

**Salisbury District Council  
Strategic Land Availability Assessment  
Consultation Panel Meeting 20 June 2007**

Those present: Sarah Hughes, Salisbury District Council  
Natasha Styles, Salisbury District Council  
Martyn Smith, Pegasus Planning  
Antony Stocken,  
Mike Holme, Environment Agency

Apologies Charles Abnett, Myddleton and Major  
Bob Gardner, Humberts

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The following points were discussed:

**General points**

Add paragraph numbers to the next version, overall the approach is good. Should add a bibliography to the end and sources of information – NLUD, previous UCS etc.

Devise two methodologies one for Strategic Housing Land Availability Assessments and one for Employment Land, otherwise it is difficult to combine the two methodologies.

**Step 1:**

Enlarge on the policy context, make the 5 year increments clearer – is this rolled forward? It is a bit confusing.

Need to explain the implication of reviewing the information annually, need to explain this.

Split the methodology for Housing and Employment land as it is slightly different. However need to explain how you are going to deal with other land uses.

Page 7, para 1 need to explain that you will consult with partners and stakeholders.

**Step 2:**

Using the settlements with HPB's is fine, as well as sites within or adjacent to the policy boundary. Make sure it is clear and well documented as to those settlements that are not included.

**Step 3:**

Site visits (last sentence of para 2), amend to state that a desk sieving exercise will be undertaken and those with potential will be visited. Floodzone maps - can still find sites that are suitable for other development..

Define small site windfall and large site windfall in table, does it depend on numerical or area figures.

Assessment of historical figures should always be over the last 10 years not the last 5 years, this way you get a much stronger pattern of development. Use regression for some elements. The longer period will prove to be more robust at inquiry. The economy over the last 5 years has been very strong, using 10 year figures will enable downturns to be taken into account.

To be consistent with the RSS don't differentiate between City and rest of the urban area, differentiate between Salisbury and the rest of the district.

**Flats over shops** are a difficult form of yield to predict, especially to identify large sites especially somewhere like Salisbury. Need to acknowledge this. Noise and air pollution can also be an issue. Be very cautious. Assessments can give you a figure, but trends can absorb elements of commercial viability. Again look over 10 years rather than 5.

### **Intensification of existing areas / Redevelopment of existing housing**

Think about using a design led approach so that densities can be applied flexibly depending on the character of the area.

**Conversion of commercial buildings** Need to refer to the viability text and need identified within the Employment Land Review.

### **Unimplemented / outstanding permissions.**

Needs to be ticks in all three boxes

### **Land not previously developed including Greenfield sites**

Needs to be ticks in first two boxes too.

### **Page 12, 1<sup>st</sup> paragraph under the table**

Change identify to 'contribute to'

**Page 13** – need to be clear about windfalls and method for the bigger picture. Clarify sentence 1, paragraph 1 on page 13.

**Page 13 para 3 line 2** - change 'then' to 'ten'

Need to differentiate between windfalls and allocation. Clarify when doing the Site Specific Allocation document and minimum allocation size.

See if any sites have come in between 0.25 ha and 0.30 ha, if not remove differential.

### **Step 4:**

Explanation of how to do it is fine.

**Page 13, para 1 under step 4:** remove last sentence.

**Para 2:** Are you really going to use aerial photographs.

**Para 2:** need to quantify supply and compare it with other sources of information

**Para 6:** check housing densities with housing papers

For employment land, need to identify land for different use classes, see if there is a paragraph in the Employment Land Review that can be used.

Need a different section for employment land.

Could remove mention of tourism / retail in this study, the trawl will have identified sites for these uses and this is as far as the study needs to go.

### **Gross / Net ratios**

- 20,000 sq ft acre – 50% for employment
- 106 acres science park, net 105 acres
- Housing is 18,000 sq ft acre
- Roads are included in net
- Gross includes landscaping, child's play area etc
- 75% - 90% on smaller sites
- Need room for drainage – PPS25 implications
- Martyn Smith will check what is happening with this.

### **Step 5**

Be careful of double counting – look at trends

Analysis needs to be had into windfall. Settlements now discounting HPB, discount these from windfalls.

Assessment per year and exclude planning permission son base date – need to ensure do not double count.

### **Step 6**

Other's count planning consent at base date, it is easier than discounting planning permissions, need some policy link – clear about what come from in past.

Some council's have failed on only identifying sites over 10 years from adoption.

Need a separate employment document which is undertaken as detailed in the Employment land review guidance.

Viability – some council's argue need for double discount. Martyn Smith will try and find out where this has been done - Nottingham is maybe a good example. Development viability is important.

Environment Agency to look at viability.

Rate of development on bigger sites, historic, where completing most, should work this into the rate of development.

### **Moving to an assessment of supply**

Introduction into and overview of what SA / SEA supposed to do.

SA triggered as a result. Change paragraph to allow ordering process to happen.

**Discount rates** – When undertaking monitoring is there a way of working of what has happening in the past (same as Tapping the Potential)

### **Any other business**

Page 3, paragraph 3, rephrase sentence 2.

Since the meeting Martin Miller from Terence O'Rourke has also agreed to be on the Consultation panel.