Car Park (to improve Salisbury's retail and leisure offer in the face of strong sub-regional competition)

(c) Frontloading delivery of housing (nb no reference to jobs)
Not enough homes have been delivered to meet identified requirements in the past 10 years in south Wiltshire, leading to issues of affordability. There is a need to address this and to build contingency into this plan to ensure that uncertain market conditions or unforeseen events will not prevent the delivery of the strategy in the future. To do this a deliberate strategy of frontloading has been produced and all the strategic sites have been planned to commence delivery within the early years of the plan. This initial oversupply will build in contingency and help deliver affordable housing.

(d) Securing economic growth
The economic centrepiece of this strategy is to provide enough new strategic sites to attract new business and facilitate the relocation of existing businesses from the constrained Churchfields Estate in Salisbury, thereby allowing them room to expand. The strategic sites will allow for a range of employment choices in sustainable locations around Salisbury. Fugglestone Red, Longhedge (Old Sarum), UKLF, South of Netherhampton Road, Central Car Park and the Imerys site, will all provide employment opportunities to facilitate this.

New allocated employment sites will be delivered alongside allocated housing sites and will be master planned comprehensively to deliver a range of job types and unit size taking into account the most current Employment Land Review and decant uses required as a result of the regeneration projects. However, beyond Churchfields decant sites the majority are expected to be office based at Salisbury SSCT.

Office and Research and Development based business parks will also be acceptable in order to try and achieve a step change in the job base at Salisbury SSCT. Such sites will also deliver flexible and affordable workspace, particularly small and start up units, on accessible lease terms to provide continuing opportunities for business start ups. These start up or incubator units should be supported by shared business infrastructure relevant to the use class. Such units will be subject to a section 106 agreement to ensure that they remain so into perpetuity.

Employment sites, as well as taking account of other relevant policies within this Core Strategy, including Core Policy 14 with respect to saved policy E8B, Porton Down, will be required to deliver important infrastructure to support the businesses and their employer’s needs whilst at work. Infrastructure provision including a crèche, gym, shop and catering establishments as well as training facilities, all should help to secure inward investment. In addition all businesses should prepare Green Travel Plans.

6.24 Managing delivery of the spatial strategy

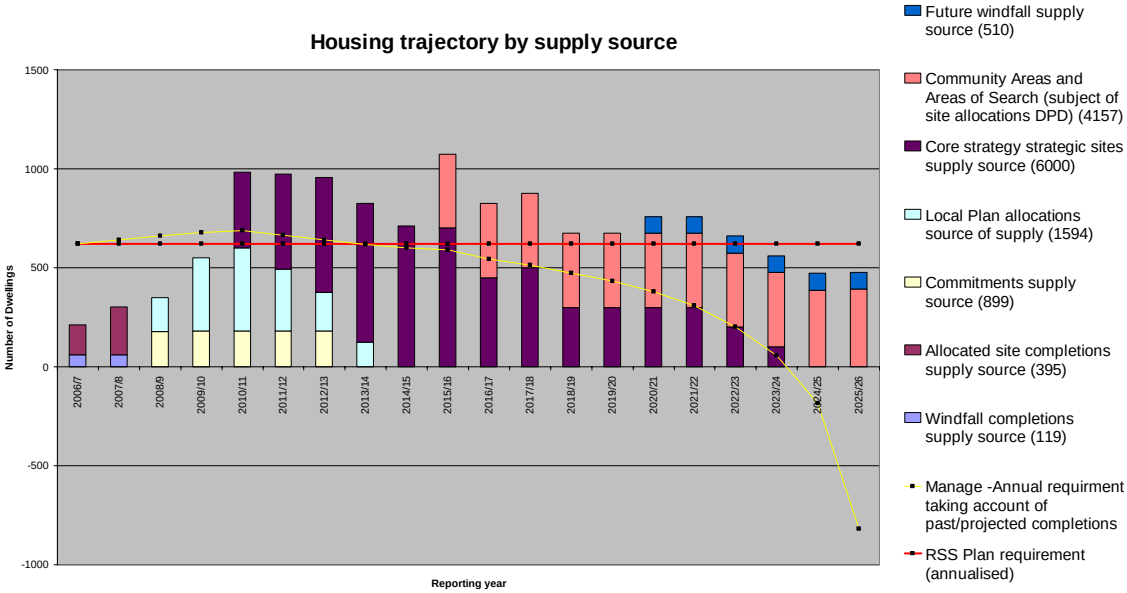


Fig 3 Housing Trajectory

6.25 The Role of the Housing Trajectory

The above graph, known as the Housing Trajectory is a tool which is central to explaining how growth will be managed over the plan period. It shows when development will take place from each source and also allows progress to be monitored so that contingency measures can be invoked if necessary.

6.26 Explanation of the Housing Trajectory

The housing trajectory above shows how we can meet both our needs and the RSS targets based on the strategy of releasing development sites in a timely manner. The trajectory is based on a realistic evaluation of housing supply, informed by the Strategic Housing Land Availability Assessment, which has included evidence from developers regarding projected build rates, and the requirements and timing of essential infrastructure provision.[57]

6.27 In accordance with PPS3 the Core Strategy plans for the supply of continuous housing over a 16 year period and identifies specific sites and broad locations for further development. Furthermore, this strategy exceeds the requirements of PPS 3 in that it will deliver more than a 10 year supply of deliverable sites from the date of adoption of the Core Strategy. This “front-loading” approach has been deliberately designed to ensure that there is no shortfall in the delivery of homes in south Wiltshire. This approach, (to be achieved through the early release of strategic allocations, the saved Local Plan allocations and commitments) will provide over 9000 houses in the initial years of the Strategy, and represents a step-change in housing delivery. A further supply of housing will also be delivered through a subsequent Site Specific Allocations DPD. This overall strategy ensures that we meet both the requirements of the RSS and PPS3.

6.28 The Housing Trajectory is also an important tool to manage the delivery of the strategic site allocations. While the above graph shows their overall contribution within the context of the whole strategy, a more detailed version which shows how each strategic site will deliver over time is included in Appendix H .

[57] See Housing Topic Paper 2, 'Housing' & Strategic Housing Land Availability Study & Topic Paper 17, 'Infrastructure'.

6.29 How the Housing Trajectory explains the Spatial Strategy

The Housing Trajectory at Appendix H illustrates that Salisbury is the main focus for growth from the outset. These strategic sites are allocated in Core Policy 2 and explained in more detail in Chapter 7. The trajectory in Chapter 7 demonstrates when these strategic allocations are expected to start delivering.

6.30 The rate of housing development will depend in large parts on rates of economic growth, but the scale of land available for new housing mostly at Salisbury, (but also at Amesbury), will require new infrastructure as explained in para 6.29 below. While it is a requirement for infrastructure to be phased and delivered to support the growth, the strategic upgrades will either be secured by direct works by the developer or through a commuted sum payment. Providing that the measures set out in the Development Templates are agreed and delivered when required by the infrastructure provider, then development can commence. The timing of delivery essential to support this strategy, as agreed in the forward plans of the partner organisations, is shown in the Integrated Delivery Plan at Appendix E.

6.31 The rates of growth anticipated in the housing trajectory need to be supported by the strategic infrastructure requirements are set out in Core Policy 2. While it is a requirement for infrastructure to be phased and delivered to support the growth, the strategic upgrades will either be secured by direct works by the developer or through a commuted sum payment (through Section 106 agreements) to the infrastructure provider towards the cost of implementation. It is important to emphasise that there are no major works which require the delivery of part or all of the strategy to wait for its completion.

(a) Education

New secondary school capacity for Salisbury, which will initially be met through extension and rationalization of existing stock with a longer term aspiration for a new secondary school to be facilitated through developer contributions.

New primary schools at strategic sites at Fugglestone Red, Hampton Park, Longhedge and Harnham are required up front in the development process.

(b) Water management

New relief sewer within upstream catchment at Old Sarum, Hampton Park and Longhedge to mitigate risk of sewer flooding to be achieved through developer contributions and implemented at a time to be determined by Wessex Water, but not required before the Initial delivery of the strategic sites.

A strategy for mitigating phosphate levels in the watercourses to be implemented in accordance with the 'Phosphate Management Strategy'. This process will be managed and part funded by Natural England and Environment Agency with additional funding being secured from developer contributions.

An integrated 'water grid' to ensure water supply to be implemented in accordance with timing outlined Wessex Water's 5 year Asset Management Plan (AMP4) Funded by Wessex Water in order to achieve their obligations under the Environment Agencies review of consents. Additional water demand management secured through equivalent Code for Sustainable Homes requirement until national building regulations are altered.

(c) Health and Emergency Services

Additional surgery capacity secured through improvements to existing facilities and the provision of a new 'super surgery'. This will be delivered by service providers to match the development process with contributions from developers. .

Upgraded facilities to ensure adequate fire service response to areas of new growth phased with the delivery of housing. This will be delivered by Wiltshire Fire and Rescue Service with funding from developer contributions.

(d)Green Infrastructure
Creation of linkages between strategic sites secured through site master planning and phased to match the development process. Potential off site contributions may be required but will be dealt with on a case by case basis.

Retention of important green infrastructure to the northern slopes of Salisbury and the green lung running south from land east of Old Sarum and west of Hampton Park. Delivered through site master planning and funded by the development of the Hampton Park strategic site

(f) Highways
With respect to Salisbury, the Council has constructed a transport model which has been used to assess the implications of the core strategy on the transport network. Although future growth will have an impact on the highway network, with a commitment to demand management interventions, this strategy can be implemented with no insurmountable barriers to delivery. The Council is currently producing a detailed Salisbury Transport Strategy which will define a set of transport initiatives that will address the impacts of the additional transport demand. The strategy will be published in December 2009.

6.32 Critically, the strategic allocations in and around Salisbury will make available fresh land for employment development. A central longer term element of the strategy is the regeneration of Salisbury's economy. Depending on the timing and rate of economic recovery, there will be a scale and choice of sites to relocate businesses from Churchfields around the city. These new sites, will be fully serviced, modern and provide room for business to expand and for new investors to locate. These sites will be delivered as part of the major mixed use strategic allocations around Salisbury.

6.33 As the second major settlement in south Wiltshire, Amesbury will also deliver strategic growth in the early years of the Core Strategy through the strategic allocation at Kingsgate. This will accommodate 1300 homes over a number of years from when the Core Strategy is adopted. Alongside this strategic allocation, the saved Local Plan allocation at Archer's Gate will contribute towards housing supply as well. An extension to the existing primary school, an additional primary school plus a contribution towards the existing secondary school will be required upfront. Delivery of housing on this site will balance with the major employment site at Solstice Park, although this Local Plan allocation will not be saved, as the RSS directs major employment growth to Salisbury.

6.34 Outside Salisbury and Amesbury, this Core Strategy also makes a strategic mixed use allocation at the UKLF site in Wilton, which is expected to deliver 450 homes and 3 ha of employment land in the early years of the Core Strategy.

6.35 The Housing Trajectory illustrates that the majority of housing supply from the rest of south Wiltshire, which includes the rural areas plus other areas of search around Salisbury and Amesbury, will come on stream in 2015/16. Specific sites to deliver this supply will be identified in the Site Specific Allocations DPD. At least 4000 homes are expected to be delivered from this source. However, in some areas, housing supply will happen in the earlier part of the Core Strategy period through those saved Local Plan allocations at Laverstock, Dinton, Downton, Durrington, Tisbury and Wilton, totalling nearly 400 houses.

6.36 The preparation of the Site Specific Allocations DPD will also provide the opportunity to identify further employment sites if necessary. This therefore provides the strategy with some flexibility should the specific employment sites identified in this strategy not be delivered for whatever reason. Saved local plan employment allocations are also expected to be delivered over the plan period at Boscombe Down (7 ha), Porton Down (10 ha), Mere (3 ha) and Tibsbury (1.4 ha).

6.37 Contingency and Flexibility

Only where compelling evidence exists of when the sites will be developed have they been allocated in this strategy. However, the Strategy does have in-built contingency and flexibility, should sites not come forward as projected. This is based on the frontloading approach to the delivery of housing, as described above. If the housing trajectory information on site deliverability and infrastructure provision indicates that by 2026 there will be a 20% or more variation compared to the amount of housing required, a SPD will be prepared, to consider altering the release of housing land in the longer term. The detailed mechanism for bringing forward reserve sites into the rolling five-year housing supply will be set out in the SPD/Site Allocations DPD. This approach is flexible, responsive and able to adapt to changing circumstances[58].

6.38 A deliberate strategy of frontloading the Core Strategy has been produced and all the strategic sites have been identified as being able to deliver within the early years of the plan.

6.39 Not enough homes have been delivered to meet local needs in the past ten years in south Wiltshire. However, the benefits of frontloading the Core Strategy go beyond simply fulfilling the quanta of housing required. The shortage of housing has an impact on open market house prices in the area, this in turn impacts on economic growth due to the lack of a local workforce living in the area.

6.40 The shortfall in housing provision contributes to the demographic of the area, and in turn the aging population impacts on viability, making the area less economically competitive. There is consequently a high level of out-commuting for work purposes, which impacts on the self-containment and sustainability of south Wiltshire.

6.41 Addressing these issues requires a flexible approach and the strategy of frontloading provides this by only identifying strategic sites where there is evidence of a commitment to start delivery within the first five years of the plan. There is a contingency in this approach of oversupply in that the failure to develop any one or two of the sites would not prevent the overall aims of the Strategy being achieved through the delivery of the other sites.

6.42 The delivery of the other strategic sites will allow the decanting of business from the Churchfields site, which is central to the economic policies of the Strategy. Whilst it is acknowledged that the redevelopment of Churchfields relies on other sites, it is again the case that the failure of any one or two of those sites would not hamper the overall strategy.

6.43 Notwithstanding this, and although every effort has been made to ensure all the strategic sites will deliver housing within the first five years of the plan, there is a need to provide further contingency to ensure that uncertain market conditions or unforeseen events will not prevent the delivery of the Strategy.

6.44 This further contingency is provided in that, should any of these sites fail to come forward, alternative sites can be identified within an SSA DPD. Areas of Search for the alternative sites would be predominantly centred on the major settlements of Salisbury and Amesbury, and would be identified through a number of stages: Identification of constraints; Identification of less-constrained areas; Assessment of less constrained areas against national and regional policy and sustainability objectives; Identification of the most suitable sites for allocation, including a consideration of landscape character.

6.45 Other sources of Growth

Core Policy 2 sets out the distribution of strategic growth that will be delivered through the strategic allocations, and in order to meet overall requirements it is also necessary to take account of other sources of supply, so that the levels of delivery

[58] This approach is consistent with PPS3 para 63.

can be managed effectively. Further sources of growth as shown in the Housing Trajectory will be delivered from the following sources:

- Existing commitments, [59] and Local Plan Phase II Allocations[60]
- Further areas of search
- Regeneration projects including the Salisbury Vision
- Business expansion plans.
- As yet unidentified non-strategic sites in the rural areas
- Windfall sites

6.46 The distribution of growth from each source of supply, for each Community Area and Local Service Centre, is set out in the subsequent chapters where the spatial strategy is applied to the community plan areas. Some of the growth has already been provided by new housing completions delivered since 2006. A brief summary of how each source will contribute to growth is as follows:

(a) Saved Local Plan Allocations

There are a number of as yet undeveloped or partially completed allocations in the Local Plan. An assessment, including dialogue with land owners has been carried out to establish the likelihood of their coming forward. It has been established that the following sites will be developed and make a significant contribution to the Strategy.

Site	Housing	Employment
Old Sarum (H2D &E1)	674	6ha
Salisbury Hospital (H2E)	45	-
Downton Road Ex'n(H2F)	130	-
Duck Lane, Laverstock (H2G)	45	-
Old Manor Hospital (H3)	80	-
Archers Gate, Amesbury (H9)	285	-
Dinton (H10)	30	-
Wick Lane, Downton (H11A)	50	-
Netheravon Road, Durrington (H12)	120	-
Hindon Lane, Tisbury (H14 & E14)	90	1.4 ha
Bulbridge, Wilton (H15)	45	-
E8B – Boscombe Down, Amesbury	-	7ha
E8B – Porton Down, Amesbury	-	10ha
E12 – Land at Mere	-	3 ha
TOTAL	1594 dwellings	27.4 ha

(b) Strategic areas of search around Salisbury

The site selection process and SHLAA have indicated broad areas of search around Salisbury which may provide in the region of 900 additional homes. Further work through a site allocation DPD will be required to further investigate these sites to see if they are deliverable[61].

(c) The Salisbury Vision – Major Regeneration Projects

The Salisbury Vision provides a framework for coordinating and achieving the sustainable regeneration of the city and is acknowledged in the RSS. In summary it comprises a number of regeneration projects that have been identified as important to the future economic and social prosperity of the City. While it has been demonstrated that certain vision projects are feasible and will commence in the short term (e.g. Churchfields and Maltings/Central Car Park) there are a number of ambitious projects

[59] These are sites, already with planning permission and commitment for delivery

[60] These are sites allocated within the Local Plan, which are yet to be built and where dialogue with landowner/developer indicates good prospects of delivery.

[61] See Strategic Housing Land Availability Study & 'Identification of Strategic Growth Areas' Papers 1 and 2 & see Salisbury Key Diagram on page 46 for broad areas of search.

where more work is required to secure their delivery. These sites will contribute in the region of 900 houses in the longer term[62].

(d) The rural areas
The Sustainable Settlement Strategy and Core Policy 1 indicate how growth will be distributed across south Wiltshire. A finer grain analysis through Site Specifics Allocations DPD will be carried out to identify how the growth can best be accommodated.

(e) Business expansion plans
There are ambitious plans to renew and expand by the key partners at Porton Down. The MOD is implementing its super-garrison plans on Salisbury Plain. Salisbury Hospital continues to deliver in areas of excellence and the Boscombe Down complex is thriving. All existing allocations to allow expansion of these key employers will be carried forward and the Area Visions will set out a framework for facilitating their future needs.

(f) Review of existing employment and land supply
There is a large oversupply of employment land within the TTWA at the current time[63]. However this land is not in the optimum location. The RSS recognises Salisbury as the key employment centre with the key strategic aim being to extend and enhance the city as an employment and retail centre. It recognises that there are opportunities for some modest job growth at locations such as Amesbury, but is clear that the majority of the extant employment land available in south Wiltshire no longer conforms with the RSS because it is not located in Salisbury[64].

Some 64ha of employment land is available at Solstice Park, which no longer directly conforms to the RSS. However this land is consented and remains available for development. Therefore although employment development on this site can proceed in accordance with its planning permission, the allocation will not be relied on to meet the strategic requirements of the RSS and the allocating policy will not be saved. If the site is not developed in a timely manner it will be reviewed through the Site Specific Allocations DPD to identify whether the site is more appropriate for another use[65].

Local Plan employment allocations have been saved which should deliver the 400 jobs needed outside of the TTWA over the period to 2026. However, this will be further assessed within the Site Specific Allocations DPD to determine if further employment land needs to be allocated.

6.47 Providing a decent affordable home for all.

The spatial strategy sets out how new housing is to be delivered through strategic site allocations and other sources, but there is a need to ensure that provision is made for everyone. It is necessary to establish standards for affordable housing to provide housing for those most in need and also ensure that the needs of gypsies and travellers can be met.

6.48 The type of houses that are needed - affordable housing

Previous Chapters have highlighted the problem in providing enough affordable housing in south Wiltshire. PPS3 requires an overall, plan-wide target to be set for the amount of affordable housing to be provided. The RSS requires 35% of all

[62] See Salisbury Vision Document.
[63] See Topic Paper 9, Economy, section 5, table 10.
[64] See Draft Revised Regional Spatial Strategy for the South West Incorporating the Secretary of State's Proposed Changes - July 2008, para' 4.1.77
[65] see Topic Paper 9, Economy, para 5.6 to 5.10

housing to be affordable. Based on an economic viability study[66], Core Policy 3 below has been determined. Applying Core Policy 3 to the sites and areas identified will result in an annual delivery of approximately 215 affordable homes (approximately 35%) from the date of adoption, which represents a step change from previous rates of local delivery. A cascade approach to identifying appropriate occupiers will be implemented and the approach to the level of subsidy, or indeed whether subsidy should be provided at all, and the availability of such housing in perpetuity will be subject of an SPD in due course[67].

6.49 This Strategy sets out policies to ensure a continued supply of both affordable and private housing at the right tenure mix, and range of sizes as dictated by the evidence on local needs. Because of the diversity of south Wiltshire, the demand for the mix of housing varies spatially and hence different standards are required for each distinctive area and these are set out for each Community Area in the following chapters.

6.50 Government guidance[68] indicates that the Council can allocate sites or grant planning permission for small sites comprising affordable housing only as an exception to normal policies. This Strategy gives a high priority to meeting affordable housing needs and sets out an exceptions policy that will operate outside the hierarchy established in Core Policy 1, provided that a specific local need can be identified and it can be demonstrated that no better alternative site exists within one of the settlements further up the hierarchy.

Core Policy 3 - Meeting Local Needs for Affordable Housing

The Council's target for affordable housing is that 215 of net additional dwellings per annum from the date of adoption of the Core Strategy to 2026 should be affordable. This will be achieved by:

- A requirement for 40% affordable housing (net) on sites of 15 dwellings or more.
- A requirement for 25% affordable housing (net) on sites of between 5 and 14 dwellings.
- All affordable housing required by this policy, of 5 dwellings or above will be delivered on the development site. Only in exceptional circumstances, where a developer can prove to the satisfaction of the Local Planning Authority that on-site delivery is not possible, will a commuted sum be considered. The tests for considering off-site contributions will be set out in the forthcoming Affordable Housing SPD.
- On sites of 4 dwellings or less a financial contribution will be sought towards the provision of affordable housing. The level will be set within the Planning Obligations SPD.
- Tenure will be negotiated on a site-by-site basis to reflect the nature of the development and local needs as set out in the Local Housing Needs and Market Survey and other available evidence. Affordable housing size and type, including any distinction between flats and houses, will be expected to reflect that of the demonstrable need for the community within which a site is located
- The provision of affordable housing will be negotiated on a site by site basis taking into account the viability of the development, the mix of affordable housing proposed and the availability of any additional public subsidy. Preference is for the provision to be made without public subsidy but if this can be demonstrated not to be possible for reasons of viability then the Council will consider other delivery mechanisms including the use of public subsidy, or the transfer of land.

[66] This viability work is based on the rulings set out in Blyth Valley Borough Council v Persimmon Homes (North East) Limited, Barratt Homes Limited, Millhouse Developments Limited [2008] EWCA Civ 861.

[67] see Affordable Housing Economic Viability Study by Adams Integra, Jan 2009 & Housing Topic Paper 2, 'Housing' plus first and second addenda thereto & Housing Need & Market Survey by DCA, section 9 page 66 onwards

[68] see PPS3, para 30, page 11.

- Affordable housing units will be dispersed throughout a development and designed to a high quality, so as to be indistinguishable from other development.

Parish and Town Councils and other parties will be encouraged to identify 100% affordable housing schemes, including on exceptions sites outside of settlement boundaries, if a local need has been identified where environmental considerations will not be compromised. Sites should be sensibly and sensitively located within easy access to employment and services.

The need for and type of affordable housing will be reviewed regularly throughout the plan period as set out in PPS3, and revised targets will be determined depending on the prevailing housing need and market conditions at the time, following a public consultation period This will only occur if the housing need varies bv more than 10% from the previously set target.

Targets: 215 affordable housing completions annually

Monitoring and Review: AMR & housing trajectory, annual number of affordable housing completions. Strategic Housing Market Assessments.

Delivery Responsibility: Wiltshire Council, Development Industry, Strategic Partnerships, RSLs.

Policies replaced: Policy H25, Policy H26.

6.51 Making adequate provision for Gypsies and Travellers

South Wiltshire already has a good range of pitches for Gypsies and Travellers (around 35% of the total county provision) and the number of unauthorised encampments has been low, however there is a need to make provision for additional accommodation[69]. The RSS requires the provision of an additional eighteen residential and five transit pitches in south Wiltshire to 2011 as well as contributing towards the 5 plots required to meet the needs of travelling show people. This provision will be delivered through a DPD for the whole of Wiltshire.

6.52 In the interim, planning applications may be submitted for such pitches and the following policy will apply.

Core Policy 4 - Making adequate provision for gypsies and travellers

Within the Gypsy and Traveller Site Allocations DPD, sites will be identified to meet the demand for eighteen residential and five transit Gypsy and Traveller pitches in south Wiltshire and to contribute towards the 5 plots required to meet the needs of travelling showpeople to 2011. Beyond 2011, provision will either be compounded up into the future or a further study to identify Gypsy, Travellers and Travelling Showpeople's needs beyond 2011 will be undertaken.

The following considerations will be taken into account in the determination of relevant planning applications as well as for the identification for new Gypsy and Traveller pitches prior to the DPD being adopted:

- The intended occupants meet the definition of Gypsies and Travellers within circular 01/2006
- The site should be located within or close to a settlement as defined by the Sustainable Settlement Strategy
- The site will be large enough to provide for adequate on site facilities for parking, storage, play and residential amenity as well as any commercial activity that is required
- Adequate levels of privacy should be provided for occupiers.
- Development of the site should be appropriate to the scale and character of its surroundings and the existing settlement.
- Site does not compromise a nationally recognised designation
- The site should not be constrained by flooding nor have the potential for adverse

[69] See Gypsy and Traveller Accommodation Needs Assessment for Swindon Borough and Wiltshire County by DCA, page 7 on.

effects on river quality, biodiversity or archaeology.
Targets: Gypsy and Traveller site allocation DPD adopted.
Monitoring and Review: AMR – allocation of sites through the Gypsy and Traveller Site Allocation DPD within LDS timescales and net increase in pitches..
Delivery Responsibility: Wiltshire Council, Strategic Partnerships.
Policies replaced: H34

6.53 Protecting employment land

Achieving the economic objectives for south Wiltshire depends on protecting and enhancing existing employment sites, as well as creating new opportunities. The Core Strategy seeks to protect south Wiltshire's most sustainable and valued employment areas by applying policies to favour employment on these sites. On some of these employment areas there are strong redevelopment pressures for other uses, notably residential and retail. In order to maintain a reasonable balance between jobs and homes these key employment areas should be protected.

Core Policy 5 - Employment Land Permission will not be granted for development of land or buildings previously or currently used for, or allocated for, activities falling within Use Classes B1, B2 or B8, unless it can be demonstrated that: i) the proposed development will generate the same number or more jobs than could be expected from the existing use, or any potential employment use; or ii) where the proposal concerns loss of employment land of more than 0.25ha within Salisbury city or the settlements of Amesbury, Downton, Mere, Tisbury or Wilton, it is replaced with employment land of similar size elsewhere in that settlement; or iii) it can be shown that the loss of a small proportion of employment floorspace would facilitate the redevelopment and continuation of employment use on a greater part of the site, providing the same number or more jobs than on the original whole site; or iv) the site is not appropriate for the continuation of its present or any employment use due to a significant detriment to the environment or amenity of the area; or v) there is valid evidence that the site has no long term and strategic requirement to remain in employment use; the ability of the site to meet modern business needs must be considered, as well as its strategic value and contribution to the local and wider economy, both currently and in the long term; site appraisal criteria, as provided by the Employment Land Review, must be applied and an objective assessment made of the sites potential contribution to the economy, in line with other sites in the area; it must be shown that the site is no longer viable for its present or any other employment use and that, in addition, it has remained unsold or un-let for a substantial period of time, following genuine and sustained attempts to sell or let it on reasonable terms for employment use, taking into account prevailing market conditions.
Targets: Reduction in local unemployment figures
Monitoring and Review: NOMIS official labour market statistics
Delivery Responsibility: Wiltshire Council.
Policies replaced: E2 (as the site is now built out), E16

6.54 Protecting and enhancing south Wiltshire's high quality environments

Ensuring that the special characteristics of south Wiltshire's environment are not harmed by increased growth is a key part of this Strategy. National and regional policy, saved polices (see Appendix C) and supplementary guidance including Creating Places, the south Wiltshire Design Guide, all require protection of the environment, new development to respect their existing context and to deliver high quality outcomes. There is no need to replicate this comprehensive guidance, instead there is a focus on those issues specific to south Wiltshire. Specific issues of environmental protection related to specific places are described in the Area Visions (see Chapters 7 onwards) and the major strategic actions necessary are in summary:

- The preservation of the important strategic landscape gap between Salisbury and Wilton through careful master planning of the Fugglestone Red and UKLF strategic allocations.
- The provision of a Country park in Salisbury to safeguard an important green lung into the city.
- New habitat creation on land at Porton Down to offset pressure placed on protected species on the Special Protection Area's (SPA) and Special Area of Conservation (SAC) by additional business growth, delivered through partnership working and master planning with the three partner agencies at the site with Natural England, RSPB and Wiltshire Council[70].
- Implementation of a management plan to identify sources of and treat phosphate levels in the protected watercourses, funded through developer contributions and overseen by a working party of Natural England, Wessex Water, Environment Agency and Wiltshire Council[71]
- Parts of the Churchfields and Maltings development lie within flood risk zones 2, 3a and 3b as identified in the Level 1 and 2 Strategic Flood Risk Assessment (SFRA). The careful master planning of the new developments will consider flood depths and velocities and will be laid out in a way that minimises any flood risk and ensures that development is only located in areas where it is compatible[72].
- The redevelopment of Brownfield land, such as Churchfields will be subject to effective contamination assessment and necessary mitigation.
- Improvement to the Salisbury Air Quality Management Area (AQMA), through working with environmental specialists and developers to identify and implement mitigation[73]
- Delivering the ongoing effective protection for the historic roofscape and Cathedral views within central Salisbury, through modernisation of Salisbury's 40 ft rule[74].
- Working with the Salisbury Vision Delivery Vehicle, Market Holders and Salisbury City Council to implement enhancements to the public domain including Salisbury Market Place, and to raise funding through planning obligations on other Vision projects where reasonable[75].

[70] See Habitats Regulations Assessment Report by Nicholas Pearson Associates
[71] see Topic Paper 18, 'Water' & Topic Paper 17, 'Infrastructure' & Habitats Regulations Assessment Report by Nicholas Pearson Associates
[72] Bournemouth, Christchurch, East Dorset, North Dorset and Salisbury SFRA - Level 1 Strategic Flood Risk Assessment, February 2008, Halcrow Group Limited & Topic Paper 6, 'Flooding' & first and second addenda thereto.
[73] See Topic Paper 12, 'Waste and Pollution' including first and second addenda.
[74] See Review of Salisbury Central Area '40 ft rule' Policy by Chris Blandford Associates 2008.
[75] See Salisbury Vision document project 19 on page 43.

6.55 Delivering healthy, safe and enriching places to live, work and visit

This Strategy will make a positive contribution to deliver the outcomes sought in Strategic Objective 4 and can be considered, at least partially, a spatial representation of the Community Strategy. Many of the issues are complex and will need a wide range of actions from many partners, to be effectively addressed, but this Strategy has been produced to deliver the following actions:

- Addressing hidden pockets of deprivation and social exclusion through targeting new development at the most sustainable locations with a range of local services and facilities. Delivering a step-change in affordable housing delivery and putting in place the necessary strategy for good economic growth.
- Facilitating educational opportunities by ensuring that new growth is carefully matched by new school capacity.
- Providing access to a range of shopping, healthcare, cultural, sport, leisure and recreational services and facilities through growth based on the settlement strategy which also understands important functional relationships.
- Protecting existing services and facilities through the introduction of a new policy.
- Delivering a choice of transport to access services.
- Working with the police to achieve 'safe by design' new communities.
- Ensuring that growth is matched by the provision of community facilities such as shops, open space, recreational facilities and community centres.

6.56 Delivery of Growth in a Sustainable Manner

Sustainable development means creating a better quality of life for everyone without compromising the quality of life of future generations. In planning terms, it is about creating and maintaining good quality, long-lasting and attractive places to live, work and play. In the UK, the Government has signed up to this concept by setting the following objectives:

- Social progress which recognises the needs of everyone,
- Effective protection of the environment,
- Prudent use of natural resources, and
- Maintenance of high economic growth.

6.57 In respect of south Wiltshire the key priority is to ensure that the new growth required is delivered in a manner that is sustainable in the longer term. Growth and sustainability should not be considered at odds with each other: There are several ways in which this strategy will make a positive contribution to the delivery of sustainable communities. These are:

- Through ensuring that appropriate settlements are of a sufficient status to provide the range of services that people aspire to and rely on. This strategy aims to achieve a 'critical mass' of population in the key settlements, to ensure population is matched to the availability of services and jobs.

- Successfully accommodating growth of population in a manner complementary to service and employment centres. Providing local jobs, homes and services, which provide a choice without the need for a long distance commute, are paramount to achieving balanced growth is at the heart of this strategy.

6.58 While identifying the location for new development is extremely important, it is also vital to ensure buildings are as energy efficient as possible to help combat climate change. To address this latter issue there has been an assessment as to whether there are specific circumstances that merit the setting of local targets for reducing carbon emissions, or the use of alternative local energy sources, that go beyond national and regional targets. Evidence demonstrates that the South West region as a whole is characterised by high aspiration but a general failure to meet national targets (e.g. 10% of electricity to be generated from renewable sources by 2010).

6.59 Given this context this Strategy does not include overambitious targets that would have very little chance of being achieved. Instead targets for energy efficiency in new buildings will be based on regional and national targets in a manner that is achievable.

6.60 Arrangements for managing and delivering the strategy

This Strategy is focussed on ensuring that the outcomes sought in the Spatial Objectives can be delivered through tangible actions. Chapter 14 sets out detailed measures for the management, monitoring and delivery of this Strategy. Furthermore there is an Integrated Delivery Plan included at Appendix E.

7. Applying the Spatial Strategy to Salisbury

7.1 Portrait of Salisbury

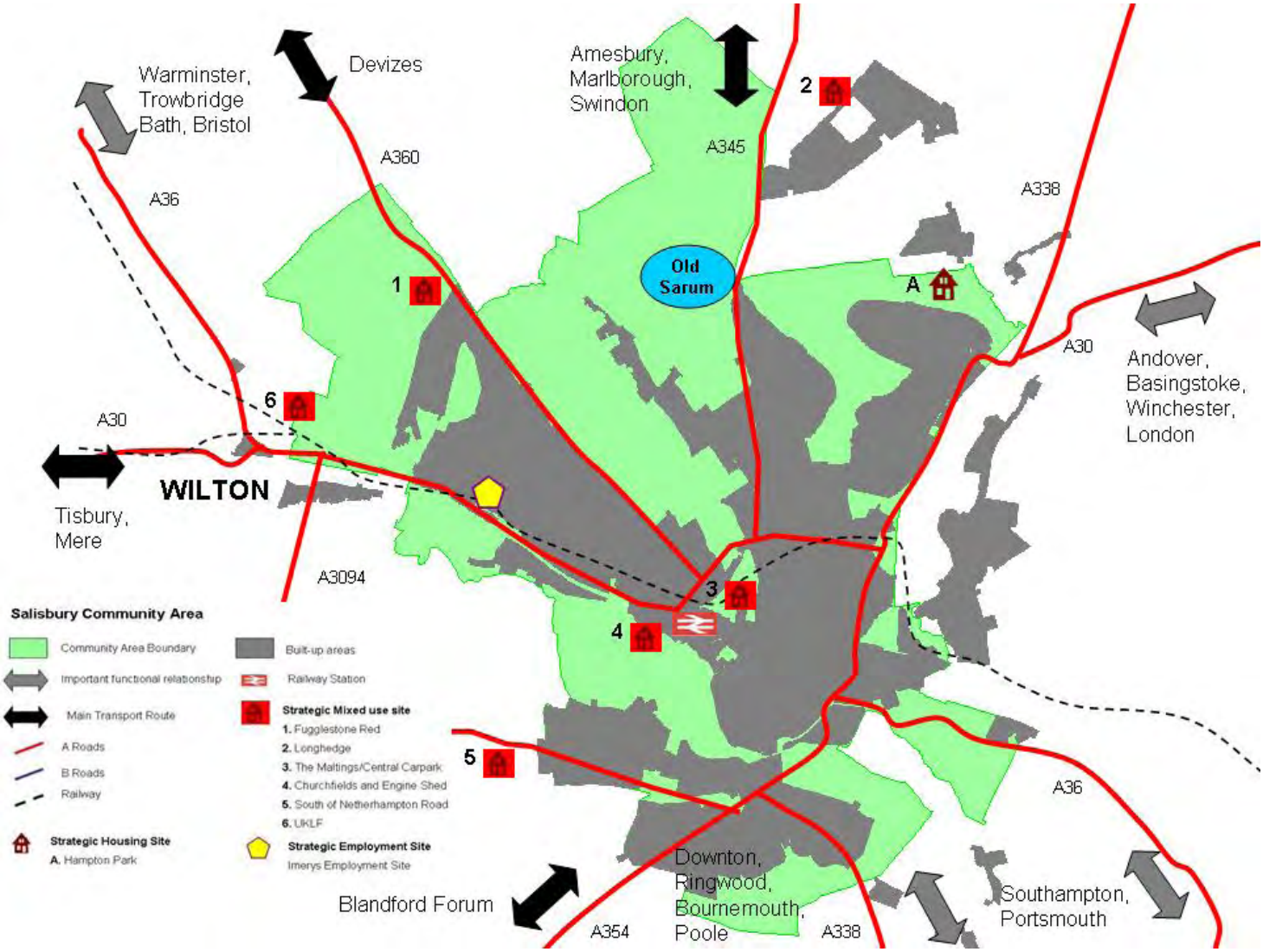
Salisbury city is the main centre of south Wiltshire, acting as a focal point for a wide rural catchment and it is identified in the emerging RSS as a strategically significant city. The council has undertaken a visioning exercise which sought to articulate views on the future evolution of the city.

7.2 Because of the Cathedral and its proximity to Stonehenge, Salisbury is an international tourist destination. This brings revenue to the city. A café culture has been encouraged around the Market Place and the markets, whether they are traditional, farmers, craft or French attract many visitors to the city. There are also several museums in Salisbury. The city provides leisure activities to people living in Salisbury and the surrounding area. In recent years, a swimming pool complex has been added at the Five Rivers Leisure Centre and both the St Edmund's Arts Centre and the Salisbury Playhouse have undergone a major refurbishment. The Salisbury Festival runs for two weeks in May/June every year. This provides a mix of events including family fireworks and free public entertainment in the Market Square on Bank Holiday Monday. There are a range of bars, nightclubs and restaurants.

7.3 There is a large range of shops in the city, currently 185 national brand names and 211 independent retailers and as a result Salisbury offers a unique shopping experience, however it does face real challenges as detailed in para 4.7(a) above.

7.4 As detailed in Chapter 4 Salisbury faces some important challenges including addressing the shortage of housing, especially affordable homes, delivering the new jobs that will be needed and addressing the constrained nature of the city's main employment site at Churchfields[76]. Identifying how growth can be accommodated in such a highly constrained environment, without harming the natural and built environment is not easy. Steps also need to be taken to ensure that Salisbury can maintain its place as an important retail centre in the face of intense sub-regional competition, improve its tourism role and conserve and enhance its unique built environment.

[76] See Housing Needs and Market Assessment by DCA, page 51 on & Wiltshire Workspace and Employment Land Delivery Plan by DTZ, page 17 on.



Map 4 - Spatial Strategy for Salisbury

7.5 A Vision for Salisbury

In 20 years time Salisbury City will haved developed its historic role as a thriving and prosperous city that is not only self-contained and provides the necessary range of residential accommodation to support this role, but also offers a range of employment, retail, cultural and leisure facilities to a wide hinterland, stretching into Hampshire and Dorset. Its own distinct character will have been retained and enhanced through the successful implementation of the Salisbury Vision including schemes such as the Market Place enhancement. Partnership working with the Cathedral authorities and, English Heritage at Stonehenge, on implementation of their respective management plans will have greatly enhanced Salisbury's reputation as a major international tourist destination. To support this there will be additional hotel accommodation at both the budget and high end and business tourism will be enhanced through further conference facilities. There will be a lively café culture around the enhanced Market Square, where the markets are thriving and attract visitors to the city. The museums, Five Rivers Leisure Centre, St Edmund's Arts Centre, Playhouse and the Salisbury Festival will have been complemented by new facilities including a greater choice of bars and restaurants aimed at a family market, to provide a rich and diverse choice of cultural activities for locals and visitors alike.

7.6 The retail, leisure and cultural function of the City will have been greatly enhanced by the successful redevelopment of the Maltings/Central Park that is well integrated into

the city centre bringing benefits for the whole area. This new retail quarter will improve the range of shops, restaurants and bars amongst other uses. The new retail area will deliver a new department store, redeveloped convenience store as well as smaller units ranging from 500 sq m to 2000 sq m. This will attract further visitors to the city centre as a whole thereby benefiting the traditionally strong independent traders who characterize Salisbury's niche retailing role. This will be complemented by a revised parking strategy which ensures that shoppers have good access to the centre, while making full use of the city's five park and ride sites. Significant growth in new homes and jobs will have been successfully integrated into the city in a manner which meets local needs. The highly valued views of the Salisbury roofscape and spire views will have been retained. The successful redevelopment of Churchfields will have created a new neighbourhood of the city, with the new and existing businesses prospering in their new locations. The new homes balanced with the economic opportunites will have provided local opportunites to work and live in the local area and will have successfully reduced the amount of out commuting. The highly valued views of the Salisbury roofscape and spire views will have been retained.

7.7 The City will not be threatened, but rather be complemented, by its relationships with other large centres, particularly Southampton and south-east Dorset conurbation, and to some extent Portsmouth, London and towns along the M3/A303 corridor.

7.8 Providing decent homes and employment opportunities in and around Salisbury

7.9 The scale and distribution of growth

7480 new homes and 36 ha of employment land (comprising 30ha new allocation and 6ha saved) will be provided to meet Salisbury needs over the lifetime of this Strategy, and as shown in the Key Diagram[77]. Because of how the administrative boundaries around the city are set out, a large proportion of the allocations are not located within the boundary of the city itself but on new Greenfield sites in adjoining parishes.

7.10 Core Policy 2 in Chapter 6 set out the strategic allocations. These allocations are shown on the map above and in summary for the Salisbury area include:

Site Allocation	No. of Dwellings	Employment (ha)
Fugglestone Red	1250	8
Hampton Park[78]	500	0
Longhedge (Old Sarum)[79]	800	8
Churchfields/Engine Shed	1100	5 (retained)
South of Netherhampton Road[80]	400	10
Central Car Park	200	0
Imerys	0	4

[77] For the detailed information on how sites were identified see Identification of Strategic Growth Areas Papers 1 and 2.
[78] Although a allocated as a strategic site to meet Salisbury's needs, this site is in the Parish of Laverstock
[79] Although a allocated as a strategic site to meet Salisbury's needs, this site is in the Parish of Laverstock
[80] Although a allocated as a strategic site to meet Salisbury's needs, this site is in the Parish of Netherhampton.

7.11 Other sites that will contribute towards delivering growth in the Salisbury area will include those unimplemented allocations from the previous Local Plan, which have been saved. These sites are:

Saved Local Plan Allocation	No. of Dwellings	Employment (ha)
Old Sarum (H2D)	674	6
Downton Road(H2F)	130	0
Old Manor Hospital (H3)	80	0

7.12 Further allocations in the Salisbury area will be indentified in a subsequent SSA DPD. In general terms these sources are identified as:

	No Of Dwellings	Employment (ha)
Salisbury SCCT Area Of Search	1132	0
Salisbury Vision Sites	804	0

7.13 Existing commitments (excluding allocations identified in paragraph 7.11, where outline, reserved matters or full planning permission has been granted, or there has been a resolution to grant subject to a Section 106 agreement) will also contribute toward delivering growth in the Salisbury area. These are shown together with windfall sites completed during the plan period in the following table:

	No Of Dwellings	Employment (ha)
Commitments	328	0
Windfall Completions (2006-2008)	33	0

7.14 With respect to Downton Road it has become apparent that there is environmental capacity for a further 60 dwellings by allowing a small extension to the Downton Road (H2F) allocation to the south. Although this site is not strategically important, in order to ensure joined up masterplanning and frontloading, the council will support this additional level of growth in this area.

7.15 The type of houses that are needed[81]

The following types of houses are needed in Salisbury:

[81] See Topic Paper see Topic Paper 2, 'Housing' page 13 - 17 and first and second addenda thereof & Housing Need & Market Survey by DCA, section 9 page 66 onward

Core Policy 6- Meeting Salisbury's Housing Needs

The size and type of housing in developments should reflect the needs of the Salisbury community and provide the following proportions of house size, type and tenure in new residential developments

Salisbury Community Area: Demand for Affordable Housing by Size and Type			
Property Size	**Total affordable housing needed**	***Type of affordable housing needed***	
1 bed	20%	*Affordable rent*	*18%*
		Shared Ownership	*2%*
2 bed	36%	*Affordable rent*	*25%*
		Shared ownership	*11%*
3+ bed	44%	*Affordable rent*	*31%*
		Shared ownership	*13%*

Private Sector Requirements				
	1 bed	**2 bed**	**3 bed**	**4+bed**
Salisbury	14%	38%	24%	24%

Target: As set out above in Policy

Monitoring and Review: Annual monitoring report, future Strategic Housing Market Assessments

Delivery Responsibility: Wiltshire Council, Development Industry, RSLs

Policies replaced: None

7.16 Delivering a thriving economy for Salisbury

Salisbury is the key employment and retail centre in the Salisbury Travel to Work Area[82] and its key strategic aim is to extend and enhance Salisbury as an employment and retail centre so it can better serve the surrounding rural area and achieve greater level of self containment[83].

7.17 The main sources of employment for the Salisbury area will be through new strategic allocations as detailed in CP2 above and major regeneration schemes identified below. Retail growth will be delivered in the city centre through the redevelopment of the Maltings/Central Car Park. The Strategy will deliver 13,400 jobs including on 36 ha of employment land based on B1, B2 and B8 uses and up to 40,000 sq m gross external area retail and leisure floorspace. Evidence[84] suggests that the market need is for around 19 ha of B1 business use (offices), in the region of 4 ha for B2 general industrial uses and the remaining approximately 13 ha for storage and distribution. The main sectors that are forecast to expand are hotels and catering, the wider service industries, distribution and education and health. This Strategy provides a range of sites In locations around the City to suit all local needs.

These outcomes will be delivered from the following sources:

7.18 Major Regeneration - The Salisbury Vision

The Vision comprises a number of regeneration projects that have been identified as important to the future economic and social prosperity of the city. In simple terms, the Vision will provide an improved quality of life for residents, an improved experience for visitors and an improved economic environment for businesses. It aims to do this by providing more office and employment space, a wider range of shops, more housing (particularly affordable housing), additional high quality hotels, improved cultural facilities, an improved public transport system , a much more attractive,

[82] see Key Diagram, Map 3.

[83] See para 4.1.78 of the Draft Revised Regional Spatial Strategy for the south West incorporating the Secretary of State's Proposed Changes for Public Consultation July 2008

[84] Employment land review, Diagram A, page 16

'green' and more pedestrian and cyclist friendly city[85]. Key vision projects planned to make a significant contribution to the economy are detailed below.

7.19 Redevelopment of Churchfields industrial estate/Engine Sheds.

Churchfields Estate has significant problems with regard to constrained access that prevents businesses from expanding. Under Core Policy 2, this Strategy promotes the redevelopment of this site into a mixed-use residential led scheme, to form a new neighbourhood in a sustainable location close to Salisbury City Centre[86]. This will deliver 1100 homes, and 5 hectares of predominantly B1 employment land, together with supporting infrastructure and community facilities including a primary school. A series of new employment sites around the City will be delivered to facilitate this project via the decant of existing businesses to a less constrained environment. These new sites will be in the most sustainable locations available and will allow businesses more room for expansion as well as attracting new investors to the city. Work will be undertaken by the council to facilitate masterplanning and land consolidation. As an acknowledgement of the complex nature of this regeneration project, it is a longer term development as reflected in the Housing Trajectory.

Salisbury is the key employment and retail centre in the Salisbury Travel to Work Area[87] and its key strategic aim is to extend and enhance Salisbury as an employment and retail centre so it can better serve the surrounding rural area and achieve greater level of self containment[88].

7.20 Providing retail choice and enhancing Salisbury's role as a shopping centre – The Regeneration of the Maltings and Central Car Park.

Salisbury city centre is the principal shopping centre within south Wiltshire and draws shoppers from a wide catchment including centres such as Bath, Andover, Southampton and Portsmouth. Evidence shows that there is a strong representation of small, specialist shops which contribute to the diversity and appeal of Salisbury as a shopping destination. Retail expenditure in the city is also enhanced by tourists and visitors, with around 3.3 million visits per annum. A number of the streets are narrow, historic cobbled streets and retail units are generally small. The city centre has three managed shopping centres: The Old George Mall, Maltings and Cross Keys Mall. Fisherton Street, in the western part of the centre, provides a more specialist shopping area. Independent retailers are predominant here with units selling books, antiques and specialist items.

7.21 The city centre is healthy and performing well, however there are also signs of vulnerability and barriers to growth, as well as opportunities to enhance and strengthen the centre. The complex historic street pattern makes pedestrian circulation difficult, particularly by those who are unfamiliar with the centre and has imposed constraints on the scale and type of additional floorspace that could be provided within the existing shopping areas. There are also a number of key attractors missing, including department stores, and higher order and mainstream retailers, which are represented in competing centres.

7.22 This leaves Salisbury in a vulnerable position. Not taking proactive steps now will lead to Salisbury's ultimate decline as a significant retail centre as trade will leak to neighbouring centres already delivering an improved retail offer, such as Bournemouth, Winchester and Southampton. While Salisbury will never compete on level terms with the conurbations of the south coast, there is a clear opportunity to deliver managed growth in the retail sector that will complement its important sub-

[85] See Salisbury Vision document, section 3, 'The Vision', page 19.
[86] See Salisbury Vision document, project 9, page 35.

[87] see Key Diagram, Map 3.
[88] See para 4.1.78 of the Draft Revised Regional Spatial Strategy for the south West incorporating the Secretary of State's Proposed Changes for Public Consultation July 2008

regional function and reinforce its niche position as a centre that offers a range of specialist outlets and provides something different from the ordinary.

7.23 The challenge is to implement new development to suit the requirements of modern retailers, typically requiring units of 500 – 2,000 sq m or larger, as well as a new department store, while maintaining the cohesion of the centre and quality of the different character areas in the city.

7.24 Studies undertaken to inform this Core Strategy identifies that there is capacity to support additional retail floorspace over the Core Strategy period within Salisbury City Centre. These capacity figures as detailed within the table below.

Convenience Goods Capacity Projections (sq m net)

	2011 (sq m net)	2016 (sq m net)	2021 (sq m net)
South Wiltshire (total)	1,516	2,623	3,790
Salisbury City Centre	262	1.178	2,145

Source: GVA Grimley Retail and Leisure Needs Study

Comparison Goods Capacity Projections (sq m net)

	2011 (sq m net)	2016 (sq m net)	2021 (sq m net)
South Wiltshire (total)	9,181	22,488	38,115
Salisbury City Centre	5,031	13,346	22,970

Source: GVA Grimley Retail and Leisure Needs Study

7.25 This strategy promotes the sensitive regeneration of a mixed use retail led development on the Maltings and Central Car Park. Not only is the site sequentially preferable in PPS6 terms, but offers an excellent opportunity large enough to deliver the level of retail development needed for the city within a central location[89]. Its proximity to the existing city centre means it can complement the existing centre rather than compete with it. It will also incorporate an element of residential, office and leisure uses and will form an extension to the primary shopping area (in line with PPS6). As such, the Maltings and Central Car Park site is allocated to meet this need[90] .

7.26 It is important that development on the Maltings and Central Car Park does not result in a decline of specialist, independent and other retailing elsewhere in the primary and secondary shopping areas. Comprehensive redevelopment of the area will include other regeneration projects, some identified by the Salisbury Vision:

- Improved legibility created along and through the Market Walk to draw visitors/ pedestrians to the Market Square and onwards
- Improved legibility between Fisherton Street, the Playhouse and City Hall to the proposed new development through a scheme such as 'Fisherton Square'
- The development is shown to nurture and support the existing retailers and can demonstrate how it will complement and boost existing patterns of trade and not have a detrimental impact upon them.
- The proposal will contribute towards a City Centre Retail Strategy to manage the transition of retail change within the City Centre and to ensure that the impact on the existing retail circuit is not undermined.

Core Policy 7 - Maltings / Central Car Park
The area around the Maltings, Central Car Park, and Library is allocated for a retail led mixed use development to enhance Salisbury City Centre's position as a sub-regional shopping and cultural centre.

The redevelopment of the Maltings / Central Car Park will remain sensitive Salisbury's skyline

[89] See Retail and Leisure Needs Assessment, by GVA Grimley, para's 27 to 49.
[90] This is supported policy HMA 11 (page 118) of the Draft Revised Regional Spatial Strategy for the south West incorporating the Secretary of State's Proposed Changes for Public Consultation July 2008.

and respect the scale and building forms of the historic urban fabric. It will build on the city's already strong retail offer to create a new quarter specifically designed to meet the demands of the modern shopper - and the modern retailer, with simple, regular shaped interior spaces which can be easily configured to meet a wide variety of needs and shop sizes.

The Maltings / Central Car Park will not be an enclosed shopping centre or self-conatined mall style devlopment, but a high quality outward looking design, which intergrates into the city centre. Its retail, residential and leisure areas will be linked by open, pedestrianised streets and public spaces, with an improved Cultural area around the Playhouse and City Hall, improving legibility from the new development through the cultural area to Fisherton Street. Relocation of the library will open up links to the Market Square. This open streetscape will connect the prime retail units anchored by a department store, residential and leisure areas.

There is potential for a total of 40,000 sq m of retail floorspace (gross external area) which will comprise of the following uses:

- Comparison shopping uses including
  - a department store
  - a range of unit sizes including format, and a mix of major shop units and smaller store unit requirements
- Convenience floor space replacing any net loss of such floorspace
- Around 200 dwellings
- Office use
- Leisure uses (15% of comparison floorspace) to improve the quality of leisure facilities
- A replacement library
- Adequate car parking spaces using under croft and multi-storey car parking
- A new park based around existing watercourses and opens up linkages to the Market Square and Fisherton Street.
- Improved Cultural area around the Playhouse and City Hall, improving legibility from the new development through the cultural area to Fisherton Street.

A single, or few large retail outlets providing the whole of the floor area will not be appropriate to achieve the aims of the development and not be permitted.

As the site sits in a sensitive location between 2 river courses of the River Avon SAC any proposal will also need to meet the following requirements:

- Softening the hard edges of the river to provide better marginal habitat for wildlife including improved cover for fish and invertebrates
- Meet the requirements of Policies 22 (water efficiency) and 23 (phosphate levels) of this Core Strategy
- Be designed and provide for flood defences and mitigation measures in accordance with the SFRA level 2 for the site.

The development will also meet the requirements as set out in the Development Template at Appendix A of this Core Strategy.

Targets: Delivery of Maltings and Central Car park redevelopment

Monitoring and Review: AMR

Delivery Responsibility: Wiltshire Council.

Policies replaced: S6, S7

7.27 Nurturing and protecting Salisbury City Centre

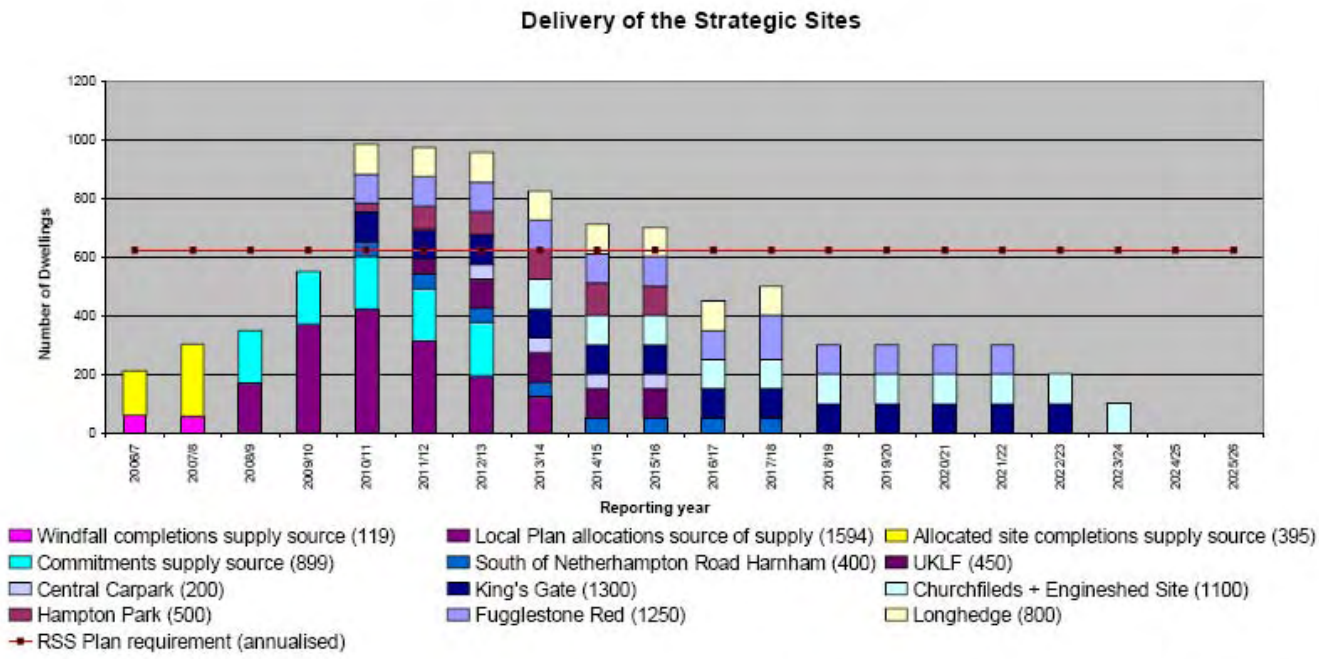
Much of Salisbury's growth strategy is therefore based on an ambitious transformation of the city centre to ensure that it remains competitive into the future while protecting the niche retailer and intrinsic character. It follows that retail development elsewhere should not undermine or conflict with this strategy. The main focus for the transformation is the Maltings and Central Car Park, and additional demand should be met by additional city centre development and follow tests set out in national guidance.

7.28 Managing Delivery of the Strategy for Salisbury

The housing trajectory above shows how the Strategically Site Allocations in Salisbury (it also includes the one site in Amesbury and Wilton) will be delivered in a timely manner to meet local needs and the RSS targets. The trajectory is based on a realistic evaluation of housing supply, informed by the Strategic Housing Land Availability Assessment, which has included evidence from developers regarding projected build rates, and the requirements and timing of essential infrastructure provision.[91] For the critical influence of infrastructure on timing of delivery see page 42 in Chapter 6 and the Integrated Delivery Plan in Appendix E. Managing risks and making contingencies are also critical to delivery and the approach adopted in this Strategy with respects to contingency is explained in Chapter 6, page 44. An analysis has been carried out on the potential risks to delivery of the strategic sites, the mitigation and actions taken in respect of these risks, and the possible implications for the Core Strategy. The Risk Analysis is attached to the Core Strategy as Appendix I.

7.29 The site selection process involved a constraints mapping exercise to sieve out those areas of south Wiltshire that are highly constrained. This was followed by a detailed consideration of the less constrained areas informed by national and regional planning policy, landscape analysis, consultation responses and the findings of the sustainability appraisal. This exercise resulted in the identification of areas with potential to accommodate further strategic growth around Salisbury. Further consideration of these sites meant that they have not been included as strategic allocations in this Strategy because additional work is required, including discussions with landowners and infrastructure providers, to prove their deliverability. Also, with regards to those areas identified as having limited potential, it would be illogical to develop these areas before the strategic allocations identified in this Core Strategy. (see Map 6, Paper 2, Site Selection Paper). However they do have developable potential in terms of sustainable locations and being relatively free from constraints and further work should be able to prove their deliverability.

[91] See Housing Topic Paper 2, 'Housing' & Strategic Housing Land Availability Study & Topic Paper 17, 'Infrastructure'.



Graph two: The housing trajectory showing delivery from strategic sites. *It should be noted that these figures quoted in this graph differ slightly from those quoted in policies 1 and 2 of the Core Strategy. The level of housing quoted in the policies has been rounded up to the nearest ten.*

7.30 Ensuring essential infrastructure is delivered to support Salisbury's growth.

The strategic approach to infrastructure requirements is set out in Chapter 6, the Spatial Strategy. The detailed measures of how, when and who is going to deliver the essential improvements is set out in the Integrated Delivery Plan at Appendix E, and for the strategic sites in the Development Templates at Appendix A. This brief section focuses on those issues specific to Salisbury.

(a) Transportation

With respect to Salisbury, the Council has constructed a transport model which has been used to assess the implications of the core strategy on the transport network. Although future growth will have an impact on the highway network, with a commitment to demand management interventions, this strategy can be implemented with no insurmountable barriers to delivery. The Council is currently producing a detailed Salisbury Transport Strategy which will define a set of transport initiatives that will address the impacts of the additional transport demand. The strategy will be published in December 2009. These transport initiatives will complement the key strategic outcomes sought in Strategic Objective 12 in Chapter 5, which include:

- Optimisation of benefits from the five Park and Ride sites
- Measures to treat additional pressures on the Ring Road
- Improvements to the coverage and linkages of the cycle and footpath network.
- Support for Network Rail's long term plans to increase the capacity of the railway between Salisbury and Exeter
- Review of the parking strategy to seek a balance between providing adequate spaces for visitors and shoppers, while realising major regeneration schemes which may mean a loss of spaces at the Maltings/Central Car Park and the Market Place.

- The careful planning of the major growth sites around Salisbury based on the mixed-use strategy, to provide jobs, services and shops that are locally accessible via a range of means including walking, cycling and bus.
- The exploration of access linkages between major new strategic sites to maximise benefits of community infrastructure and new job opportunities

(b) Other strategic infrastructure requirements

As described in detail in Chapter 6, it is important to emphasise that there are no major works which require the delivery of part or all of the strategy to wait for its completion. While it is a requirement for infrastructure to be phased and delivered to support the growth, the strategic upgrades will either be secured by direct works by the developer or through a commuted sum payment (through Section 106 agreements) for the infrastructure provider towards the cost of implementation. Providing that the measures set out in the Development Templates are agreed and delivered when required by the infrastructure provider, then development can commence. The timing of delivery essential to support this strategy, as agreed in the forward plans of the partner organisations, is shown in the Integrated Delivery Plan at Appendix E[92].

- New secondary school capacity for Salisbury, which will initially be met through extension and rationalisation of existing stock with a longer term aspiration for a new secondary school to be facilitated through developer contributions.
- New primary schools at strategic sites at Fugglestone Red, Hampton Park, Longhedge and Harnham are required up front in the development process.
- New relief sewer within upstream catchment at Old Sarum, Hampton Park and Longhedge to mitigate risk of sewer flooding to be achieved through developer contributions and implemented at a time to be determined by Wessex Water, but not required before the Initial delivery of the strategic sites.
- Additional surgery capacity which will initially be met through extension and rationalisation of existing facilities with a longer term aspiration for a new 'super surgery' to be facilitated through developer contributions.
- Upgrade of facilities required, through developer contribution, to ensure adequate fire service response to areas of new growth.
- Green Infrastructure linkages between strategic sites, such as Fugglestone Red, and UKLF, to reinforce wildlife corridors and mitigate Impacts on habitats, to be delivered through site master planning and phased to match the development process. Off site mitigation may require a contribution to Implementing agency and these will be determined on a case by case basis.
- Retention of important green infrastructure to the northern slopes and the green lung running south from land east of Old Sarum and west of Hampton Park, to be delivered through site master planning and phased to match the development process.

7.31 The Development Templates at Appendix A, the Integrated Delivery Plan at Appendix E and Topic Paper 17 – Infrastructure, provide the detail of how and when essential infrastructure will be delivered.

7.32 Protecting and enhancing Salisbury's high quality environments.

Issues specific to Salisbury, for which existing national, regional and saved polices need supplementing are as follows:

7.33 Building heights in central Salisbury

Evidence shows that the long-standing policy that limits the height of new buildings to not more than 12.2 metres (40ft) in order to protect views of the Cathedral and city roofscape has played a major part in preserving the unique character of the city. There is no evidence that it has had a retarding effect on Salisbury's economy. An independent appraisal and focus group with English Heritage, concluded that its

[92] See also Topic Paper 17, 'Infrastructure'.

simplicity was a major contributory factor to this[93]. The policy requires slight modernisation to further clarify exceptional circumstances criteria which have been too vague in the past.

Core Policy 8 Salisbury Skyline In the Salisbury Central Area as shown on the Proposals Map: • New development will be restricted to a height that does not exceed 12.2 metres above ground level; • Decorative architectural features that positively contribute to the variety, form and character of the area's roofscape, skyline and silhouette may be allowed to exceed 12.2 metres in height where appropriate, provided that they do not result in any increase in usable floorspace. • In exceptional circumstances, development in excess of 12.2 metres in height will be permitted, where it can be demonstrated to the satisfaction the of the Local Planning Authority that the development: (a) would have no demonstrable harm on the roofscape of the city and/or views of the Cathedral; (b) would be essential for the long-term economic viability of the city; and (c) the height is required to ensure the development is making the most efficient use of the land.
Targets: No approval as exceptions to policy
Monitoring and Review: AMR,
Delivery Responsibility: Wiltshire Council.
Policies replaced: D6

7.34 The public realm and environmental enhancement

Salisbury's Market Square in the heart of the City is not shown off to its full potential, with piecemeal surface treatment, car parking and tired street furniture. There are currently advanced plans to progress the upgrade of this open space, as an important part of the Salisbury Vision strategy, with a RIBA competition having secured a preferred implementation scheme[94]. Even if this does not go ahead at this time, future improvements to the Market Square will be supported throughout the lifetime of this Strategy.

7.35 The preservation of the important strategic landscape gap between Salisbury and Wilton

Major strategic growth to the north west of Salisbury, at Fugglestone Red, coupled with the MOD vacating the UK Land Forces HQ on the Avenue in Wilton, does bring two major growth sites forward in fairly close proximity. Keeping the separate identity of Salisbury and Wilton and preventing coalescence is very important for their future resilience[95]. Therefore the Development Templates at Appendix A set a clear criteria that a strategic gap must be a key element of the master plan of the development in order to preserve an important buffer between the two settlements.

7.36 The provision of a new country park in Salisbury.

The growth in homes in south Wiltshire, will contribute to additional pressures on the important landscape setting of the city. Two surveys have identified the importance of retaining open landscape on the northern slopes of the city and the green lung which runs south from it[96]. This land also forms part of the setting of Old Sarum

[93] Review of the Salisbury Central Area '40 ft Rule' Policy by Chris Blandford Associates, August 2008.
[94] See Salisbury Vision document, project 19, page 43.
[95] See Salisbury District Landscape Character Appraisal, by Chris Blandford Associates.
[96] See Salisbury District Landscape Character Appraisal, by Chris Blandford Associates & Salisbury Historic Environment Assessment, A Study for English Heritage, by Land Use Consultants, April 2009, Appendix 1, sites 7 and 10. .

Scheduled Ancient Monument. To mitigate this, a new country park will be delivered as part of the Hampton Park development. Developers have already agreed to this in principle. The criteria for this are set out in the Development Templates at Appendix A.

7.37 Managing Flood risk at new development sites.

This strategy takes full account of potential flood events. Salisbury is the only part of the Strategy where development sites lie within flood risk zones 2, 3a and 3b as identified in the Level 1 and 2 Strategic Flood Risk Assessment (SFRA)[97]. Parts of the Churchfields and Maltings development are affected by such areas. The layout of these new developments needs to consider flood depths and velocities and should be laid out in a way that minimises any flood risk and ensures that development is only located in areas where it is compatible.

7.38 Improvement to the Salisbury Air Quality Management Area

Within Salisbury, there are problems with air pollution, particularly transport generated emissions[98]. Air Quality Management Area (AQMA) has been declared in Salisbury:

- Salisbury City Centre including Wilton Road / St Pauls Roundabout and London Road/ St Marks Road around St Mark's Roundabout

The Council will seek to ensure that new development, particularly commercial, industrial and traffic generating uses do not result in unacceptable levels of air pollution. Developers of sites in and around Salisbury will be expected to take air quality issues into account when designing their proposals. Within the AQMA, development will need to be accompanied by an air quality assessment which shows how the proposal contributes to air quality improvements.

7.39 That land use planning decisions recognise the pre-eminent status of Salisbury Cathedral and Close and plan carefully for its future.

The Cathedral and its environs are extremely well preserved and make a huge contribution to the quality of life and the tourism market in south Wiltshire. Its future should not be taken for granted and there is a key opportunity to work in partnership with the local diocese, to develop and implement a conservation master plan for the area[99]. The Cathedral authorities have made an excellent start with their conservation plan and it needs to be investigated how this may be adapted and given status in the planning system, with a dedicated SPD being the most likely manner.

7.40 Development at Old Sarum

There are two separate but interrelated issues at Old Sarum. The first is related to the allocation as a strategic growth site for the city and the pressure this places on the historic landscape. The second is related to trying to deliver a lasting solution to long standing issues of noise caused by overflying of the city and the degradation of the historic fabric of the First World War airfield caused by later building interventions.

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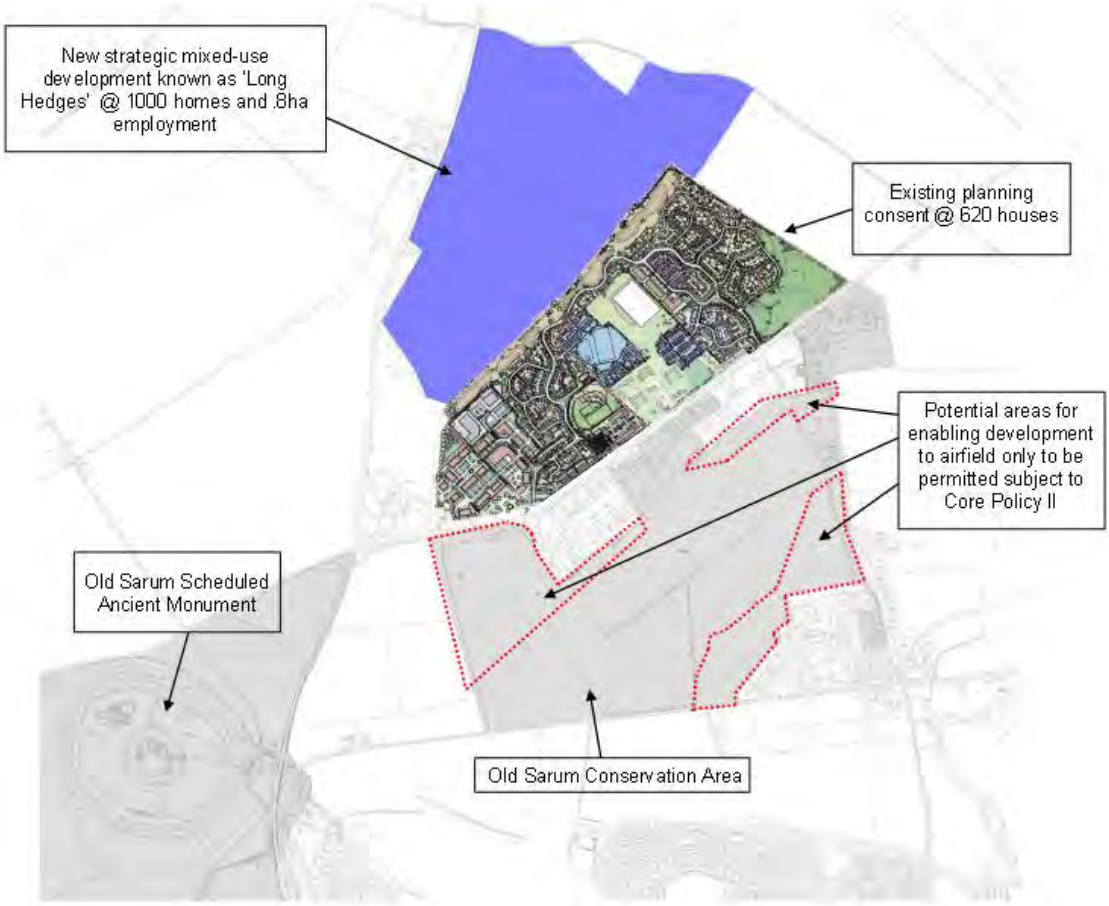
[97] Strategic Flood risk Assessment, Halcrow, February 2008 appendix g and maps 1a and 2e. & Strategic Flood risk Assessment Level 2, by Halcrow, June 2009.

[98] See Topic Paper 12, Waste and Pollution and addenda & Local Air Quality Management Detailed Assessment by Bureau Veritas, 2007 & Local Air Quality Management, Progress Report 2008.

[99] See City of Salisbury Conservation Area Appraisal and Management Plan (Second Draft) by Forum Heritage Services, June 2008



Map 5: Placing Old Sarum proposals in context.

7.41(i) Impact of the strategic allocation

The principle of development at Old Sarum has been approved by the Planning Inspector through the previous Local Plan allocation of an urban extension to Salisbury of some 650 new dwellings and 6 ha of employment land, and subsequent planning permission. This coupled with the development of the Beehive Park and Ride Site and piecemeal commercial development around the airfield has led to significant pressures on important heritage assets. In a highly constrained environment such as south Wiltshire, some conflict is inevitable when trying to find the numbers of houses and jobs that are required to deliver a prosperous future. It is important that these conflicts are managed as effectively as possible through the development process and even, where possible, turned to a positive outcome.

This Strategy promotes further development at Old Sarum through the Longhedge allocation despite concerns about the pressure on the historic landscape raised in The Salisbury Historic Environment Assessment - A Report for English Heritage. In this one instance the Council have concluded that there are other reasons that outweigh the potential heritage concerns. These factors include:

- The lack of any less constrained alternative deliverable sites
- The extant planning permission for 650 dwellings and 6ha of employment provides firm base upon which to provide a greater degree of self-containment and a critical mass of population and services in this area.
- The extant consent already introduces the principle of development into the setting of Old Sarum.
- The development can be sensitively designed to partially mitigate impacts.

When the strategic allocation is implemented it will need special mitigation measures. These mitigation factors are outlined in the Development Template in Appendix A and include: comprehensive landscape master plans, controlled building heights,

perimeter buffers between roads and development, strengthening existing tree belts, carefully planned lighting to avoid sky glow, and building massing that respects a rural setting.

7.41(ii) Seeking a lasting solution to problems affecting Old Sarum Aerodrome

Old Sarum Airfield dates from the First World War and is one of the best preserved in the country, as it has remaining technical buildings and three listed hangars which still have a functional relationship to the grass airstrip[100]. The facility is highly valued locally for the history and recreational opportunities it provides. However there are a number of issues relating to the site that this Core Strategy seeks to resolve.

The heritage value of the airfield has been damaged by the intrusion of functional late 20th century industrial sheds which compromise its historic character. There are no controls over the level and intensity of flying activity from the airfield, and there has been a long history of complaints from local residents about the noise which has been caused largely by aeroplanes flying over the city, in training circuits, especially during the summer months. While there is no local wish to prevent flying altogether, there is a local desire to seek some control and strike an appropriate balance between the flying activity and amenity of Salisbury's residents.

To seek a long term solution to the problems affecting the airfield, the Council have engaged in multi-party discussions, including with the sites owners, to try and identify steps for the areas restoration and regeneration. The Council accept that to achieve these aims there needs to be an incentive for the landowner. In accordance with RSS paragraph 7.2.14, this Strategy will allow sympathetic new development on the airfield perimeter, including high quality residential use, where it can be fully demonstrated that it will enable the outcomes identified in the following policy.

Core Policy 9 - Old Sarum Airfield New housing will only be permitted on Old Sarum Airfield if it delivers the following: • A long-term proactive strategy for the enhancement of the Conservation Area including management plan and public access and visitor/interpretive material on its historic relevance; • A high quality strategic landscape improvement to mitigate impacts of existing intrusive buildings, to soften impacts both out and into the Conservation Area and from Old Sarum SAM; • The completion of a legal agreement (section 106) to agree reasonable controls over flying activity in the interests of the amenity of local residents • Submission, agreement and implementation of a development master plan which delivers a high quality development which takes opportunities to enhance the historic environment and protects the amenity of existing residents. • Does not compromise flying activity from the airfield. • Provides community benefit for the Old Sarum residents
Targets: Agreement of a management plan for Old Sarum conservation area and enhancements to the area
Monitoring and Review: Conservation Area Appraisal
Delivery Responsibility: Wiltshire Council.
Policies replaced: None

[100] See Old Sarum Airfield Character Appraisal and Assessment of Eligibility for Conservation Area Designation, March 2006 & Lake, J, 2000 Thematic Survey of Military Aviation Sites and Structures. Unpublished report, English Heritage Thematic Listing Programme.

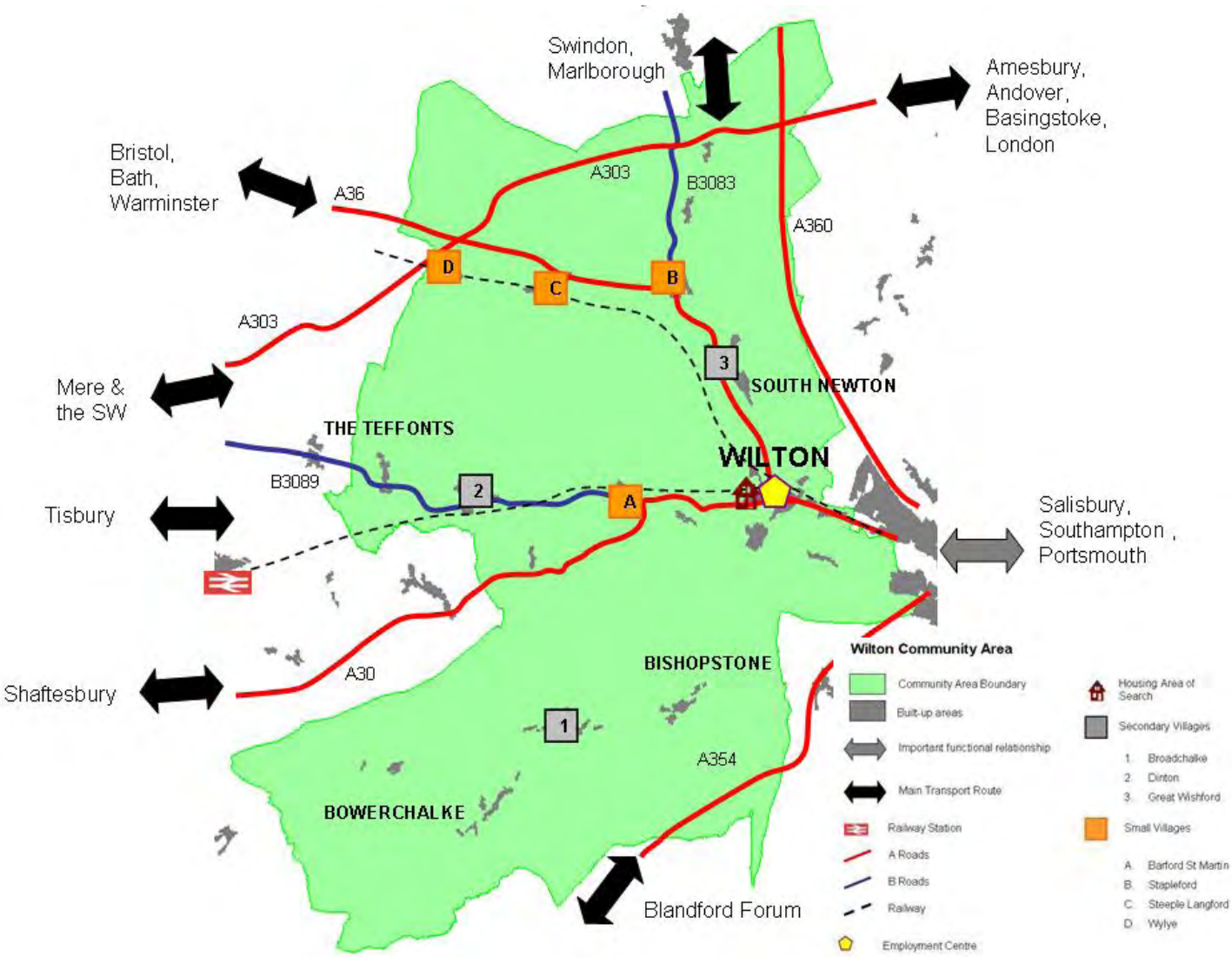
8. Applying the Spatial Strategy to the Wilton Community Area

8.0 Portrait of the Wilton Community Area

The Wilton Community Area lies to the west of the city of Salisbury. The area is characterised by chains of settlements along the river valleys and main arterial roads emanating towards Salisbury and Wilton from Salisbury Plain and the south-western corner of the county, from Shaftesbury

8.1 Wilton is the Local Service Centre for the Area, but Salisbury also provides significant employment, retail, leisure and cultural opportunities. One of Salisbury's park and ride sites is located in Wilton. There is good A-road connectivity through the area, although there is room for improvement in access to some of the rural settlements. The A36 and A350 meet at Wilton and much of the traffic is 'through traffic' going to Salisbury and beyond in the east or heading west to Shaftesbury or northwest towards Bath and Bristol. The nearest railway station is in Salisbury.

8.2 The development of this Strategy has closely considered the functional relationship the Wilton Community Area has with Salisbury. However, it is important to stress that the Area has its own characteristics, needs and opportunities.



Map 6 - Spatial Strategy for the Wilton Community Area

8.3 There is a local concern that Wilton's character and individuality as the 'ancient capital of Wessex' is maintained and that the Town does not coalesce with and in effect become a 'suburb' of Salisbury. A landscape gap between the proposed development at Salisbury and Wilton will be ensured via the careful master planning of the UKLF and Fugglestone Red sites, however the challenge is to achieve more than just a 'physical gap'. The social dynamic and individuality of the two settlements should be maintained. Continued individuality needs to be achieved whilst maintaining key linkages and access between the two settlements and acknowledging that Salisbury does provide key services such as supermarket shopping.

8.4 The area is short of affordable housing and many key workers are deterred from coming to the area due to the difficulty in getting a foot on the property ladder[101].

8.5 A further major challenge is that the MOD will vacate the United Kingdom Land Forces ("UKLF") headquarters in Wilton by 2010, resulting in the loss of some 1200 jobs as employees relocate to Andover and the potential knock-on effects regarding the viability of services.

8.6 As in all Community Areas, there is a challenge to ensure that growth is managed so that it is appropriate to its location. Protecting the natural environment has been identified as a top priority[102]. The preservation and enhancement of local heritage is also an important issue, with a need to ensure that new buildings or alterations to buildings are of a high quality.

8.7 The Vision for the Wilton Community Area

In 20 years the Wilton Community Area will be thriving, reflecting the aspirations of its residents. The Area will be comfortable with its relationship with Salisbury and will have benefited from the opportunities that growth has attracted to provide new homes and jobs.

8.8 Growth in Salisbury will not have been seen as a threat, but will have benefited the Wilton Community Area by providing a range of high quality shops, services and facilities on its doorstep, whilst maintaining the physical separation vital to prevent any impression of coalescence. The Area will further benefit from the delivery of improved community facilities and better connectivity through improved footpaths, cycle ways and public transport choices, All of these developments will have been carried out in a manner that protects the built and natural heritage.

8.9 Providing decent affordable homes and employment opportunities in the Wilton Community Area

8.10 The scale and distribution of growth

1570 new homes and 3 ha of employment land will be provided to meet the needs of the Wilton Community Area over the lifetime of this Strategy. Core Policies 4 and 7 in Chapter 6 set out the strategic allocations in relation to housing and employment respectively. These allocations are shown on the map above and in summary are:

Site allocation	No. of Dwellings	Employment (ha)
UKLF	450	3

8.11 Other housing allocations that will contribute to delivering the growth required in the Wilton Community area will include those unimplemented allocations from the 2011 Local Plan, which have been saved. Although these sites individually will deliver small numbers of dwellings, within the context of meeting needs in the Wilton

[101] See Retail and Leisure Needs Assessment, by GVA Grimley appendix 1.
[102] See Preferred Options Consultation Methodology and Output Report

Community area and frontloading of this Plan, they will make an important contribution.

Saved Local Plan allocation	No. of Dwellings	Employment (ha)
Dinton (H10)	30	0
Bulbridge (H15)	45	0

8.12 A Site Specific Allocation Development Plan Document (SSA DPD) will be produced after adoption of this Core Strategy. This document will identify how the volume of housing required to meet Wilton's needs, in addition to those sites detailed above, can be accommodated in a sensitive manner. This work will take account of the unique relationship between Wilton and Salisbury, as well as acknowledging the environmental capacity of the predominantly rural area, and hence it may be the case that the City may be able to help meet housing and employment growth needed in the Wilton area, in a more sustainable manner.

8.13 The type of houses that are needed[103]

The evidence sets out the need for which type of houses are needed in the Wilton Community Area and these are expressed in the following policy:

Core Policy 10 - Meeting Housing Needs in Wilton Community Area

The size and type of housing in developments should reflect the needs of the Wilton community area and provide the following proportions of house size, type and tenure in new residential developments

Property Size	Total affordable housing needed	*Type of affordable housing needed*	
1 bed	34%	*Affordable rent*	*34%*
		Shared Ownership	*0%*
2 bed	50%	*Affordable rent*	*39%*
		Shared ownership	*11%*
3+ bed	16%	*Affordable rent*	*9%*
		Shared ownership	*7%*

Private Sector Housing Requirements			
1 bed	**2 bed**	**3 bed**	**4+bed**
2%	56%	25%	17%

Target: As set out above in Policy

Monitoring and Review: Annual monitoring report, future Strategic Housing Market Assessments

Delivery Responsibility: Wiltshire Council, Development Industry, RSLs

Policies replaced: None

8.14 Delivering a thriving economy in the Wilton Community Area

Although new employment opportunities will arise in Salisbury, the growth in housing in the Wilton Community Area will be balanced with job provision. Core Policy 7 allocates 3ha of the UKLF site for strategic employment growth. Further need will be assessed within the Site Specific Allocations DPD to determine if additional allocations are required. Any further sites will be considered in accordance with the Sustainable Settlement Strategy in Core Policy 1 and are therefore also likely to be centred on Wilton.

[103] Housing needs and Market Survey by DCA, Appendix 1

9. Applying the Spatial Strategy to Amesbury Community Area

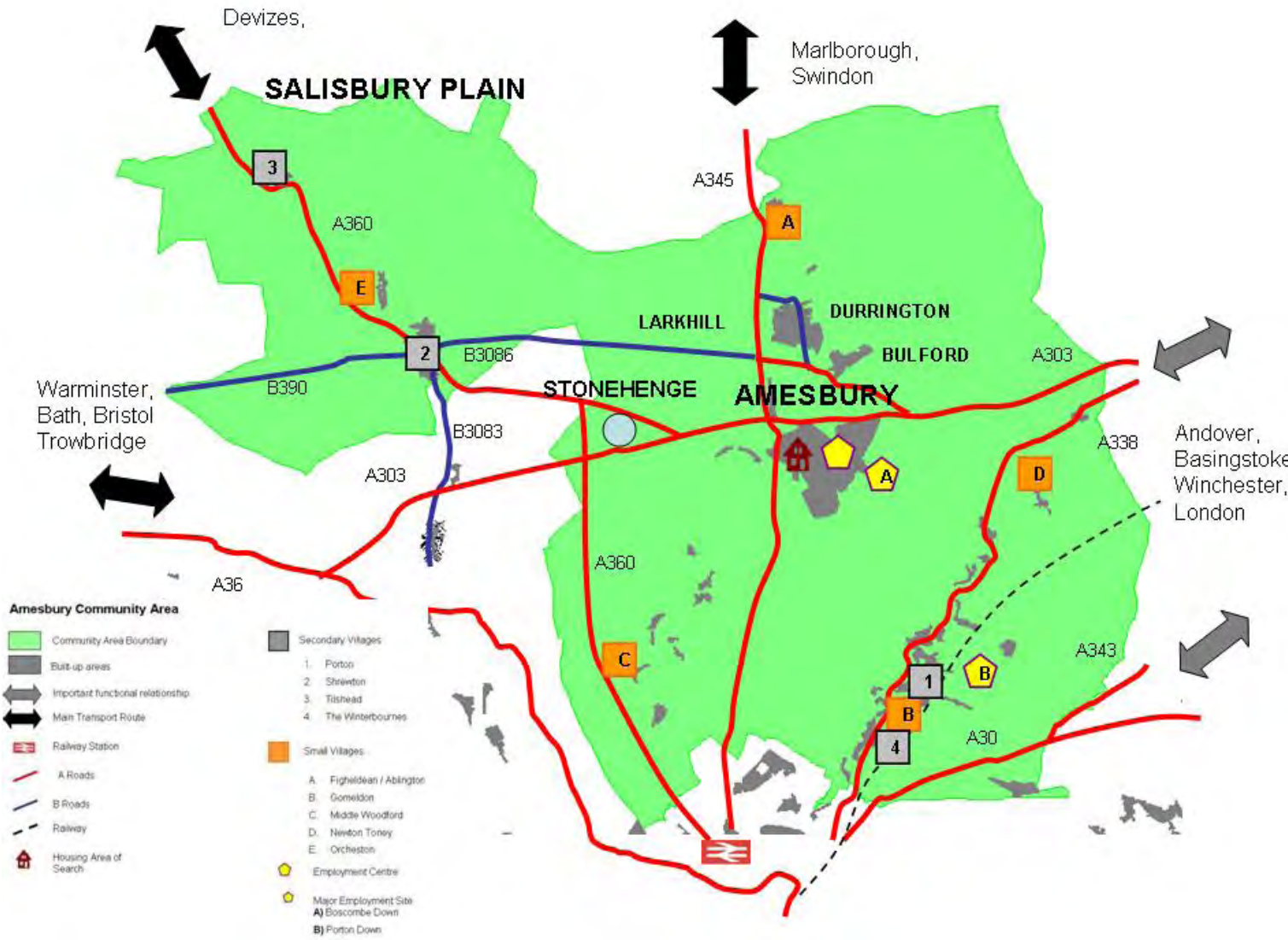
9.0 Portrait

The Amesbury Community Area comprises the town of Amesbury and surrounding parishes of Tilshead, Orcheston, Shrewton, Figheldean, Netheravon, Enford, Durrington (including Larkhill), Milston, Bulford, Cholderton, Wilsford & Lake, The Woodfords and Great Durnford. Amesbury is situated some 8 miles north of Salisbury with Salisbury Plain, a large military training area further to the north. It is located on the A303, a major arterial route from London to the West Country. The town is surrounded by an ancient landscape. The parish boundary of Amesbury encompasses the ancient, Neolithic site of Stonehenge - a World Heritage Site which attracts over a million visitors a year. Large areas around Salisbury Plain and nearby Porton Down are designated as Special Protection Areas, to reflect the unique make-up of what is one of Europe's last natural semi-dry grassland habitats.

9.1 The last 15 years has seen the delivery of major growth in the Amesbury Community Area. Two major employment sites continue to develop at Solstice Park and Porton Down. Solstice Park is a £250 million Business Park fronting the A303 at Amesbury. Porton Down is an international centre of excellence in employment terms for biological research and health protection, which continues to plan for future improvements. Another key influence is the Ministry of Defence airbase at Boscombe Down, a major research and development establishment and the army garrisons at Larkhill, Bulford and Tilshead. Alongside this growth in jobs, significant planned expansion of new homes is being delivered at Archers Gate.

9.2 This growth has generally been welcomed by the local community but has not been delivered without revealing some key challenges that this strategy seeks to resolve. These are:

- The pace of growth is perceived to have outstripped the level of services and facilities that the area provides. There is a serious question mark over whether there is enough retail choice.
- A lasting solution needs to be found for Stonehenge, which is compromised by the roads and served by a cramped, outdated visitor centre.
- Despite the number of visitors Stonehenge attracts, Amesbury and the surrounding area see little economic benefit spin-off from it.
- There is a challenge to improve public transport, pedestrian and cycle linkages to ensure that the residential growth areas have easy, convenient and safe access to the Town Centre facilities.
- A number of the surrounding villages are poorly served by public transport choice to the main service centre at Amesbury.
- The area is still inhibited by the lack of dualling of the A303 and delivery of the Winterbourne Stoke bypass.
- The perception and fear of crime and anti-social behaviour is a high priority and measures are needed to try and make people feel safer in their communities.
- Salisbury Plain is the largest surviving semi-natural dry grassland in the European Union and Porton Down, The River Avon and Parsonage Down are all important nature conservation sites. This Strategy seeks to reconcile growth with the need for their long-term enhancement.



Map 7 - Spatial Strategy for the Amesbury Community Area

9.3 A Vision for the Amesbury Community Area

Over the next 20 years Amesbury will continue to be the focus of managed growth within the area. It has a good choice of transport and provides a good range of services including retail and health, acting as an important service centre to many of the villages. It has good levels of employment, including the specialist sectors within the MOD, QinetiQ at Boscombe Down and the scientific research at Porton Down. It is for these reasons that Amesbury has been identified as a sustainable location to accommodate significant growth.

9.4 In 20 years Amesbury will be a thriving community reflecting the aspirations of its residents. It will be a place where people want to stay, attracting new residents, businesses and visitors alike. Managed growth will have provided new homes and jobs, which supports improved services and retail choice and cements Amesbury's own specific identity. Through working with partners, especially English Heritage and the National Trust a lasting solution to the Stonehenge Issue will have been realised, which returns the monument to a setting more respectful of its status as an international icon and delivers tangible economic benefits to the local area.

9.5 The villages of Durrington (including Larkhill) and Bulford will have seen growth in proportion to their size, while the smaller villages of Tilshead, Orcheston, Shrewton, Figheldean, Netheravon, Enford, , Milston, Cholderton, Wilsford & Lake, The Woodfords and Great Durnford, will have changed very little, but will have seen the benefits of the growth at Amesbury, with an improved range of services within easy reach. The important employers at Porton Down, Boscombe Down and the MOD on Salisbury Plain will have had their ambitious future plans realised and will have consolidated their presence in the area. Furthermore these developments will have included implementing meaningful solutions which enhance nationally important wildlife sites.

9.6 Providing decent affordable homes and employment opportunities in the Amesbury Community Area

9.7 The scale and distribution of growth

2650 new homes and 17 ha of employment land will be provided to meet the needs of the Amesbury Community Area over the lifetime of this Strategy[104]. Core Policies 4 and 7 in Chapter 6 set out the strategic allocations in relation to housing and employment respectively. These allocations are shown on the map above and in summary for the Amesbury Community Area include:

Site Allocation	No. of Dwellings	Employment (ha)
Kings Gate	1300	0

9.8 Other strategic allocations that will contribute to delivering the growth required in the Amesbury Community Area will include those unimplemented allocations from the previous Local Plan, which will be saved. Although these sites individually will deliver small numbers of dwellings, within the context of meeting needs in the Amesbury Community Area and frontloading of this Plan, they will make an important strategic contribution.

Saved Local Plan allocation	No. of Dwellings	Employment (ha)
Netheravon Rd Durrington (H12)	120	0
Boscombe Down	0	7
Porton Down	0	10

9.9 The type of houses that are needed[105]

The evidence sets out the need for which type of houses are needed in the Amesbury Community Area and these are expressed in the following policy:

[104] See Topic Paper 4, 'Housing and addenda, the Strategic Housing Land Availability Study 2009 and the Strategic Site Selection Paper 1 and 2 & Topic Paper 9, 'Employment' and addenda.
[105] See Housing Needs and Market Survey by DCA, Appendix 1.

Core Policy 11 - Meeting the housing needs for the Amesbury Community Area

The size and type of housing in developments should reflect the needs of the Amesbury community area and provide the following proportions of house size, type and tenure in new residential developments

Amesbury Community Area: Affordable Housing by Size and Type			
Property Size	**Total Affordable Housing needed**	***Type of affordable housing needed***	
1 bed	38%	*Affordable rent*	*28%*
		Shared Ownership	*10%*
2 bed	56%	*Affordable rent*	*29%*
		Shared ownership	*27%*
3+ bed	6%	*Affordable rent*	*6%*
		Shared ownership	*0%*

Private Sector Requirements				
	1 bed	**2 bed**	**3 bed**	**4+bed**
Stonehenge	17%	31%	25%	27%

Target: As set out above in Policy

Monitoring and Review: Annual monitoring report, future Strategic Housing Market Assessments

Delivery Responsibility: Wiltshire Council, Development Industry, RSLs

Policies replaced: None

9.10 Delivering a thriving economy for the Amesbury Community Area

The Amesbury Community Area is home to strategically important employers, and this Strategy puts in place measures to ensure that they can meet their future aspirations by staying in the area in the long term and continue to make a significant contribution to the prosperity of south Wiltshire. The following are key strategic actions necessary to achieve this.

9.11 (a) Porton Down

The scientific community at Porton Down is a prized asset in south Wiltshire. It comprises three organisations, the Defence Science and Technology Laboratory (DSTL), the Health Protection Agency (HPA) and the Porton Down Science Park operator (Tetricus). DSTL is the centre of scientific and engineering excellence for the Ministry of Defence. The HPA is an independent organisation, which aims to protect the public from threats to their health from infectious diseases and environmental hazards, prevent harm and prepare for threats. It plays a critical role in preparing for and coordinating responses to healthcare emergencies including potential terrorist threats. In addition, the HPA carries out research into understanding infectious diseases and manufactures a number of healthcare products, including vaccines. The Porton Down Science Park (PDSP) was founded in October 1997 in order to meet the key defence diversification objectives through transfer of non-defence technology between public and private sectors. The PDSP will be developed as both a science park and business incubation facility with an emphasis on bioscience sector. This site has 10 ha allocated within the Local Plan and this is carried forward by this Strategy.

9.12 In January 2007 the Council adopted the Porton Down Master Plan as supplementary planning guidance to the saved local plan employment allocation E8B within Core Policy 7, which sets out a holistic picture of how each organisation can develop over the next 10 years. The Master Plan has been reviewed as part of the production of this Strategy and is still relevant, effective and valued by all parties. It is not proposed it should be reviewed at this time. Porton Down is designated a Special Protection Area (SPA) principally for its large population of the rare stone curlew. The site is

also designated as a Special Area of Conservation (SAC) for its chalk grassland habitat and population of butterflies[106].

9.13 While all parties are working positively to mitigate the impacts of the Porton activity on habitats, currently the issue has been addressed in a piecemeal fashion which is slowing the development process and threatening key habitats. There have been recent changes in the aspiration of the parties at Porton, specifically the Government's announcement to invest some £400 million in redevelopment and modernisation of the HPA site. This represents a valuable contribution to the south Wiltshire economy but brings the potential conflict with nature conservation interests into sharper focus.

9.14 The council is working with the Porton Down scientific community, Natural England and the Royal Society for the Protection of Birds (RSPB) to agree a Wildlife Management Plan for the site. The Wildlife Management Plan will provide an opportunity to enhance the scale and availability of habitat for the stone curlew and other conservation interests at the site. Once agreed the Wildlife Management Plan will provide a comprehensive evidence base which can be used to inform the future development proposals of all three organisations. It will be used to identify avoidance and mitigation measures that can help prove that there are no significant effects on the Porton SPA/SAC or SSSI when proposals are considered at the application stage. This will ensure that the aspirations of the scientific community can be realised while at the same time, maximising the wildlife potential of the site.

Core Policy 12 - Porton Down The Council recognises the important contribution that the Porton Down science community makes to the economy, both nationally and within south Wiltshire. The council will work with partners on the production of a Wildlife Management Plan to be adopted as Supplementary Planning Document for the Porton Down SAC, SPA and SSSI. Once finalised, this will enable the scientific community's aspirations to be met while at the same time providing a comprehensive framework for wildlife protection and enhancement at the site. New development in connection with DSTL, HPA and the Porton Down Science Park will be permitted where it contributes to the implementation of the Wildlife Management Plan. Until such time as the Wildlife Management Plan is agreed, new development proposals will only be permitted where they can demonstrate that either alone or in combination with other plans or projects, they do not have a significant impact on the integrity of the Porton Down SPA, SAC or SSSI.
Targets: % habitat at Porton Down in favorable condition. Number of breeding pairs of Stone Curlew Speed of processing planning applications for Porton Down
Monitoring and Review: AMR, Wildlife management plan
Delivery Responsibility: Wiltshire Council, RSPB, DSTL HPA, PDSP Natural England
Policies replaced: None

9.15 'Salisbury Super-Garrison' - Military Civilian Integration Programme[107]

There are currently around 15,000 military personnel and an estimated 14,000 dependants based in Wiltshire, which makes the military the county's biggest employer. Many more jobs are 'defence dependent' (i.e. MoD agency staff, Civil Servants and contractors) and the spending power of military personnel is worth around £400m pa to the economy.

[106] See Habitats Regulations Assessment by Nicholas Pearson Associates, June 2009.
[107] Military changes in Wiltshire and changes to national policy, Military Civilian Integration Programme, Update June 2009, Wiltshire Council.

9.16 This significant military presence is changing. The development of Britain's first 'Super Garrison' around the Salisbury Plain area will have far reaching implications for local communities and will attract multi-million pound investment into the county. The changes are most likely to impact on communities across Wiltshire, especially in Amesbury, Bulford, Chippenham, Corsham, Salisbury, Tidworth, and Wilton. The Military Civilian Integration Programme (MCI) was set up in 2007 to shape and positively influence these changes where possible. The aim of the MCI is to balance the economic and social benefits of the military presence in the county with acceptable environmental impact, in order to contribute to 'improving life in Wiltshire'[108].

9.17 The Super-Garrison project will be supported and as proposals are brought forward an assessment will be made on the best means of achieving these including through the site specifics allocations DPD and possible adoption of SPD.

9.18 Existing employment land supply

The Amesbury Community Area is the location of the majority of the allocated employment land, in south Wiltshire, but as explained in Chapter 6, the RSS recognises Salisbury as the key employment centre and hence the existing level of allocations is not in conformity with this.

9.19 There are exceptional local circumstances which merit the continued support of existing employment land allocations at both Porton Down and Boscombe Down. Each of these employment sites are key to the south Wiltshire economy and make an important contribution to the economy. The land identified should support science-based industry and research and facilitate the implementation of the Salisbury Research Triangle initiative. These sites are allocated for this specialist use and are not therefore in effect a 'mainstream' commercial allocation.

9.20 At Solstice Park, Amesbury, some 64ha of employment land is available. This no longer conforms with the RSS, which instead directs major employment growth to Salisbury. However this land is consented and has been the subject of significant investor commitment prior to revisions to the RSS being introduced. Therefore employment development can proceed on this site as per the existing planning permission, but the allocation will not be saved from the last local plan[109].

9.21 Providing retail choice in the Amesbury Community Area

Retailing in Amesbury is characterised by convenience based shopping and despite the growth in homes, Amesbury still delivers a more local shopping function compared to Salisbury. The pace of growth in Amesbury has left the provision of retailing and services a little behind and large proportions of the community travel significant distances to centres such as Salisbury for their weekly shopping needs[110].

9.22 In December 2008 a new Lidl store opened in an out of town location. The outcome of a call-in inquiry for two applications for out of centre convenience stores could influence the retail position in Amesbury greatly with respect to both comparison and convenience floorspace. However, potential exists to assemble a site around the old-Co-op store within the town centre subject to meeting with design requirements and needs of the conservation area appraisal.

9.23 In Amesbury there are also concerns over the loss of A1 retail units especially to take-aways. The existing Primary and Secondary retail frontages and associated policies S1 and S2 of the Local Plan will continue to be saved. These policies will be assessed and amended within a subsequent DPD.

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[108] See www.wiltshire.gov.uk/communityandliving/militarycivilianintegration programme.htm
[109] Topic Paper 9, 'Economy' , section 9.
110 Retail and Leisure Needs Study, GVA Grimley 2006, p343-44 and p73 to 76

9.24 Ensuring essential infrastructure is delivered to support growth in the Amesbury Community Area.

The A303 corridor runs through the area and is a main arterial route from London to the South West. It suffers from problems, with intermittent stretches of single lane carriageway causing large delays at peak times. This has a knock-on effect on the attractiveness of the area for business and tourism investment. Studies have confirmed the need to overcome these problems by dualling the A303 along its length. Wiltshire Council will work collaboratively with agencies, such as the Highways Agency and the Department of Transport, to try and achieve an acceptable solution to the dualling of the A303. However, this must incorporate environmental measures to mitigate impacts upon the Stonehenge WHS and other outstanding landscapes.

9.25 Protecting and enhancing Amesbury Community Area's high quality environments.

Two issues which are specific to the Stonehenge Area are as follows:

9.25(a) Stonehenge

Stonehenge is a World Heritage Site and is one of the most important monuments in the World. However, it is marooned between two busy roads and served by a cramped, outdated visitor centre, and has been called a "national disgrace" by the House of Commons public Accounts Committee. Wiltshire Council will continue to be active partners in seeking a long term solution which mitigates the impacts of the roads, delivers a greatly enhanced visitor experience and returns the monument to a chalk downland setting more appropriate to its status[111].

Furthermore, Stonehenge is one of the most important tourist destinations in the UK. Many overseas visitors consider a visit to Stonehenge as a "must see" attraction. However there is lack of capital made on this unique opportunity locally. There is little evidence of the attraction having any real benefit at all for Amesbury or the surrounding villages. The presence of linked trips or tourists deciding to stay in the surrounding villages is all but absent.

Core Policy 13 - Stonehenge New visitor facilities will be permitted where they in the opinion of the Council: • Return Stonehenge to a more respectful setting befitting of it WHS status • Includes measures to mitigate the negative impacts of the roads • Introduces a greatly enhanced visitor experience in a high quality visitor centre • Implement an environmentally sensitive method of managing visitors to and from Stonehenge • Includes a tourist Information element which highlights other attractions and facilities on offer in the surrounding area and raises the profile of Wiltshire.
Targets: Successful implementation of a new scheme by the London Olympics in 2012
Monitoring and Review: AMR.
Delivery Responsibility: English Heritage, National Trust, Wiltshire Council and partners.
Policies replaced: nil

[111] See Stonehenge World Heritage Site Management Plan 2009.

9.25(b) Nature Conservation

Salisbury Plain is the largest known expanse of unimproved chalk downland in northwest Europe and, along with Porton Down, supports two of the largest Site of Special Scientific Interests (SSSI) in Britain. Together these areas support a huge diversity of flowers and butterflies and provide cover, foraging and nesting habitat for farmland birds including the rare stone curlew. This does introduce the specific challenge in the Amesbury community area of reconciling some major and welcome investment proposals at Porton Down and the Super Garrison on the Plain, with the added pressure it will place on wildlife interests. The Porton Down section above sets out how a partnership approach to seeking long-term comprehensive solutions will be pursued.

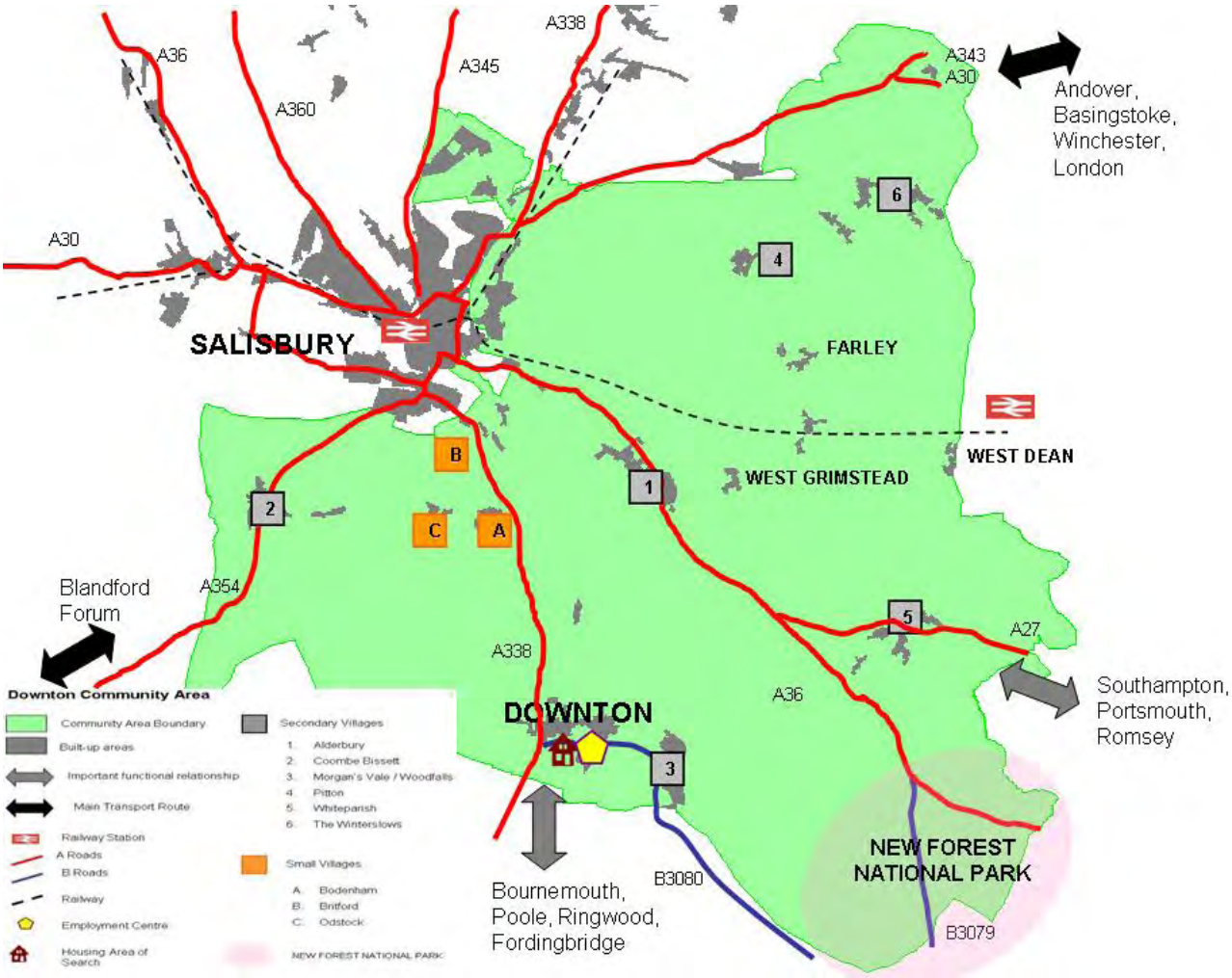
10. Applying the Spatial Strategy to Dowton Community Area

10.1 Portrait

The Downton Community Area sits in the south-east corner of Wiltshire, where the chalk of Salisbury Plain falls towards the Hampshire Basin and the sands and gravels of the New Forest. The south-eastern extremes of the Area fall within the jurisdiction of the New Forest National Park Authority for planning purposes.

10.2 Downton is the Local Service Centre for the Area, but the adjacent city of Salisbury also provides significant employment, retail, leisure and cultural opportunities. The Area is more populated than the rural Community Areas to the west of Salisbury and has a number of Secondary Villages in relatively close proximity to each other and to the city. With good A-road connectivity to the south coast, the influence of larger centres including Bournemouth and Southampton are also strong in the Area, especially with regard to job markets and shopping[112], and the railway line from Salisbury to Southampton runs through the Area, with a stop at West Dean.

10.3 The Downton Community Area has four secondary schools, one in Downton and three in Laverstock, which include children from the Salisbury City catchment area and beyond. Statistically, the area is relatively affluent, but pockets of deprivation do exist, with 500 children living in income-deprived families.



Map 8: Spatial Strategy for the Downton Community Area

[112] See Retail and Leisure Needs Study by GVA Grimley 2006, para 13.

10.4 The Downton Community Area is short of affordable housing[113]. Although there is good employment in Downton, there is a need to build on this success and support its managed growth to ensure existing business can meet their future aspirations and new employers can be attracted. Access to services is good in the area, compared to the more remote rural areas in the west of south Wiltshire. However, there is an issue with regard to access to healthcare. Those without access to a private motor vehicle find it difficult to reach doctors, dentists and the hospital. There is a shortage of long-term beds in care homes[114].

10.5 The protection of the natural environment is a priority, especially given the proximity of the Downton Community area to the New Forest National Park. The preservation and enhancement of local heritage is also an important issue, with a need to ensure that new buildings or alterations to buildings are of a high quality.

10.6 A Vision for the Downton Community Area

In 20 years the Downton Community Area will comprise thriving communities reflecting the aspirations of its residents. The area will be comfortable with its relationship with Salisbury and will have benefited from the opportunities that growth has attracted to provide new homes and jobs, in a managed way that delivers improved services and choice.

10.7 In response to this challenge, Downton will continue to be the focus of appropriate levels of managed growth. It will have a choice of transport and provide a good range of services, and good levels of employment. Growth in Salisbury will not have been seen as a threat, but will have benefited the Downton Community Area by providing a range of high quality shops, services and facilities on its doorstep. The Area will further benefit from the delivery of improved community facilities and better connectivity through improved footpaths, cycle ways and public transport choices.

10.8 Providing a decent affordable home and employment opportunities in the Downton Community Area

10.9 The scale and distribution of growth

740 new homes and will be provided to meet the needs of Downton Community Area over the lifetime of this Strategy. These will be in addition to the two major growth sites for Salisbury in the parish of Laverstock.

10.10 Due to the highly constrained nature of Salisbury, it is inevitable that a significant proportion of the growth required to meet its long term needs will be located on greenfield sites on the edge of the city. Because of how the administrative boundaries are drawn tightly around the city, this will result in significant growth in several neighbouring parishes. It is important to understand that the site selection process indicates that this is unavoidable, due to the lack of reasonable alternative sites[115] and has been planned to meet Salisbury's needs and not those of the adjoining parishes within which the sites sit.

10.11 Although the Wick Lane site will deliver a small number of dwellings, within the context of meeting needs in the Downton Community area and frontloading of this Plan, it will make a strategic contribution. It is a saved site from the Local Plan where there are good prospects of delivery.

Saved local plan allocation	No. of Dwellings	Employment (ha)
Wick Lane, Downton (H11A)	50	0

[113] See Housing Needs and Market Survey by DCA, Appendix 1.
[114] See
[115] see Site Selection Papers 1and 2.

10.12 The type of houses that are needed[116]

The type of houses needed in the Downton Community Area are:

Core Policy 14 - Meeting Housing Needs In The Downton Community Area

The size and type of housing in developments should reflect the needs of the Downton community area and provide the following proportions of house size, type and tenure in new residential developments

Property Size	Total affordable housing needed	*Type of affordable housing needed*	
1 bed	58%	*Affordable rent*	*39%*
		Shared Ownership	*19%*
2 bed	25%	*Affordable rent*	*14%*
		Shared ownership	*11%*
3+ bed	17%	*Affordable rent*	*17%*
		Shared ownership	*0%*

Private Sector Housing Requirements			
1 bed	**2 bed**	**3 bed**	**4+bed**
14%	29%	20%	37%

Target: As set out above in Policy

Monitoring and Review: Annual monitoring report, future Strategic Housing Market Assessments

Delivery Responsibility: Wiltshire Council, Development Industry, RSLs

Policies replaced: None

10.13 Delivering a thriving economy

10.14 Although new employment opportunities will arise in Salisbury, the growth in housing in the Downton Community Area will need to be balanced with new job growth locally to provide for sustainable growth. Appropriate sites will be identified in a subsequent Site Specific Allocations DPD and in accordance with the Sustainable Settlement Strategy are likely to be focused on Downton.

10.15 Protecting and enhancing high quality environments

The south-eastern boundary of the area covered by this Strategy abuts the New Forest National Park. Parts of the parishes of Redlynch, Landford and Whiteparish lie within the National Park and, although they are located in Wiltshire, these areas are under the New Forest National Park Authority ("NPA") for all planning purposes. The policies contained in this Strategy do not therefore apply to development within these areas.

10.16 The NPA has recently issued a Consultation Draft Management Plan and a draft Recreational Management Strategy for the New Forest National Park but until such time as these New Forest Strategies are adopted, the Salisbury District Local Plan 2003 will remain in force in those areas of Wiltshire that lie within the National Park. This includes all those policies otherwise stated as being replaced by policies contained within this Strategy.

10.17 Some development in the remainder of south Wiltshire, might impact on the national park and the NPA will continue to be consulted on proposals that are considered to potentially impact on their aims. It is also necessary for this Strategy to impose a policy to control the impact of development outside of the National Park.

[116] See Housing and Market Survey Appendix 1 & Topic Paper 2, 'Housing and addenda.

Core Policy 15 – New Forest National Park Development will only be permitted where it does not have a negative impact on the: • Conservation and enhancement of the unique character and environment of the New Forest National Park, and in particular the special qualities of its landscape, wildlife and cultural heritage; • Encouragement of understanding and enjoyment of the New Forest National Park's special qualities; • Social and economic well being of local communities in ways that sustain the National Park's special character.
Targets: No approvals as exception to policy
Monitoring and Review: Annual Monitoring Report; Liaison with National Park Authority
Delivery Responsibility: Wiltshire Council, New Forest National Park Authority
Policies replaced: None

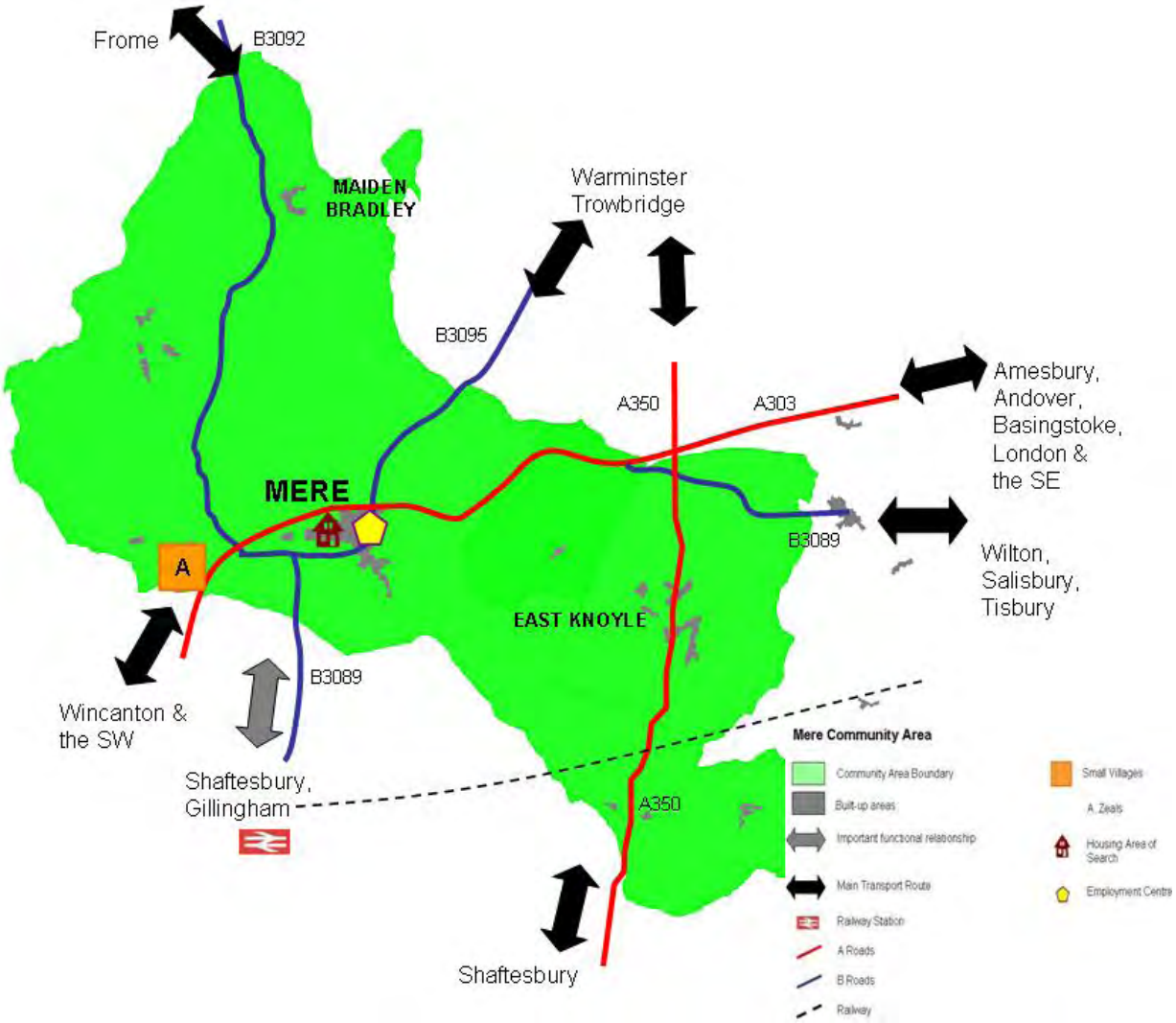
11. Applying the Spatial Strategy to the Mere Community Area

11.1 Portrait

The Mere Community Area lies at the extreme western side of south Wiltshire and is predominately rural in character. A large part of the Area is included within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty.

Mere is the Local Service Centre for the Area but settlements across the border in Dorset and Somerset, particularly Gillingham, also provide employment, education, retail, leisure and cultural opportunities. The Area is generally sparsely populated and does not have any Secondary Villages. Zeals is identified as the only small village in the area.

11.2 The A303 Trunk Road and A350 provide good routes across the Area, particularly to and from Mere, Zeals and East Knoyle, but access to other settlements is not generally of a high standard. The nearest railway station is on the Salisbury to Exeter line, at Gillingham.



Map 9: Spatial Strategy for the Mere Community Area

11.3 The Area is short of affordable housing[117]. There are employment opportunities in Mere, including internationally and nationally renowned businesses, such as the Hill Brush Company, and there is a need to build on this success and to try and create an environment that supports and nurtures this vital commodity and attracts more employers to help adapt to the challenges faced by the changing rural economy[118]

11.4 The house and ornamental garden at Stourhead is one of the National Trust's most visited properties and contributes to the local economy by bringing tourists to the area and providing employment opportunities.

11.5 Access to services in the Area is not of a high standard. Although public transport to adjacent towns such as Gillingham and Wincanton from Mere is adequate, and there is a demand-responsive 'Wiggly-bus', improved connections are needed.

11.6 There is a challenge to ensure that growth is managed so that it is appropriate to its location. Protecting the natural environment is a top priority. Enhancement of local heritage is also an important issue, with a need to ensure that new buildings or alterations to buildings are of a high quality.

11.7 A Vision for the Mere Community Area

In 20 years the Mere Area will comprise thriving communities which reflect the aspirations of its residents. The Area will have benefited from the opportunities that growth has attracted to provide new homes and jobs, in a managed way that delivers improved services and choice. In response to this challenge, Mere will continue to be the focus of appropriate levels of managed growth. It will provide a good range of services and good levels of employment. Infill and/or some affordable exception development will be appropriate in Zeals.

11.8 The Area will further benefit from the delivery of improved community facilities and better connectivity through improved footpaths, cycle ways and public transport choices. These developments will have been carried out in a manner that protects our built and natural heritage.

11.9 Providing a decent affordable home and employment opportunities in the Mere Community Area.

11.10 The scale and distribution of growth

290 new homes and 3 ha of employment land (saved Local Plan allocation) will be delivered to meet needs in the Mere Area over the lifetime of this Strategy. As the Area has no Secondary Villages it is anticipated that most, if not all, of this growth will be centred on Mere. However, the Strategy is designed to be flexible and has the potential for some of the growth to be accommodated through infill and affordable exception development at Zeals. The identification of new growth sites will be made through the subsequent Sites Specific Allocations DPD. No new strategically important sites have been identified in this Core Strategy but the following is saved:

Saved Local Plan allocation	No. of Dwellings	Employment (ha)
E12 Land at Mere	0	3

[117] see Salisbury Housing Needs Study by DCA, Appendix 1 page 5 of 7.
[118] See Topic Paper 9, 'Economy' page 5, 'Maintaining the Rural Community'

11.11 The type of houses that are needed[119]

The type of houses needed in the Mere Community Area are:

Core Policy 16 - Meeting Housing Needs In The Mere Community Area

The size and type of housing in developments should reflect the needs of the Mere community area and provide the following proportions of house size, type and tenure in new residential developments

Property Size	Total affordable housing needed	*Type of affordable housing needed*	
1 bed	0%	*Affordable rent*	*0%*
		Shared Ownership	*0%*
2 bed	53%	*Affordable rent*	*53%*
		Shared ownership	*0%*
3+ bed	47%	*Affordable rent*	*47%*
		Shared ownership	*0%*

Private Sector Housing Requirements			
1 bed	**2 bed**	**3 bed**	**4+bed**
0%	15%	48%	37%

Target: As set out above in Policy

Monitoring and Review: Annual monitoring report, future Strategic Housing Market Assessments

Delivery Responsibility: Wiltshire Council, Development Industry, RSLs

Policies replaced: None

11.12 Delivering a thriving economy

Some employment land allocated in Mere in the 1990s has not yet been taken up, whilst competing employment sites, elsewhere along the A303, have since been occupied. Local pay levels are low and with many residents commuting significant distances there is a risk of Mere becoming an excessively “dormitory” type settlement[120]. Close attention is therefore needed to balance employment and housing growth. The unimplemented employment allocation in Mere has been saved, and additional needs will be assessed within the Site Specific Allocations DPD to determine if a further allocation is required. Any further sites will be considered in accordance with the Sustainable Settlement Strategy and are therefore also likely to be centred on Mere.

11.13 There are a number of businesses that have been within Mere for a number of years, providing important local jobs. However their buildings and sites are old and not necessarily appropriate for modern business needs. Therefore in Mere itself where a business wishes to modernize and the proposal concerns loss of employment land of more than 0.25ha, redevelopment of the original site for alternate uses should be permitted so long as the business and job numbers remains in Mere and the loss of site is replaced with employment land of similar size elsewhere in Mere itself, subject to meeting other policies within the Local Development Framework’.

[119] See Housing and Market Survey Appendix 1 & Topic Paper 2, 'Housing and addenda.

[120] See Preferred Options Consultation Methodology and Output Report, response to PO 53 and 54, Appendix 4 pages 1361 to 1365.

11.14 Protecting and enhancing high quality environments[121]

Part[122] of this community area is located within the Cranborne Chase and West Wiltshire Downs AONB. Within the AONB particular attention will be placed on the preservation of the character and scenic quality of the environment. Where proposals come forward emphasis will be placed on their scale, location, siting, design, materials and landscaping. Where possible, proposals should aid the delivery of the AONB Management Plan. Applications for development within and adjoining the AONB should have regard to the AONB Landscape Character and Historic Landscape Character Assessments[123].

[121] See para 6.37 of this document for the general approach.
[122] See Map
[123] For more see Cranborne Chase and West Wiltshire Downs AONB Integrated Landscape Character Assessment by Land Use Consultants, June 2003 & The AONB Management Plan 2004-2009.

12. Applying the Spatial Strategy to Tisbury Community Area

12.1 Portrait

This community area is made up of 16 rural parishes with the Cranborne Chase and the West Wiltshire Downs Area of Outstanding Natural Beauty (AONB) covers the entire community area. It has a population of around 2000 people and lies 13 miles (21km) west of Salisbury. It is the centre for a large rural area. Although the pull of Salisbury is felt as one moves eastward through this area, many residents turn to neighbouring small towns in Dorset or Somerset; Shaftesbury, Gillingham, or Wincanton, for immediate needs such as supermarket shopping[124]. Tisbury is the local service centre in the community area.

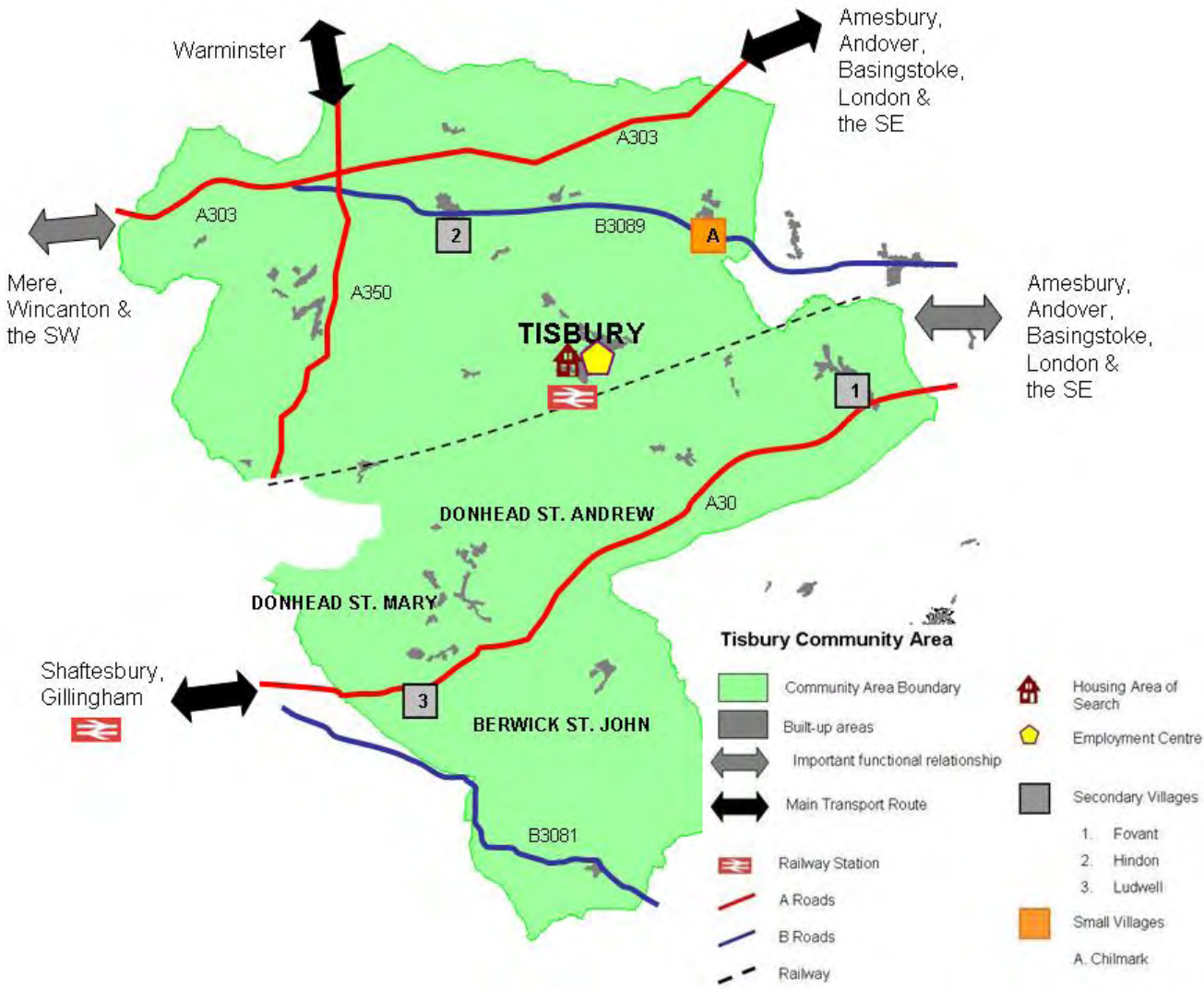
12.2 This area is a very safe place to live with the lowest crime rates per person in the county[125]. There are six primary schools in the area, two independent schools and no secondary schools with Shaftesbury and Gilllingham mainly providing that service. Although there is some good quality tourist accommodation in the community area, there is a lack of bedspaces, especially B&B.

12.3 Tisbury has a rail station on the Exeter to Salisbury line. It provides both local services and a direct service to London Waterloo in under two hours. Car ownership and long-distance commuting are above average. There are two A-roads passing through the area – the A303 running east-west and the A30 Salisbury-Shaftesbury road. There is one B-road and the remainder are lesser roads. Although Tisbury is close to these links, the poor road network to Tisbury itself makes it still feel remote. Hindon has reasonably good access by car being approximately 1 mile from the A303 and is fairly well served by bus routes between Salisbury and Mere. Initiatives such as the Sunshine Healthy Living Project[126], established in 2003, aims to address issues of social exclusion in the area. The demand-responsive “Tisbus”, introduced to address issues of social exclusion, provides a door-to-door service to all villages within a 10-mile radius of Tisbury.

[124] See Retail and Leisure Needs Study, GVA Grimley, 2006, appendix 8

[125] see Topic Paper 4, 'Supporting Communities', part J, pages 38-42.

[126] A Lottery funded charity that helps integrate people into community in ways such as providing over 600 people received advice and information on disability, establishing 2 support groups have been established in Tisbury and Mere and helping 14 people with learning disabilities have been able to improve their health, strength, mobility and confidence at the Tisbury Fit club



Map 10: Spatial Strategy for the Tisbury Community Area

12.4 A Vision for the Tisbury Community Area

In 20 years Tisbury will be a thriving community reflecting the aspirations of its residents, creating a place where people want to stay, attracting new residents, businesses and visitors alike. It will be comfortable with its role as an important local centre and will have benefited from the opportunities that modest growth in new homes and jobs. It continues to be strongly benefited by the existence of the railway service between London and Exeter. The services, facilities and retail that exist at Tisbury are important to local quality of life and convenience, and have been protected and enhanced. Modest new growth in Tisbury will be sympathetically designed and located so it blends with the village and takes account of the constraints presented by the poor access roads and the sensitive landscape of the AONB.

12.5 Outside of Tisbury, the area will be little changed with new development limited to modest levels appropriate to the scale of the settlements.

12.6 Providing a decent affordable home and employment opportunities for the Tisbury Area

12.7 The scale and distribution of growth

12.8 440 new homes and 1.4 ha of employment land (saved Local Plan allocation) will be provided in the Tisbury Community Area over the 20 year lifetime of this Strategy. The identification of new growth sites will be made through a subsequent Sites Specific Allocations DPD. No new strategically important sites have been identified in this Core Strategy but the following mixed use site is saved:

Saved Local Plan allocation	No. of Dwellings	Employment (ha)
Land at Hindon Lane, Tisbury (H14)	90	1.4ha

12.9 The type of houses that are needed[127]

The type of houses needed in the Tisbury Community Area are:

Core Policy 17 - Meeting Housing Needs in the Tisbury Community Area

The size and type of housing in developments should reflect the needs of the Tisbury community area and provide the following proportions of house size, type and tenure in new residential developments

Nadder Community Area: Demand for Affordable Housing by Size and Type			
Property Size	**Total affordable housing needed**	***Type of affordable housing needed***	
1 bed	40%	*Affordable rent*	*20%*
		Shared Ownership	*20%*
2 bed	20%	*Affordable rent*	*20%*
		Shared ownership	*0%*
3+ bed	40%	*Affordable rent*	*0%*
		Shared ownership	*40%*

Private Sector Requirements

	1 bed	2 bed	3 bed	4+bed
Tisbury	4%	10%	47%	39%

Target: As set out above in Policy

Monitoring and Review: Annual monitoring report, future Strategic Housing Market Assessments

Delivery Responsibility: Wiltshire Council, Development Industry, RSLs

Policies replaced: None

12.10 Delivering a thriving economy

Although there is modest employment in Tisbury, the community feel that there were limited job opportunities and some employment land should be allocated, but this should be small scale, well designed and in keeping with the village and surrounding countryside. The scale of any employment development must take account of the poor road access to the village.

[127] See Local Housing Needs and Market Survey Appendix 1

12.11 Tisbury itself has one main employment site known as the Station Works. The Employment Land Review identifies this as an 'identified employment site' and suggests that it could be suitable for redevelopment for intensification and modernisation of employment uses. This will be supported providing it does not result in adverse environmental impacts which can not be mitigated.

12.12 There are several other employment sites in the Tisbury Community Area including at the Old Dairy, Fonthill Bishop and Manor Farm, Chilmark. There is also an employment allocation to the north of Tisbury which should provide for small-scale employment units. This type of employment is still needed in Tisbury[128] and therefore this allocation will be saved. The forthcoming Site Specific Allocations DPD will allocate land to allow for the managed growth in the number of local jobs provided in Tisbury to help secure its long-term future as a key local employment centre. This will include working closely with existing employers to ensure they have the potential to meet their future plans[129].

12.13 Protecting and enhancing high quality environments

The whole of this community area is located within the Cranborne Chase and West Wiltshire Downs AONB. Tisbury is the AONB's largest settlement. Within the AONB particular attention will be placed on the preservation of the character and scenic quality of the environment. Where proposals come forward emphasis will be placed on their scale, location, siting, design, materials and landscaping. Where possible, proposals should aid the delivery of the AONB Management Plan. Applications for development within and adjoining the AONB should have regard to the AONB Landscape Character and Historic Landscape Character Assessments[130].

[128] See Salisbury District Employment Land Review, April 2007 Para. 18.6.6
[129] For further detail see Salisbury District Employment Land Review, April 2007, Section 8.
[130] For more see Cranbourne Chase and West Wiltshire Downs AONB Integrated Landscape Character Assessment by Land Use Consultants, June 2003 & The AONB Management Plan 2004-2009.

13. Managing Development – Setting Standards for delivery

As one Core Strategy is delivered for the whole of the Wiltshire Council area, then a comprehensive review and a new set of consistent development management policies will be produced. Only a small number of areas emerged that need new policies now to ensure development delivers outcomes specifically required in south Wiltshire.

13.1 Planning for dignity and opportunity in the housing market for all - provision for the elderly and those with disabilities[131]

South Wiltshire has an ageing population, more so than the national average, and this needs to be taken into account when planning for the future. This Strategy plans for the care of the elderly within their local communities, so people can continue to enjoy life in their own homes for as long as possible. If and when this is no longer possible, there is a need to ensure there are alternative facilities where people can continue to enjoy living in their local area with the level of care they require provided.

Core Policy 18 - Lifetime Homes Standards All new residential development will accord with Lifetime Homes Standards.
Targets: 100% of residential development delivered through the Core Strategy to accord with Lifetime Homes Standards.
Monitoring and Review: AMR & housing trajectory, % of completed dwellings delivered through the Core Strategy that meet Lifetime Homes Standards.
Delivery Responsibility: Wiltshire Council, Development Industry, Strategic Partnerships.
Policies replaced: H24

13.2 Water Management

The Strategy has been subject of a Habitats Regulations Assessment ("HRA"), which considers whether, either individually or in combination with other plans or policies, it will have a significant effect on any European designated nature sites. The HRA reveals concern about high phosphate concentrations and low flows in the River Avon Special Area of Conservation ("SAC"). These concerns were also expressed during the production of the RSS, which is itself subject to a separate HRA[132]. The SAC includes the Avon and rivers, which have an exceptionally rich flora and fish and invertebrate fauna. Given that South Wiltshire owns much of it character due to the water environment, it is also necessary to deal appropriately with the issues presented by flood risk. This will become increasingly more important due to the predicted effects of climate change.

13.2(a) Water Abstraction

Long-term predictions point to reduced river flows during dry summer periods of up to 50% compared to current conditions, due to climate change[133]. Such a scale of change will place stress on the river system and it is important that new development uses water efficiently to limit this stress. Water efficient homes use less hot water and have a reduced carbon footprint compared to existing stock. Water efficient homes also have reduced water bills. The Code for Sustainable Homes provides a standard for new homes that is already widely applied. Code level 3 is readily achievable at marginal extra cost and should ensure a consumption rate of 105 litres per head per day.

[131] For more see Topic Paper 14, Design and Topic Paper 16, 'Inclusive Design and addenda.
[132] See Habitats Regulations Assessment by Nicholas Pearson Associates, June 2009.

[133] See Topic Paper 18, 'Water'.

Core Policy 19 - Water Efficiency and the River Avon Special Area of Conservation In order to protect the River Avon Special Area of Conservation, all new residential development will be required to incorporate water efficiency measures to a minimum standard equivalent to Level 3 of the 'Code for Sustainable Homes'. Non-residential development will be required to incorporate water energy efficiency measures in their developments to the satisfaction of the Local Planning Authority. Developers will be expected to submit details of how water efficiency has been taken into account during the design of proposal.
Targets: No approvals against policy, maintenance of River Avon SAC in favourable condition
Monitoring and Review: AMR
Delivery Responsibility: Wiltshire Council, EA, Natural England, Water Companies, Developers
Policies replaced: None

13.2(b) Pollution and Phosphate Levels in the Water Environment

The River Avon SAC and ground water sources are particularly vulnerable to the effects of pollution from surface water drainage, non-physical and biological disturbance.

A specific issue raised by the HRA of this Core Strategy (and that on the RSS) concluded that, subject to programmed investment being carried out to reduce the phosphate load from major sewage treatment works in the River Avon system, there would be no adverse effect on the integrity of the SAC from proposed development. However, there are other phosphate inputs besides those attributable to sewage works, and initiatives are underway to better understand this issue and implement measures that will lead to a long-term reduction in phosphate concentration in the river[134].

Development in the SAC catchment should support this wider agenda to protect the river, and developers of the strategic sites identified in this Strategy will be required to contribute to an overall mitigation strategy through Section 106 agreements. This mitigation strategy will identify and implement measures to further reduce the phosphate levels in the SAC.

[134] See Habitats Regulations Assessment by Nicholas Pearson Associates, June 2009.

[134] See Topic Paper 18, 'Water'.

Core Policy 20- Pollution and phosphate Levels in the Water Environment In order to avoid and reduce the potential environmental effects on water quality in the River Avon SAC, appropriate schemes of mitigation, including consideration of suitable buffer zones along watercourses, habitat enhancements and river access management measures, will also be required to mitigate potential disturbance effects.' A Construction Management Plan should also be submitted to the Local Planning Authority to ensure measures proposed during construction are satisfactory All developments identified in this Core Strategy will be required, by means of financial contribution, to contribution to the undertaking and implementation of a Management Plan, to ensure that their development will not cause detriment to watercourses through the unmitigated addition of phosphates.
Targets: Production of a phosphate management plan, maintenance of River Avon SAC in favourable condition
Monitoring and Review: Implementation of the phosphate management plan
Delivery Responsibility: Wiltshire Council, EA, Natural England, Water Companies, Developers
Policies replaced: none

13.2(c) Flood Risk

The approach to flood risk in this strategy favours development in flood zone 1 over flood risk zones 2 and 3 in line with national guidance. Whilst the PPS 25 provides the national framework for flood risk, the South Wiltshire Strategic Flood Risk Assessment Level 1 and 2[135] is the first port of call for local information about flood risk. The SFRA will help in the application of the sequential and exception tests and will also assist developers in providing the correct level of information at the application level.

In order to pass the sequential test, developers will be required demonstrate that there are no sequentially preferable sites elsewhere on land in flood risk zone 1. Developers will be unable to prove that their sites are sequentially preferable if the up to date Strategic Housing Land Availability Assessment and Annual Monitoring report demonstrates that there is a 5 year supply of available and deliverable land located within Flood Risk Zone 1.

Core Policy 21 - Flood Risk Development proposals in Flood Risk Zones 2 and 3 will only be permitted following the successful application of the PPS25 sequential test and, if necessary, the exception test Development proposals in flood risk zones 2 or 3 will only be permitted where, in the case of Salisbury SSCT and Wilton, there are no sequentially preferable sites in flood risk zone 1 elsewhere within these settlements. Outside of these areas, development proposals in flood risk zones 2 and 3 will only be permitted where it is demonstrated that there are no sequentially preferable sites within the whole of south Wiltshire. These areas of search for alternative sites may be reduced or increased depending on may the functional requirements of the development or a particular need they are designed to meet. In order to reduce flood risk <u>all</u> new development will also be expected to include Sustainable Urban Drainage techniques (SUDS) to manage the storage and release of surface water runoff, unless this is not technically feasible, or where it can be demonstrated that ground conditions are unsuitable for such measures.

[135] See SFRA Level 1 by Halcrow 2008 and SFRA Level 2 Halcrow 2009

Targets: no approvals against policy or against EA advice
Monitoring and Review: AMR; External reviews (for example by the EA).
Delivery Responsibility: Wiltshire Council; EA; Developers.
Policies replaced: G4 and G6

13.3 Protection of Community facilities

Too many community facilities such as village shops and pubs are lost in south Wiltshire too easily[136]. A new, more thorough policy is needed to address this problem which is having a negative impact, especially in the rural areas.

Core Policy 22– Protection of Services and Community Facilities

Proposals involving the loss of a community service or facility will not be permitted unless it can be demonstrated that the site/ building is no longer viable for an alternative community use.

Preference will be given to retaining the existing use in the first instance, then for an alternative community use. Where this is not possible, a mixed use, which still retains a substantial portion of the community facility/service, will be favoured. Redevelopment for non -community service/ facility use will only be permitted as a last resort and where all other options have been exhausted.

In order for such proposals to be permitted, a comprehensive marketing plan will need to be undertaken and the details submitted with any planning application. Only where the Local Planning Authority is convinced that all preferable options have been exhausted will a change of use to a non -community use be considered. This marketing plan will, at the very minimum:

- Be undertaken for at least 6 months.
- Be as open and as flexible as possible with respect of alternative community use.
- Establish appropriate prices for the sale or lease of the site or building, which reflect the current or new community use, condition of the premises and the location of the site.
- Demonstrate the marketing has taken into account the hierarchy of preferred uses stated above.
- Clearly record the marketing undertaken (cuttings, proactive meeting sessions, etc) and details of respondents, in a manner capable of verification if requested.
- Provide details of any advertisements including date of publication and length of time advertisement
- Offer the lease of the site without restrictive rent review and tenancy conditions, or other restrictions which would prejudice the reuse as a community facility
- Demonstrate contact with previously interested parties, whose interest may have been discouraged by onerous conditions previously set out.

Targets: Retention of existing facilities and services
Monitoring and Review: AMR, Rural Facilities Survey
Delivery Responsibility: Wiltshire Council,
Policies replaced: PS3

13.4 Green infrastructure

Green infrastructure ("GI") is the physical environment within and between our cities, towns and villages. It is a functionally linked network of open spaces, including formal parks, gardens, woodlands, green corridors, waterways, street trees, open countryside, and sites of importance for biodiversity . The RSS requires authorities to produce Green Infrastructure Plans[137].

[136] See Topic Paper 4, 'Supporting Communities' section F, 'Shops', pages 27-31 and section G, 'pubs' pages 31-33

[137] See Topic Paper 5 on Biodiversity and its addenda. The Wiltshire Green Infrastructure Plan will be adopted as SPD by Wiltshire Council.

13.5 Within south Wiltshire there are many designated nature sites, which are protected from damage by new development by PPS9, however there are also a number of European protected nature sites and species where a significant effect as a result of the plan must not occur. This results in mitigation measures in excess of what PPS9 requires. For sites such as Porton Down and the River Avon specific measures have been identified within this Core Strategy, however for sites such as Salisbury Plain and New Forest more general green infrastructure requirements are necessary with respect to Green Infrastructure to insure that any impact such as recreation is mitigated against. To that end any development allocated within the Downton Community Area or Amesbury Community Area within the site specific allocations DPD will be required to provide the following:

a. high specific standards of greenspace provision for all developments;
b. identification of one or more specific greenspace sites to be provided;
c. contributions to specific site habitat improvement projects or visitor access management within Natura 2000 sites (N2K) sites as mitigation, for example:
    i. Stone Curlew plot creation within Salisbury Plain in collaboration with Defence Estates/RSPB;
    ii. habitat enhancement for Nightjar, Woodlark or Dartford Warbler within the New Forest, or recreational access management project, through a future joint working arrangement with the NFNPA.
    iii. Recreational management measures especially in relation to the New Forest National Park
d. to be provided through greenspace provision and access or quality improvements.

13.6 Further research may also be undertaken by the council or through pro-active partnership working with agencies and adjoining local authorities, including the New Forest National Park Authority, in order to inform these DPDs. This may include research/monitoring into possible mitigation need or recreation management of N2K sites.

13.7 There are also large areas of land that do not have formal designations. One of the key aims of the Wiltshire GI Plan, will be to maintain and improve biodiversity. However, the GI plan's objectives will also be aim to achieve the objectives of Core Policy 18. GI features are not only important in themselves, but also as a way of providing links between designated and other sites, helping species colonise and populate new areas, thus increasing their range, and also helping species adapt to climate change. Sympathetic design of new development can enhance biodiversity and contribute to GI networks.

Core Policy 23 - Green infrastructure and Habitat networks Proposals for development shall make provision for the retention and enhancement of existing Green Infrastructure. Where development is permitted the Local planning Authority will require developers to: • Contribute towards the implementation of the Wiltshire Green Infrastructure Plan. • Provide for any suitable alternative natural greenspace provision, access or quality improvements as well as proving linkages between greenspaces in order to deter increased public use of the New Forest and Salisbury Plain N2K sites, where appropriate • Put measures in place to ensure appropriate future management of Green Infrastructure; • Retain and enhance existing on site green infrastructure and create new or replacement Green Infrastructure equal to or above the current ecological value of the existing if damage or loss is unavoidable. • Maintain the integrity of the existing Green Infrastructure network and prevent habitat fragmentation Other measure that could also be considered include site habitat management measures and visitor access management measures at or around N2K sites, especially the New Forest and Salisbury Plain Until such time as the Green Infrastructure Plan is produced a development that would adversely affect the integrity and value of the existing Green Infrastructure Network, or prejudice the implementation of the Wiltshire Green Infrastructure Plan will not be permitted
Targets: Contributions towards achievement of Wiltshire BAP targets (GAPT2-5); Implementation of the Wiltshire GI Plan
Monitoring and Review: Environmental and biodiversity audit. Post development review
Delivery Responsibility: Wiltshire Council, Wiltshire Wildlife Trust, BAP working groups (Built Environment & HAP Group)
Polices replaced: None

13.8 Hotels, Bed and Breakfasts, Guest Houses and Conference Facilities

There is a lack in supply of both budget and high quality leisure accommodation[138]. Salisbury is less successful in attracting business visitors than other, similar destinations and does not have the conference facilities needed for large events. With respect to hotel facilities, planning permission has been easily obtained for change of use of some hotels away from tourist provision, for example to residential use, and this is further exacerbating the shortfall in bed space in Salisbury[139].

[138] Accommodation facilities in Salisbury, The Market Research Group, June 2005, para 11.1, incorporated into A Tourism Strategy for South Wiltshire Action Plan

[139] A Review of Hotel and Conference Facilities in Salisbury District, March 2006 & Topic Paper 10, 'Tourism and Leisure' and addenda & Tourism Strategy for South Wiltshire.

Core Policy 24 - Hotels, Bed and Breakfasts, Guest Houses and Conference Facilities Proposals for new hotels, bed and breakfasts, guesthouses or conference facilities within the SSCT and Amesbury will be supported. Proposals for new hotels, bed and breakfasts and guesthouses within Durrington, Bulford, Local Service Centres, Secondary Villages and Small Villages will be supported where the proposals are of an appropriate scale and character within the context of the immediate surroundings and the settlement as a whole. Permission may exceptionally be granted for proposals for new hotels, bed and breakfasts and guest houses in Smallest Settlements and The Countryside, where these proposals involve the conversion of buildings that for contextual, architectural, or historic reasons should be retained and would otherwise not be. In all cases it must be demonstrated that proposals will: • Not have a detrimental impact on the vitality of Primary Shopping Frontages or the viability of existing hotels, bed and breakfasts, guesthouses or conference facilities, and • Avoid unacceptable degrees of traffic generation and/or climate change effect through emissions. Proposals for the change of use of existing bed spaces provided in hotels or public houses or conference facilities to alternative uses will be resisted, unless it can be clearly demonstrated there is no longer a need for such a facility in either its current use, or in any other form of tourism, leisure, arts, entertainment or cultural use
Targets: No net loss in accommodation bed spaces
Monitoring and Review: Tourism Strategy and development control applications
Delivery Responsibility: Wiltshire Council
Policies replaced: T4 and T6

13.9 Air Pollution

Within the South Wiltshire, there are problems with air pollution, particularly transport generated emissions, in Salisbury which has a designated AQMA which covers the following areas

- Salisbury City Centre including Wilton Road / St Pauls Roundabout and London Road/ St Marks Road around St Marks Roundabout

13.10 Furthermore, the HRA has identified that their critical loads of nitrogen deposition are likely to be exceeded at the following sensitive sites

- New Forrest SAC,
- Dorset Heaths SAC,
- Fontmell and Melbury Downs SAC

13.11 Concern is also raised about the potential effect of air pollution on the River Avon SAC and Porton Down and Salisbury Plain SAC and SPA's. In order to ensure that the sensitive nature of these sites are protected and that the air quality in the AQMA is improved, development proposals, particularly those generating traffic uses, will need to demonstrate that there will be no significant increases in air pollution emissions, or that measures to secure improvements in air quality can be achieved.

Core Policy 25 - Air Quality Development proposals that are likely to cause air pollution will only be permitted where it can be demonstrated that measures can be implemented to minimise emissions to levels that protect health, environmental quality and amenity. When determining planning applications, consideration will be given to the following issues • The potential impact on the designated AQMA. • The potential impact on the environmental quality of the European designated sites An air quality impact assessment should accompany the planning application for sites identified within this Core Strategy and should detail any mitigation measures needed to make the development acceptable.
Targets: No approvals against policy.
Monitoring and Review: AMR; External reviews (for example by the EA).
Delivery Responsibility: Wiltshire Council.
Policies replaced: G2 VIII

14. Managing and monitoring the delivery of the strategy.

This Strategy has been developed to be truly deliverable and is underpinned by the use, wherever possible, of strategic housing and employment allocations to realise the Spatial Objectives without recourse to further policy work. This will ensure that the rolling supply of housing can be delivered form the outset of the plan. However the process does need to be carefully managed to ensure that it is effective and that if unforeseen outcomes arise that they can be addressed. The plan is designed to be flexible and contain high levels of contingency and this means it can effectively respond to events if necessary. There are a number of areas where there is less certainty over delivery or specific issues which do need further policy work to help delivery. While these have been kept to a minimum they are unavoidable and how these areas will be progressed needs to be explained.

14.1 The Integrated Delivery Plan

Chapter 6 highlighted some of the measures of how the Strategy will be implemented and the vehicle for ensuring it is effectively monitored. The Integrated Delivery Plan in Appendix E, sets out how each of the strategic outcomes sought by this Strategy will be delivered, by whom and when. Important elements to note are as follows:

(a) Annual Monitoring Report

This will be the principal tool to check progress against national, regional and local targets and will comply with the policy set out in paragraph 4.47 of PPS12. This strategy includes review milestones, which will trigger the contingency measures detailed it if delivery does not come forward as planned. The Strategy has been designed to have the flexibility to adapt to unexpected events without the need to reopen the Core Strategy process. See Chapter 14.

(b) Housing Trajectory

This is the key tool for managing delivery of this Strategy. It presents a timeline against which housing delivery can be monitored and contingency measures brought into play if necessary. Furthermore, as this spatial strategy is based on the delivery of mixed use sites, supported by essential infrastructure, the trajectory is indicative of the timeline and effectiveness of the whole plan.

(c) Partnership working

Working with key partners such as developers, infrastructure and service providers to ensure that the Strategy can be delivered in a timely coherent manner.

(d) Infrastructure Delivery Planning

Agreeing with essential infrastructure providers the measures needed to ensure that the Strategy can be successfully implemented, and identifying when they are needed, who will implement them, and how they will be funded. This information is detailed in the Integrated Delivery Plan at Appendix E[140]. This group, comprising statutory consultees and other key stakeholders has overseen the production of this Strategy and will continue to meet to oversee its progress and implementation[141]

(e) Development Management

A multi-disciplinary and multi-agency 'development team' approach is already in place and has involved working with landowners and their agents to facilitate the delivery of the deliverable strategic sites.

(f) Community and stakeholder engagement

The local community, especially through the Parish Councils, has been involved in discussions over implementation of key parts of this Strategy, including inputting into

[140] See also Topic Paper 17, 'Infrastructure'.
[141] See South Wiltshire Core Strategy Methodology Report

place shaping and community gain on strategic sites[142]. This will continue and will be a key part of managing the delivery. Community engagement will also be expanded to include the forthcoming Area Boards for Wiltshire.

(g) Further guidance
Production of this Strategy has highlighted areas where subsequent work will be required and a table showing further work required is included at Chapter 14.

(h) Environmental audits
Annual review (tour of inspection) of outcomes, with Members, to appraise the quality and effectiveness of the development delivered and appraise the success with regards to place shaping and to identify if additional guidance may be required.

(i) Corporate governance
An LDF Management Board comprising senior officers and elected members will oversee the implementation of the plan, monitor progress, identify corporate priorities and allocate resources accordingly, placing the Strategy at the heart of local government service delivery.

14.2 Next Steps and further Local Development Framework Documents.

Throughout this strategy, wherever subsequent guidance or LDF documents are required it has been clearly signposted. This Strategy has been designed to be as far as possible self-contained. The following table forms a helpful guide to forthcoming work that has been flagged up by production of this document.

Action	Further Work	Delivery Vehicle
Delivery of housing on strategic sites detailed in this strategy	Joint working with developers and community towards a master plan and assessments required to accompany a planning application	Master Plans Environmental assessments Planning applications Planning Brief for Churchfields Review existing planning Brief for Malting/Central Car Park.
Identification of further sites	Partnership working to establish 'deliverability' with land owners, essential infrastructure providers and communities	Site Specific Allocation DPD Development Templates Master Plans Environmental assessments Planning applications
Planning obligations	To establish a common approach across Wiltshire and translate the implications of the Community Infrastructure Levy into local actions.	Development Plan Document
Affordable Housing	To establish a common, effective approach across Wiltshire.	Supplementary Planning Document
Green Infrastructure Plan	To establish a common, effective	Supplementary Planning Document

[142] See South Wiltshire Core Strategy Methodology Report

Action	Further Work	Delivery Vehicle
	approach across Wiltshire.	
Water Quality Management Plan	To set up a steering group to oversee and implement the creation of a plan to identify and mitigate phosphate levels within the watercourses	Working group 106 Contributions from developers
Air Quality Management Area	To set up a steering group to oversee and implement the creation of a plan to identify and mitigate air quality pollution within Salisbury	Working group
Protection of rural pubs	To establish a clear framework for protecting the unjustified loss of public houses from local communities, including setting clear marketing requirements and systematic approach to viability testing	Supplementary Planning Document
Longer-term Salisbury Vision Projects including Southampton Road and public realm strategy	Work with infrastructure providers to identify and quantify essential infrastructure needed to allow delivery. Partnership with landowners, not only to demonstrate their commitment to delivery immediately after adoption of the Core Strategy. Identify and justify those environmental improvements which are required to ensure we are delivering high quality outcomes on Churchfields. Feasibility and viability work	Either dedicated briefs for key sites or an Action Area Plan for Salisbury
Porton Down	Revisit scope of intended works and production of Wildlife Management Plan which mitigates potential impacts Input into Programme Chrysalis Master Plan	Addenda to existing adopted Porton Down Master Plan. Wildlife Management Plan Adopt Programme Chrysalis as SPD.
Salisbury Super Garrison	Input into project work to scope land use implications of the project and to identify facilitation and mitigation required.	Project working. Potential planning briefs to address land use implications.
Gypsy's and Travellers	To establish a common, effective approach across Wiltshire that meets RSS requirements and identifies pitches	Development Plan Document as per LDS
Heritage	Policy guidance that will introduce a comprehensive approach to the challenges detailed on page XXX	Heritage Management SPD
Open Space	Review and update of existing SPG standards.	Review SPG.

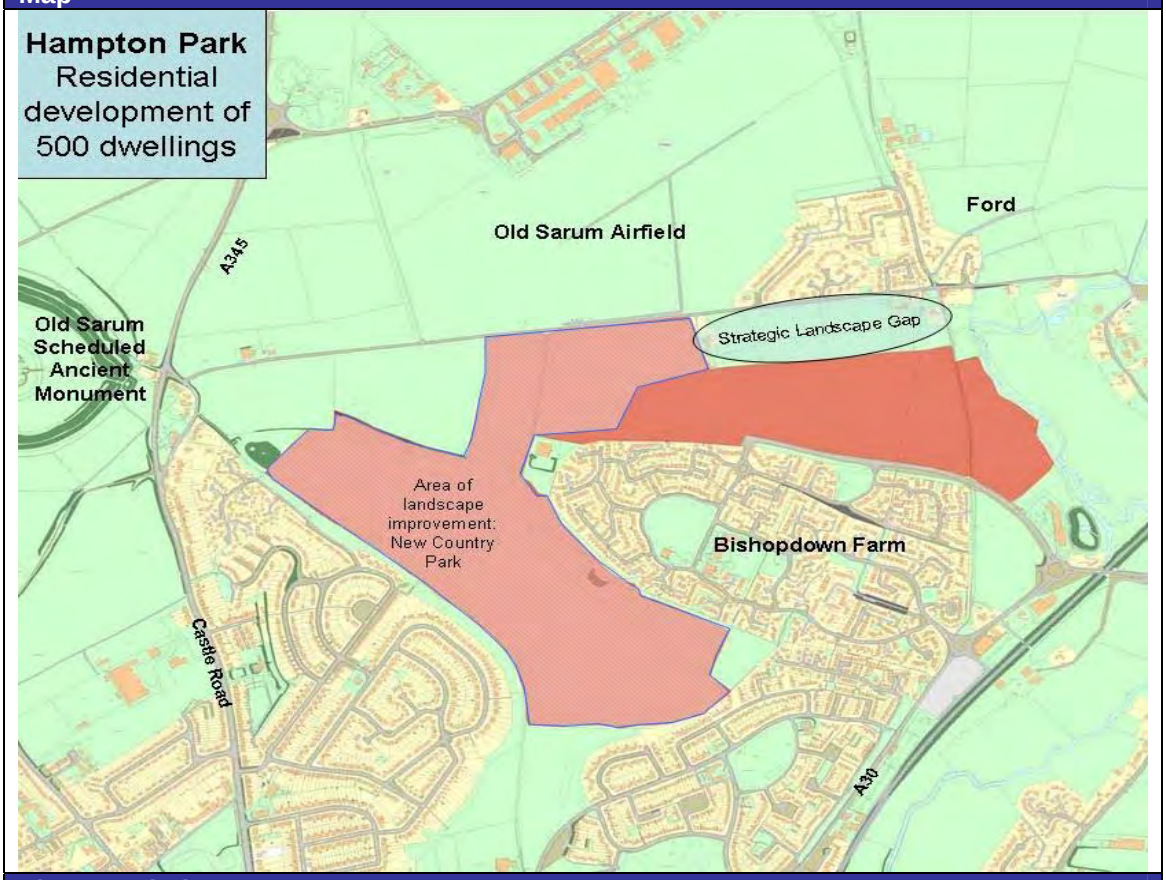
Appendix A
Development templates for strategic growth sites

As well as meeting all relevant polices in this Core Strategy and saved polices (see Appendix C), Core Policy 4 of this Strategy requires the master planning of the strategic sites that will deliver housing. The following templates set out the objectives for the new development, constraints and the infrastructure needed for the sites to be delivered.

Site Name

Hampton Park

Map



Site Description

This area of land to the east of the City is limited by the A345, the built envelope of Paul's Dene, Bishopdown, and Hampton Park, the flood plain of the River Bourne, the village of Ford, and the Conservation Area at Old Sarum Airfield. It has a gradual slope down to the Bourne with some level sections in the centre and south. There is a sharp rise towards Castle ridge.

Objectives for the development

To develop 500 new homes through a high quality residential development which delivers an appropriate sense of place in accordance with the South Wiltshire Design Guide, 'Creating Places', in a sustainable location close to Salisbury in a manner that compliments the existing community at Bishopdown Farm and makes a significant strategic contribution to meeting the local housing needs of South Wiltshire. Specific issues to be addressed are:

- Protection of the strategic landscape setting of the northern slopes of Salisbury including safeguarding views to and from Old Sarum Scheduled Ancient Monument.
- Strategic gap planning to ensure Ford retains its independent character and does not become merged with the city.
- The delivery of a significant country park that will be handed to the local community in perpetuity.
- To deliver a development that is adequately served by essential infrastructure including transportation, water, drainage, education, healthcare and emergency services and green infrastructure.
- To plan for the permanent retention and enhancement of the Castle Hill/Bishopdown green lung to the city as a key area of habitat retention and informal recreational open space.
- To deliver a development which conserves and in places enhances the natural environment, including the quality of the Bourne tributary of the River Avon SAC/SSSI

Site Constraints

- The sensitive landscape at the northern slopes of Salisbury including the setting of Old

Sarum SAM

- Strategically important green lung at Bishopdown/Castle Hill
- Retention of the separate identity of Ford and avoiding potential coalescence.
- The Bourne tributary to the River Avon SAC
- High pressure gas main to west of the site
- Retention of existing byways
- Existing residential amenity to the north and south
- Salisbury Air Quality Management Zone
- Interface with existing residential properties and rural fringe

Land uses and quanta of development

500 new dwellings of which a minimum of 40 % will be affordable. The breakdown will be as detailed in Core Policy 6.

Essential Infrastructure Requirements

Education: 1 form entry primary school and contributions towards secondary education
Transportation: Any major infrastructure requirements outcomes identified by the Salisbury Transport Model. A Transport Assessment setting out how the model shift promoted at national and RSS level will be achieved.
Green Infrastructure: 1 in 10 dwellings to have facilities for roosting bats. New woodland hedging and native species to connect to retained hedges to River Avon. Surveys of protected species, especially botanical, in June/July
Heritage/Salisbury Historic Environment Assessment: High risk to the west at Old Sarum SAM. Great potential for archaeology, field systems and Roman remains. Trial pitting under supervision of Wiltshire Council Archaeologist required.
Drainage and Water: Dedicated spine main to provide capacity. Sewers: limited capacity - requires off-site link plus extensive downstream improvements. Cumulative development within the upstream catchment at Old Sarum, Hampton Park and Longhedge developments will trigger significant works with new relief sewer to ensure that risk from sewer flooding is resolved. A contribution is required towards a management and mitigation plan to address phosphate levels in the watercourses and their threat to protected species as well as its implementation.
PCT: Financial contribution towards new or improved doctors and dentist surgeries**.**
Emergency Services: Contribution to the provision of a new community fire station or improvements to existing facilities in order to provide a comprehensive and flexible responses to future emergencies.
Renewable energy: 10% renewable energy generated on or near the site.

Place shaping requirements

In addition to the provisions of 'Creating Places' and saved Local Plan policies, master planning of this site needs to specifically address:

- Safeguarding zone for the high pressure gas main
- A strongly defined urban/rural edge to the north of the site
- The layout and utility of the Country Park
- Defining the strategic gap between the development and the settlement of Ford

Strategic Linkages

Linkages with the existing residential development at Bishopdown Farm and Hampton Park, to ensure that the new communities can integrate.

Delivery Mechanism

This site should be the subject of partnership between private and public sector based on frontloading a master plan to be approved by the Local Planning Authority as part of the planning application process. This Master Plan will guide the private sector led delivery of the site.

Key delivery milestones, monitoring and review

This site has been chosen not only because strategically, environmentally and consultatively it can make a significant contribution to meeting local needs through regeneration, but also because early discussions with land owners, agents and prospective developers have encouraged the Local Planning Authority that this site can be brought forward within the first five years. In order to safeguard the delivery of housing within this period the following milestones will be adhered to:

- Immediate partnership working with LPA and stakeholders frontloading matters
- A planning application accompanied by master plan and design code within 18 months

of adoption of the Core Strategy.

- A section 106 agreement will be required setting key milestones for delivery including that the site shall start delivering housing within 12 months of the grant of permission and a phasing agreement setting out completions at agreed milestones moving forward.

Failure to meet any of the above deadlines without production of compelling justification will lead to conclusion that the site is not deliverable and the site could be de-allocated in a mini-review of the Core Strategy and the site replaced with an alternative site where more certainty exists.

An independent viability review of the site will be undertaken by Wiltshire Council within two years to review the standards of delivery set in view of the projected recovery from the recession of 2009. This review will not be undertaken where the developer has demonstrated commitment through delivery in the first two years of the Strategy.

Site Name
Fugglestone Red

Description of site
The site is to the north west of Salisbury and is bounded by The Avenue to the north west, the A360 Devizes Road to the north east, the extent of the built envelope of Salisbury (Fugglestone Red and Bemerton Heath to the south east and the Imerys quarry site, a significant dry valley and the UK Land Forces site to the south) The site is mainly agricultural land but with significant treed features. It also includes an existing secondary school (Salisbury High School) to the south east of the site. The “townscape/countryside interface” of the whole area is of “elevated views, little/no foreground, generally harsh, abrupt settlement edge”.
Objectives for the development
To develop 1250 new homes and 8 hectares of employment land, through a high quality development which delivers an appropriate sense of place in accordance with the South

Wiltshire Design Guide, 'Creating Places' in a sustainable location close to Wilton and Salisbury, in a manner which compliments the existing communities and makes a significant strategic contribution to meeting the local housing needs of south Wiltshire. Specific issues to be addressed are:

- The delivery of a new local centre for the Fugglestone Red area.
- Contributions towards improving the secondary school
- Strategic gap planning to ensure Wilton retains its independent character and does not become merged with Salisbury.
- To deliver a development which conserves and in places enhances the natural environment, including the quality of the Camp Down SSSI, River Avon SAC
- To conserve and where possible enhance views from the Wilton Estate and Old Sarum SAM
- Conservation of the historic Avenue.

Site constraints

- Potential coalescence between Salisbury and Wilton and the need for a strategic landscape belt to be retained.
- The sensitive landscape, especially the north eastern edge and the setting of Old Sarum SAM
- Copses, wooded belts, and other tree planting
- Overhead power cables (several running N-S and E-W)
- Existing residential amenity to the east of the site.
- Salisbury Air Quality Management Area on Devizes Road and Wilton Road
- Setting of Wilton House and its historic park and garden.

Land uses and quanta of development

- 1250 new dwellings of which a minimum of 40% will be affordable. The breakdown will be as detailed in Core Policy 6.
- 8 hectares of employment land to include some start-up units
- New primary school and improvements to secondary school
- Public open space
- Space for a new cemetery
- Local Centre

Essential Infrastructure Requirements

Education: 2 form entry primary school and either a secondary contribution or assistance towards construction of new 'Salisbury High School'.
Transportation: Any major infrastructure requirement outcomes identified by the Salisbury Transport Model. New access including improvements to the junction between the A360 and The Avenue. A Traffic Assessment which sets out how the modal shift promoted at national and RSS level will be achieved, including improved, bus, cycle and walking routes.
Green infrastructure: Formal and informal public open space to be provided on site to reduce pressure on Camp Down SSSI. New woodland, hedges and standard trees to connect retained hedges and woodland and ultimately link to the River Avon. 1 in 10 properties to contain features suitable for roosting bats. Improved linkages and contributions towards improvements to Wilton House historic park and garden. Extended phase 1 survey to be undertaken. Site should look to minimise recreational impacts on the New Forest European protected sites.
Heritage: Archaeological investigations to be undertaken prior to finalisation of the site design, with the design responding to finds.
Drainage and Water: Requires boosted supply from existing local reservoir and a dedicated spine main to serve local distribution mains. On site sewers required to be provided by developers with separate systems of drainage. Off site surface water disposal to local land drainage systems with attenuated discharge needed to satisfy PPS25. On site foul-water pumping station with rising main to Devizes Road. Long off site connecting sewer (>1km) to agreed point of connection, where planned capacity is available to accept future foul flows. A contribution is required towards a management and mitigation plan to address phosphate levels in the River Avon SAC catchment and their threat to protected species as well as its implementation.
PCT: Financial contribution towards new or improved doctors and dentist surgeries**.**
Emergency services: Contribution to the provision of a new community fire station or improvements to existing facilities in order to provide a comprehensive and flexible responses to future emergencies.

Community facilities and services: Need to deliver a local centre to provide the local access to basic services this area of Salisbury currently lacks.
Renewable energy: 10% renewable energy generated on or near the site

Place shaping requirements

In addition to the provisions of 'Creating Places' and saved Local Plan policies, master planning of this site needs to specifically address:

- Significant tree planting to protect key views from Wilton Park.
- Overall building mass should be in keeping with the setting to Wilton Conservation Area.
- The Avenue not to be widened or subject to major road improvements.
- The visual gateway into Salisbury from the A360 is conserved and enhanced.
- A significant green buffer is retained between the built up areas of Salisbury and Wilton.
- Lighting does not exceed the height of the development and is designed to minimise light pollution and sky glow.
- Overhead cables to be buried.

Strategic linkages

Improved linkages Wilton House historic park and garden and UKLF site. Development will also need to integrate with the existing developments at Fugglestone Red and Bemerton Heath.

Delivery Mechanism

This site should be the subject of partnership between private and public sector based on frontloading a master plan to be approved by the Local Planning Authority as part of the planning application process. This Master Plan will guide the private sector led delivery of the site.

Key delivery milestones, monitoring and review

This site has been chosen not only because strategically, environmentally and consultatively it can make a significant contribution to meeting local needs through regeneration, but also because early discussions with land owners, agents and prospective developers have encouraged the Local Planning Authority that this site can be brought forward within the first five years. In order to safeguard the delivery of housing within this period the following milestones will be adhered to:

- Immediate partnership working with LPA and stakeholders frontloading matters
- A planning application accompanied by master plan and design code within 18 months of adoption of the Core Strategy.
- A section 106 agreement will be required setting key milestones for delivery including that the site shall start delivering housing within 12 months of the grant of permission and a phasing agreement setting out completions at agreed milestones moving forward.

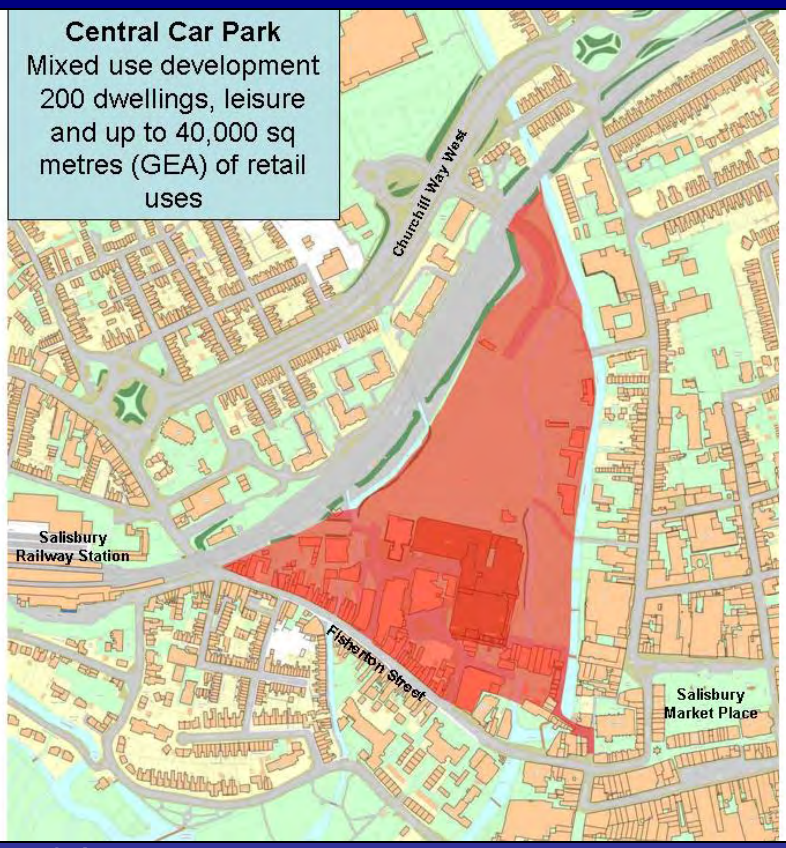
Failure to meet any of the above deadlines without production of compelling justification will lead to conclusion that the site is not deliverable and the site could be de-allocated in a mini-review of the Core Strategy and the site replaced with an alternative site where more certainty exists.

An independent viability review of the site will be undertaken by Wiltshire Council within two years to review the standards of delivery set in view of the projected recovery from the recession of 2009. This review will not be undertaken where the developer has demonstrated commitment through delivery in the first two years of the Strategy.

Site Name

Land at The Maltings and Central Car Park

Map



Description of site

A city centre site situated to the west of the city's established secondary shopping area. The southern part of the site predominantly comprises The Maltings shopping centre. To the north is the central surface level car park. To the north east is the 'Millstream' coach park. To the east of the coach park is the Boathouse bar and brasserie. To the south of the coach park are offices owned and occupied by the Probation Service and the Wiltshire PCT. To the immediate south of Avon Approach, leading to Central Car Park, is a service yard and private car park owned by Tesco's. The Playhouse Theatre, City Hall and Summerlock House (Department of Work and Pensions) are situated adjacent to The Maltings, to the south west of the site. Public Open Space runs along the eastern boundary and the city Library and Galleries are adjacent. To the extreme north of the site is an electricity substation and private car park. Several courses of the River Avon SAC flow through the site. To the west lies a railway embankment.

Objectives for the development

To develop a retail led mixed use regeneration scheme through a high quality development, which delivers an appropriate sense of place in accordance with the South Wiltshire Design Guide, 'Creating Places' in a sustainable location within Salisbury city centre, in a manner which compliments the existing retail provision and makes a significant strategic contribution to meeting local housing needs of south Wiltshire.

The redevelopment of the Maltings / Central Car Park will remain sensitive Salisbury's skyline and respect the scale and building forms of the historic urban fabric. It will build on the city's already strong retail offer to create a new quarter specifically designed to meet the demands of the modern shopper - and the modern retailer, with simple, regular shaped interior spaces which can be easily configured to meet a wide variety of needs and shop sizes.

The Maltings / Central Car Park will not be an enclosed shopping centre or self-contained mall style development, but a high quality outward looking design, which integrates into the city centre. Its retail, residential and leisure areas will be linked by open, pedestrianised

streets and public spaces, with an improved Cultural area around the Playhouse and City Hall, improving legibility from the new development through the cultural area to Fisherton Street. Relocation of the library will open up links to the Market Square. This open streetscape will connect the prime retail units anchored by a department store, residential and leisure areas.

Specific issue to be addressed are:

- To provide a range of retail unit sizes including a department store format and supermarket and a mix of major shop units and smaller store units
- To ensure the continued viability and vibrancy of the whole of Salisbury city centre
- To provide a range of homes including affordable suitable for a city centre location
- A relocated library
- To provide a range of office space
- Protection of views of Salisbury Cathedral.
- A development that upgrades public open space including riverside walks
- A holistic approach to addressing the piecemeal nature of car parking, rear aspects of properties and land ownerships in a comprehensive manner.
- A development that is well integrated and opens up links to Fisherton Street, Market Walk and the surrounding City Centre
- Retention and enhancement of the 'Shopmobility' scheme.
- Continued provision of public toilets
- Massing of new development respects the scale and building forms of the historic urban fabric
- The development can protect and enhance both the built and natural conservation interests surrounding the site
- The character of the development creates a sense of place that responds to and is sympathetic to locally distinctive patterns of development
- Providing a high quality public realm that promotes public spaces that are attractive, safe, uncluttered and work effectively for all in society.

Site constraints

- Protection of views of Salisbury Cathedral
- Protection and proximity of the River Avon SAC
- Salisbury city centre Air Quality Management Area
- Salisbury Conservation area and a number of listed buildings
- Electricity Sub-station
- Flooding
- Fragmented land ownership.
- Access, parking and servicing

Land uses and quanta of development

- Potential for a total of 40,000 sq m of retail floorspace (gross external area). A single, or few large retail outlets providing the whole of the floor area will not be appropriate to achieve the aims of the development and not be permitted.
- Comparison shopping uses, comprising a range of unit sizes including a department store format and a mix of major shop units and smaller store units
- Convenience floor space replacing the net loss of such floorspace
- Around 200 dwellings of which a minimum of 40% will be affordable. The breakdown will be as detailed in Core Policy 6.
- Office use
- Leisure uses (15% of comparison floor space), to improve the quality of leisure facilities
- A replacement library
- Adequate car parking spaces using under croft and multi-storey car parking
- A new park based around existing watercourses and opening linkages to the Market Square and Fisherton Street.
- Improved cultural area around the Playhouse and City Hall, improving legibility from the new development through the cultural area to Fisherton Street

Essential Infrastructure Requirements

Education: Contributions towards primary and secondary.

Transportation: Any major infrastructure requirement outcomes identified by the Salisbury Transport Model. A Transport Assessment which sets out how the modal shift promoted at national and RSS level will be achieved, including improved, bus, cycle and walking routes.
Green infrastructure: Formal and informal public open space to be provided on site including a new park. Adequate land to be set aside for treatment of surface runoff. Incorporation of at least buffer strips adjacent to the river, restricting lighting near river. Construction method statement required with application.
Flooding: Requirements of SFRA level 2 to be incorporated into design. No development in Flood Zone 3b. Development should be directed to areas of lowest risk from flooding with lower flood depths and velocities. Old landfill sites should be avoided where possible due to the risk of potential contaminants. Culverts both at the site and upstream need to be maintained. Model shows that safe access/egress will be possible via both Churchill Way West and Avon Approach during a 1 in 100 year flood event with climate change.
Heritage: Archaeological investigations should be undertaken prior to finalisation of the site design with the design responding to finds.
Drainage and Water: On site sewers provided by developers with separate systems of drainage, no spare capacity in local networks for a development of this scale. Off site surface water disposal to local land drainage systems with attenuated discharge to satisfy PPS25 is required. May require a pumped discharge and an off site link sewer to agreed point of connection, subject to engineering appraisal and network modelling to confirm the scope and extent of capacity improvements. There is a high probability of capacity improvements being necessary associated with downstream overflows to reduce risk of pollution and maintain water quality. A contribution is required towards a management and mitigation plan to address phosphate levels in the River Avon SAC catchment and their threat to protected species as well as its implementation.
PCT: Financial contribution towards new or improved doctors and dentist surgeries.
Emergency services: Contributions towards the Fire Service for new or improved fire stations in order to provide a comprehensive and flexible responses to future emergencies.
Renewable Energy: 10% renewable energy generated on or near the site as per RSS policy

Site Name

Churchfields and the Engine Sheds, Salisbury

Map

Description of site

A major employment site serving Salisbury. The site accommodates approximately 200 businesses of varying types and size on 33 hectares. It lies to the west of Salisbury city centre and to the south of the railway line, close to the railway station. The east, south and west of the site is bounded by the River Nadder (part of the River Avon SAC), with water meadows

beyond. To the west of the engine shed site lies Cherry Orchard Lane with residential development beyond. To the east is Ashfield Road. Both Cherry Orchard Lane and Ashfield Road pass under railway bridges providing northward routes to Wilton Road. The site is currently overgrown with dense scrub and a number of fairly large trees. is a vacant site, and it is bounded between the railway line to the north and Churchfields Road to the south and residential development to the west.

Objectives for the development

To develop a housing led mixed use redevelopment of around 1100 dwellings and retaining 5 ha of employment through a high quality master plan, which delivers an appropriate sense of place in accordance with the South Wiltshire Design Guide, 'Creating Places' in a sustainable location, in a manner which compliments the existing community and makes a significant strategic contribution to meeting local housing needs of South Wiltshire. Specific issues to be addressed are:

- Project alignment with the LDF to ensure there is adequate and appropriate land available to allow a successful decant for existing employers in and around Salisbury so the existing protective policy preventing change of use away from employment can be relaxed.
- Redevelopment that sympathetically capitalises on the assets of the site, such as proximity to water meadows, town path, Harnham and cathedral views
- Master planning to be undertaken for both sites to ensure that the two developments integrate.
- Providing green links from the east and west of the River Nadder, to contribute towards the environmental and ecological aspirations of the Salisbury Vision
- The incorporation of a central green to act as a focal point and encourage vitality
- A mix of heights of up to 6 storeys determined by detailed context planning
- Planning in and making features of key vista to the cathedral
- To provide an element of carbon neutral homes
- Maximising the site's south facing orientation

Site constraints

- Poor access through narrow rail bridges and via residential areas
- Potential land contamination (including former land fill site, abattoir and steam engine shed)
- Protection and proximity of the River Avon SAC
- Salisbury city centre Air Quality Management Area
- Protection of views of Salisbury Cathedral
- Interdependencies with the Waste Site Specific Allocations DPD to find a suitable decant site for the Household Recycling Centre currently on site
- Flooding

Engine shed:

- Issue over level of site, which appears to be mainly 2-3m above that of Churchfields Road: investigations need to be made as to whether this is artificial or natural.
- 3m high blank retaining wall along Churchfields Road provides an unattractive 'dead' frontage.
- Proximity to railway line

Land uses and quanta of development

- Approximately 1100 dwellings of which a minimum of 40% will be affordable. The breakdown will be as detailed in Core Policy 6.
- 5 ha of employment land
- Public Open Space
- Local neighbourhood centre
- Primary school

Essential Infrastructure Requirements

Education: 2 form entry primary school. Contributions towards secondary education.
Transportation: Any major infrastructure requirement outcomes identified by the Salisbury Transport Model. A Transport Assessment which sets out how the modal shift promoted at national and RSS level will be achieved, including improved, bus, cycle and walking routes. The site's proximity to the city centre and railway station provides opportunities for the implementation of strong demand management techniques to be applied.

Green infrastructure: Formal and informal public open space to be provided on site including a central green and green corridors adjacent to the River Nadder. Off-site contributions may also be required. Incorporating a significant buffer strip adjacent to river. 1 in 10 properties to contain features suitable for roosting bats. Woodland habitat creation to create buffer, to help absorb additional public pressure. Identifying suitable recreational areas within the site to reduce pressure on river corridor. Restricting lighting near river. Adequate land to be set aside for treatment of surface runoff.
Flooding: Much of the site is within Flood Zone 1. Future development should be situated in this zone. Highly vulnerable' uses in Flood Zone 2 will have to pass the Exception Test. If development is necessary to the north west of the site, development should be directed towards the areas of lowest risk. On old landfill sites, contaminated land poses additional problems because of the risk that polluted groundwater/leachate may be generated. The proposed drainage system must not remobilise any contaminants and infiltration should not therefore be used unless a full study of groundwater flow paths is undertaken. SUDS techniques that utilise infiltration should not be used here.
Drainage and Water: Existing supply mains provide limited capacity at peak demand. Redevelopment of this site will therefore require additional capacity with off site reinforcement. On site sewers provided by developers with separate systems of drainage also required. Sewer diversions may be required to accommodate development proposals. Surface water disposal to local land drainage systems with attenuated discharge needed to satisfy PPS25. Improvements required to downstream overflows to reduce risk of pollution and maintain water quality. Additional capacity improvements to foul water sewers may be needed subject to engineering appraisal. A contribution is required towards a management and mitigation plan to address phosphate levels in the River Avon SAC catchment and their threat to protected species as well as its implementation.
PCT: Financial contribution towards new or improved doctors and dentist surgeries.
Emergency services: Contributions towards the Fire Service for new or improved fire stations in order to provide a comprehensive and flexible responses to future emergencies.
Renewable Energy: 10% renewable energy generated on or near the site as per RSS policy.

Place shaping requirements

In addition to the provisions of 'Creating Places' and saved Local Plan policies, master planning of the site needs to specifically address:

- Views to the cathedral as an integral part of the site layout and design
- Linkages and enhancement of the water meadows and Town Path
- Provision of green links from the east and west of the River Nadder to contribute towards the environmental and ecological aspirations of the Salisbury Vision
- Incorporation of a central green to act as a focal point and encourage vitality
- A mix of heights of up to 6 storeys on the Churchfields site determined by detailed context planning
- Significant landscape buffer planting to the river
- Pedestrian, public transport and cycle linkages to the city centre, including integration with the Railway Station Interchange.
- Integration of both sites with each other and with existing residential uses
- Orientation of the Engine Sheds site to maximise solar gain

Strategic Linkages

- Pedestrian, public transport and cycle linkages to the city centre, including integration with the Railway Station Interchange
- Linkages and enhancement of the water meadows and Town Path
- Provision of green links from the east and west of the River Nadder to contribute towards the environmental and ecological aspirations of the Salisbury Vision
- Incorporation of a central green to act as a focal point and encourage vitality.

Delivery Mechanism

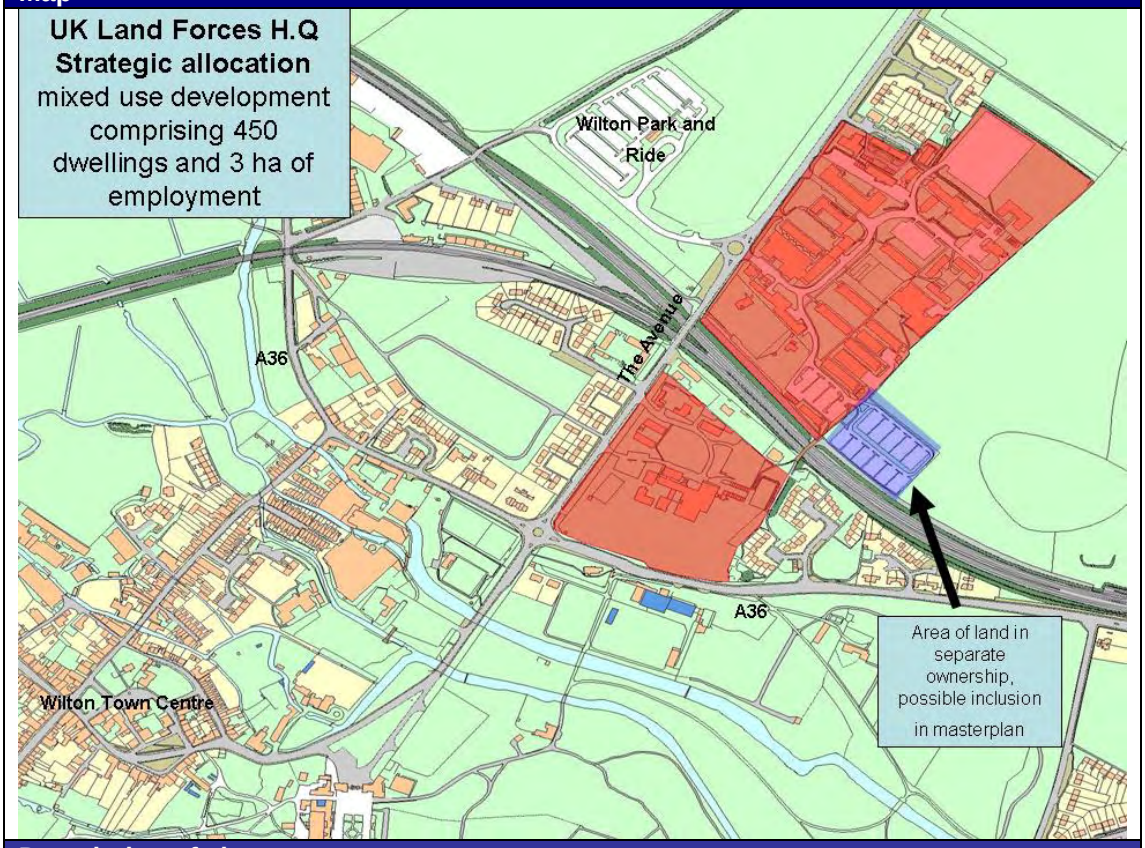
This site should be the subject of partnership between private and public sector based on frontloading a Master Plan. This Master Plan will guide the private sector led delivery of the site. The site will also include the need for some site assembly and management of 'decanting' or moving of existing businesses. There is an opportunity for some of the 'dirtier' uses, such as the household recycling centre, to move to the former Imerys quarry site and there are consequently interdependencies. In addition, decant of other uses will be dependent upon

other employment sites within this Core Strategy coming forward.
Key delivery milestones, monitoring and review
This site has been chosen not only because strategically, environmentally and consultatively it can make a significant contribution to meeting local needs through regeneration, but also because early discussions with land owners, agents and prospective developers have encouraged the Local Planning Authority that this site can be brought forward within the first five years. In order to safeguard the delivery of housing within this period the following milestones will be adhered to: • Immediate partnership working with LPA and stakeholders frontloading matters • A planning application accompanied by master plan and design code within 18 months of adoption of the Core Strategy. • A section 106 agreement will be required setting key milestones for delivery including that the site shall start delivering within 12 months of the grant of permission and a phasing agreement setting out completions at agreed milestones moving forward. Failure to meet any of the above deadlines without production of compelling justification will lead to conclusion that the site is not deliverable and the site could be de-allocated in a mini-review of the Core Strategy and the site replaced with an alternative site where more certainty exists. An independent viability review of the site will be undertaken by Wiltshire Council within two years to review the standards of delivery set in view of the projected recovery from the recession of 2009. This review will not be undertaken where the developer has demonstrated commitment through delivery in the first two years of the Strategy.

Site Name

UK Land Forces Head Quarters, Wilton

Map



Description of site

This site is situated approximately 0.7 km to the north of the centre of Wilton. It is to the east of The Avenue and the north of the A30 and Wilton Conservation Area. The site is divided into two parts to the south west and north east of a railway embankment. Beyond the A36 at the southern end of the site is Wilton Park (a registered historic park and garden). To the east of the northern part of the site falls there is agricultural land and to the south residential dwellings. The site is currently used for a mixture of military offices and accommodation.

Objectives for the development

To develop around 450 new homes and a minimum of 3 hectares of employment land to provide a minimum of 1200 jobs, to match those that will be lost due to the military site closing. The development should be of a high quality which delivers an appropriate sense of place in accordance with the south Wiltshire design guide 'Creating Places' in a sustainable location close to Wilton, in a manner which compliments the existing community and makes a significant contribution to meeting local housing needs in south Wiltshire, whilst improving the number and range of jobs available in the local area. Specific issues to be addressed are:

- To replace the employment opportunities lost by the MOD relocation to Andover
- Replacing the contribution the MOD jobs make to keeping existing shops and services in Wilton town centre viable.
- Strategic gap to ensure Wilton retains its independent character and does not become merged with Salisbury
- To deliver a development that conserves and enhances views into and out of the Wilton Conservation Area including Wilton Park and House
- Conservation of the historic gateway to Wilton along The Avenue

Site constraints

- Potential coalescence between Salisbury and Wilton: a strategic landscape belt to be

retained

- Setting and views to and from Wilton Park and Wilton Conservation Area
- Existing residential amenity to the east of the southern part of the site
- Numerous mature trees on the site
- Potential impact on amenity of noise from the railway that divides the site and the A36 adjoining the southern half of the site
- Links between the northern and southern parts of the site and to Wilton
- Proximity to River Nadder (part of River Avon SAC)

Land uses and quanta of development

- Around 450 new dwellings of which a minimum of 40% will be affordable. The breakdown will be as detailed in Core Policy 10.
- A minimum of 3 hectares of employment land to provide around 1200 new jobs and to include some start-up units
- New 1 FE primary school and secondary contributions
- Public Open Space

Essential Infrastructure Requirements

Education: 1 form entry Primary school and either a secondary contribution or assistance towards construction of new 'Salisbury High School'
Transportation: Any major infrastructure requirement outcomes identified by the Salisbury Transport Model. New access including improvements to the junction between the A360 and The Avenue and at the A30. A Transport Assessment which sets out how the modal shift promoted at national and RSS level will be achieved, including improved, bus, cycle and walking routes.
Green infrastructure: Formal and informal public open space to be provided on site. New woodland, hedges and standard trees to connect retained hedges and woodland and ultimately link River Avon. Improved linkages and contributions towards improvements to Wilton House historic park and garden and links through to proposed Fugglestone Red development.
Heritage: Site design and massing of buildings enhances views from Wilton Park and the setting of Wilton. Design and massing is sensitive to its location on rising ground. The existing tree belt along the southern road frontage is retained and enhanced as a backdrop to Wilton Park. Lighting does not exceed the height of the development and is designed to minimise, light pollution and sky glow. The open character of the land to the east of the development site is maintained as it also features in views from Little Park. Possible enhancements of The Avenue.
Drainage and Water: No off site reinforcement required for this redevelopment – capacity available to serve this level of development. Existing site served by private sewers, on site sewers provided by developers with separate systems of drainage will be required. Off site surface water disposal to local land drainage systems with attenuated discharge to satisfy PPS25. Off site foul sewer to agreed point of connection to public sewer system. There is a low probability that downstream improvements will be required and will need to be confirmed by engineering appraisal to confirm the scope and extent of any capacity improvements. Existing railway at the southern boundary may restrict gravity discharge from the site.
PCT: Financial contribution towards new or improved doctors and dentist surgeries.
Emergency services: Contributions towards the Fire Service for new or improved fire stations in order to provide a comprehensive and flexible responses to future emergencies.
Community facilities and services: Need to deliver a local centre to provide the local access to basic services this area currently lacks.
Renewable energy: 10% renewable energy generated on or near the site

Place shaping requirements

In addition to the provisions of 'Creating Places' and saved Local Plan policies, master planning of this site needs to specifically address:

- Tree planting to protect key views from Wilton Park
- The Avenue to be retained and enhanced
- Massing and design of buildings sympathetic to Wilton Conservation Area
- Lighting does not exceed the height of the development and is designed to minimise light pollution and sky glow
- Show how the new neighbourhood can be integrated into the existing community of Wilton, both residential and commercial and into the built and natural environment.

- Employment land should not comprise development that will cause a nuisance to the new or existing residents
- The Avenue not to be widened or subject to major road improvements
- A significant green buffer retained between the built up areas of Salisbury and Wilton

Strategic Linkages

Improved linkages with the built up areas of Wilton, Wilton House historic park and garden and the site at Fugglestone Red

Delivery Mechanism

This site should be the subject of partnership between private and public sector based on frontloading a Master Plan. This Master Plan will guide the private sector led delivery of the site.

Key delivery milestones, monitoring and review

This site has been chosen not only because strategically, environmentally, meeting local needs and consultatively it is a favoured site, but also because of the clear threats that the MOD vacating the site can have on the viability and vitality of Wilton. Early discussions with landowners have indicated to the Local Planning Authority that this site needs to be developed in the first five years of the plan in order to mitigate the potential impacts on Wilton and also to satisfy rules for the disposal of 'Crown' land. In order to safeguard the delivery of housing within this period the following milestones will be adhered to:

- Immediate partnership working with LPA and stakeholders frontloading matters
- A planning application accompanied by master plan and design code will be required within 18 months of adoption of the Core Strategy.
- A section 106 agreement will be required setting key milestones for delivery including that development shall commence on site within 12 months of the grant of permission and a phasing agreement setting out completions at agreed milestones moving forward.

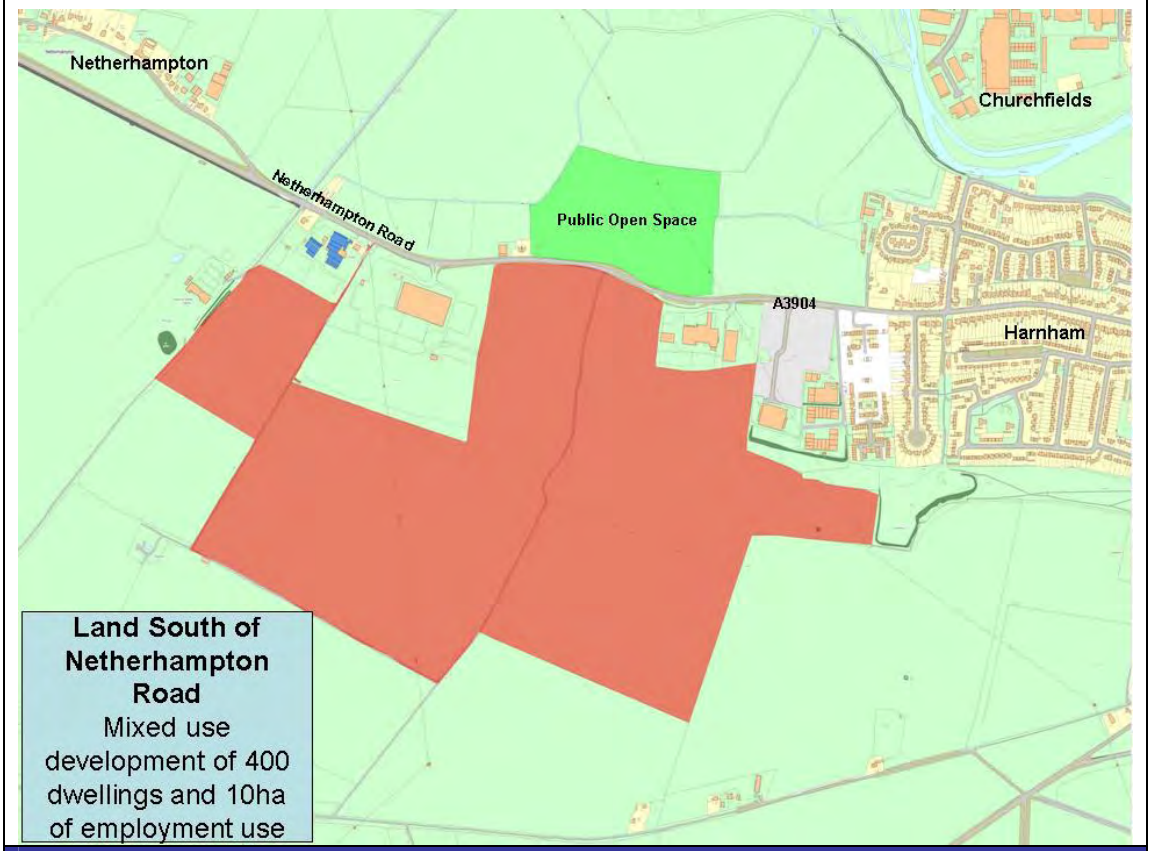
Failure to meet any of the above deadlines without production of compelling justification will lead to conclusion that the site is not deliverable and hence will be de-allocated in a mini-review of the Core Strategy and its replacement with an alternative site where more certainty exists.

An independent viability review of the site will be undertaken by Wiltshire Council within two years to review the standards of delivery set in view of the projected recovery from the recession of 2009. This review will not be undertaken where the developer has demonstrated commitment through delivery in the first two years of the Strategy.

Site Name

Land South of Netherhampton Road, Netherhampton.

Map



Description of site

The Netherhampton Road site is located to the south and west of Salisbury, south of the A3094 Netherhampton Road, between existing employment use to the east and the livestock market to the west. The site is located at the edge of Salisbury city, within Netherhampton parish. It falls partly within the Netherhampton Chalk Downland LCA. It is low-lying and predominantly flat, with a slope to the east of the site, facing north and north east. A gradual incline extends southwards to the drove track with the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty Boundary a short distance away. To the north of the site sits arable land forming part of Harnham Water Meadows. The site consists of large arable fields with an open feel and fairly minimal hedges and trees.

Objectives for the development

To develop 400 new homes and 10 hectares of employment land. The development will be of a high quality, which delivers an appropriate sense of place in accordance with the south Wiltshire Design Guide 'Creating Places', in a manner which compliments the existing community at Harnham and makes a significant strategic contribution to meeting the local housing needs of south Wiltshire. Specific issues to be addressed are:

- Delivery of a local centre and community facilities for the Harnham Area
- Delivery of a development that conserves and in places enhances the natural environment, including the River Avon SAC.
- Protection of views into and out of the Cranborne Chase and West Wiltshire Downs AONB.
- Potential to incorporate the medieval drove road into the site layout

Site constraints

- Significant level views of the cathedral across the water meadows. The southern part of the site is particularly visible in views to and from the cathedral.
- An urban gateway into Salisbury on the A3094: site would form a first impression of Salisbury on approach from the west

- Much potential for unknown archaeology in the form of prehistoric barrows, field systems and enclosures across the site
- Water meadows are a key feature of the surrounding landscape, with important views across them to the cathedral
- The higher, southern portion, of the site is visible across the valley and from the centre of the city, making it more sensitive to development.
- Maintaining separation of Salisbury from Ebble Valley villages
- Residential amenity adjacent to existing employment uses and livestock market

Land uses and quanta of development

- 400 new dwellings of which a minimum of 40% will be affordable. The breakdown will be as detailed in Core Policy 6.
- Minimum of 10 hectares of employment land
- New primary school
- Public Open Space
- Local Centre

Essential Infrastructure Requirements

Education: 1 form entry Primary school (or contributions) and contributions towards secondary
Transportation: Any major infrastructure requirement outcomes identified by the Salisbury Transport Model. A Transport Assessment which sets out how the modal shift promoted at national and RSS level will be achieved, including improved, bus, cycle and walking routes.
Green infrastructure: Formal and informal public open space to be provided on site. New woodland, hedges and standard trees to connect retained hedges and woodland and ultimately link to River Avon SAC. Improved linkages and contributions towards improvements to Wilton House historic park and garden.
Heritage: Archaeological investigations are undertaken prior to the site master planning as currently undiscovered archaeology could be of sufficient importance to affect developments on parts of the site. Development on the higher, southern part of the site may need to be restricted in height due to cathedral views. There is potential to incorporate the medieval drovers road into the site layout. Landscaping should be used to link to the water meadows and enhance the setting of Salisbury and frame views of the cathedral, lighting should be low level, not intrude above the height of buildings and designed to minimise sky glow.
Drainage and Water: Upstream network has limited capacity with reduced pressure. Significant network improvements will be required to provide additional capacity to serve development proposals. Engineering appraisal will be required to determine the scope and extent of these capacity improvements. On site sewers to be provided by developers with separate systems of drainage. There is no spare capacity in local networks for any significant development. Surface water disposal to local land drainage systems with attenuated discharge is required to satisfy PPS25. Capacity improvements to foul water system may be needed subject to engineering appraisal when development proposals are identified in more detail. Cumulative development within the catchment will require downstream improvements.
PCT: Financial contribution towards new or improved doctors and dentist surgeries.
Emergency services: Contributions towards the Fire Service for new or improved fire stations in order to provide a comprehensive and flexible responses to future emergencies.
Community facilities and services: Need to deliver a local centre to provide the local access to basic services this area of Salisbury currently lacks.
Renewable energy: 10% renewable energy generated on or near the site

Place shaping requirements

In addition to the provisions of 'Creating Places' and saved Local Plan policies, master planning of this site needs to specifically address:

- Lighting does not exceed the height of the development and is designed to minimise light pollution and sky glow.
- Employment land should not comprise development that will cause a nuisance to the new or existing residents.
- Care will have to be taken to ensure the built form integrates well with existing natural features.
- Building design and massing respect the edge of settlement location
- Views to the cathedral as an integral part of the site layout and design
- Show how the new neighbourhood can be integrated into the existing community,

both residential and commercial and into the built and natural environment.

Strategic Linkages

The site will need to improve links to Harnham, and the Town Path that links the site by foot to Salisbury.

Delivery Mechanism

This site should be the subject of partnership working towards based on frontloading a Master Plan. This Master Plan will show how the constraints listed above can be successfully overcome.

Key delivery milestones, monitoring and review

This site has been chosen not only because strategically, environmentally and consultatively it can make a significant contribution to meeting local needs through regeneration, but also because early discussions with land owners, agents and prospective developers have encouraged the Local Planning Authority that this site can be brought forward within the first five years. In order to safeguard the delivery of housing within this period the following milestones will be adhered to:

- Immediate partnership working with LPA and stakeholders frontloading matters
- A planning application accompanied by master plan and design code within 18 months of adoption of the Core Strategy.
- A section 106 agreement will be required setting key milestones for delivery including that the site shall start delivering housing within 12 months of the grant of permission and a phasing agreement setting out completions at agreed milestones moving forward.

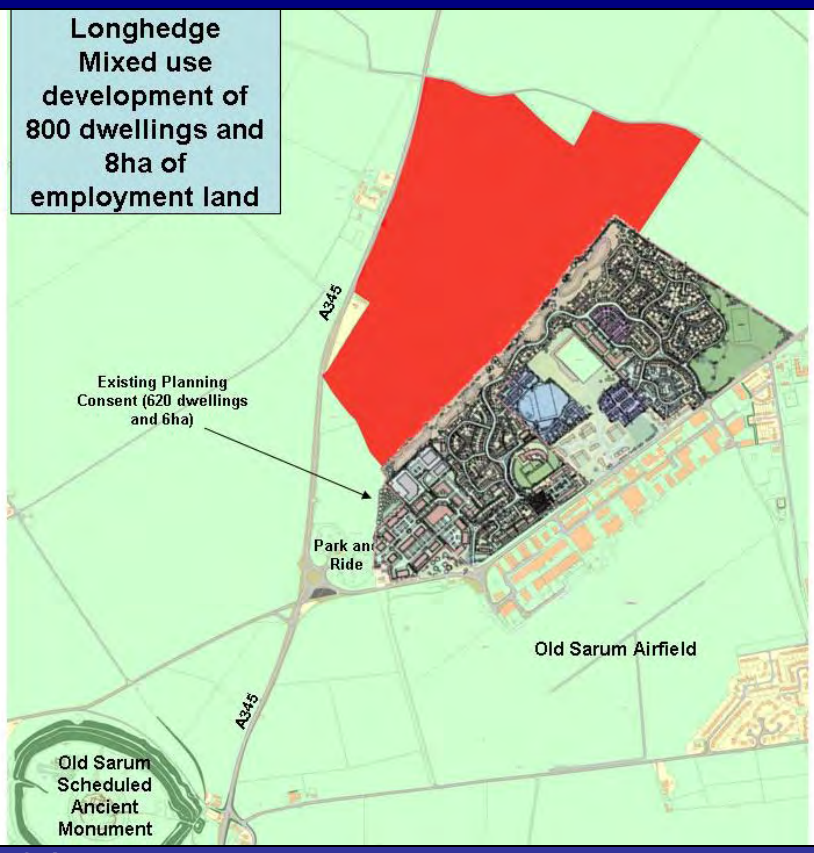
Failure to meet any of the above deadlines without production of compelling justification will lead to conclusion that the site is not deliverable and the site could be de-allocated in a mini-review of the Core Strategy and the site replaced with an alternative site where more certainty exists.

An independent viability review of the site will be undertaken by Wiltshire Council within two years to review the standards of delivery set in view of the projected recovery from the recession of 2009. This review will not be undertaken where the developer has demonstrated commitment through delivery in the first two years of the Strategy.

Site Name

Longhedge, Old Sarum, Salisbury

Map



Description of site

The site is located to the north of Salisbury city, to the north east of Old Sarum and the A345. To the south of the site is the Beehive Park and Ride site, largely screened by trees, and a small area of employment land. To the east is an employment site and Old Sarum Airfield, which is a Conservation Area. To the immediate east is an existing Local Plan allocation site, where detailed planning permission has been granted for 600 dwellings and building has commenced. This site lies to either side of the Salisbury City Football Club stadium.

Objectives for the development

To develop a housing led mixed use development of 800 dwellings and 8 ha of employment, through a high quality master plan which delivers an appropriate sense of place in accordance with the South Wiltshire Design Guide, 'Creating Places' in a sustainable location, in a manner which compliments the existing community and makes a significant strategic contribution to meeting local housing needs of South Wiltshire. Specific issue to be addressed are:

- The introduction of additional dwelling to the Old Sarum area will add a critical mass to secure the delivery and viability of planned and new local facilities to create a more self-contained community based around a neighbourhood centre.
- The provision of employment opportunities for both new investment and decant from Churchfields.

Site constraints

- Football stadium and airfield noise will need to be mitigated
- Highways impact on Castle Road and wider area, and associated impact on air quality
- Impact on setting of Old Sarum SAM and Old Sarum Airfield Conservation Area
- High potential for unknown archaeology on the site
- Street lighting designed to minimise light pollution and sky glow.

Land uses and quanta of development

The site comprises approximately 51ha and will accommodate a mix of employment and housing. The site will deliver approximately 800 dwellings of which a minimum of 40% will be affordable. The breakdown will be as detailed in Core Policy 6.

Community infrastructure and approximately 8ha of employment land which will include general industrial, office, research and development, storage and distribution, but exclude retail.

Essential Infrastructure Requirements

Education: 2 form entry primary school and financial contributions for secondary.
Transportation: Any major infrastructure requirement outcomes identified by the Salisbury Transport Model. A Transport Assessment which sets out how the modal shift promoted at national and RSS level will be achieved, including improved, bus, cycle and walking routes and possible junction improvements at Beehive roundabout, opportunities for links cycle and footpath to the Salisbury city centre, Beehive Park and Ride and other strategic sites. Implementing measures to prevent overloading of Castle Road and potential contribution to Beehive Park and Ride. Contribution to addressing the objectives set out in the Salisbury AQMA
Green infrastructure: Formal and informal public open space to be provided on site. Strategic landscape plan required to ensure opportunities to improve views from Old Sarum, through the screening of existing functional buildings. The strengthening of existing tree belts at the site.
Flooding: A flood risk assessment will be required and satisfy the requirements of PPS 25, reference should be made to the Level 1 SFRA
Drainage and Water: This should pay particular attention to drainage and the control of surface water by the use of SUDS. Engineering assessment of water and foul sewer drainage at the site and potential capacity improvements at Petersfinger sewerage works and potable water capacity. Cumulative development within the upstream catchment at Old Sarum, Hampton Park and Longhedge developments will trigger significant works with new relief sewer to ensure that risk from sewer flooding is resolved.
PCT: Financial contribution towards new or improved doctors and dentist surgeries.
Emergency services: Contributions towards the Fire Service for new or improved fire stations in order to provide a comprehensive and flexible responses to future emergencies.
Community facilities and services: Additional community facilities and services to complement and reinforce the viability of the already planned district centre.
Renewable Energy: 10% renewable energy generated on or near the site as per RSS policy.

Place shaping requirements

In addition to the provisions of 'Creating Places' and saved Local Plan policies, master planning of this site needs to specifically address:

- There are opportunities to secure the long term future of Old Sarum Aerodrome through some sensitive new development, acting as a catalyst for a new Management Plan related to heritage and a legal agreement which controls the level of flying activity, which has been a longstanding issue locally.
- Key views to and from Old Sarum and impact on the SAM.
- Show how the new neighbourhood can be integrated into the existing community, both residential and commercial and into the built and natural environment.
- Employment land should not comprise development that will cause a nuisance to the new or existing residents.

Strategic Linkages

Linkages with the existing allocated site at Old Sarum to ensure that the new communities can integrate and function as one.

Delivery Mechanism

This site should be the subject of partnership working towards based on frontloading a Master Plan to be approved by the Local Planning Authority as part of the planning application process. This Master Plan will show integration with the existing proposed development of 650 dwellings at Old Sarum.

Key delivery milestones, monitoring and review

This site has been chosen not only because strategically, environmentally and consultatively it can make a significant contribution to meeting local needs through regeneration, but also because early discussions with land owners, agents and prospective developers have encouraged the Local Planning Authority that this site can be brought forward within the first five years. In order to safeguard the delivery of housing within this period the following milestones will be adhered to:

- Immediate partnership working with LPA and stakeholders frontloading matters

- A planning application accompanied by master plan and design code within 18 months of adoption of the Core Strategy.
- A section 106 agreement will be required setting key milestones for delivery including that the site shall start delivering housing within 12 months of the grant of permission and a phasing agreement setting out completions at agreed milestones moving forward.

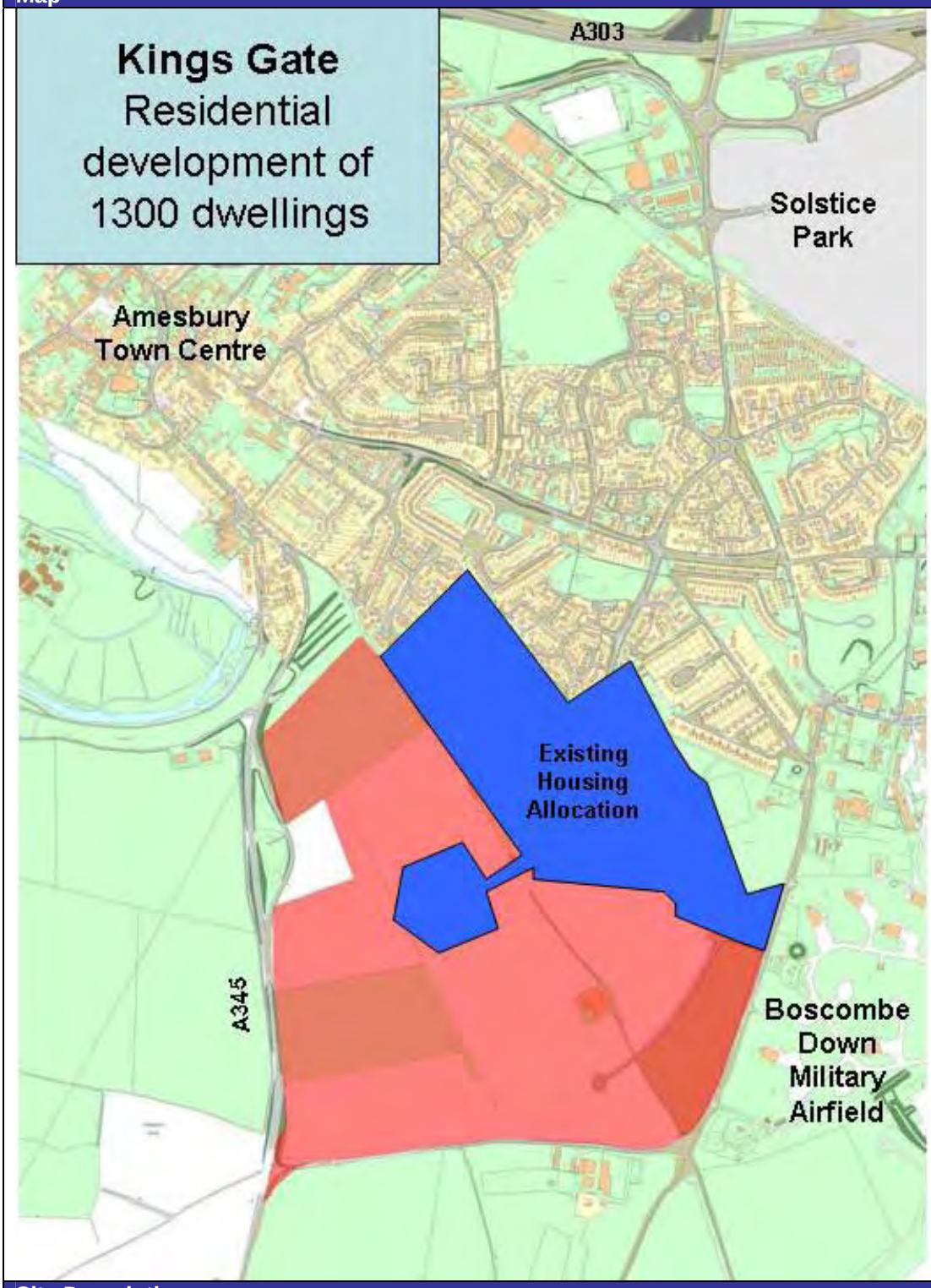
Failure to meet any of the above deadlines without production of compelling justification will lead to conclusion that the site is not deliverable and the site could be de-allocated in a mini-review of the Core Strategy and the site replaced with an alternative site where more certainty exists.

An independent viability review of the site will be undertaken by Wiltshire Council within two years to review the standards of delivery set in view of the projected recovery from the recession of 2009. This review will not be undertaken where the developer has demonstrated commitment through delivery in the first two years of the Strategy.

Site Name

King's Gate, Amesbury

Map



Site Description

To site is located to the south of Amesbury and is mainly agricultural. The site is bounded by residential development. Agricultural land surrounds the site on the western, southern and eastern boundaries, which is in turn bounded by the A345 to the west and Stockport Road to the south and east. There is further open agricultural land beyond Stockport Road and beyond the A345. Former military housing and MOD outdoor sports facilities are located to the east of the site, beyond which lies the Boscombe Down Military Garrison.

Objectives for the development

To develop 1300 houses through a high quality development, which delivers an appropriate sense of place in accordance with the South Wiltshire design guide "Creating Places" in a manner which complements the existing development at Archer's Gate and makes a significant strategic contribution to meeting local housing needs of south Wiltshire. Specific issues to be addressed are:

- A new wing of existing primary school to be built plus an additional 1 form entry primary school.
- Ensuring any new development respects the scale, setting and form of the existing settlement and appropriate design and mitigation measures are put in place to accommodate new development without significant adverse effects on key views to and from upper chalk downland slopes.
- Potential to soften visually harsh and abrupt settlements edges in this area through a strong structure of tree and shrub planting.
- Special Landscape Area abuts the western edge of the site and so care will have to be taken to make sure that the built form integrates well with existing natural features. Development would need to ensure a sensitive interface between the natural and man-made setting.
- The introduction of local facilities to create a more self-contained community based around a neighbourhood centre
- Delivery of infrastructure is underway as part of an earlier phase of development on the site; it will be important that the new development integrates with earlier phases of development at Archers Gate.
- Potential to soften visually harsh and abrupt settlement edges through a strong structure of tree and shrub planting.
- The safeguarding and enhancement of natural habitats.

Site Constraints

- Impact on River Avon SAC
- Possible protected species including badgers, birds, reptiles
- Existing tree belt
- Area of Special Archaeological Significance. The strip lynchets to the north west of the site are a Scheduled Ancient Monument.
- Proximity to Boscombe Down military airfield and noise implications
- Special Landscape Area abutting the western edge of the site

Land uses and quanta of development

- 1300 houses of which a minimum of 40% will be affordable. The breakdown will be as detailed in Core Policy 11.
- New primary school
- Public Open Space

Essential Infrastructure Requirements

Education: New wing of existing primary school to be built plus an additional 1 form entry primary school. Secondary contribution to expand Stonehenge School.

Transportation: Any infrastructure requirement outcomes to be identified by the Transport Assessment which will cover the following

- An updated SATURN Model
- Updated traffic counts and traffic generation impact assessments on the local network including the links to the site and the town centre.
- An assessment of the effectiveness of the double-mini roundabout on the junction of Underwood Drive and Boscombe Road
- An assessment of committed development, including the development at Solstice Park.
- The potential development at Boscombe Down.
- A pedestrian and cyclist audit of the link between Byway 20 and the town centre.

Green Infrastructure: Formal and informal public open space to be provided on site. Site should look to minimise impact on River Avon SAC. Incorporate linear strip into new native woodland planting to connect to River Avon SAC. New chalk grassland habitat in several connected blocks each of minimum 1 ha, located to connect with grassland habitat to south

and east. New hedgerow planting especially within new chalk grasslands to encourage farmland birds and butterflies. New grassland and wood habitat to link this habitat into the landscape, depending on possible future use of this area. 1 in 10 properties to contain features suitable for roosting bats.
Drainage and Water: A contribution is required towards a management and mitigation plan to address phosphate levels in the River Avon SAC catchment and the threat to protected species as well as its implementation.
PCT: Financial contribution towards new or improved doctors and dentist surgeries.
Emergency Services: Contribution to the provision of a new community fire station or improvements to existing facilities in order to provide a comprehensive and flexible responses to future emergencies.
Community facilities: Additional facilities and services to complement and reinforce the viability of the already planned district centre.
Renewable Energy: 10% renewable energy generated on or near the site as per RSS policy.

Place shaping requirements

In addition to the provisions of 'Creating Places' and saved Local Plan policies, master planning of this site needs to specifically address:

- Care will have to be taken to ensure the built form integrates well with existing natural features
- Building design and massing respect the edge of settlement location
- Show how the new development will integrate with earlier phases of development at Archers Gate.
- Development to take account of adopted design code

Strategic Linkages

Linkages with the existing allocated site at Archers Gate to ensure that the new communities can integrate and function as one.

Delivery mechanism

The site should be the subject of partnership between private and public sector based on frontloading a Master Plan. This Master Plan will guide the private sector led delivery of the site.

Key delivery milestones, monitoring and review

This site has been chosen not only because strategically, environmentally and consultatively it can make a significant contribution to meeting local needs through regeneration, but also because early discussions with land owners, agents and prospective developers have encouraged the Local Planning Authority that this site can be brought forward within the first five years. In order to safeguard the delivery of housing within this period the following milestones will be adhered to:

- Immediate partnership working with LPA and stakeholders frontloading matters
- A planning application accompanied by master plan and design code within 18 months of adoption of the Core Strategy.
- A section 106 agreement will be required setting key milestones for delivery including that the site shall start delivering housing within 12 months of the grant of permission and a phasing agreement setting out completions at agreed milestones moving forward.

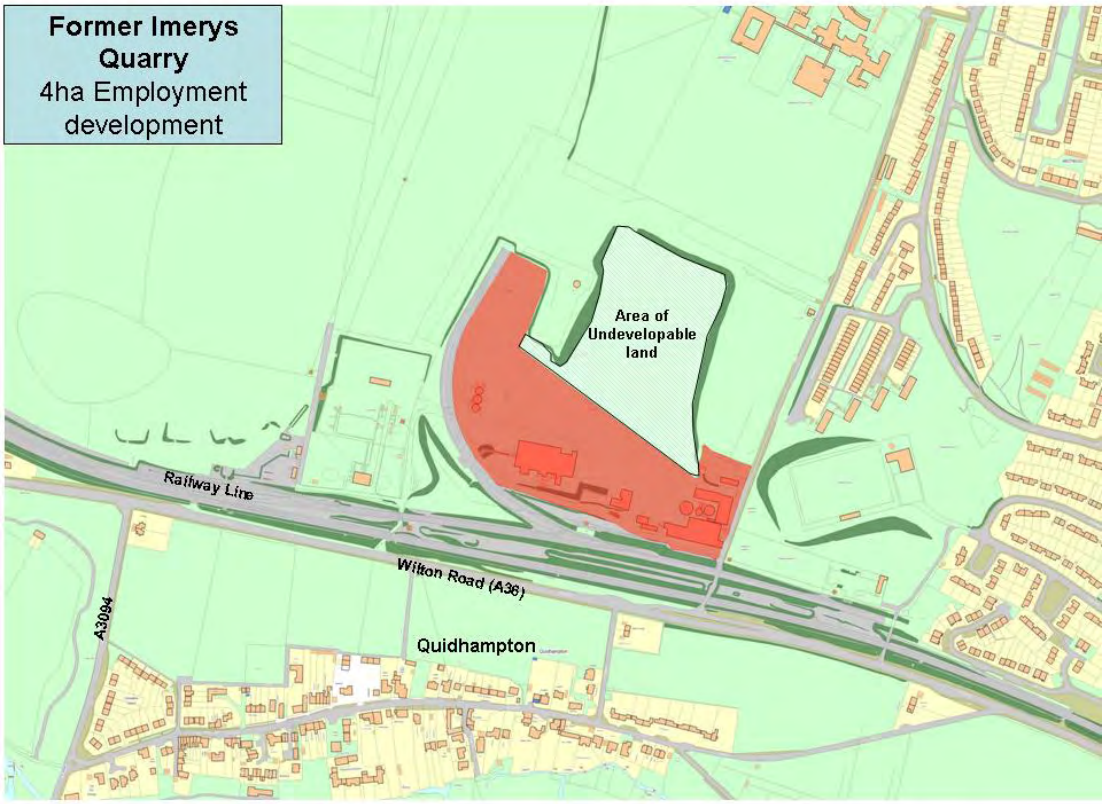
Failure to meet any of the above deadlines without production of compelling justification will lead to conclusion that the site is not deliverable and the site could be de-allocated in a mini-review of the Core Strategy and the site replaced with an alternative site where more certainty exists.

An independent viability review of the site will be undertaken by Wiltshire Council within two years to review the standards of delivery set in view of the projected recovery from the recession of 2009. This review will not be undertaken where the developer has demonstrated commitment through delivery in the first two years of the Strategy.

Site Name

Former Imerys Quarry, Salisbury

Map



Site Description

The Imerys site is located between Wilton and Salisbury, immediately north of the A36 and the railway line. To the north of the site is an existing secondary school (Salisbury High School) and to the east is recreation space. It falls partly within the Larkhill and Winterbourne Chalk Downland Landscape Character Area and is in a slightly elevated position with the natural ground level sloping in a south westerly direction.

Objectives for the development

To develop 4 ha of employment land through a high quality development which delivers a sense of place in accordance with the South Wiltshire Design Guide, 'Creating Places' in a sustainable location close to Salisbury whilst making the efficient use of previously developed land.

Specific issues to be addressed are:

- Restoration of the site
- To delivery a development which conserves and in places enhances the natural environment

Site Constraints

- Impact on River Avon SAC
- Possible protected species
- Cliff face between the Quarry and Secondary School
- Areas of chalk pit and settling pools are undevelopable
- Access currently gained from A36 over the railway, however railway bridge is narrow and possibly inappropriate for more intensive traffic use.
- Potential coalescence between Salisbury and Wilton
- Retention of Railway sidings
- Salisbury Air Quality Area on Wilton Road
- No water supply mains close to this development - Development at this site will require off site connecting supply main from agreed point on the existing network

- There is no recorded public surface water sewer system in this area. No surface water discharges will be permitted to foul sewer.

Land uses and quanta of development

- 4 ha of employment land

Essential Infrastructure Requirements

Transportation: Any major infrastructure requirement outcomes to be identified by the Salisbury Transport Model. A Transport Assessment which sets out how the modal shift promoted at national and RSS level will be achieved, including improved bus, cycle and walking routes.
Green Infrastructure: Site should look to minimise impact on River Avon SAC. Potential for undevelopable areas to create additional habitat.
Drainage and Water: Development at this site will require off site connecting supply main from agreed point on the existing network. On site sewers provided by developers with separate systems of drainage, limited spare capacity available in local foul network. Off site link sewer to agreed point of connection subject to engineering appraisal.
Network modelling to confirm the scope and extent of capacity improvements to downstream network. A contribution is required towards a management and mitigation plan to address phosphate levels in the River Avon SAC catchment and the threat to protected species as well as its implementation.
PCT: None
Emergency Services: Contribution to the provision of a new community fire station or improvements to existing facilities in order to provide a comprehensive and flexible responses to future emergencies.
Community facilities: None
Renewable Energy: 10% renewable energy generated on or near the site as per RSS policy.

Place shaping requirements

In addition to the provisions of 'Creating Places' and saved Local Plan policies, master planning of this site needs to specifically address:

- Care will have to be taken to ensure the built form integrates well with existing natural features, as well as the proposed development to the north and the existing development to the east.
- Archaeological investigations are undertaken prior to finalisation of the site design with the design responding to finds, as required by English Heritage
- The tree screen is retained between the development and the road, helping screen views from Wilton Park and providing a green break between the built up areas of Wilton and Salisbury
- Visibility splays at the entrance do not require major tree loss
- Development is shelved within the chalk pit and does not exceed the height of the current development on site (which is not visible in views from Wilton Park)
- Lighting is low level and does not intrude above the height of the tree screen and is designed to minimise skyglow

Strategic Linkages

Linkages with the allocated site Fugglestone Red and existing development to the east of the site so that the new employment community can integrate with the existing.

Delivery mechanism

The site should be the subject of partnership between private and public sector based on frontloading a Master Plan. This Master Plan will guide the private sector led delivery of the site.

Key delivery milestones, monitoring and review

This site has been chosen not only because strategically it can make a significant contribution to meeting local needs through regeneration, but also because early discussions with land owners have encouraged the Local Planning Authority that this site can be brought forward. In order to safeguard the delivery of this site Immediate partnership working with LPA and stakeholders frontloading matters should commence.

- A planning application accompanied by master plan and design code within 18 months of adoption of the Core Strategy.
- A section 106 agreement will be required setting key milestones for delivery including that the site shall start delivering within 12 months of the grant of permission and a phasing agreement setting out completions at agreed milestones moving forward.

Appendix B
Replaced local plan policies

The following policies contained in the Salisbury District Local Plan 2003 will be replaced by policies contained in the Core Strategy.

For the avoidance of doubt this does not apply to that area of south Wiltshire within the New Forest National Park, where all saved Local Plan policies will remain in force until such time as the National Park Authority adopts its own Core Strategy.

Policy	***Name***	***Replaced By***
D6	Roofscape and skyline	Core Policy 10
H1	Housing (District Wide)	Core Policies 2, 4 and 5
H19	Housing Restraint Areas	Core Policy 1 and Proposals Maps
H24	Housing for the elderly	Core Policy 20
H25	Affordable Housing	Core Policy 3
H26	Rural Exceptions	Core Policy 3
H34	Gypsy Sites	Core Policy 6
E2	Employment (London Road)	Core Policy 8
E8A	Employment (Porton Road)	Core Policy 8
E10	Dinton	Employment can be delivered through other policies.
S6	The Maltings	Core Policy 9
S7	London Road	Core Policy 9
PS3	Facilities and Services within Smaller Settlements	Core Policy 23
R14	New Leisure Provision (London Road, Salisbury)	Site built out.
T4	Tourist Accommodation	Core Policy 25
TR4	The Former Eastern Goods Yard	Core Policy 4
TR8	Park and Ride	Park and Ride's now operating or under construction

Appendix C
Saved local plan polices

For the time being, the following policies contained in the Salisbury District Local Plan 2003 will continue to be in force after adoption of the Core Strategy.

For the avoidance of doubt this does not apply to that area of south Wiltshire within the New Forest National Park, where all saved Local Plan policies will remain in force until such time as the National Park Authority adopts its own Core Strategy.

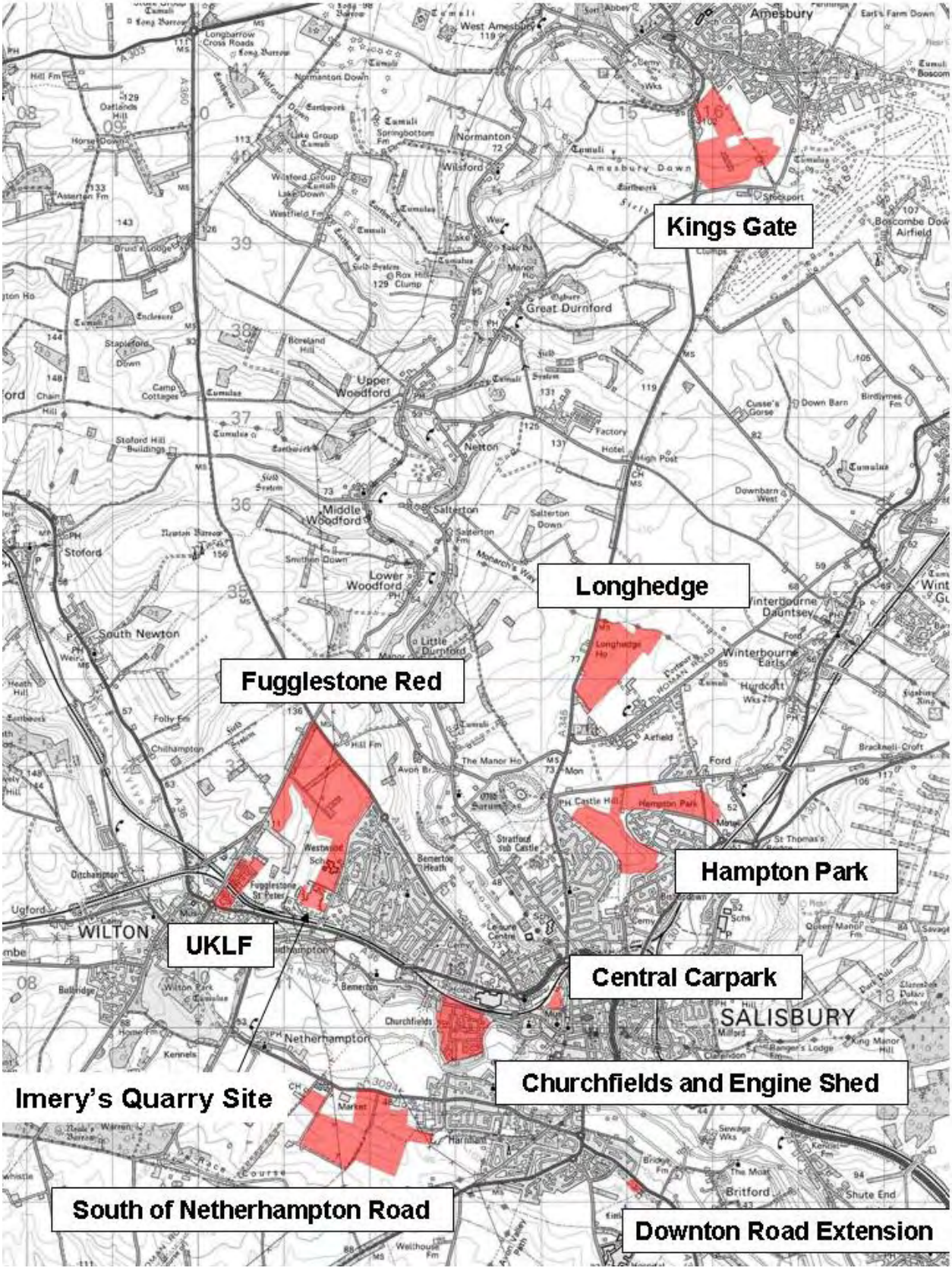
Policy	***Name***
G1	General Principles for Development
G3	The Water Environment (Abstraction)
G5	The Water Environment (Water Services)
G7	The Water Environment (Development Restraint Areas)
G8	The Water Environment (Groundwater Source Protection Areas)
G9	Planning Obligations
G10	Enabling Development
G12	MoD Land
G13	MoD Land
G2	General Criteria for Development (with the exception of: G2 (viii) (pollution))
D1	General Townscape (Extensive Development)
D2	General Townscape (Infill Development)
D3	General Townscape (Extensions)
D4	Salisbury Townscape (Chequers)
D5	Salisbury Townscape (Open Space)
D7	Site Analysis
D8	Public Art
H2 D	Housing (Salisbury Old Sarum)
H2E	Housing (Salisbury District Hospital)
H2 F	Housing (Salisbury Downton Road)
H3	Housing (Old Manor Hospital)
H4	Housing (Eastern Chequers)
H5	Housing (Salt Lane Car Park)
H6	Housing (Brown Street Car Park)
H7	Housing (Salisbury Central Area)
H8	Housing (Salisbury HPB)
H9	Housing (Boscombe Road, Amesbury)
H10	Housing (RAF Baverstock, Dinton)
H11 A	Housing (Downton Wick Lane)
H12	Housing (Netheravon Road, Durrington)
H14	Housing (Weaveland Road, Tisbury)
H15	Housing (Bulbridge Estate)
H16	Residential Development within Housing Policy Boundaries
H17	Important Open Spaces within Housing Policy Boundaries
H18	Amenity Open Space within Housing Policy Boundaries
H20	New Residential within Special Restraint Areas
H21	Extensions Etc within Special Restraint Areas
H22	Application Of Housing Policy Boundaries
H23	Residential Development outside Housing Policy Boundaries
H27	Permanent Housing For Rural Workers
H28	Temporary Housing For Rural Workers
H29	Removal of Conditions regarding Housing For Rural Workers
H30	Replacement Dwellings in the Countryside
H31	Extensions to Dwellings in the Countryside
H32	Mobile Homes
H33	Accommodation For Dependent Persons
E1	Land at Old Sarum
E3	Employment (Central Salisbury)

Policy	Name
E4	Employment (Salisbury Chequers)
E5	Employment (Salisbury Brown Street)
E6	Employment (Salisbury Old Manor)
E7	Employment (Salisbury Southampton Road)
E8B	Land at Boscombe and Porton Down
E12	Land at Mere
E14A	Land at Hindon Lane
E14B	Tisbury
E16	Employment (General)
E17	New Employment Development
E18	New Employment Development in Special Restraint Areas
E19	Employment in the Countryside (Existing Sites)
E21	Employment in the Countryside (Change Of Use)
R1A	Sport and Leisure
R1C	Outdoor Recreation
R2	Open Space Provision
R3	Open Space Provision
R4	Indoor Community and Leisure Provision
R5	Protection of Outdoor Facilities
R6	Urban Parks
R7	Dual use of educational facilities
R8	New Sports and Recreation Provision (Stockport Road, Amesbury)
R9	New Sports and Recreation Provision (Wick Lane, Downton)
R10	New Sports and Recreation Provision (Netheravon Road,. Durrington)
R11	New Sports and Recreation Provision (The Street, West Knoyle)
R12	New Sports and Recreation Provision (The Avenue, Wilton)
R13	New Sports and Recreation Provision (Middleton, Winterslow)
R15	Golf Courses
R16	Developments With River Frontages And Public Access
R17	Public Rights of Way (Existing Network)
R18	Public Rights of Way (Increased Access)
R20	Allotments
S1	Primary Shopping Frontages in Salisbury and Amesbury
S2	Secondary Shopping Areas in Salisbury and Amesbury
S3	Location of Retail Development
S5	Shopping (Brown Street Car Park)
S9	Local Shops
S10	Shopfronts
S11	Farm Shops
T1	Tourist Attractions and Facilities
T2	Tourist Attractions in The Countryside
T3	Stonehenge WHS Visitor Centre
T6	Change of use to Tourist Accommodation
T7	Tourist Accommodation in the Countryside
T8	Camping Sites in the AONB
T9	Touring Caravans and Tents
TR1	Transport (Salisbury Urban Area)
TR2	Salisbury Market Place Car Parking
TR3	Salisbury Coach Strategy
TR5	Commutation of Car Parking
TR6	Private Non-Residential Car Parks
TR7	Residents Parking Schemes
TR9	City Centre Parking
TR10	Brunel Park Link
TR11	Off Street Parking Spaces

Policy	Name
TR12	Transport Requirements in Major Developments
TR13	Extensions to public footpath, bridleway and cycle way networks
TR14	Secure bicycle parking spaces
TR15	Highway safety measures in villages
TR16	Existing Bus and Rail Services
TR17	New Rail Development
TR18	Measures to assist Motorcycling
TR20	A350 Shaftesbury Eastern Bypass
C2	Development in the Countryside
C3	Small scale Utility Development in the Countryside
C4	AONB
C5	AONB
C6	Special Landscape Area
C7	Landscape Setting of Salisbury and Wilton
C8	Landscape (Trees and Hedging)
C9	Loss Of Woodland
C11	Nature Conservation
C12	Protected Species
C13	Enhancement of Retained Wildlife Sites
C14	Features of Geological or Geomorphological Importance
C15	Nature Conservation
C16	Local Nature Reserves
C17	Conservation of Rivers and River Valleys
C18	Development affecting Rivers and River Valleys
C19	Best and Most Versatile Agricultural Land
C20	Agricultural, forestry and horticultural development
C21	Farm diversification
C22	Change of use and conversion of buildings
C23	Change of use of large houses in the countryside
C24	Extensions to buildings in the countryside
CN1	Demolition of Listed Buildings
CN2	Demolition of Listed Buildings
CN3	Listed Buildings
CN4	Changes of use in Conservation Areas)
CN5	Listed Building curtilage development
CN6	Change of use of Listed agricultural buildings
CN7	Residential use of Listed agricultural buildings
CN8	Development in Conservation Areas
CN9	Demolition in Conservation Areas
CN10	Open Spaces in Conservation Areas
CN11	Views in and out of Conservation Areas
CN12	Features in Conservation Areas
CN13	Retention of Shopfronts in Conservation Areas
CN14	Shopfronts
CN15	Internally illuminated signs in Conservation Areas
CN16	Shopfront Grilles
CN17	Trees
CN18	Historic Parks and Gardens
CN19	Environmental Enhancement
CN20	Archaeology
CN21	Archaeological Assessments
CN22	Preservation of Archaeological Remains
CN23	Archaeological Implications of Development in Salisbury, Amesbury, Downton, Hindon, Mere, Old Sarum, Shrewton, Tilshead and Wilton
CN24	Stonehenge WHS

Policy	Name
HA1	Development in the New Forest
HA2	Housing within the New Forest villages
HA3	Commoner's dwellings in the New Forest
HA4	Replacement of existing dwellings in the New Forest
HA5	Small scale business development in the New Forest
HA6	Extensions or Redevelopment of existing development premises in the New Forest
HA7	Change of use of buildings in the New Forest
HA8	Indoor sports and recreation facilities in the New Forest
HA9	Outdoor recreation facilities in the New Forest
HA10	Golf courses in the New Forest
HA11	Riding establishments in the New Forest
HA12	Private non-commercial stables in the New Forest
HA13	Tourist attractions in the New Forest
HA14	New hotels in the New Forest
HA15	Change of use of buildings to hotel, B&B, guesrt house or self-catering accommodation in the New Forest
HA16	Holiday chalet accommodation in the New Forest
PS1	Community Facilities
PS2	Nursing Homes
PS4	New school sites at Landford and Shrewton
PS5	New Education facilities
PS6	Playgroups, Childminding Facilities and Day Nurseries
PS7	Telecommunications
PS8	Renewable Energy
PS9	Cemetery (Fugglestone Red)

Appendix D
Map of Strategic growth sites
Sites to be added to Proposals Maps


Kings Gate
Longhedge
Fugglestone Red
Hampton Park
UKLF
Central Carpark
Churchfields and Engine Shed
Imery's Quarry Site
South of Netherhampton Road
Downton Road Extension
Amesbury
West Amesbury
Normanton
Wilsford
Great Durnford
Upper Woodford
Middle Woodford
Lower Woodford
Salterton
Netton
Stoford
South Newton
Winterbourne Dauntsey
Winterbourne Earls
WILTON
SALISBURY
Netherhampton
Britford

ppendix E
tegrated Delivery Plan

Strategic Objective 1: To ensure south Wiltshire is a place where the role and function of settlements has been established and the location of development addresses the causes and effects of climate change

Desired Outcomes:

- New development will have been located on sites with the best access to local services and employment, predominantly around Salisbury, with significant growth in Amesbury[1].
- Modest growth, proportionate to the size of the settlement and range of facilities and jobs on offer, will have taken place in the service centres of Mere, Tisbury, Downton, Wilton and Tisbury[2].
- New development will have been designed to incorporate renewable or low carbon energy technology and to be resilient to the effects of climate change.
- New growth accommodated in a manner sympathetic to the existing patterns of settlements
- Maintenance and enhancement of community facilities within settlements

National, Regional and Local Policy	Target	Delivery Mechanism	Delivery Agency	Timescale	Indicators and Monitoring
National PPS 1Delivering Sustainable Development and PPS1 Supplement- Planning and Climate Change PPG 13 Transport PPS 22 Planning and renewable energy PPS3 Housing **Regional** HMA11Salisbury HMA H1 Affordable housing H2 Housing density H3 Housing Mix SD2 Climate Change SD4 Sustainable Communities Development Policies A, B and C, Policies Development in specific settlement types Development Policy G	Location of development in accordance with the sustainable settlement strategy. 65-85 MWe of Installed renewable electricity capacity by 2010 100 MWth of Installed renewable heat by 2010 rising to 500MWth by 2020 Average of 620 housing completions per year	Compliance with Core Policy 1 at application stage Improvements to community and public transport network Strategic site allocations, site specific allocations document Building Regulations and design of new developments Green travel plans Implementation of sustainable settlement strategy. Application of	Wiltshire Council, Private and Public sector developers, Public and Community transport providers Building Regulations (Approved Inspectors) Electricity providers Wiltshire Council Parish Councils Area Boards	Throughout the Plan Period Installed renewable electricity and thermal capacity targets by 2010 and 2020 Throughout plan period	Number of applications permitted contrary to Core Policy 1 Monitoring through accession mapping with links to LTP3 Installed capacity of renewable heat and electricity within south Wiltshire Strategic Housing Land Availability Assessment Housing Trajectory and AMR

[1] The level of growth (i.e the definition of 'significant growth') is explained in detail in the following Chapter in Core Policy 1. In Amesbury 1960 dwellings are proposed up to 20226.

[2] See Core Policy 1 in the following Chapter for levels of growth.

Sustainable Construction RE1 Renewable Electricity Targets 2010 and 2020 RE3 Renewable Heat Targets RE5 Decentralised Energy To Supply New Development **Local** Core Policy 1 Sustainable settlement strategy Core Policy 2 Housing distribution Core Policy 3 Meeting local needs	215 affordable housing completions annually Maintenance and enhancement of local facilities	Core Policy 5- Managed housing Release Housing mix as per area visions Site specific allocations DPD for development in later stages of the plan Compliance with Creating Places Design Guide. Environmental assessment of sites and constraints Village Design Statements and Parish/Town Plans	Private and Public Sector developers	Completion of Site Specific Allocations document by 2011	Rural Facilities Survey

Strategic Objective 2: To provide everyone with access to a decent, affordable home.

Desired outcomes:

- The delivery of at least 12,400 new homes carefully managed to be in the most sustainable location and to respect the local character. Well over half the number will have been built in or around Salisbury, with significant growth in Amesbury.
- More modest growth proportionate to the size of the settlement will have been delivered in the service centres of Mere, Downton, Wilton and Tisbury.
- The Strategy has addressed the shortfall in affordable homes across south Wiltshire through ensuring a minimum of 40% of such homes have been delivered in all new schemes of 15 or more houses and 25% on developments of 5 to 14
- New homes meet the Lifetime Homes, standards to allow more of the ageing population to live in their own communities.
- The regeneration of the UK Land Forces HQ in Wilton with a significant number of new homes matched by employment opportunities.
- The regeneration of Salisbury through a residential led mixed-sue development on the Churchfields Estate.
- New pitches will have been provided for gypsies and travelers

National, Regional and Local Policy	Target	Delivery Mechanism	Delivery Agency	Timescale	Indicators and Monitoring
National PPS3 Housing Circular 05/05 Development Contributions **Regional** HMA11 Salisbury HMA H1 Affordable housing **Local** Core Policy 1 Sustainable settlement strategy Core Policy 2 Housing distribution Core Policy 3 Meeting local needs Core Policy 4 Housing supply in the early part of the plan Core Policy 5 Meeting longer term need Core Policy 6 Release	Average of 620 housing completions per year 215 affordable housing completions annually Minimum of 40% of affordable homes to be delivered in all new schemes of 15 houses and 25% on schemes of 5 to 14 Allocation of gypsy and traveller sites	Compliance with Core Policy 3 and development templates Application of Core Policy 5- Managed housing Release Gypsy and traveller sites DPD	Wiltshire Council, Private and Public Sector developers, Social landlords Area Boards Wiltshire Council Strategic Housing Alliance Wiltshire Council	Through out the plan period Gypsy and traveller DPD adopted in December 2010	Number of dwellings completed annually Number of affordable dwellings completed annually. Monitoring through the AMR and housing trajectory Grant of planning permission and commencement of development at strategic sites as key milestones

of housing land Development templates Saved local plan allocations and commitments					

Strategic Objective 3: To deliver a thriving economy which provides a range of job opportunities to match a growing population and where traditionally strong sectors, such as scientific research and development, continue to be world leaders.

Desired outcomes:

- Identification of land in sustainable locations to provide for about 13,900 new jobs up to 2026.
- The business aspirations of Porton Down, Boscombe Down, Salisbury District Hospital and the MOD have been delivered.
- Growth sectors specific to south Wiltshire, such as biotechnology and military sectors have been successfully facilitated.
- Relocation of businesses from the Churchfields Estate to more unconstrained locations has been implemented.
- The implementation of regeneration projects identified through the Salisbury Vision, such as redevelopment of the Maltings/Central Car Park.
- The loss of 1200 jobs caused by the relocation of the UK Land Forces HQ away from Wilton have been mitigated.

National, Regional and Local Policy	Target	Delivery Mechanism	Delivery Agency	Timescale	Indicators and Monitoring
National PPS 1 Delivering sustainable development PPG4 Economic development PPS 6 Town Centres PPS 7 Sustainable development in rural areas. **Regional** ES1 Economic Prosperity HMA11 Salisbury HMA **Local** Development templates Core Policy 10 Maltings and Central Car Park Core Policy 11 Oout of centre retail Core policies 7 and 8	Realising aspirations of Porton Down Allocation of 37ha of employment land No net loss of employment land	Porton Down master plan and wildlife management plan Allocation of mixed use development at strategic sites, Allocation of alternative employment land to accommodate relocation of businesses from Churchfields site Allocation of employment land to compensate for relocation of UKLF HQ Protection of existing employment uses.	Wiltshire Council Private and Public Sector developers Porton Down Scientific community RSPB Natural England Salisbury Chamber of commerce Federation of Small Business Employment providers	Completion of Wildlife management plan by 2010 Development brought forward as indicated in the development templates	No significant effect on SAC, SPA or SSSI Number of people claiming Job Seekers Allowance Economic Land Review umber of VAT registered businesses Grant of planning permission and commencement of development at strategic sites as key milestones

Strategic Objective 4: To help people feel much safer in their communities and to provide a good access to a range of services and leisure opportunities.

Desired outcomes:

- New developments meet 'safe by design' standards
- A positive contribution has been made to help treat areas of social exclusion, especially access to essential services in the rural areas
- Strategic growth will have been matched by the provision of new educational and healthcare facilities.
- More effective planning controls will have resulted in the retention of existing facilities such as village shops and pubs
- The identified shortfall in the range of sport, leisure and recreation facilities will have been addressed.

National, Regional and Local Policy	Target	Delivery Mechanism	Delivery Agency	Timescale	Indicators and Monitoring
National PPS 1 Delivering sustainable development PPS 6 Town Centres PPS 7 sustainable development in rural areas. Circular 05/05 Planning obligations **Regional** HE1 Planning for Health Care HE2 Promoting Health SK1 Education CS1 Provision of community infrastructure **Local** Development templates	Maintenance and improvement of role and function of settlements Designing out crime Provision and retention of community facilities within settlements Provision of school places as per development templates	Application of sustainable settlement strategy Early engagement at the design stage of development Developer contributions towards facilities schools and infrastructure	Wiltshire Council Police Architectural Liaison Private and Public sector developers, Parish/Town Councils. Service providers Local Education Authority Salisbury College	Throughput plan period or phased as per development templates Production of green infrastructure plan by 2010	Number of applications permitted contrary to Police Architectural liaison comments Rural Facilities Survey Capacity of schools

Strategic Objective 5: To deliver new buildings which conserve and complement vernacular traditions and maintain and where possible enhance our built and natural environment.

Desired outcomes:

- Effective protection and enhancement of the River Avon SAC, has been secured through implementation of management measures to address flow and phosphate levels.
- Ongoing protection and enhancement of the Stone Curlew habitat at Porton Down, has been secured through implementation of management measures which effectively mitigate potential disturbance from further development.
- A new Country Park adjacent to Salisbury which safeguards an important green lung.
- A green infrastructure strategy has delivered a joined-up network throughout Wiltshire which takes into account the impacts of climate change.
- A solution which has returned Stonehenge to a more respectful setting in keeping with its international status;
- New development to the north of Salisbury has been carefully managed to mitigate impacts on the Old Sarum Scheduled Ancient Monument and the historic airfield.
- A Heritage strategy for Wiltshire has been implemented and introduced an approach to the protection for our historically important unlisted buildings, listed buildings at risk and a series of improved guidance notes..
- The successful implementation of a public realm strategy for Salisbury, including the Market Place, which shows heritage assets off to the best effect.
- The maintenance of Salisbury's historic roofscape and spire views.
- The design of new buildings reflects the needs of the south Wiltshire's unique population profile, especially the ageing population.
- The design of all new buildings effectively balance respect for the local heritage with meeting the challenge of climate change.
- The design of new development has included implementation of steps which have reduced crime and anti-social behaviour to make places feel safe.

National, Regional and Local Policy	Target	Delivery Mechanism	Delivery Agency	Timescale	Indicators and Monitoring
National PPG 15 Planning and the historic environment PPS 9 Biodiversity and geological conservation Habitats Regulations, Wildlife and Countryside Act **Regional** ENV1 Protection and enhancement of natural and historical	Achievement of favourable conditions at all designated sites Achievement of Wiltshire BAP targets Reduction of abstraction licences by 23.5ML/d	Developer contributions towards the Green Infrastructure plan Porton Down Wildlife management plan Implementation of improvements to sewage treatment works and phosphate management plan water	Wiltshire Council, Private and Public sector developers Porton Down Scientific community RSPB Natural England Wiltshire Wildlife Trust Wessex Water OFWAT and EA	Planned improvements to water grid by 2018 Production of Wiltshire Green Infrastructure plan by 2010 Phosphate management plan completed by agreed timescales	Maintenance of designated sites in favourable condition Wiltshire BAP targets Provision of green infrastructure Provision of Country park at Hampton Park strategic site

environment HMA11Salisbury ENV1 Protection and enhancement of natural and historical environment ENV2 Landscape Character ENV3 Protected landscapes ENV4 Nature Conservation GI1 Green Infrastructure RE6 Water Abstraction RE7 Sustainable land management RE9 Woodland and SD1 Ecological footprint SD2 Climate Change SD4 Sustainable Communities RE5 Renewable energy Forest **Local** Core Policy 21 and 22 Water management Core Policy 10 Salisbury Skyline Core Policy 11 Old Sarum Aerodrome Airfield development templates	New visitor facilities at Stonehenge Maintenance of listed buildings Review and designation of conservation areas Enhancement and management of Old Sarum Conservation Area Achievement of Lifetime Homes Standards in all new dwellings Maintenance of designations (landscape, conservation areas	distribution grid (WRMP AMP4) Project Level HRA AONB Landscape Character assessment and management plan and Historic Landscape assessment Buildings at risk register Conservation Area Appraisals Planning application for Stonehenge visitors facilities Salisbury Vision Projects Management plan for Old Sarum Conservation Area Creating Places Design Guide Village Design Statements, Town and Parish Plans Engagement with Police Architectural	AONB management board South West Biodiversity partnership Wiltshire Council Private and Public sector developers English Heritage Highways Agency Salisbury Vision Director City Centre Manager Civic Society Heritage interest groups Owners of Listed Buildings and historically important unlisted buildings Parish/Town Councils Wiltshire Police Civic Society AONB management board and New forest National Park Authority	Throughout plan period with 5 yearly reviews Delivery of Stonehenge facilities by 2012 Olympics Throughout plan period	Buildings at Risk Register Completed conservation area appraisals (total 70, currently complete or being worked on: 13) Delivery of solution to Stonehenge issues Number of listed buildings delisted or demolished Conservation area enhancement and management plans Numbers of new dwellings conforming to Lifetime Homes Standards Number of applications permitted contrary to Police Architectural liaison comments Installed capacity of renewable heat and electricity within south Wiltshire

		Liaison Conservation area appraisals, landscape character assessments			

Strategic Objective 6: To enhance south Wiltshire's place as a retail centre that offers something different from the mainstream and to establish tourism as a major sector of the economy.

Desired outcomes:

- Successful implementation of the sensitive retail led mixed-use redevelopment of the Central Car Park and Maltings has been achieved which has broadened shopping choice and enhanced the existing City Centre.
- Improved retail choice in Amesbury has been achieved without causing the decline of the traditional town centre.
- Local outdoor markets have been safeguarded and enhanced.
- A good range shopping choice continues to be provided in the local service centres of Mere, Tisbury, Wilton and Downton
- The delivery of new tourist accommodation both in Salisbury and throughout south Wiltshire
- The provision of high quality, flexible conference facilities in a sustainable location in Salisbury
- Provision of a greater range of and higher quality leisure facilities, throughout south Wiltshire with a particular focus on the Maltings redevelopment in Salisbury.
- A broadened night-time economy within town centres, especially Salisbury, which has been refocused to provide greater choice for families and tourists and respect the quality of life of residents.
- A new, world class, visitor centre for Stonehenge.

National, Regional and Local Policy	Target	Delivery Mechanism	Delivery Agency	Timescale	Indicators and Monitoring
National PPS6 Town centres PPG4 Economic development PPS7 Sustainable rural development **Regional** ES1 Economic Prosperity **Local** Core policy 10 Salisbury Skyline Core Policy 9 Maltings and Central Car Park development templates Good Practice guide on Planning and Tourism PPS6 Town centres	Increased tourism revenue and stay in South Wiltshire Maintenance of Landscape and nature designations in favourable condition Redevelopment of Central Car Park/Maltings Prosperous centres in Salisbury, Amesbury, Mere, Tisbury, Wilton	Destination advertising Provision of tourist activities and accommodation Tourism strategy Development template Refusal of proposals for out of centre retail development	Wiltshire Council Visit Wiltshire Wiltshire Council Economic Development Salisbury Chamber of commerce Federation of Small Business. Tourism and Leisure providers (including National Trust, Wilton House etc) Private and Public sector developers AONB Management group, National Park Authority	Throughout plan period Throughout the plan with redevelopment of Central Car Park/Maltings within the first five years of adoption	Contribution made by tourism to South Wiltshire Economy. Visitor numbers Numbers of tourism related jobs Completion of Central Car Park/Maltings development Numbers of active and vacant shop units within centres

Regional ES1 Economic Prosperity TO1 Sustainable Tourism TO3 Major new tourist facilities All RSS nature and Landscape and nature policies **Local** Core policy 10 Salisbury Skyline Core Policy 9 Maltings and Central Car Park	and Downton		Private and Public sector developers City Centre Management Retail providers		

Strategic Objective 7: To ensure that essential infrastructure is in place to support our communities.

Desired outcomes:

- That all new development has been delivered in conjunction with the essential infrastructure required to support it
- That the new strategic development sites have been successfully implemented in accordance with the Development Templates in Appendix A.

National, Regional and Local Policy	Target	Delivery Mechanism	Delivery Agency	Timescale	Indicators and Monitoring
National PPS 1 Delivering sustainable development PPS 7 Sustainable development in rural areas. PPG13 Transport Circular 05/05 Planning obligations **Regional** HE1 Planning for Health Care HE2 Promoting Health SK1 Education CS1 Provision of community infrastructure GI1 Green Infrastructure STS1Corridor Management RTS2 Demand management RTS3 Parking **Local** Development templates	Delivery of all essential onsite infrastructure Dualling of the A303 Improvements to Salisbury-Exeter railway line Off site highway infrastructure improvements to offset traffic implications of the strategy Provision of School places as per development templates Improvements to water grid and sewage treatment works Improvements in Fire Service provision	Core Strategy development templates Planning Obligations/Section 106 agreements National / regional funding allocations Wiltshire Transport Model Transport and Parking Strategies Developers onsite provision and/or off site contributions AMP4, phosphate management plan	Wiltshire Council Area Boards and Service providers, Private and Public sector developers Network Rail, Highways Agency Wessex Water, Natural England, Environment Agency Wiltshire Fire Service	Throughout plan period or phased as per development templates Transport Strategy to be completed by December 2009 and implemented during plan period By 2014 (AMP4 plan period)	Number of people able to travel. Highway vehicle kilometres. Highway vehicle hours. Congestion indices. Journey times for key routes Number of accidents. Accessibility to city centre and key destinations and services Improvements in air quality Indices of multiple deprivation Number of school places

					Condition of River Avon SAC. Achievement of Fire Service statutory response times

Strategic Objective 8: To provide a viable range of transport choices, which address local highways issues and help contribute to reducing carbon emissions.

Desired outcomes:

- A choice of sustainable transport alternatives will have been provided with ongoing support and promotion.
- The impact of traffic on people's quality of life and south Wiltshire's built and natural environment will have been reduced.
- Traffic delays and disruption has been addressed to improve journey time reliability on key routes.
- Sustainable access to a full range of opportunities particularly for those people without access to a car has been improved.
- The best use of the existing transport infrastructure through effective design, management and maintenance, has been secured.
- South Wiltshire's public realm and street scene has been enhanced.
- Safety for all road users has been improved contributing to the reduction in the number of casualties on south Wiltshire's roads.
- The impact of traffic speeds in towns and villages has been reduced.
- The efficient and sustainable distribution of freight around south Wiltshire has been encouraged.
- The level of air pollutant and climate change emissions from transport has been reduced.
- New developments have adequately provided for sustainable transport requirements and mitigated their traffic impacts.
- Reliance on the private car has been reduced.
- Walking and cycling has been encouraged.
- Barriers to transport, including access for people with disabilities and mobility impairment, have been removed

National, Regional and Local Policy	Target	Delivery Mechanism	Delivery Agency	Timescale	Indicators and Monitoring
National PPS 1 Delivering sustainable development PPG13 Transport Circular 05/05 Planning obligations **Regional** RTS2 Demand management **Local** Core Policy 1 Sustainable Settlement Strategy	Delivery of essential onsite highway safety measures Dualling of A303 Improvements to Salisbury-Exeter railway line Improvements in sustainable transport choices Reduction in air	Core Strategy development templates Planning Obligations/Section 106 agreements National / regional funding allocations Wiltshire Transport Model Transport and Parking Strategies Developers onsite	Wiltshire Council, Wiltshire Council Private and Public sector developers Network Rail, Highways Agency	Throughout plan period or phased as per development templates Transport Strategy to be completed by December 2009 and implemented during plan period	Number and range (both typological and geographical) of available sustainable transport alternatives **Improvements in air quality** Highway vehicle hours. Highway vehicle kilometres. Congestion indices.

	pollutant and climate change emissions from transport	provision and/or off site contributions			Journey times for key routes Number of accidents Implementation of public realm and street scene enhancements schemes Passenger movements by alternative means to the motor vehicle Freight movements by alternative means to the motor vehicle Accessibility to city centre and key destinations and services

ppendix F
chedule of Changes to Local Plan maps

BLE 1: CHANGED LOCAL PLAN MAPS
BLE 2: DELETED LOCAL PLAN MAPS
BLE 3: UNCHANGED LOCAL PLAN MAPS

TABLE 1: CHANGED LOCAL PLAN MAPS

MAP NO	MAP NAME	POLICIES AND RESTRAINTS REMOVED	POLICIES AND RESTRAINTS ADDED OR RETAINED
N/A	Proposals Map	The following inset maps: 2 Allington 5 Ansty 7 Barkers Hill 8 Berwick St John 9 Berwick St James 10 Bishopstone 11 Bowerchalke 12 Bowerchalke (Misselfore) 14 Boscombe 17 Burcombe 19 Charlton 20 Charlton All Saints 21 Chicklade 22 Chicksgrove 23 Cholderton 26 Compton Chamberlayne 27 Deptford 28 Donhead St Andrew 29 Donhead St Mary 33 East Grimstead 34 East Knoyle 35 Ebbesbourne Wake 36 Farley 38 Firsdown 39 Fisherton De La Mere 40 Fonthill Bishop 41 Fonthill Gifford 42 Ford 45 Great Durnford 48 Hanging Langford	Salisbury Plain SAC River Avon SAC New Forest SAC Prescombe Down SAC Chilmark Quarries SAC Great Yews SAC Salisbury Plain SPA Porton Down SPA New Forest SPA New Forest RAMSAR Prescombe Down NNR County Wildlife Sites RIGs EA Flood Zones HSE Blast Zones Development Restraint Areas (where previously overlapped with insert maps)

MAP NO	MAP NAME	POLICIES AND RESTRAINTS REMOVED	POLICIES AND RESTRAINTS ADDED OR RETAINED
		51 Hugglers Hole 52 Homington 53 Idmiston 54 Kilmington 55 Kilmington (The Street) 56 Kilmington (Common) 57 Lake 61 Lopcombe Corner 63 Lower Woodford 65 Maiden Bradley 66 Milston 70 Netherhampton 71 Newton 72 Netton 73 Newtown 75 Nunton 78 Petersfinger 81 Quidhampton 86 Semley 87 Semley Station 88 South Newton 90 Stourton 91 Stoford 93 Sutton Row 94 Swallowcliffe 95 Teffont 99 Tollard Royal 100 Upper Woodford 101 West Amesbury 102 West Dean 103 West Grimstead 106 Wilsford 110 White Cross	

MAP NO	MAP NAME	POLICIES AND RESTRAINTS REMOVED	POLICIES AND RESTRAINTS ADDED OR RETAINED
		111 Winterbourne Stoke	
1	Alderbury	Unsaved Policy E9 (Employment)	
3	Amesbury (Countess Road)		Flood Zone River Avon SAC
4	Amesbury	Conservation Area Boundary E8A (Employment east of Porton Road) Unsaved Policy S8 (Food Store)	Amended Strategic Housing Site at Archers Gate / Kings Gate Revised Conservation Area Boundary Flood Zone River Avon SAC
6	Barford St Martin		Flood Zone River Avon SAC
13	Bodenham		Flood Zone River Avon SAC
15	Britford		Flood Zone River Avon SAC
16	Broadchalke	Conservation Area Boundary	Revised Conservation Area Boundary Flood Zone
18	Bulford		Flood Zone River Avon SAC
24	Chilmark		Flood Zone
25	Coombe Bissett		Flood Zone
30	Downton	Conservation Area Boundary Unsaved Policy H11B (Tannery)	Revised Conservation Area Boundary Flood Zone River Avon SAC
31	Dinton	E10 (Employment Allocation) Conservation Area Boundary	Revised Conservation Area Boundary Flood Zone River Avon SAC
32	Durrington	Conservation Area Boundary	Revised Conservation Area Boundary Flood Zone River Avon SAC
37	Figheldean and Ablington		Flood Zone River Avon SAC
43	Fovant		Flood Zone

MAP NO	MAP NAME	POLICIES AND RESTRAINTS REMOVED	POLICIES AND RESTRAINTS ADDED OR RETAINED
46	Gomeldon		Flood Zone Salisbury Plain SAC Porton Down SPA
47	Great Wishford		Flood Zone River Avon SAC
49	Hindon	Conservation Area Boundary	Revised Conservation Area Boundary Flood Zone
58	Landford Common	HA2 (Residential Development In New Forest Villages) (Only in that area covered by the South Wiltshire Core Strategy: Most of this area is now under the jurisdiction of the New Forest National Park Authority).	
60	Landford Wood	HA2 (Residential Development In New Forest Villages) (Only in that area covered by the South Wiltshire Core Strategy: Most of this area is now under the jurisdiction of the New Forest National Park Authority).	
67	Mere	Unsaved Policy H13A (White Road) Unsaved Policy H13B (Clements Lane)	Flood Zone
68	Middle Woodford		Flood Zone River Avon SAC
74	Newton Tony		Flood Zone
76	Odstock		Flood Zone
77	Orcheston		Flood Zone River Avon SAC
80	Porton		Flood Zone
80a	Porton Down		Part of Salisbury Plain SAC
N/A	Salisbury East	S7 (Retail and Employment between Green Lane and London Road) E2 (Employment (London Road) R14 Leisure Facilities Allocation, London Road, Salisbury	Strategic Housing Site at Hampton Park Strategic Housing and Employment Site at Longhedge Part of Strategic Housing and Employment Site at Central Car Park Flood Zone

MAP NO	MAP NAME	POLICIES AND RESTRAINTS REMOVED	POLICIES AND RESTRAINTS ADDED OR RETAINED
		TR8 (i) (Beehive Park and Ride) TR8 (iv) (London Road Park and Ride) Unsaved Policy H2B (Bishopdown) Unsaved Policy H2G (Duck Lane)	River Avon SAC Avon Valley LNR
N/A	Salisbury West	TR4 – Easter Goods Yard	Strategic Housing and Employment Site at Fugglestone Red Part of Strategic Housing and Employment Site at Churchfields/Engine Sheds Part of Strategic Employment Site at Imerys Flood Zone River Avon SAC Avon Valley LNR Bemerton Heath and Barnards Folly LNR
83	Salisbury South	TR8 (v) (Britford Park and Ride) Unsaved Policy H2A (Downton Road) Unsaved Policy H2C (Netherhampton Road)	Part of Strategic Housing and Employment Site at Churchfields/Engine Sheds Strategic Housing Site At West of Downton Road Strategic Housing and Employment Site at South Of Netherhampton Road Area of Search For Future Site in Southampton Road Flood Zone River Avon SAC
84	Salisbury City Centre	S6 (The Maltings)	Part Retail led mixed use site at Central Car Park Flood Zone River Avon SAC
84a	Salisbury District Hospital		Area of Search For Future Site
85	Shrewton		Flood Zone River Avon SAC
89	Stapleford		Flood Zone River Avon SAC
92	Steeple Langford	Conservation Area Boundary	Revised Conservation Area Boundary Flood Zone River Avon SAC
96	Tilshead		Flood Zone

MAP NO	MAP NAME	POLICIES AND RESTRAINTS REMOVED	POLICIES AND RESTRAINTS ADDED OR RETAINED
97	Tisbury	Conservation Area Boundary	Revised Conservation Area Boundary Flood Zone
98	Tisbury (Hindon Lane North)		Flood Zone
105	West Knoyle	H16 (Housing Policy Boundary)	River Avon SAC
108	Wilton	G12 (MOD Development) G13 (Re-use of MOD Sites) TR8 (iii) (Wilton Park and Ride)	Strategic Housing and Employment Site at UKLF Strategic Housing Site at Wilton Middle School Flood Zone River Avon SAC
109	Winterbournes		Flood Zone River Avon SAC
113	Wylye	Conservation Area Boundary	Revised Conservation Area Boundary Flood Zone River Avon SAC

TABLE 2: DELETED LOCAL PLAN MAPS

MAP NO	MAP NAME	POLICIES AND RESTRAINTS THEREBY REMOVED
2	Allington	H16 (Housing Policy Boundary)
5	Ansty	H20 (Special Restraint Area)
7	Barkers Hill	H19 (Housing Restraint Area)
8	Berwick St John	H16 (Housing Policy Boundary); H19 (Housing Restraint Area)
9	Berwick St James	H16 (Housing Policy Boundary)
10	Bishopstone	H16 (Housing Policy Boundary); H19 (Housing Restraint Area)
11	Bowerchalke	H16 (Housing Policy Boundary); H19 (Housing Restraint Area)
12	Bowerchalke (Misselfore)	H19 (Housing Restraint Area)
14	Boscombe	H16 (Housing Policy Boundary); H19 (Housing Restraint Area)
17	Burcombe	H16 (Housing Policy Boundary); H19 (Housing Restraint Area)
19	Charlton	H16 (Housing Policy Boundary)
20	Charlton All Saints	H16 (Housing Policy Boundary)
21	Chicklade	H19 (Housing Restraint Area)
22	Chicksgrove	H19 (Housing Restraint Area)
23	Cholderton	H19 (Housing Restraint Area)
26	Compton Chamberlayne	H19 (Housing Restraint Area)
27	Deptford	H16 (Housing Policy Boundary)
28	Donhead St Andrew	H16 (Housing Policy Boundary); H19 (Housing Restraint Area)
29	Donhead St Mary	H19 (Housing Restraint Area)
33	East Grimstead	H19 (Housing Restraint Area)
34	East Knoyle	H16 (Housing Policy Boundary); H17 (Important Open Space Within Housing Policy Boundary); H19 (Housing Restraint Area)
35	Ebbesbourne Wake	H19 (Housing Restraint Area)
36	Farley	H16 (Housing Policy Boundary); H19 (Housing Restraint Area)
38	Firsdown	H16 (Housing Policy Boundary)
39	Fisherton De La Mere	H20 (Special Restraint Area)
40	Fonthill Bishop	H19 (Housing Restraint Area)
41	Fonthill Gifford	H19 (Housing Restraint Area)
42	Ford	H16 (Housing Policy Boundary); H19 (Housing Restraint Area)

MAP NO	MAP NAME	POLICIES AND RESTRAINTS THEREBY REMOVED
45	Great Durnford	H16 (Housing Policy Boundary); H19 (Housing Restraint Area)
48	Hanging Langford	H16 (Housing Policy Boundary)
51	Hugglers Hole	H16 (Housing Policy Boundary)
52	Homington	H16 (Housing Policy Boundary)
53	Idmiston	H16 (Housing Policy Boundary)
54	Kilmington	H19 (Housing Restraint Area)
55	Kilmington (The Street)	H16 (Housing Policy Boundary)
56	Kilmington (Common)	H19 (Housing Restraint Area)
57	Lake	H19 (Housing Restraint Area)
61	Lopcombe Corner	H19 (Housing Restraint Area)
63	Lower Woodford	H19 (Housing Restraint Area)
65	Maiden Bradley	H16 (Housing Policy Boundary); H19 (Housing Restraint Area)
66	Milston	H16 (Housing Policy Boundary)
70	Netherhampton	H19 (Housing Restraint Area)
71	Newton	H19 (Housing Restraint Area)
72	Netton	H16 (Housing Policy Boundary); H19 (Housing Restraint Area)
73	Newtown	H16 (Housing Policy Boundary)
75	Nunton	H16 (Housing Policy Boundary); H19 (Housing Restraint Area)
78	Petersfinger	H16 (Housing Policy Boundary); TR8 (ii) (Petersfinger Park and Ride)
81	Quidhampton	H16 (Housing Policy Boundary)
86	Semley	H19 (Housing Restraint Area)
87	Semley Station	H16 (Housing Policy Boundary)
88	South Newton	H16 (Housing Policy Boundary); H19 (Housing Restraint Area); Unsaved Policy E13 (Employment)
90	Stourton	H20 (Special Restraint Area)
91	Stoford	H16 (Housing Policy Boundary); H19 (Housing Restraint Area)
93	Sutton Row	H19 (Housing Restraint Area)
94	Swallowcliffe	H19 (Housing Restraint Area)
95	Teffont	H19 (Housing Restraint Area); H20 (Special Restraint Area)
99	Tollard Royal	H19 (Housing Restraint Area)
100	Upper Woodford	H16 (Housing Policy Boundary)
101	West Amesbury	H19 (Housing Restraint Area)

MAP NO	MAP NAME	POLICIES AND RESTRAINTS THEREBY REMOVED
102	West Dean	H19 (Housing Restraint Area)
103	West Grimstead	H16 (Housing Policy Boundary)
106	Wilsford	Un-named Housing Policy Boundary/Area
110	White Cross	H19 (Housing Restraint Area)
111	Winterbourne Stoke	H16 (Housing Policy Boundary)

TABLE 3: UNCHANGED LOCAL PLAN MAPS

MAP NO	MAP NAME
44	Giles Lane (Landford) .
50	Hamptworth (This area is now under the planning jurisdiction of the New Forest National Park Authority)
59	Landford and Nomansland (This area is now under the planning jurisdiction of the New Forest National Park Authority)
62	Lover and Bohemia (This area is now under the planning jurisdiction of the New Forest National Park Authority)
64	Ludwell
69	Morgans Vale and Woodfalls
79	Pitton
82	Redlynch (This area is now under the planning jurisdiction of the New Forest National Park Authority)
104	West Winterslow
107	Whiteparish
112	Winterslow
114	Zeals

Appendix G

Glossary and Common Acronyms

AA	Appropriate Assessment
AAP	Area Action Plan
AGS	Amenity Greenspace
AMR	Annual Monitoring Report
AONB	Area of Outstanding Natural Beauty
AQMA	Air Quality Management Area
BAP	Biodiversity Action Plan
CPA	Children's Play Area
CPO	Compulsory Purchase Order
CROW	Countryside and rights of Way Act
CLG	Communities and Local Government (Department for)
CWS	County Wildlife Site
DC	Development Control
DEFRA	Department for the Environment, Food and Rural Affairs
DPD	Development Plan Document
DSTL	Defence and Science Technical Laboratory
EA	Environmental Assessment Environment Agency
EIA	Environmental Impact Assessment Equalities Impact Assessment
EIP	Examination in Public
EU	European Union
FE	Form Entry
GDP	General Development Order
GI	Green Infrastructure
GOSE	Government Office for the South East
GOSE	Government Office for the South West
HMA	Housing Market Area
HPA	Health Protection Agency
HRA	Habitats Regulations Assessment
IDP	Integrated Delivery Plan
IMD	Indices of Multiple Deprivation
LCA	Landscape Character Area
LDF	Local Development Framework
LDD	Local Development Document
LDO	Local Development Order
LDS	Local Development Scheme
LNR	Local Nature Reserve
LP	Local Plan
LPA	Local Planning Authority
LSP	Local Strategic Partnership
LTP	Local Transport Plan
MCI	Military Civilian Integration Programme
MOD	Ministry of Defence

MUGA	Multi Use Games Area
MWDF	Minerals and Waste Development Framework
N2K	Natura 2000
NHS	National Neath Service
NFNPA	New Forest National Park Authority
NPA	National Park Authority
ONS	Office for National Statistics
PCT	Primary Care Trust
PD	Permitted Development
PDSP	Porton Down Science Park
PINS	Planning Inspectorate
POS	Public Open Space
PPG	Planning Policy Guidance
PPS	Planning Policy Statement
PROW	Public Right of Way
RDA	Regional Development Agency
RIGS	Regionally Important Geological Site
RPB	Regional Planning body
RPG	Regional Plannign Guidance
RSL	Registered Social Landlord
RSPB	Royal Society for the Protection of Birds
RSS	Regional Spatial Strategy
SA	Sustainability Appraisal
SAC	Special Area of Conservation
SAM	Scheduled Ancient Monument
SCI	Statement of Community Involvement
SEA	Strategic Environmental Assessment
SFRA	Strategic Flood Risk Assessment
SHLAA	Strategic Housing Land Availability Assessment
SLA	Special Landscape Area
SOA	Super Output Area
SPA	Special Protection Area
SPD	Supplementary Planning Document
SPG	Supplementary Planning Guidance
SSA	Site Specific Allocations
SSSI	Site of Special Scientific Interest
SW	South West
SWRA	South West Regional Assembly
TA	Transport Assessment
TPO	Tree Preservation Order
TTWA	Travel to Work Area
WHS	World Heritage Site

Appendix G

Evidence Base - Schedule of Topic Papers

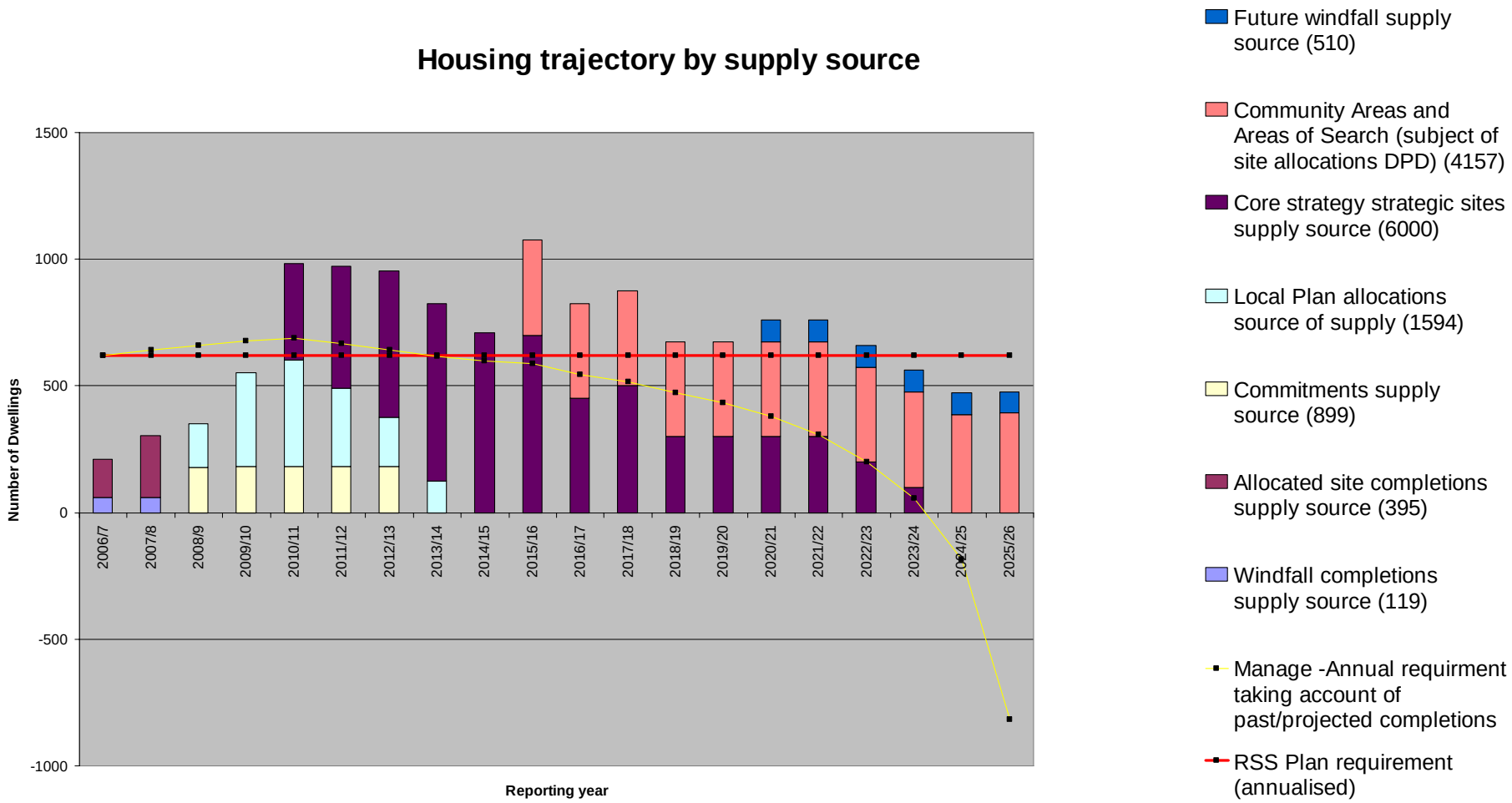
A series of topic papers and addenda have been produced, which explain the approach taken to identify the challenges faced and potential options for overcoming them, as well as writing up of consultation responses. Topic Papers have been updated, or new Topic areas introduced as new evidence became available. As with all evidence which supports this Strategy, it can be referenced at www.wilthsire.gov.uk The Topic Paper references and subjects covered are:

- Topic 1 - Climate Change
- Topic 2 - Housing
- Topic 3 - Settlement Strategy
- Topic 4 - Supporting Communities
- Topic 5 - Biodiversity
- Topic 6 - Flooding
- Topic 7 - Agriculture
- Topic 8 - Retail
- Topic 9 - Economy
- Topic 10 - Tourism & Leisure
- Topic 11 - Planning Obligations
- Topic 12 - Waste & Pollution
- Topic 13 - Conservation
- Topic 14 - Design
- Topic 15 - Transport
- Topic 16 - Inclusive Design
- Topic 17 - Delivery of Strategic Sites - Essential Infrastructure, Place Shaping and Viability Assessments
- Topic 18 – Water
- Topic 19 - Strategic site selection process

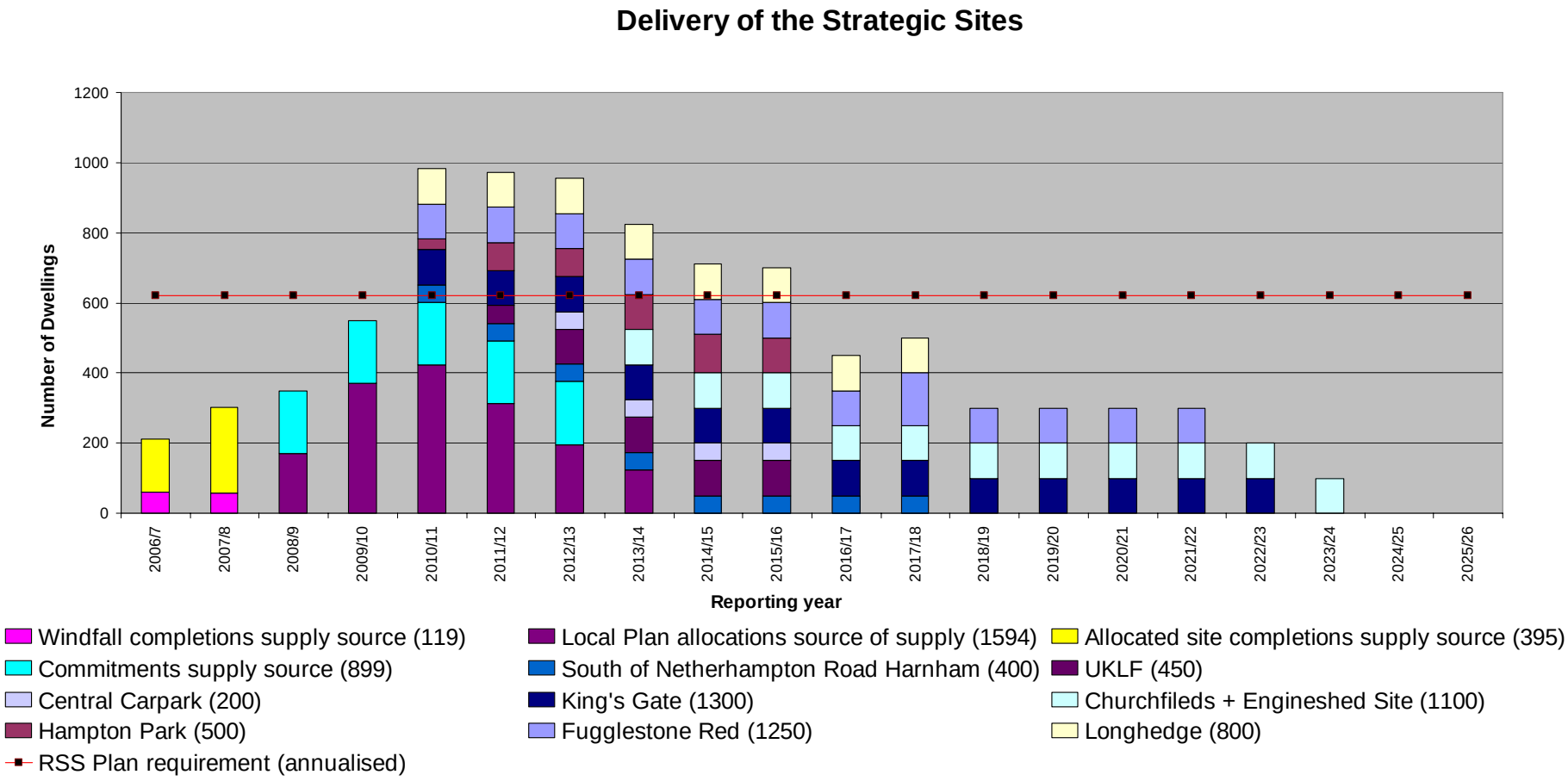
Appendix H

Housing Trajectories

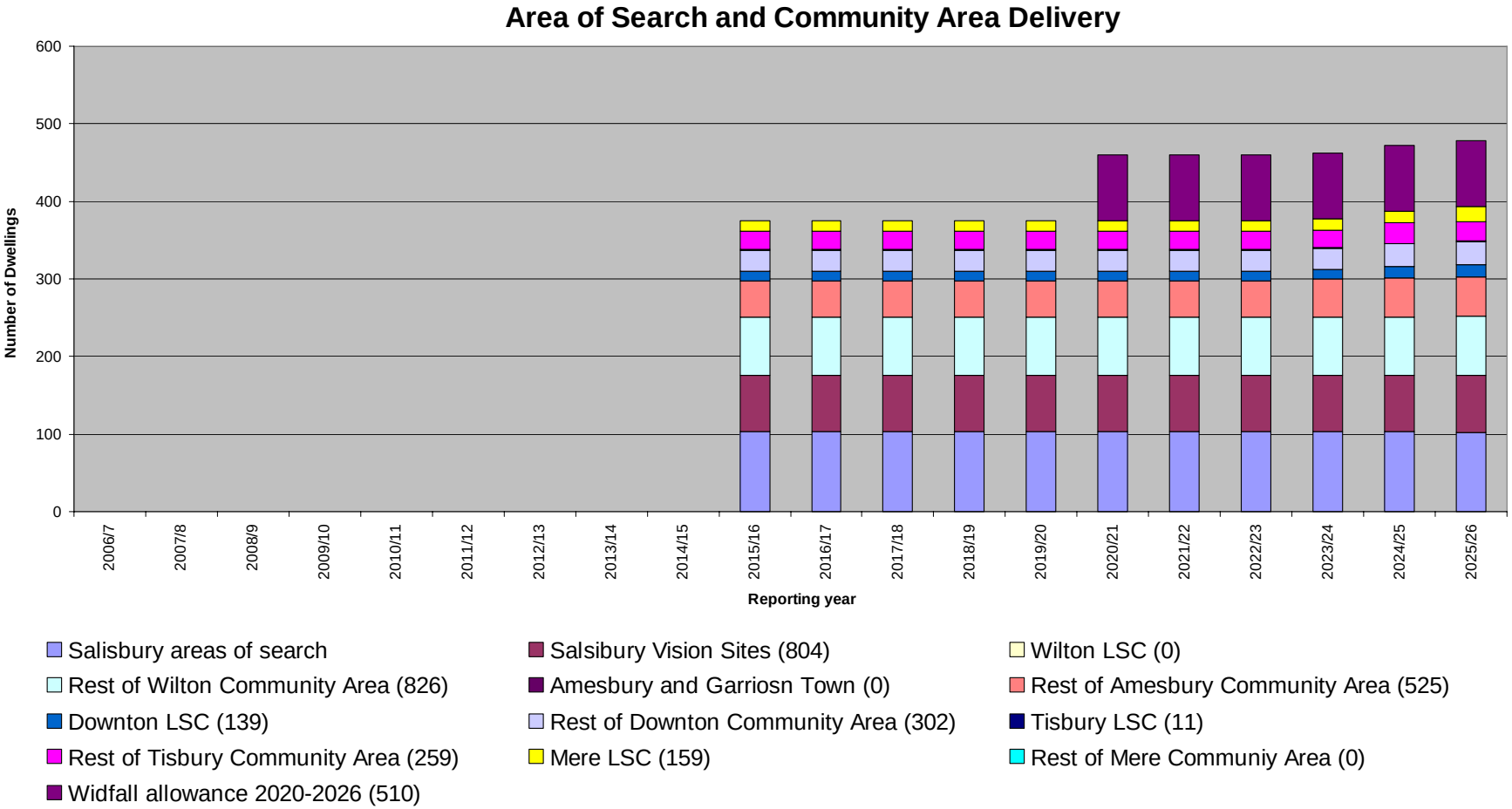
Full explanation of the hosing trajectory is available
it can be referenced at www.wilthsire.gov.uk The Topic Paper references and subjects covered are:



Graph one: The Housing Trajectory by supply type. *It should be noted that these figures quoted in this graph differ slightly from those quoted in policies 1 and 2 of the Core Strategy. The level of housing quote in the policies has been rounded up to the nearest ten.*



Graph two: The housing trajectory showing delivery from strategic sites. *It should be noted that these figures quoted in this graph differ slightly from those quoted in policies 1 and 2 of the Core Strategy. The level of housing quoted in the policies has been rounded up to the nearest ten.*



Graph three: The housing trajectory showing delivery from community areas and areas of search. These sites have yet to be identified but will be subject to detailed investigation and assessment in a subsequent DPD. Again the *figures quoted in this graph differ slightly from those quoted in policies 1 and 2 of the Core Strategy. The level of housing quoted in the policies has been rounded up to the nearest ten.*

Appendix I

Risk Analysis of South Wiltshire Core Strategy strategic sites

(refers to: Fugglestone Red, Hampton Park, Longhedge (Old Sarum), Churchfields/Engine Sheds, South of Netherhampton Road, Central Car Park, Imerys, King's Gate

Potential Risk	Implications	Mitigation and Action	Impact Likelihood	Residual Risk/Delay to strategy
Unsound Core Strategy	A policy vacuum leading to unfettered developer-led housing growth. Missed opportunities to meet local needs, especially the affordable housing levels required. Development in locations not supported by the community.	Ensuring robust quality control throughout the process, through using the PAS self-assessment, GOSW as a critical friend and in-house solicitors and Landmark Chambers as legal advisors.	Low	Low, but if found unsound, could delay the delivery of sites by a number of years, depending on the reasons for the decision.
Judicial Review	Inability to deliver Core Strategy in line with agreed LDS hence risking unsound process.	Ensuring robust quality control throughout the process, through using the PAS self-assessment, GOSW as a critical friend and in-house solicitors and Landmark Chambers as legal advisors.	Medium	Low, but if successful, could delay the delivery of sites by a number of years, depending on the reasons for the decision.
Failure to obtain consensus and achieve land assembly at Churchfields	No, or only partial, delivery of the site.	Use of specialists with proven track record of master planning, land assembly and regeneration. Lengthy discussions with landowners and existing businesses working towards master planning and decanting to	Medium	Medium. Delivery of Churchfields is central to the economic policies of the Strategy. Work on the Site Specific Allocations DPD will be started

Potential Risk	Implications	Mitigation and Action	Impact Likelihood	Residual Risk/Delay to strategy
		alternative sites.		soon after the Core strategy is adopted, to enable ongoing deliverable sites in year 6. If all or part of the site does not come forward as anticipated, the DPD will be able to allocate further land to assist with supply. If this option were pursued, this would result in slippage of this part of the Strategy by 5 years.
Members refusing planning applications for allocated sites	Delays in providing needed market and affordable housing and employment land.	Dialogue with Members throughout the production of the Core Strategy, including an LDF Management Board and Member briefing sessions.	Low	Low. Depending on reasons for refusal, applicants can either appeal or resubmit. This could however lead to a 1-year delay in delivery of the site.
Developers choose not to develop sites	Delays in providing needed market and affordable housing and employment land.	Lengthy discussions with developers working towards master plans. Evidence from developers of their commitment to their schemes. Development Templates state that a planning application accompanied by a master plan and design code will be expected within 18 months of adoption of the Core Strategy.	Medium	Low. Dialogue with developers still ongoing with a view to delivering sites on adoption of the Core Strategy. If a strategic site is not coming forward as anticipated, the SSA DPD will be able to allocate further land to assist with supply.

Potential Risk	Implications	Mitigation and Action	Impact Likelihood	Residual Risk/Delay to strategy
		A section 106 agreement will also be required setting key milestones for delivery including that the site shall start delivering within 12 months of the grant of permission and a phasing agreement setting out completions at agreed milestones moving forward.		If this option were pursued, this would result in slippage of the Strategy by 5 years.
Speculative planning applications for out of town retail, housing and employment	Might undermine the Strategy if developers choose not to deliver the allocated sites.	Working to minimise the Core Strategy being found unsound, thus providing a robust policy framework to defend the allocated sites.	Low	Low. If the Core Strategy is adopted, developers would be unlikely to see a need to submit applications elsewhere. If a strategic site is not developed in a timely fashion in accordance with the relevant section 106 agreement, the SSA DPD will be able to allocate further land to assist with supply. If this option were pursued, this would result in slippage of the Strategy by 5 years.
The Downturn in economy lasts longer than expected	Delays in providing needed market and affordable housing and employment land.	The Strategy has been tailored to meet identified needs, and so demonstrates an existing market for the housing and employment. There is ongoing liaison with SWEP and landowners/developers to help deliver the strategy.	Medium	Medium. Affordable housing sites could come forward independently of the market housing, but only if funding allows. The potential period of delay cannot be predicted accurately.

Potential Risk	Implications	Mitigation and Action	Impact Likelihood	Residual Risk/Delay to strategy
Large existing employers leave the area.	Loss of jobs that would have to be filled, on top of the 13,900 that the RSS requires.	Production of the Core Strategy, demonstrating to business that Salisbury and south Wiltshire is a vibrant and buoyant centre, that is looking to grow and that housing will be delivered to match jobs, so that staff can afford to live in the area.	Low	Low. If Strategy is adopted, employers would be unlikely to see a need to relocate outside of the area. The potential period of delay cannot be predicted accurately.