

Local Plan Review: Suggested Guidelines for Future Development Submission to Wiltshire Council by Laverstock and Ford Parish Council June 2020

1 Purpose

This paper presents suggested guidelines by Laverstock & Ford Communities Neighbourhood Plan team, on behalf of the Parish Council, for future development within the parish, together with key supporting evidence. It is submitted for consideration by Wiltshire Council as part of the review of the Local Plan currently being undertaken.

2 Background

Laverstock & Ford Parish Council sought and received approval in Dec 2017 to produce a Neighbourhood Plan; the designated area for the Plan was that contained within the parish boundary. A Steering Group was appointed which has been collecting community stakeholder views on the content of a Neighbourhood Plan since the beginning of 2018. Most of the groundwork has been done and preparation of the Plan is in progress. However, the Parish Council is aware that the preparation of the Wiltshire Council Emerging Local Plan is on a parallel course and that our Plan is unlikely to be made before the consultation on the Local Plan is complete.

There is little information available in the public domain currently as to the likely scenario that will shape the requirement for development within the Salisbury Principal Settlement and the possible impact this will have on Laverstock and Ford parish. Therefore, to aid WC in their deliberations, and encouraged by the Localism Act 2011, the Parish Council is keen to make its contribution to the Local Plan consultation process and especially the emerging growth plans for Salisbury Principal Settlement, for the following reasons:

- Planning for the parish is inextricably related to that for the Salisbury area. Almost all the housing development in the parish in the past twenty years has been determined by the housing requirements of the wider Salisbury area: from 2006 to date c2,000 houses have been built or are under construction, representing nearly a third of the total requirement for Salisbury/Wilton over the period of the current Core Strategy (2006– 26). Almost all of these houses are on strategic sites identified by Wiltshire Council and its predecessor.
- Largely as a consequence of these developments, the parish now contains large developments which lie within the current Salisbury Settlement Boundary and are therefore within the scope of future strategic allocations according to current Core Policies.
- Continued extensive house building runs the risk of both accelerating the erosion of the semi-rural character of the parish, much valued by its residents and a major feature of the vision statement for our parish and adversely affecting the character of the wider landscape in the parish.
- There is continued pressure for housing development on a large number of sites outside but not adjacent to the Salisbury Settlement Boundary. It is expected that developers will be making representations to Wiltshire Council for their developments to be included as strategic sites within the updated Local Plan.

3 Assumptions

In developing these guidelines, we have made the following assumptions with respect to the contents of the emerging Local Plan:

Assumption 1. There will still be a policy which addresses Small Villages and identifies the limit of development within such villages as stated in the Core Policy 2 in the current Wiltshire Core Strategy.

Assumption 2. The villages of both Ford and Laverstock will continue to be defined as small villages.

Assumption 3. The Salisbury Settlement Boundary will not change from that approved earlier this year.

Assumption 4. No strategic development will be allocated / permitted outside, or not contiguous with, the Salisbury Settlement Boundary.

Assumption 5. There will be a policy, replacing current Core Policy 51, which addresses Landscape and in particular the need for proposals to demonstrate that the following have been conserved and where possible enhanced:

- The locally distinctive character of settlements and their landscape setting.
- The separate identity of settlements and the transition between man-made and natural landscapes at the urban fringe.

4 Parish contribution to the Local Plan review

Accordingly, the Parish Council would like to contribute the following to the Local Plan consultation process:

1. Key pieces of evidence which the Parish Council believes should be taken into account in the preparation of the updated Local Plan and especially in decisions on strategic housing allocations for the Salisbury area.
2. The Parish Council's latest thinking on suggested guidelines for future development in the parish.

4.1 Evidence base

There are two key sets of evidence relevant to the Local Plan review, both of which have been carried out to help the preparation of the parish Neighbourhood Plan:

- the findings of community engagement exercises;
- a landscape sensitivity assessment of most of the undeveloped areas of the parish.

4.1.1 Findings of community engagement exercises

In the past nine months, a series of surveys of residents, local businesses and landowners has been undertaken, in order to ascertain the views of the community as a whole. The results are summarised in Appendix 1. Key points to note are identified in the following sections.

4.1.1.1 Residents

Residents particularly value the semi-rural character of the parish and its green spaces. As with local businesses, they have general concern about traffic problems, which have been exacerbated by the extensive local housing development and the lack of any substantive investment in transport infrastructure.

They strongly supported the following statements relating to the future development of the parish:

- The water meadows along the River Bourne should be protected against any type of development.
- The community owned open spaces, such as Castle Hill Country Park should be legally protected from future development.
- Old Sarum and Longhedge should remain a separate settlement, separated from Salisbury city by the current agricultural buffer.
- Any development in Laverstock, Milford and Ford should be limited to infill (1 or 2 houses per site).
- Any development within the parish should have low impact on the visual character of the landscape.
- Any development within or adjacent to the Old Sarum Airfield should not harm the historic setting of the Airfield Conservation Area.
- Any land already designated for development should be used in preference to developing green space.
- The balance between developed land, agricultural land, and public open space should always ensure that the semi-rural character of the parish is maintained.

4.1.1.2 Businesses

The majority of local businesses responding to the survey were in general happy with their current location, but concerns were expressed with availability of skilled staff, broadband speed and the local road network.

When asked for their views on factors which they would take into account if they were looking to relocate, most of the businesses would prefer to stay locally and move to buildings already constructed (typically less than 1,000 sq metres), rather than acquire land.

4.1.1.3 Landowners

A survey carried out in January/February 2020 has revealed considerable interest by landowners throughout the parish in development of land, primarily for housing. At least five landowners have engaged planning consultants to prepare schemes for greenfield sites ranging in size from 3 ha to 13 ha across the parish.

4.1.2 Landscape Sensitivity Assessment

Building on the high value our communities place on the semi rural character of the parish, a Landscape Sensitivity Assessment was carried out by Helen Palmer of Landshape in March-May 2020. It covers most of the undeveloped land in the parish with the exception of Old Sarum airfield, which is currently covered by its own Core Policy 25 and has recently been subject to a planning appeal inspector's report and land around Old Sarum ancient monument, which Historic England and Wiltshire Council consider inappropriate for development on heritage grounds. An executive summary of the results of this assessment is presented in a separate document accompanying this submission: this includes maps indicating the levels of visual sensitivity to development in the areas covered by the study.

The key results of this assessment are as follows:

- Almost all the land on which development would have limited impact on the landscape has been developed already.
- The majority of the land covered by the study is assessed as High or Medium/High in terms of the impact of development on the visual character of the landscape and development on these areas would not be recommended.
- For the higher elevations on the eastern side of the parish (notably Ford Down, Cockey Down, and Laverstock Down, including Burroughs Hill), this sensitivity is driven by the high level of visibility from both inside and outside the parish, including Old Sarum Scheduled monument and residential areas to the north and east of the centre of Salisbury.
- For the lower elevations to the north of the parish, which are mainly agricultural land, this sensitivity is largely driven by their visibility from the approach to Salisbury on the A30 and from key viewpoints, including the scheduled monuments of Old Sarum and Figsbury Ring and from Cockey Down and Castle Hill Country Park.
- In view of the sensitivity of the landscape, great care would need to be taken to mitigate the impact of any development, including limiting the scale, restricting the height of buildings and provision of extensive screening.

4.2 Guidelines for future development in the parish

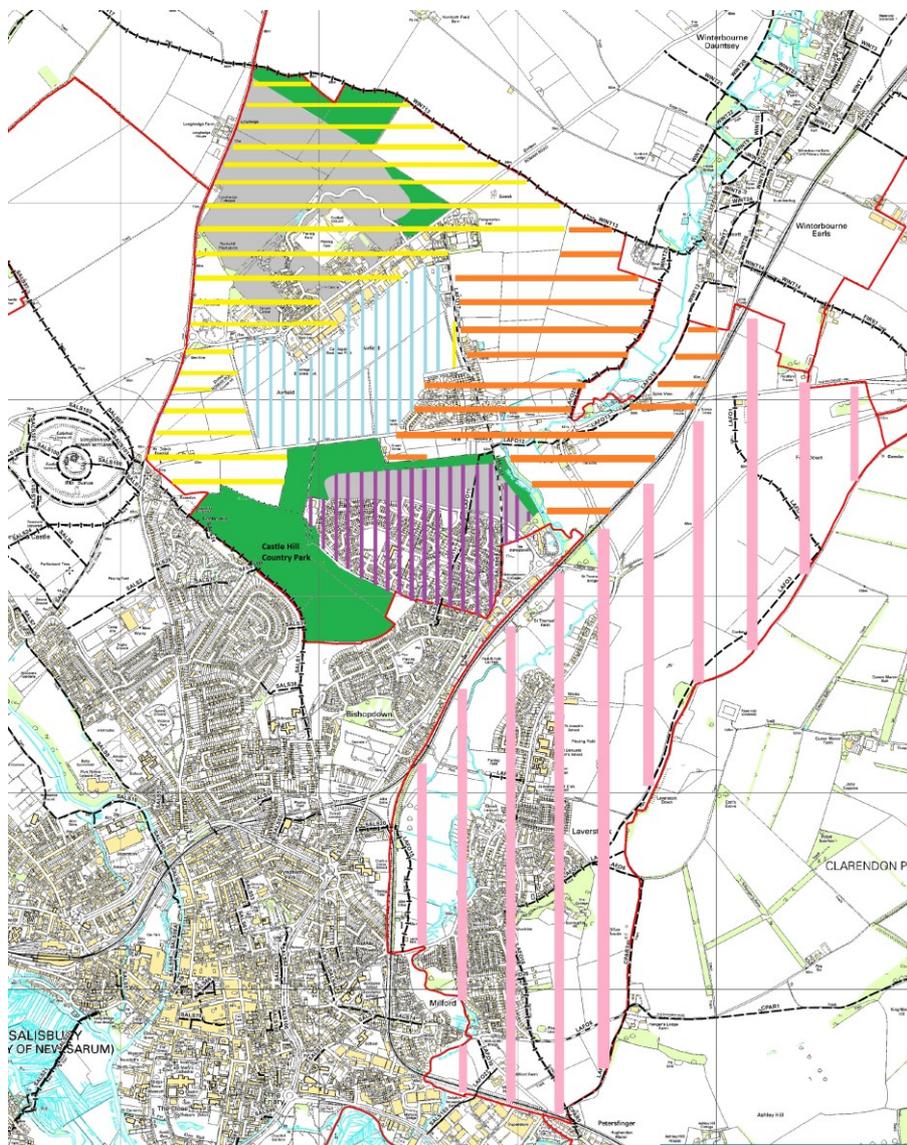
Based on this body of evidence from our community engagement exercises and the Landscape Sensitivity Assessment, the Parish Council would like to put forward a set of suggested guidelines relating to any future development within the parish. In drawing up these guidelines, it was necessary to take account of:

- the variety of settlements within the parish, including the two long established villages of Laverstock and Ford as well as the more recent large scale housing development at Old Sarum/Longhedge and Bishopdown Farm/Hampton Park/Riverdown Park;
- the parish's relationship with Salisbury City, with the two large scale developments above falling within the Salisbury Settlement boundary;

- the large extent of countryside which covers the majority of the parish;
- the topography which makes much of that countryside visible from key viewpoints within the parish, the city and beyond;
- the River Bourne and its important water meadows.

It would be difficult to draw a single set of guidelines covering the parish as a whole. Accordingly, in the interests of simplicity and clarity, the parish has been divided into five discrete areas. To help frame the discussion of issues and constraints in each of these areas, the attached map indicates their approximate extent, colour coded as follows:

- Bishopdown Farm/Hampton Park/ Riverdown Park and adjacent sites (purple).
- Old Sarum/Longhedge and adjacent sites (yellow).
- Old Sarum Airfield (blue).
- Laverstock and its surrounding countryside (pink).
- Ford and its surrounding countryside (orange).



These broadly encompass the different communities which make up the parish, noting that the first two above contain settlements within the Salisbury Settlement Boundary. In drawing up these guidelines, every effort has been made to be consistent with the Central Government's National Planning Policy Framework and Wiltshire Council's current Core Strategy.

4.2.1 Bishopdown Farm/Hampton Park/ Riverdown Park (coloured purple on map)

The built area is within the current Salisbury Settlement Boundary and is therefore open to strategic site allocation. However, the area within the settlement boundary is effectively fully developed, with one exception. This is the so called Asda site at the Pearce Way junction with the A30, which lies partly in L&F parish and partly in Salisbury city. This has current planning permission for a supermarket (Planning Application 14/04756/FUL) but there is no indication of an intention to actually develop. This is a prime site for either commercial or residential development, being well connected to bus, cycle, foot and car routes and adjacent to all utilities. Adjacent to the settlement boundary is the Castle Hill Country Park running the entire length around this community with one exception, which is Hampton Park Yard, a site already included within the Wiltshire Housing Site Allocation Plan adopted in February 2020 (Ref H3.5).

4.2.2 Old Sarum and Longhedge (yellow)

This built area is also within the current Salisbury Settlement Boundary and is therefore open to strategic site allocation. There are undeveloped areas within the settlement boundary which were designated for commercial use. Land at Longhedge originally allocated for employment was the subject of a planning application in 2019 (19/00537/FUL) for mixed development, providing an additional 65 houses and 29 prebuilt small business units. This has subsequently been approved. The Old Sarum developer held a public consultation in 2019 for a development scheme to provide further housing on the majority of the remaining land allocated for employment at Old Sarum. However, no planning application has been forthcoming. The Parish Council understands that WC has declared that this land is still required as strategic employment land. There may be scope for a similar arrangement to that in Longhedge which would deliver housing and prebuilt commercial properties available for rent or purchase, which was the main preference expressed in the business survey among those thinking about expansion.

Outside the settlement boundary to the NW of Longhedge is the parish boundary along the A345. To the north east is community open space, which should be taken into parish council ownership in the near future, separating the built area from the Monarch's Way national footpath. To the SE is the green space containing the SUDS ponds separating Longhedge and Old Sarum, which is already in Parish Council ownership in Old Sarum. To the SW of Old Sarum there is a rural (agricultural) buffer separating the settlement from the northern edge of Salisbury city proper. There is strong support from residents in the recent survey that "Old Sarum and Longhedge should remain a separate settlement, separated from Salisbury city by the existing open space buffer". Historic England and Wiltshire Council (in the SHELAA sustainability assessment published 2018) also oppose development of this space on heritage grounds due to its proximity to Old Sarum scheduled monument.

To the SE is the Old Sarum Airfield conservation area, which is dealt with separately below. To the NE of the boundary is agricultural land separating the Old Sarum development from the Monarch's Way. This SHELAA site (S80) was found to be less sustainable by Wiltshire Council in the SHELAA sustainability assessment published 2018. The landscape sensitivity study assesses the area as High/Medium sensitivity, so the Parish Council believes that it is unsuitable for large scale development. There is a further stretch of the Salisbury Settlement Boundary around Throgmorton Hall (the old officers' mess) and extending a short distance down Green Lane. This borders agricultural land which has not been offered as a SHELAA site. The Landscape Sensitivity Assessment identifies this area as High/Medium sensitivity with its long reaching rural views to and from Cockey Down, and Figsbury Ring and Old Sarum Scheduled Monuments; therefore, the Parish Council believes that it is unsuitable for large scale development.

4.2.3 Old Sarum Airfield Conservation Area (blue)

An approved Management Plan for the Conservation Area should be in place before consideration is given to any future development within the Area which is covered currently by Core Policy 25. However, following a recent unsuccessful planning appeal in which the Inspector rejected a

development proposal by the owners, it is not clear if this policy will be retained. Therefore, cognizant of the Inspector's report, the Parish Council feels that development should only be carried out in the Conservation Area if it:

- provides a long-term proactive strategy that enhances the historic setting of the Airfield Conservation Area and does not detract from its heritage significance when viewed from Old Sarum and Figsbury Ring Scheduled Monuments;
- does not cause the flying activity to cease and provides a legal agreement for reasonable controls over flying activity in the interests of the amenity of local residents;
- provides public access and benefits to the residents of the communities within the whole parish;
- delivers a high-quality strategic landscape improvement to mitigate the visual impact of existing intrusive buildings when viewed from within the Conservation Area, from the Scheduled Monuments at Old Sarum and Figsbury Ring, and from other key viewpoints contained in our Landscape Sensitivity Assessment.

This is fully supported by local residents as evidenced by the 2019 survey, in which almost three quarters of respondents strongly agreed that "any development within or adjacent to the Old Sarum Airfield must not harm the historic setting of the Airfield Conservation Area" (Appendix 1 refers).

4.2.4 Laverstock (pink)

This part of the parish includes not only the village of Laverstock but also parts of Milford and surrounding land comprising principally the water meadows along the River Bourne, higher downland and agricultural land. Designated as a Small Village in the Core Strategy it does not have a defined settlement boundary and is limited to infill development only. Since this limitation was overwhelmingly endorsed by residents in the recent survey, the Parish Council supports its continuation.

Exceptionally under the current policy, the local community can designate land for housing meeting special local needs. The recent large scale development in the parish has delivered a high volume of affordable housing, so this provision is not needed in the foreseeable future (an assessment of the housing needs for the parish is presented in Appendix 2). In the long term, the landscape survey suggests that there are small pockets of land which may be suitable for this purpose should the need arise.

Most of the area is separated from the Salisbury Settlement Boundary by the flood prone water meadows, and so is not available for strategic housing allocation under the WCS as we understand it. However, in the Milford area, there is a small area to the west of Milford House Care Home and to the south west of Milford Mill Road, which is adjacent to the boundary. This area is identified as a SHELAA (S3554A) and was assessed by WC as being unsuitable for development in the 2018 site review due to flood risk and having major adverse effects on a heritage asset, eg the Deserted Mediaeval Village of 'Meleford' (Monument Record MW19754). This has been subsequently validated by the recent total flooding of the area north of the care home, which resulted in the partial collapse of the adjacent railway embankment. To the east of the Care Home and to the west of Milford Mill Road is another small area, which has been identified as a SHELAA (S3554b), but which was rejected by Wiltshire Council because it was separated from the urban fringe.

There is also strong interest from developers to build housing on a number of sites to the east and south of the existing settlement, including SHELAA S72 situated to the east of Milford Mill Road as it runs towards Petersfinger. This site is close to, albeit not contiguous with, the Salisbury Settlement Boundary. However, the site has been deemed as not developable by Wiltshire Council. Most of this site has been assessed as of Medium Sensitivity in relation to the visual impact of development on the landscape character. Perhaps even more importantly, however, the necessary road improvements to Milford Mill Road to facilitate the development of this site (or indeed the SHELAA's on the road's western side referred to earlier) would be expected to make the road even more attractive as a route for avoiding traffic congestion on the A36 and the Inner Ring Road. The

increase in traffic volumes on Milford Mill Road/New Petersfinger Road, which are currently estimated to be more than 5,000 vehicles per weekday, would exacerbate the manifold traffic problems in Laverstock about which residents have expressed particular concern

4.2.5 Ford (orange)

This part of the parish includes not only the village of Ford but also surrounding land comprising principally the water meadows along the River Bourne, and agricultural land. Ford is designated as a Small Village in the Core Strategy. It is rather diffuse with the original settlement to the east around Ford Mill and a newer area which includes some military and ex-military housing to the south of the airfield. Like Laverstock, it does not have a defined settlement boundary and is limited to infill development only. Since this limitation was overwhelmingly endorsed by residents in our recent survey, the Parish Council supports its continuation. The same comment regarding special local housing need applies.

Ford, however, has an additional complication in its proximity to the southern perimeter of the airfield giving rise to potential conflict between the infill only policy and any development under the current CP25. The Parish Council would wish to discuss this with WC.

Ford is also now quite close to the northern edge of the Salisbury Settlement Boundary since the development of Riverdown Park (Hampton Park 2). The Parish Council believes that there should be a suitable rural buffer between Salisbury urban fringe and Ford village. In our survey residents overwhelmingly endorsed the statement that Ford village should remain a discrete settlement, separated from Salisbury city by the existing open space buffers. The Parish Council therefore believes that the emerging Local Plan should provide such protection.

4.2.6 General Guidelines

4.2.6.1 River Bourne

Development of land adjacent to the River Bourne throughout the parish would have a detrimental effect on this special riverine environment and its visual character. This is consistent with the national and local planning policies, based on the following considerations:

- The River Bourne's status as part of the Avon river system SSSI and SAC.
- The significant flood risk and the role of the water meadows in mitigating flood risk for downstream settlements: the water meadows are classified by the Environment Agency as being in Flood Zones 2 and 3. This land has flooded three times in the past 15 years, most recently in 2014 and 2020.
- Protection of the Bourne Narrow River Valley Landscape Character Area. (SW Wilts Landscape Character Assessment 2008).

4.2.6.2 Protection of landscape character

Development should have low impact on the visual quality of the semi rural character of the wider landscape viewed from inside and outside the parish. This is the overriding desire expressed by residents in our surveys. To this end the Parish Council believes that any proposed development should:

- not be located in areas designated High or Medium High sensitivity identified in our Landscape Sensitivity Assessment;
- be limited in size to 50 dwellings or less as preferred by residents;
- include within their submission a landscape and visual impact assessment using a pre-defined set of viewpoints inside and outside the parish (as identified in our Landscape Sensitivity Assessment) and a detailed statement of the measures to be taken to minimise its visual impact;
- aim to improve the quality of the built environment of the parish and maintain its semi-rural character. Any development proposal should follow the principles set out in the National Design Guide 2019, including:

- Consultation with the community prior to submission for planning approval, with the parish council as a primary point of contact.
- Layout/ Architectural features/ Building dimensions, especially height, which should not exceed two storeys.
- Landscaping, including screening.
- People-friendly layout.
- Environmental principles and green energy strategies – zero energy homes should be the default.

4.2.6.3 Supporting infrastructure

The Parish Council believes that any new development should be required to provide the necessary supporting infrastructure, deliverable prior to, or in phases during, the new development, and not following completion. Residents in recent developments, especially Old Sarum and Longhedge, have been disappointed with, and highly critical of, the failure to deliver promised infrastructure and amenities in a timely manner or at all.

In addition, there is an increasingly pressing need to address the issue of the cumulative, long term impact of development on the existing local highways infrastructure. Extensive housing construction within the parish over the past thirty years has not been accompanied by investment in highways infrastructure over and above that required to facilitate access to the existing road system. The cumulative impact of higher traffic volumes generated by these developments is manifest in terms of increased pollution (noise and particulates), greater incidence of speeding traffic with increased risk of accidents and increased traffic congestion.

5 Summary

In the past thirty years, Laverstock and Ford parish has seen extensive housing development, with the construction of more than 2,700 houses, thereby almost tripling the population of the parish. This growth has been almost entirely driven by the development of a series of strategic sites to meet the needs of the wider Salisbury area. The Parish Council has put forward suggested guidelines for the future development of the parish, for consideration by Wiltshire Council in its emerging Local Plan.

These guidelines are based on a range of key evidence, from which the following points are particularly relevant:

- Residents strongly support the conservation and nurturing of the parish's semi-rural character which they value highly.
- There is no requirement for housing development in the foreseeable future to meet local needs, especially for affordable housing.
- Such is the scale of past housing development that almost all the land on which development would have limited impact on the landscape has been developed already.

The **main** focus of these suggested guidelines is on:

- maintaining the separation and characteristics of the different settlements both from the Salisbury Settlement Boundary and/or each other and
- minimising the visual impact of development on the landscape of the parish.

Prepared by the Laverstock & Ford Communities Neighbourhood Plan Team

June 2020

Appendices:

1. Community engagement exercises: key findings
2. Assessment of local housing needs

Appendix 1 Community engagement exercises: key findings

1 Residents' survey

Views have been collected from qualitative surveys as part of the community engagement during the development of the neighbourhood plan and from 552 responses to a quantitative questionnaire circulated to all households in September 2019. Full details of the responses are available and the main conclusions can be summarised as:

1.1 Parish and its setting

Residents particularly value the semi-rural nature of the parish, proximity to, views of and accessibility of countryside and the open spaces / green spaces within the parish.

1.2 Amenities

Residents were asked to rate a wide range of local amenities. In general, these were rated good or adequate across all communities,. The notable exceptions were for a surgery, pharmacy and dentist in Old Sarum/ Longhedge, where a majority of respondents expressed dissatisfaction with their provision and in Laverstock/Milford and Ford, where a smaller but significant proportion of respondents also rated their provision as either poor or not available. In Longhedge, respondents expressed a significant level of dissatisfaction with virtually all local amenities. It should be noted that amenities had been promised within both Old Sarum and Longhedge new developments.

1.3 Movement

Respondents were asked for their views on the footpath and cycle path networks and bus links to the city. Of those expressing an opinion, a majority of **all** respondents rated all three as either good or adequate. However, for residents in Ford, Hampton Park and Longhedge, for younger respondents (18-30), and for families with children, a majority rated the cycle path network as poor.

Residents were asked for their views on a range of traffic problems. A majority of all respondents strongly agreed that there was too much traffic on narrow roads, excessive speeds and dangerous/inconsiderate parking, especially near schools. Roman Road/Ford Road, Church Road and Milford Mill Road were rated as either frequently or almost always a problem by a large majority in the communities closest to them, with Church Road, Laverstock and Milford Mill Road seen as having the greatest problems across the parish as a whole.

1.4 Future development

Residents were asked for their views on the scale of future housing development in the parish. Of those expressing an opinion, three quarters regarded 100 dwellings as the maximum which should be built over the next fifteen years, with c40% wishing to limit development to infill only. Respondents also favoured small scale development on individual sites: of those expressing an opinion, three quarters would prefer an upper limit of 50 dwellings per site, with c40% expressing a preference for 10 dwellings or less.

1.5 Specific Issues

Residents were asked for their views on a number of statements relating to development. A majority strongly agreed with the following:

- The water meadows along the River Bourne should be protected against any type of development (strongly agree 88%).
- The community owned open spaces, such as Castle Hill Country Park should be legally protected from future development (strongly agree 80%).
- Old Sarum and Longhedge should remain a separate settlement, separated from

Salisbury city by the current agricultural buffer (strongly agree: all respondents: 59%; Old Sarum Longhedge respondents: 78%).

- Any development in Laverstock, Milford and Ford should be limited to infill (1 or 2 houses per site) - (strongly agree: all respondents 60%; Laverstock/Milford respondents 67%; Ford respondents 81%).
- Any development within the parish should have low impact on the visual character of the landscape (strongly agree 88%).
- Any development within or adjacent to the Old Sarum Airfield should not harm the historic setting of the Airfield Conservation Area (strongly agree 72%).
- Any land already designated for development should be used in preference to developing green space (strongly agree 75%).
- The balance between developed land, agricultural land, and public open space should always ensure that the semi-rural character of the parish is maintained (strongly agree: 88%).
- The majority of respondents from Old Sarum and Longhedge strongly agreed that land designated for commercial use in Longhedge and Old Sarum should be developed as such to provide more local employment (Old Sarum / Longhedge respondents: strongly agree: 53%; somewhat agree 19%; all parish respondents: strongly agree 47%, somewhat agree 31%).

Residents were also asked for their views on each a series of statements relating to energy conservation. A small majority of respondents strongly agreed that:

- any future buildings should be designed for zero net energy usage (strongly agree 54%, somewhat agree 31%);
- all future houses/offices should have an electric vehicle charging facility (strongly agree 54%, somewhat agree 28%).

There was more qualified support for the following statements:

- Solar panel farms should be permitted (strongly agree 37%, somewhat agree 38%).
- Wind turbines should be permitted (strongly agree 38%, somewhat agree 27%).
- Construction of more commercial buildings to allow more local people to work closer to home (strongly agree 13%, somewhat agree 36%).

However, little disagreement was expressed with any of these statements.

1.6 Respondents' additional comments

50% of respondents made comments about future development in the parish. Most of the comments made largely reinforced the majority views expressed in response to specific questions. Across all communities and most age groups, two topics attracted significantly more mentions than the rest: opposition to anything other than very limited further development (26%) and the inadequacy of the existing road system and its adverse impact on residents (23%). Less than 10% of responses were in support of additional development for housing or commercial purposes.

2 Survey of local businesses

In October/November 2019, a survey of local businesses with their own premises was carried out via a questionnaire delivered to all such businesses in the parish, together with the option for completion online. There were 35 completed questionnaires, representing a response rate of c30%.

Businesses were asked for their views on various aspects of their current location. In general there was high degree of satisfaction with their current location, with a substantial majority of respondents rating as "very good or good" the overall size of site, building layout and size, site access and

proximity to customers. However, a substantial minority were concerned about availability of skilled staff, broadband speed and the local road network.

Few businesses responding to the survey were currently planning to relocate and of the quarter who were planning to expand in the next few years, most intended to remain on their current site. When asked for their views on factors which they would take into account if they were looking to relocate, most of the businesses would prefer to stay locally and move to buildings already constructed (typically less than 1,000 sq metres), rather than acquire land.

3 Survey of Landowners

A survey carried out in January/February 2020, asking for their views about the future of their land holdings. This revealed considerable interest by landowners throughout the parish in development of land, primarily for housing. At least five landowners have engaged planning consultants to prepare schemes for greenfield sites ranging in size from 3 ha to 13 ha in both the north and south of the parish. In all these cases, potential schemes to improve biodiversity and wild life habitats, public access and connectivity appeared to be conditional upon approval for development of sites for housing and/or commercial purposes.

Appendix 2: Assessment of local housing needs

1 Purpose

This appendix presents the results of an analysis of local housing needs, as part of the preparation of the parish neighbourhood plan.

2 Approach

The assessment of local housing need is a key input into the preparation of the parish neighbourhood plan. In line with the guidance provided by Locality, this assessment was based on the analysis of readily available evidence relating to both the need for and the availability of housing, as follows.

Housing need:

- Wiltshire Council data on local housing needs
- Census and other Government data relating to local housing need
- Community engagement exercises undertaken in the preparation of the parish neighbourhood plan

Housing availability and cost

- 2011 census data relating to housing composition and tenure
- affordability of housing
- The scale and nature of house building within the parish - recent completions and commitments

3 Housing Need

3.1 Wiltshire Council data on local housing need

Wiltshire Council Housing department have provided a summary of data on housing need drawn from its own records or those of agencies appointed by Central Government. Analysis of this data would suggest that there is a low level of demand in the parish from households who are unable to afford accommodation on the open market. In October 2018, there were only six households on the Wiltshire Council Housing Register with an immediate need for subsidised rented accommodation in the parish (down from 116 in 2013). In addition there were 3 households on the Open Market Register who were not considered to be in need, but who might have wanted to move or might have been eligible for intermediate tenures (eg shared ownership). There were also 20 households on the Shared Ownership Register looking for accommodation in the parish. Wiltshire Council Housing department questioned the need for a housing needs survey given the scale of affordable housing becoming available at Longhedge (more details of which are presented later in this appendix).

This low level of demand identified is consistent with the findings of a housing survey undertaken by Wiltshire Council five years previously, which identified a total of 38 households unable to afford accommodation on the open market to meet their needs.

3.2 Census and other Government data relating to local housing need

Analysis has been undertaken of the following indicators derived from 2011 Census data and used by Central and Local Government in the assessment of potential housing need:

- Presence of concealed households
- Occupancy rating (based on rooms)
- Accommodation without central heating
- Unemployment
- Incidence of long term health problems

- Index of multiple deprivation

Table 1 summarises the results of this analysis. This table indicates that for all these indicators, values for the parish are generally low both in absolute terms and relative to both England as a whole and Wiltshire. These findings are consistent with the Wiltshire Council data on housing need.

The Government also regularly publishes a broad based “index of multiple deprivation” for c33,000 neighbourhoods in England, three of which make up the parish:

The rankings indicate a low incidence of deprivation within the parish. All three areas were below the median neighbourhood score for multiple deprivation. The area in the parish with the greatest incidence of multiple deprivation (covering Old Sarum and Ford) was only at the 56th percentile in the ranking ie more than 18,000 (55%) of England’s neighbourhoods had a higher incidence of multiple deprivation.

3.3 Parish community engagement exercises

As part of the preparation of the parish neighbourhood plan, a series of community engagement exercises was undertaken in 2018 and 2019, in which residents were asked for their views on any current and future local issues. Local housing needs did not emerge as an issue, although it is very likely that those with the greatest difficulties in finding suitable accommodation to meet their needs were not well represented among those participating.

4 Housing Availability and Cost

Analysis of 2011 census data housing stock by composition and tenure is presented in Table 2. The relatively small proportion of rented accommodation, especially social housing provision, together with the preponderance of units with three bedrooms or more, would indicate potential difficulties for households seeking affordable accommodation especially in smaller units.

Affordability is a key issue throughout the South West region, with house prices in 2019 being nine times the median annual earnings. The problem is even more acute in the parish, where house prices are c10 per cent higher than in the South West region. This, combined with the low proportion of social housing, would indicate a potential shortage of affordable housing

However, there has been a substantial programme of house building within the parish over the past decade, which has led to a much increased availability of affordable housing in a range of sizes. Since 2011, c2,000 dwellings have been completed or are under construction, of which 800 (40%) are affordable housing. In the most recent developments at Riverdown Park (500 homes) and Longhedge (673 homes), it is estimated that c470 affordable homes have been completed or are under construction, of which c350 are rented accommodation and 120 shared ownership; c300 housing units will have one or two bedrooms. In addition, approval has been given for the construction in the parish of a further 79 dwellings, of which c30 will be in the form of affordable housing. In both developments, priority will be given to those on the local housing register when social rental accommodation subsequently is available for re-let.

5 Conclusion

A review of available evidence strongly indicates that the local need for affordable housing in the parish is low in both absolute and relative terms. This need is being addressed by the recent (and continuing) extensive programme of house building within the parish and the requirement of Wiltshire Council for 40% of units to be in the form of affordable housing. The S106 agreements enable Wiltshire Council to give priority to local residents on the housing register for this social rented accommodation both initially and when it becomes available for re-let.

Table 1 Indicators of housing need and deprivation, 2011

Indicator	Measure	Parish	Parish	Wiltshire	England	Parish % relative to England %	Parish % relative to Wiltshire %
		Nos	Per cent	Per cent	Per cent	Index England=100	Index Wilts=100
1	2	3	4	5	6	7	8
Concealed families	Families	17	0.9%	1.1%	1.9%	59	81
Occupancy Rating number of rooms below requirement:							
1	Households	91	3.7%	3.7%	6.4%	55	100
2 or more	Households	17	0.7%	0.9%	2.3%	31	78
No central heating	Households	23	0.9%	2.1%	2.7%	42	44
Unemployed	Persons 16- 74	99	2.3%	2.9%	4.4%	49	78
Long term health problems	Persons	357	5.7%	6.7%	8.3%	70	85
Indices of deprivation:							
Household is deprived in 1 dimension	Households	798	32.1%	32.2%	32.7%	97	100
Household is deprived in 2 dimensions	Households	284	11.4%	14.9%	19.1%	60	77
Household is deprived in 3 dimensions	Households	46	1.9%	2.9%	5.1%	36	63
Household is deprived in 4 dimensions	Households	6	0.2%	0.3%	0.5%	32	99

Source 2011 Census

Notes

Columns 7 and 8 express the Parish percentage as a proportion of England and Wiltshire percentages respectively eg the Parish percentage of concealed families is 59% of the corresponding percentage for England and 81% of that for Wiltshire

A **concealed family** is one that does not include the Household Reference Person (HRP).

An example of this is shown below:

George and Amy live at the same address as their daughter Emily and her husband and daughter.

Because Emily is not a dependent child and has her own family, there are two families in this household.

Family one are George and wife Amy. George is the Family Reference Person (FRP).

Family two is daughter Emily, husband Simon and their daughter Eve. Emily is the FRP.

As there is more than one family in the household, The FRPs are prioritised to decide who is the HRP.

In this household, George is the HRP.

This means that Emily's family is a 'concealed family', their HRP is George, and they will be included as part of his household in relevant outputs.

Occupancy rating: number of rooms below requirement: this is a measure of overcrowding used by the Government and is based on a calculation of the number of rooms required by a household, taking into account its composition (eg age, sex and relationships of household members to one another)

The dimensions of deprivation used to classify households are indicators based on the four selected household characteristics. A household is deprived in a dimension if they meet one or more of the following conditions:

Employment: any member of a household not a full-time student is either unemployed or long-term sick,

Education: no person in the household has at least level 2 education (see highest level of qualification), and no person aged 16-18 is a fulltime student,

Health and disability: any person in the household has general health 'bad or very bad' or has a long term health problem

Housing: Household's accommodation is either overcrowded, with an occupancy rating -1 or less (ie one or more rooms below the requirement), or is in a shared dwelling, or has no central heating.

A household is classified as being deprived in none, or one to four of these dimensions in any combination.

Table 2 Accommodation: number of bedrooms and tenure, 2011

	Measure	Parish Nos	Parish Per cent	Wiltshire Per cent	England Per cent	Parish % relative to England % Index England=100	Parish % relative to Wiltshire % Index Wilts=100
Bedrooms							
1 bedroom	Households	80	3%	7%	12%	32	43
2 bedrooms	"	503	20%	25%	28%	71	82
3 bedrooms	"	1003	40%	41%	41%	96	98
4 or more bedrooms	"	898	36%	27%	19%	195	135
Tenure							
Owned or shared ownership: Total							
	Households	1928	78%	68%	64%	122	114
Owned outright	"	939	38%	34%	31%	128	112
Owned with mortgage/shared ownership	"	989	40%	34%	34%	117	116
Rented or living rent free: Total							
	"	557	22%	32%	36%	60	71
Social rented	"	309	12%	15%	18%	60	84
Private rented/rent free	"	248	10%	17%	18%	60	59

Source: 2011 Census