

Cabinet

MINUTES OF THE CABINET MEETING HELD ON 11 JULY 2023 AT COUNCIL CHAMBER - COUNTY HALL, BYTHESEA ROAD, TROWBRIDGE, BA14 8JN.

Present:

Cllr Richard Clewer (Chairman), Cllr Laura Mayes (Vice-Chairman), Cllr Phil Alford, Cllr Ian Blair-Pilling, Cllr Nick Botterill, Cllr Jane Davies, Cllr Nick Holder, Cllr Ashley O'Neill and Cllr Caroline Thomas

Also Present:

Cllr Richard Budden, Cllr Sven Hocking, Cllr Tony Jackson, Cllr Gordon King, Cllr Ian McLennan, Cllr Stewart Palmen, Cllr Horace Prickett, Cllr Tamara Reay, Cllr Pip Ridout, Cllr Mike Sankey, Cllr Martin Smith and Cllr Graham Wright

54 **Apologies**

There were no apologies.

55 **Minutes of the Previous Meeting**

The minutes of the meeting held on 13 June 2023 were presented.

Resolved:

To approve as a correct record and sign the minutes of the meeting held on 13 June 2023.

56 **Declarations of Interest**

There were no declarations of interest.

57 **Leader's Announcements**

The Leader provided an update on Salisbury City Hall and clarified the Council's commitment to reopen venue for live entertainment. He explained that conversations were continuing with council officers about re-opening the venue once it was safe to do so and in a condition that was befitting for Salisbury and complemented the wider cultural offer the city provided. He urged decision makers in the city to work with Wiltshire Council on this matter.

58 **Public Participation and Questions from Councillors**

General questions were submitted from the following members of public:

- Dave Yearsley – Self-volunteering and improvements to data systems
- Colin Gale – Maintaining roads and footways

Cllr Clewer, Leader of the Council and Cabinet Member for MCI, Economic Development, Heritage, Arts, Tourism and Health & Wellbeing explained that the questions had received written responses which were published on the Council's website prior to the meeting in the agenda supplement, which can be accessed [here](#).

Supplementary questions were received from:

- Dave Yearsley asked a further question about the potential timescales for linking a database for volunteering to the integrated management system – Cllr Caroline Thomas confirmed that a written response would be provided.
- Colin Gale asked further questions in relation to timescales for the bank retention to be replaced and confirmation of the options being considered for a permanent solution for the bank retention. Cllr Caroline Thomas reported that these matters will be monitored, although a written response will be provided.

59 **Year End Revenue Financial Outturn Position 2022/23**

Cllr Nick Botterill, Cabinet Member for Finance, Development Management and Strategic Planning presented a report which provided detail about the final year end position for the financial year 2022/23 for revenue with the necessary approvals and with suggested actions.

The Cabinet noted that the report provided details of variances against budgets following the quarter three budget monitoring reported to Cabinet on 31 January 2023. That report forecast an overspend of £5.037m for the financial year although the final position has improved during the last quarter to a final overspend position of £1.839m. The report detailed a number of requests to transfer £25.836m, of which some relate to government grants, into specific earmarked reserves to support planned activity in 2023/24 and future years.

Cllr Caroline Thomas, Cabinet Member for Transport, Street Scene, and Flooding reported specifically on the allocation of funding from the Business Plan Priority Reserve to fund for two years for litter enforcement on rural and urban roads, fly posting enforcement, additional litter prevention, cleaning and collection initiatives and awareness campaigns to ensure behaviour change.

Cllr Pip Ridout, Chair of the Financial Planning Task Group, confirmed that the report had been considered by the Task Group at its meeting on 7 July 2023. The Task Group were broadly satisfied that budgets were close to being balanced, pleased that reserves were increasing and proposed that a decision was required about the scrutiny of Stone Circle activities. Cllr Ridout thanked officers for their hard work in relation to the revenue outturn.

Cllr Graham Wright, Chair of the Overview and Scrutiny Management Committee, confirmed that the report had also been considered by the Management Committee on 26 June 2023 and he complimented the Task Group for their consideration of the report.

Cllr Brian Mathew welcomed the litter initiatives, thanking officers for the suggestions and the commitment of the community litter pickers. He also commented on the sign off of the Council's accounts. In response to the comments and questions raised Cllr Botterill, supported by officers confirmed that robust discussions had recently taken place with McDonalds about the problem of litter from their premises. It was noted that McDonalds patrolled a significant perimeter around their premises, although there were instances that litter did extend further afield. Members noted that the issue of publishing accounts was an issue impacting a number of Local Authorities. The Audit Committee would be considering a report about how to resolve the issue at their next meeting on 25 July 2023.

Resolved:

To approve:

- a) the transfer in total of £22.638m to earmarked reserves as detailed in the report and Appendix B;**
- b) the additional transfers to reserves of:**
 - i. £2m to a pay award reserve;**
 - ii. £0.6m to a feasibility reserve; and**
 - iii. £0.598m to the Business Plan Priority Reserve;**
- c) that £0.510m be allocated from the Business Plan Priority reserve for the next two years to fund litter enforcement activity.**

To note:

- d) the general fund revenue budget outturn position for the financial year 2022/23;**
- e) the Dedicated Schools revenue budget outturn position for the financial year 2022/23;**
- f) the Housing Revenue Account outturn position for the financial year 2022/23;**
- g) the contributions to and from earmarked reserves as planned;**
- h) the final year end position of savings delivery.**

Reason for Decision:

To inform effective decision making and ensure sound financial management as part of the Councils overall control environment.

To inform Cabinet on the financial year end revenue outturn position for the Council for the financial year 2022/23, including delivery of approved savings.

To improve the Councils financial resilience by increasing the balance on the General Fund reserve and setting aside funds in earmarked reserves to prudently assist in managing the Councils financial risks and future pressures.

60 **Year End Capital Investment Programme Financial Outturn Position 2022/23**

Cllr Nick Botterill Cabinet Member for Finance, Development Management and Strategic Planning presented a report which provided detail about the final year end position for the financial year 2022/23 for the capital programme.

The Cabinet noted that the report included the movements from the original budget, final scheme slippage and funding of the programme. The report also provided an update on the significant programmes that have been delivered and those that have been reprogrammed to future years. Cllr Botterill thanked the Financial Planning Task Group for their input and contributions to new approaches coming forward for future years.

Cllr Pip Ridout, Chair of the Financial Planning Task Group, confirmed that the report had been considered by the Task Group at its meeting on 7 July 2023. Cllr Ridout explained that the system to monitor the Programme had been evolving throughout the financial year and although not ideal, slippages in the Programme reduced the need for additional funding.

Cllr Graham Wright, Chair of the Overview and Scrutiny Management Committee confirmed that the report had been considered by the Management Committee on 26 June 2023 and robust scrutiny had taken place.

In response to a question from Cllr Tony Jackson about the reprofiling of commitments for the Maltings in Salisbury towards the repair of squash courts in Warminster, Cllr Ian Blair-Pilling, Cabinet Member for Public Health, Leisure, Libraries, Facilities Management and Operational Assets agreed to discuss the matter further after the Cabinet meeting.

Resolved:

To Note:

- a) the additional capital budgets of £5.369m (£3.820m in 2022/23) that have been added to the capital programme under Chief Finance Officer delegated powers.**
- b) that £5.067m budget that has been brought forward from future years to the 2022/23 programme to support the delivery of accelerated projects, or project in year overspend under Chief Finance Officer delegated powers.**
- c) the removal of £8.784m budget (£4.585m in 2022/23) for Homes England Funded capital grant for the West Ashton Urban Extension**

project in line with grant conditions as the project is no longer proceeding.

- d) the removal of £7.584m budget from 2022/23 for Housing Infrastructure Fund for the Future Chippenham programme as a result of the mutually agreed withdrawal from the Grant Determination agreement with Homes England.
- e) the programme underspend for phase 1 and 2 and subsequent removal of £2.305m (£0.737m in 2022/23) for Wiltshire Online due to the completion of the project.
- f) the removal of £0.053m underspend on CIL Funded schemes budget, this was allocated for feasibility studies which have now all completed. This budget is funded by Community Infrastructure Levy (CIL) the removal will allow CIL to be reallocated to other projects.
- g) the capital programme end of year spend position of £128.380m for financial year 2022/23.

To approve:

- h) the £39.438m of capital programme slippage to be rolled forward into future financial years.

To recommend to Full Council to approve:

- i) the allocation of £0.800m CIL funding to finance £0.400m per year for 2023/24 and 2024/25 budgets for Local Highways and Footpath Improvement Groups.

Reason for Decision:

To inform effective decision making and ensure sound financial management as part of the Councils overall control environment.

To inform Cabinet on the final year end capital outturn position for the Council for the financial year 2022/23.

61 **Housing Acquisitions**

Cllr Richard Clewer, Leader and Cabinet Member for Economic Development, Military-Civilian Integration, Heritage, Arts, Tourism, Health and Wellbeing presented a report which provided an update on the recent and future intended activity of house acquisitions by the Council to deliver on a wide range of service needs.

The Cabinet noted that the Council are in the process of acquiring homes through a number of Government programmes. With funding of £10m being set

aside in reserves for the acquisitions it was expected that the programme would deliver in the region of 250 homes to support long term service need for Wiltshire residents as well as delivering the Counties ongoing commitment to homing Ukrainian and Afghan families.

Cllr Phil Alford, Cabinet Member for Housing, Strategic Assets and Asset Transfers welcomed the report and the ability to support service needs.

Cllr Pip Ridout, Chair of the Financial Planning Task Group, confirmed that the report had been considered by the Task Group at its meeting on 7 July 2023. The Task Group were content with the responses received to questions asked, and also noted that there were a number of unknown areas. The Leader commented on the work of the Cabinet Shareholder Group in asking questions of Stone Circle at public meetings that Councillors were welcome to attend. Cllr Graham Wright, Chair of the Overview and Scrutiny Management Committee highlighted the possible need for the Management Committee to consider the level of scrutiny provided by Cabinet via regular reports from the Shareholder Group and this could be added to the Management Committee Forward Work Plan.

Cllr Brian Mathew welcomed the proposals set out in the report. In addition, he highlighted the plight of refugees arriving at the UK borders and their accommodation needs. The Leader advised Members against combining the needs of different people groups when providing for their accommodation needs, especially as could be alternative funding streams available from the Government.

Resolved:

- a) To note the activity being undertaken by the Council to date in acquiring houses through the LAHF programme, and the addition of the £4.012m Government Grant to the HRA Build Programme under the Section 151 officer's delegated powers.**
- b) To approve that the governance of housing acquisitions will be through individual business cases approved by the Corporate Director Resources & Deputy Chief Executive in consultation with the Leader and Cabinet Member for Finance.**
- c) To recommend to Full Council to approve the addition to the capital programme of £40m, funded through £10m reserves and £30m debt, to enable the Council to acquire housing for long term investment to deliver service solutions.**

Reasons for Decision:

To report on the Councils recent and future activity of housing acquisition funded through Government Grant and to seek the recommend to Full Council the necessary approvals to add those funds and the leveraged funds to the Capital Programme.

62 Wiltshire Local Plan Review - Publication of draft Plan for consultation

Cllr Nick Botterill, Cabinet Member for Finance, Development Management and Strategic Planning presented the report seeking Cabinet's endorsement to recommend to Full Council that the pre-submission Draft Wiltshire Local Plan Review be formally published for a final stage of consultation; and set out the arrangements for the consultation and next steps.

Cllr Botterill reported that the Plan is one of the most significant strategic documents for the council and will pave the way for sustainable growth up to 2038. Updating the Plan is a key priority and will ensure that Wiltshire benefits from plan-led development that best meets the growing needs of Wiltshire communities. He emphasised that the Plan is evidence based, with significant engagement with the local community and statutory consultees and has responded to changes in national planning policy. The Plan addresses Wiltshire's need for new homes, jobs and infrastructure between 2020 and 2038 and noted that it is based on 36,740 homes, a reduction of 8,890 compared to the 45,630 number of homes consulted on in 2021.

The Cabinet noted that the council has reached the final consultation stage, where representations are invited on soundness and legal compliance, which is known as the Regulation 19 stage. Publication of the Pre-Submission Draft Plan for consultation is proposed to start towards the end of September 2023 for a period of at least 6 weeks in line with legislation and the council's adopted statement of community involvement. Following the consultation, once the outcomes have been considered a further report will be brought back to Cabinet and Council, so that the Plan can be approved for submission to an independent Planning Inspector appointed by the Secretary of State and examined in public.

Questions were received on time from the following:

- Richard Curr
- Nick Parry
- Hannah Anderson-Jones
- Richard Walker
- Andrew Nicolson

The Leader acknowledged that the questions had received written responses which had been published on the Council's website as a [supplementary agenda](#) prior to the meeting.

Mr R Smith, a member of the public, spoke in relation to this item. Mr Smith spoke positively about progress with the Local Plan but asked that Cabinet treats the published Local Plan as a 'Regulation 18' Plan to give the local community the opportunity for a further round of consultation, before the Council eventually moves to Regulation 19 stage. In response, Cllr Botterill stated that the Plan had already been subject to extensive consultation and that further delays at this stage would not be appropriate. He confirmed that the Local Plan would be subject to further consultation in the autumn at Regulation 19 stage

and that the local community would have the opportunity to participate in the examination next year.

In addition to the above questions, a large number of statements and questions were received after the deadline from the following residents of Salisbury, which included concerns about the allocations at Harnham (Sites 8 and 9), loss of greenfield land, inadequate road infrastructure and traffic generation arising from proposals:

- Geraint Dingley
- Dean Hillier
- Rupert Parson
- Carla Moors
- Anne Whiting
- Ellie Butcher
- Phil and Ann Ray
- Melanie Galpin
- Kirsten Webster
- Tim Guy
- Lynn and Andrew McLachlan
- Judith Burns
- Alastair and Frances Barrett
- Andy Galpin
- Jeremy Court
- Simon and Fiona Thomas
- Annabelle Hepburn
- Dr Polly Jacobs and Neal Jacobs
- Sally and Graham Exton
- Andrew and Sarah Robertson
- Lynette Walsh-Evans
- Andrew Chadwick
- Trevor Wilson
- Jo Throp
- Will Throp
- Andy Chisholm
- Susan Simmonite
- Henk Leerink
- Dr Katie Pearce
- Matt Ravenhill
- Geoff Goodwin
- Kate Higson
- Richard and Julie Mackie
- Katie Cash
- Colette White
- Keith and Frances Williamson
- Frank Perks
- Jonathan and Stephanie Snow
- Kelvin and Melanie Farmaner

Responses to these questions are attached as an appendix to these minutes.

Cabinet members drew attention to the Design Guide and the importance of good design that is appropriate to a local area and how this compliments policy within the Plan, highlighted the public health issues included throughout the Plan, the need for villages to flourish, the need for affordable housing and the safeguarding of local employment land.

Cllr Graham Wright, Chair of the Climate Emergency Task Group confirmed that the Task Group received a briefing on 29 June 2023, and considered the areas of the Plan connected with the work of the Task Group. They welcomed the Plan and were pleased with the progress in developing policies associated with climate change and sustainable development.

A number of comments were received from Members about: supporting the development of affordable housing in villages; welcoming policies associated with tackling climate change; greater engagement with Members and residents through Area Board meetings; general development of settlements including large and small villages and reason for 20% of housing growth at these; the support required to review and update Neighbourhood Plans; Policy 96 in relation to water resources and its justification; the impact of the allocation at Laverstock on iconic views; lack of reference to agricultural run off for water pollution; and engaging with local groups in relation to rights of way management.

In response to the above points raised by Members, Cabinet Members and officers: highlighted that the Plan has vision and pushes the boundaries; the sustainability of expanding existing settlements where infrastructure exists rather than developing entirely new settlements, referred to recent member briefings on the Plan; planning in rural areas, the need for an evidence-based process, confirmed that resources would be available to support Neighbourhood Plans; the impact of developments can be mitigated to some extent, referred members to supporting documents including the Revised Spatial Strategy; agriculture is outside scope of the Plan and a function of the Government; and engaging local groups for rights of way management issues is supported.

Resolved:

That Cabinet:

- (i) Endorses the Wiltshire Local Plan Review - Pre-Submission Draft Plan at Appendix 1 subject to amendment in (iii).**
- (ii) Recommends to Full Council on 18 July 2023 that the Wiltshire Local Plan Review - Pre-Submission Draft Plan at Appendix 1 (subject to modification in (iii)) be approved for publication in line with Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended), for a period of at least six weeks public consultation.**

- (iii) **Authorises the Director for Planning, in consultation with the Director for Legal and Governance and Cabinet Member for Finance, Development Management and Strategic Planning, to: make any necessary minor changes to the Pre-Submission Draft Plan before it is published; and to enable the finalising of the associated evidence documents for publication alongside the Plan; and to make arrangements for, and undertake statutory consultation.**

Reason for Decision:

To ensure the council continues to make progress in updating its Local Plan, in line with the timescale set out in the recently approved Local Development Scheme and statutory requirements.

63 **Urgent Items**

There were no urgent items.

(Duration of meeting: 10.00 am - 12.40 pm)

The Officer who has produced these minutes is Stuart Figini of Democratic Services, direct line 01225 718221, e-mail stuart.figini@wiltshire.gov.uk

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**Wiltshire Council
Cabinet**

11 July 2023

Agenda Item 9 – Wiltshire Local Plan Review

**Questions from: Geraint Dingley
To: Cllr Nick Botterill, Cabinet Member for Finance,
Development Management and Strategic Planning**

Statement

Areas 8 & 9 (South Harnham) on the Wiltshire Local Development Plan were not identified as preferred sites in the Salisbury Site Selection report published in January 2021. The decision to actively proceed with their draft approval as sites for development was only communicated to the public in the July 2023 report published in the last few days.

Question

If the views and involvement of the local communities are considered an important part of shaping Wiltshire County Councils Local plan, would the chairman of the cabinet agree that communities affected by the proposed development in areas 8 & 9 have not been given sufficient notice and time to consider and engage with these proposals and have not been given an equitable opportunity compared to those on other sites to fully engage in this democratic debate?

Response

The process of Plan making is governed by legislation. Regulation 18 requires that the council must notify people with an interest in the Local Plan that a Plan is being prepared and to invite comments about what the Plan ought to contain. It is not possible at this early stage of preparation for every aspect of a Plan to be known and consulted upon. The draft Local Plan has been prepared taking account of comments received through two rounds of consultation undertaken under Regulation 18. The most recent in 2021 sought stakeholder views on the strategy for the Local Plan review and included options for strategic growth. The 2021 consultation was not intended to consult stakeholders on every aspect of the Plan as it was known this would evolve and be refined as evidence emerged. The consultation response provided the council with a good understanding of the issues that needed to be taken into consideration.

The forthcoming pre-submission consultation (Regulation 19) provides the opportunity to comment on the proposals in the draft Plan.

**Wiltshire Council
Cabinet**

11 July 2023

Agenda Item 9 – Wiltshire Local Plan Review

**Questions from: Dean Hillier
To: Cllr Nick Botterill, Cabinet Member for Finance,
Development Management and Strategic Planning**

Question

If the views and involvement of local communities are indeed considered an integral part of shaping Wiltshire County Council's Local Plan, would you agree that the communities affected by the proposed development in areas 8 and 9 have not been given sufficient notice and time to adequately consider and engage with these proposals? Additionally, can we acknowledge that these communities have not been afforded an equitable opportunity, compared to those associated with other sites, to fully participate in this democratic discourse?

In the event that you do not share the aforementioned sentiment, I respectfully request that the plans to formalize the approval of areas 8 and 9 on the draft plan be postponed until the next cabinet meeting. This postponement would allow the affected communities the opportunity to engage in a constructive and democratic manner, ensuring that their voices are properly heard and considered.

Response

The process of Plan making is governed by legislation. Regulation 18 requires that the council must notify people with an interest in the Local Plan that a Plan is being prepared and to invite comments about what the Plan ought to contain. It is not possible at this early stage of preparation for every aspect of a Plan to be known and consulted upon. The draft Local Plan has been prepared taking account of comments received through two rounds of consultation undertaken under Regulation 18. The most recent in 2021 sought stakeholder views on the strategy for the Local Plan review and included options for strategic growth. The 2021 consultation was not intended to consult stakeholders on every aspect of the Plan as it was known this would evolve and be refined as evidence emerged. The consultation response provided the council with a good understanding of the issues that needed to be taken into consideration.

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**Wiltshire Council
Cabinet**

11 July 2023

Agenda Item 9 – Wiltshire Local Plan Review

**Questions from: Rupert Parson
To: Cllr Nick Botterill, Cabinet Member for Finance,
Development Management and Strategic Planning**

Question

Do you think the communities affected by this proposed development got enough notice and time to really consider the proposals, and have their say? If the council really cares about what the locals think, shouldn't they have given them a fair shot to participate in this democratic process? Please delay any steps in particular to approve areas 8 and 9 in the draft plan until the next cabinet meeting. This will give the affected communities a chance to get involved and have their voices heard properly.

Response

The process of Plan making is governed by legislation. Regulation 18 requires that the council must notify people with an interest in the Local Plan that a Plan is being prepared and to invite comments about what the Plan ought to contain. It is not possible at this early stage of preparation for every aspect of a Plan to be known and consulted upon. The draft Local Plan has been prepared taking account of comments received through two rounds of consultation undertaken under Regulation 18. The most recent in 2021 sought stakeholder views on the strategy for the Local Plan review and included options for strategic growth. The 2021 consultation was not intended to consult stakeholders on every aspect of the Plan as it was known this would evolve and be refined as evidence emerged. The consultation response provided the council with a good understanding of the issues that needed to be taken into consideration.

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**Wiltshire Council
Cabinet**

11 July 2023

Agenda Item 9 – Wiltshire Local Plan Review

Questions from: Carla Moors
**To: Cllr Nick Botterill, Cabinet Member for Finance,
Development Management and Strategic Planning**

Statement

Areas 8 & 9 (South Harnham) on the Wiltshire Local Development Plan were not identified as preferred sites in the Salisbury Site Selection report published in January 2021. The decision to actively proceed with their draft approval as sites for development was only communicated to the public in the July 2023 report published in the last few days.

Question

If the views and involvement of the local communities are considered an important part of shaping Wiltshire County Councils Local plan, would the chairman of the cabinet agree that communities affected by the proposed development in areas 8 & 9 have not been given sufficient notice and time to consider and engage with these proposals and have not been given an equitable opportunity compared to those on other sites to fully engage in this democratic debate?

If not, we respectfully request that the plans to formalise approval of areas 8 and 9 on the draft plan to council next week be postponed until the next cabinet meeting to allow the communities to engage in this proposal in a constructive, democratic manner.

Response

The process of Plan making is governed by legislation. Regulation 18 requires that the council must notify people with an interest in the Local Plan that a Plan is being prepared and to invite comments about what the Plan ought to contain. It is not possible at this early stage of preparation for every aspect of a Plan to be known and consulted upon. The draft Local Plan has been prepared taking account of comments received through two rounds of consultation undertaken under Regulation 18. The most recent in 2021 sought stakeholder views on the strategy for the Local Plan review and included options for strategic growth. The 2021 consultation was not intended to consult stakeholders on every aspect of the Plan as it was known this would evolve and be refined as evidence emerged. The consultation response

provided the council with a good understanding of the issues that needed to be taken into consideration.

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**Wiltshire Council
Cabinet**

11 July 2023

Agenda Item 9 – Wiltshire Local Plan Review

**Questions from: Anne Whiting
To: Cllr Nick Botterill, Cabinet Member for Finance,
Development Management and Strategic Planning**

Statement

Areas 8 & 9 (South Harnham) on the Wiltshire Local Development Plan were not identified as preferred sites in the Salisbury Site Selection report published in January 2021. The decision to actively proceed with their draft approval as sites for development was only communicated to the public in the July 2023 report published in the last few days.

Question

If the views and involvement of the local communities are considered an important part of shaping Wiltshire County Councils Local plan, would the chairman of the cabinet agree that communities affected by the proposed development in areas 8 & 9 have not been given sufficient notice and time to consider and engage with these proposals and have not been given an equitable opportunity compared to those on other sites to fully engage in this democratic debate?

If not, we respectfully request that the plans to formalise approval of areas 8 and 9 on the draft plan to council next week be postponed until the next cabinet meeting to allow the communities to engage in this proposal in a constructive, democratic manner.

Response

The process of Plan making is governed by legislation. Regulation 18 requires that the council must notify people with an interest in the Local Plan that a Plan is being prepared and to invite comments about what the Plan ought to contain. It is not possible at this early stage of preparation for every aspect of a Plan to be known and consulted upon. The draft Local Plan has been prepared taking account of comments received through two rounds of consultation undertaken under Regulation 18. The most recent in 2021 sought stakeholder views on the strategy for the Local Plan review and included options for strategic growth. The 2021 consultation was not intended to consult stakeholders on every aspect of the Plan as it was known this would evolve and be refined as evidence emerged. The consultation response

provided the council with a good understanding of the issues that needed to be taken into consideration.

The forthcoming pre-submission consultation (Regulation 19) provides the opportunity to comment on the proposals in the draft Plan.

**Wiltshire Council
Cabinet**

11 July 2023

Agenda Item 9 – Wiltshire Local Plan Review

**Questions from: Ellie Butcher
To: Cllr Nick Botterill, Cabinet Member for Finance,
Development Management and Strategic Planning**

Statement

I hope this letter finds you well. I am writing as a concerned resident of Salisbury, deeply perturbed by the implications of the recently announced "Planning for Salisbury" document. While I appreciate your efforts to improve and develop our city, I must express my concerns regarding the glaring omission of any mention of road infrastructure upgrades within the plan.

The traffic situation in Salisbury is already far from ideal; our roads are notably congested, particularly during peak hours, making commutes a daily frustration for many residents. It is an unfortunate truth that a significant portion of our days is spent languishing in traffic queues that crawl through the city at an aching slow pace. A journey that should take 5 minutes can, during these peak periods, take upwards of 40 minutes – a predicament that surely cannot be deemed acceptable.

The anticipated surge in development and population growth, without a corresponding enhancement in road infrastructure, will inevitably exacerbate these issues, creating not only an inconvenience but also a dangerous environment for residents. Congested roads can hinder emergency services, increase pollution, and generally degrade the quality of life for residents. The strain on Salisbury's road network is palpable, and, for years, many have suggested a bypass as a viable solution to alleviate the burden. Regrettably, these suggestions have thus far been ignored by the council.

It is crucial to acknowledge the impact that this ongoing traffic problem has on both the mental well-being and physical health of Salisbury's inhabitants. The constant stress and frustration caused by such unwieldy commuting experiences are considerable. Increased idling times also contribute to the escalation of local air pollution, with its associated health risks.

Moreover, I would like to draw attention to the economic implications of continued traffic congestion. The incessant traffic issue is more than just a commuting nuisance; it poses a significant threat to the vibrancy and growth of Salisbury's

businesses. Long, unpredictable commuting times can discourage prospective employees from working locally, which could lead to talent shortages for businesses within the city. Also, the problem of traffic congestion can deter potential investors or new businesses who might consider the city as an unappealing place to set up operations due to accessibility concerns. For businesses that rely on the efficient movement of goods, the traffic delays increase logistical costs, consequently affecting their competitiveness and profitability. By investing in road infrastructure, we are also investing in the economic stability and growth of our city – a critical factor for the council to consider when amending the "Planning for Salisbury" document.

In light of these issues, I implore the council to reconsider the omission of road infrastructure improvements from the "Planning for Salisbury" document. By investing in a more efficient and sustainable road network - such as implementing the proposed bypass - the council could significantly improve the daily lives of Salisbury's residents and ensure that the city's growth does not come at the expense of its current inhabitants.

I fear that a lack of action on this matter can lead to a surge in dissatisfaction among residents and could potentially make Salisbury a less attractive place for potential newcomers and businesses alike. This is a matter of grave importance, and I hope it is treated with the urgency it deserves.

Thank you for taking the time to read this letter. I sincerely hope it will serve as a catalyst for the much-needed changes to our city's road network.

**Wiltshire Council
Cabinet**

11 July 2023

Agenda Item 9 – Wiltshire Local Plan Review

**Questions from: Phil Ray
To: Cllr Nick Botterill, Cabinet Member for Finance,
Development Management and Strategic Planning**

Statement

I am writing to express my concern over the proposals for new housing adjacent to the Coombe Road as set out in the recently released Town Plan. (Areas 8 & 9)
It is somewhat concerning that we, as local residents, have only very recently been able to examine the plan with the matter being discussed in full council this coming Tuesday.

We live in Thompson Close, Harvard Heights, and if the plan goes ahead as it is, we will be directly affected by any development carried out in area 8. We have been told the the development will be within 5 metres of the boundary of our property.

The proposed land for development, (Areas 8 & 9) has extensive biodiversity and provides a habitat for many creatures to include bat, badgers, skylarks, adders, field mice et al.

To build over 300 houses on this land would destroy this biodiversity and would make the required target of a 20% increase in biodiversity farcical.

The land is currently used as agricultural land and is bounded by hedgerows and trees. Any development on this land would of course have a major impact on the agricultural nature of the land and as an amenity shared by the general public who use the paths bounding and crossing the land, for walking and exercising their pets. The land is also used by local schools for nature walks.

The character and quality of the landscape is one of 'outstanding natural beauty' . To develop any part of the land would be hugely detrimental to the high quality and character of the land

The proposal does not only have an impact on the residents of Thomson Close but to all of those who use the Coombe Road.

As the development takes place, there will be an increased level of heavy traffic along the Coombe Road which already can be backed up from the Harnham

'Interchange' roundabout all along the Coombe Road making access onto it extremely difficult.

The pollution created by the cars and lorries which are stuck in the traffic queue is also an important consideration.

The impact of the effects of the construction and later increased levels of traffic along the Coombe Road, will negate much of the carbon reduction of the new houses. There are limited public footpaths along the Coombe Road which require pedestrians to cross the road multiple times to walk safely into, and out of, the City Centre. The increased levels of traffic will make this quite dangerous, particularly for mums and small children.

Instead of children walking to school, parents will feel that it is safer to 'run' the children to school in their cars. The early morning rush hour traffic is already bad enough and can cause many delays, but with the added volume of 'school runners', the traffic into the City is going to be seriously adversely affected.

To this, the added effect of a greater numbers of commuters using the Coombe road and its adjacent 'rat runs', can only pile trouble upon trouble, pollution upon pollution.

Another major concern is that of how the proposals affect the ability of Ambulances to manage the impact of the extra traffic. This could lead to serious delays with its obvious implications as every second counts.

We need new houses, but we must carefully consider the impact upon the local community and the environment in which they live. Without close inspection of the plan it is difficult to say, but in terms of environmental impact, it would seem that the emphasis is upon the visual impact of the approach to the City, rather than the impact of the development upon the local residents. Already, development along the Harnham Road would suggest that the environment is the least concern of the local Authority. as much of the development is taking place on what can only be considered to be flood plain. Anyone driving along the Harnham Road after heavy rain can attest to this just by looking at the flooded, what was, fields.

I would urge you to reject this proposed development plan to allow more time for residents consultations which can take place before the plan is approved rather than after approval which seems to be the way of things now.

**Wiltshire Council
Cabinet**

11 July 2023

Agenda Item 9 – Wiltshire Local Plan Review

**Questions from: Melanie Galpin
To: Cllr Nick Botterill, Cabinet Member for Finance,
Development Management and Strategic Planning**

Statement

Areas 8 & 9 (South Harnham) on the Wiltshire Local Development Plan were not identified as preferred sites in the Salisbury Site Selection report published in January 2021. The decision to actively proceed with their draft approval as sites for development was only communicated to the public in the July 2023 report published in the last few days.

Question

If the views and involvement of the local communities are considered an important part of shaping Wiltshire County Councils Local plan, would the chairman of the cabinet agree that communities affected by the proposed development in areas 8 & 9 have not been given sufficient notice and time to consider and engage with these proposals and have not been given an equitable opportunity compared to those on other sites to fully engage in this democratic debate?

Response

The process of Plan making is governed by legislation. Regulation 18 requires that the council must notify people with an interest in the Local Plan that a Plan is being prepared and to invite comments about what the Plan ought to contain. It is not possible at this early stage of preparation for every aspect of a Plan to be known and consulted upon. The draft Local Plan has been prepared taking account of comments received through two rounds of consultation undertaken under Regulation 18. The most recent in 2021 sought stakeholder views on the strategy for the Local Plan review and included options for strategic growth. The 2021 consultation was not intended to consult stakeholders on every aspect of the Plan as it was known this would evolve and be refined as evidence emerged. The consultation response provided the council with a good understanding of the issues that needed to be taken into consideration.

The forthcoming pre-submission consultation (Regulation 19) provides the opportunity to comment on the proposals in the draft Plan.

**Wiltshire Council
Cabinet**

11 July 2023

Agenda Item 9 – Wiltshire Local Plan Review

**Questions from: Kirsten Webster
To: Cllr Nick Botterill, Cabinet Member for Finance,
Development Management and Strategic Planning**

Statement

Areas 8 & 9 (South Harnham) on the Wiltshire Local Development Plan were not identified as preferred sites in the Salisbury Site Selection report published in January 2021. The decision to actively proceed with their draft approval as sites for development was only communicated to the public in the July 2023 report published in the last few days.

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11 July 2023

Agenda Item 9 – Wiltshire Local Plan Review

Questions from: Tim Guy
**To: Cllr Nick Botterill, Cabinet Member for Finance,
Development Management and Strategic Planning**

Question

Given that the views of local communities are key (and necessary) to shaping county Local Plans, would the Leader of Wiltshire County Council Cabinet agree that the communities affected by the development of Areas 8 & 9 (South Harnham) have not had sufficient opportunity and time to engage in the democratic debate for these proposals especially when compared to those communities affected by other development plans in the Draft Local Plan?

Response

The process of Plan making is governed by legislation. Regulation 18 requires that the council must notify people with an interest in the Local Plan that a Plan is being prepared and to invite comments about what the Plan ought to contain. It is not possible at this early stage of preparation for every aspect of a Plan to be known and consulted upon. The draft Local Plan has been prepared taking account of comments received through two rounds of consultation undertaken under Regulation 18. The most recent in 2021 sought stakeholder views on the strategy for the Local Plan review and included options for strategic growth. The 2021 consultation was not intended to consult stakeholders on every aspect of the Plan as it was known this would evolve and be refined as evidence emerged. The consultation response provided the council with a good understanding of the issues that needed to be taken into consideration.

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**Wiltshire Council
Cabinet**

11 July 2023

Agenda Item 9 – Wiltshire Local Plan Review

Questions from: Lynn and Andrew McLachlan
To: Cllr Nick Botterill, Cabinet Member for Finance,
Development Management and Strategic Planning

Statement

Areas 8 & 9 (South Harnham) on the Wiltshire Local Development Plan were not identified as preferred sites in the Salisbury Site Selection report published in January 2021. The decision to actively proceed with their draft approval as sites for development was only communicated to the public in the July 2023 report published in the last few days.

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**Wiltshire Council
Cabinet**

11 July 2023

Agenda Item 9 – Wiltshire Local Plan Review

**Questions from: Judith Burns
To: Cllr Nick Botterill, Cabinet Member for Finance,
Development Management and Strategic Planning**

Statement

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Question

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The forthcoming pre-submission consultation (Regulation 19) provides the opportunity to comment on the proposals in the draft Plan.

11 July 2023

Agenda Item 9 – Wiltshire Local Plan Review

Questions from: Alastair and Frances Barrett
**To: Cllr Nick Botterill, Cabinet Member for Finance,
Development Management and Strategic Planning**

Statement

We are writing as concerned residents of Harnham, Salisbury, deeply perturbed by the implications of the recently announced "Planning for Salisbury" document.

We feel that there are three areas that need to be considered regarding the decision for houses in areas 8 and 9.

1. Traffic management
2. Schools
3. Amenities including shops, doctors' surgery and community rooms and park space.

The traffic situation in Salisbury is already far from ideal; our roads are notably congested, particularly during peak hours, making commutes a daily frustration for many residents. It is an unfortunate truth that a significant portion of our days is spent languishing in traffic queues that crawl through the city at an aching slow pace. A journey from Harnham that should take 5 minutes into town can, during these peak periods, take upwards of 40 minutes – a predicament that surely cannot be deemed acceptable.

The anticipated surge in development and population growth, without a corresponding enhancement in road infrastructure, will inevitably exacerbate these issues, creating not only an inconvenience but also a dangerous environment for residents. Congested roads can hinder emergency services, increase pollution, and generally degrade the quality of life for residents. The strain on Salisbury's road network is palpable, and, for years, many have suggested a bypass as a viable solution to alleviate the burden on the road system.

It is crucial to acknowledge the impact that this ongoing traffic problem has on both the mental well-being and physical health of Salisbury's inhabitants including traffic noise and emissions from stationary cars. The constant stress and frustration caused by such unwieldy commuting experiences are considerable.

It is not just the issue of nursery placements that needs to be considered in this decision. The lack of places within the current early years school network in Harnham and the surrounding area will be exacerbated with the increase in families

moving into the area, Having been a School Governor at Harnham in the past there is nowhere to expand to and access to the schools via the current road network difficult to say the least. The idea of busing students to Sarum Academy (as suggested in the plan) on the other side of the city is madness, having sent children to Trafalgar Secondary School in Downton we are only too aware of the vagaries of buses, travel times and unsociable behaviours experienced by some on these journeys

Currently the southern side of Salisbury has no supermarket other than a small convenience store (Nisa) and there have been times that we have found it quicker to travel to the Tesco's in Blandford than to try and get along to the Tesco's on the Southampton Road.

Areas such as Lime Kiln Way which provide a facility for residents of the area to exercise and walk their dogs will be lost with the increase in costs to health of residents. We note that there is no reference to any increase of medical facilities (Doctors or Pharmacy) within the plan placing an increased burden on already overstretched services.

Options such as conversion of office space into homes and the use of brown field sites should be prioritised over the continual expansion into the green areas around our city, Neatherhampton Road being a prime example with an anticipated enhancement of 1200 vehicle movements approximately.

In light of these issues, we implore the council to reconsider these plans.

**Wiltshire Council
Cabinet**

11 July 2023

Agenda Item 9 – Wiltshire Local Plan Review

Questions from: Alastair and Frances Barrett
To: Cllr Nick Botterill, Cabinet Member for Finance,
Development Management and Strategic Planning

Statement

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**Wiltshire Council
Cabinet**

11 July 2023

Agenda Item 9 – Wiltshire Local Plan Review

**Questions from: Andy Galpin
To: Cllr Nick Botterill, Cabinet Member for Finance,
Development Management and Strategic Planning**

Statement

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**Wiltshire Council
Cabinet**

11 July 2023

Agenda Item 9 – Wiltshire Local Plan Review

**Questions from: Jeremy Court
To: Cllr Nick Botterill, Cabinet Member for Finance,
Development Management and Strategic Planning**

Statement

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11 July 2023

Agenda Item 9 – Wiltshire Local Plan Review

Questions from: Simon and Fiona Thomas
**To: Cllr Nick Botterill, Cabinet Member for Finance,
Development Management and Strategic Planning**

Statement

We are writing to express our concerns about the recently released Wiltshire Local Plan Review and how it relates to potential Housing Development sites in Salisbury. Our concerns fall into 3 main areas:

Process and Governance

We moved house at the end of last year to a property adjacent to Salisbury site 8, Land south of Harnham. The proposed development was not identified by our solicitor when carrying out the land searches. The Review is very detailed, running into many hundred pages and has already gone through a number of phases; therefore this work must have been carried out over a long period of time without any public awareness or consultation. Site 8 was included in the Review released last week giving no time to assess it in detail or to submit questions, within the required notice period, prior to the committee meeting on Tuesday 11th July. Local government should function in an open and transparent manner with regard to public engagement, public confidence, transparency, governance, etc, etc. Discussion of any sites that were not known to the public until the publication of the Review last week should be delayed for a future meeting or emergency questions should be allowed.

Development around Salisbury

Nationally more houses need to be built and Salisbury city centre would benefit from greater footfall. However, development needs to be proportionate to the surrounding infrastructure available. In many aspects, Salisbury's infrastructure is already unable to cope with the existing number of people, children, cars, etc. Surely these issues need to be addressed before embarking on any large scale developments that are attached directly to Salisbury.

Salisbury site 8, Land south of Harnham

This particular development appears incompatible with many of the stated aims of the Review and accompanying documentation: sustainability, maximizing use of brownfield sites, increased biodiversity, environmental protection. The Coombe Road already has heavy traffic flow and this development, in conjunction with site 9, would

make this problem worse. The UK is a net importer of food and site 8 is prime arable land. The development would spoil the landscape and view for a large swathe of land to the south and west of site 8 and would be clearly visible on all approaches from Coombe Bissett; given the topography of the site, it is hard to see how this could be mitigated in any meaningful way, existing hedgerows would not do this. Site 8 is used by a large number of Harnham residents for walking, dog-walking and running; the development would be detrimental to the well being of residents in this part of Salisbury not just those living adjacent to the site. The site was an amazing resource during Covid.

Statements from the Review relating to site 8:

- is reasonably well connected to the City Centre – that is debatable; part of the attraction of this part of Harnham is that it is well separated from the city centre
- The eastern segment of site 8 will remain undeveloped to preserve and enhance the heritage of the Woodbury Ancient villages complex – that aim is incompatible with turning the western segment into a housing estate and building a major road junction on the A354
- Residents would be able to walk or cycle in to the city centre – there are no cycle paths and the walk would only be possible for a minority of residents
- Funding will be sought from the developers for measures to counteract elevated levels of air polluting gases – please expand on how that would work practically and scientifically.
- Provision must be made for a policy compliant with net gain in biodiversity – please expand on how that would be feasible
- The availability of Secondary school placements is dependent upon possible expansion at Sarum Academy – even if the expansion happens, Sarum Academy is on the opposite site of Salisbury requiring multiple bus trips or more likely a further increase in traffic with parents driving their children to school, children could not walk or cycle.
- A new nursery will be built on site 8 – how is a fully staffed and accredited nursery facility to be arranged

Looking at the tables showing summary of assessment scores:

Biodiversity score is -1 (mitigation easily achievable) – replacing a field with a housing estate will require significant mitigation to maintain let alone increase biodiversity

Landscape score is -1 (mitigation easily achievable) – the effects of replacing a prominent and exposed field with a housing estate cannot be fully mitigated.

Looking at the SWOT analysis table,

it is difficult to understand why PSP2 Landscape setting is rated as neutral and not a weakness for site 8.

**Wiltshire Council
Cabinet**

11 July 2023

Agenda Item 9 – Wiltshire Local Plan Review

**Questions from: Annabelle Hepburn
To: Cllr Nick Botterill, Cabinet Member for Finance,
Development Management and Strategic Planning**

Statement

I'm writing to you because I'm seriously concerned about the release of crucial information regarding the Salisbury elements of the Wiltshire Local Development Plan. I have only just been made aware of these proposals, and understand that they are going to be considered for approval on Tuesday 11 July - in only 3 days.

The recent publication of this information, with a ridiculously short time to allow for questions to be asked, raises some big issues with democratic principles. It's really important that we highlight how unfair and unrepresentative this is for the residents who didn't get enough notice. So, I'm kindly asking you to pay attention to this matter and seriously consider the exceptional circumstances surrounding it. I think this therefore merits an urgent question for the Wiltshire Cabinet meeting on Tuesday, July 11, 2023. I know the recommended deadline for questions is four working days, but the information about areas 8 and 9 only came out a few days ago. Considering how significant this proposal is, and the short time frame, I strongly believe we need to ask this question urgently.

Areas 8 and 9 of the Wiltshire Local Development Plan weren't even considered as preferred sites in the Salisbury Site Selection report from January 2021, so for them to be proposed as development sites in the recently published July 2023 report seems inconsistent. These proposals will devastate an area of extraordinary natural beauty. The views across the areas are breathtaking, and it seems simply abhorrent that they would even be considered for development. I have attached just a couple of the photographs I have taken of the view that would be destroyed by this, and they do not do it justice.

Question

Do you think the communities affected by this proposed development got enough notice and time to really consider the proposals, and have their say? If the council really cares about what the locals think, shouldn't they have given them a fair shot to participate in this democratic process? Please delay any steps in particular to approve areas 8 and 9 in the draft plan until the next cabinet meeting. This will give the affected communities a chance to get involved and have their voices heard properly.

Response

The process of Plan making is governed by legislation. Regulation 18 requires that the council must notify people with an interest in the Local Plan that a Plan is being prepared and to invite comments about what the Plan ought to contain. It is not possible at this early stage of preparation for every aspect of a Plan to be known and consulted upon. The draft Local Plan has been prepared taking account of comments received through two rounds of consultation undertaken under Regulation 18. The most recent in 2021 sought stakeholder views on the strategy for the Local Plan review and included options for strategic growth. The 2021 consultation was not intended to consult stakeholders on every aspect of the Plan as it was known this would evolve and be refined as evidence emerged. The consultation response provided the council with a good understanding of the issues that needed to be taken into consideration.

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**Wiltshire Council
Cabinet**

11 July 2023

Agenda Item 9 – Wiltshire Local Plan Review

**Questions from: Dr Polly Jacobs and Neal Jacobs
To: Cllr Nick Botterill, Cabinet Member for Finance,
Development Management and Strategic Planning**

Statement

My family and I were incredibly upset to learn of the proposals to build on some beautiful green and open land close to where we live in Harnham, Salisbury (Areas 8 and 9 South Harnham on the Wiltshire Local Development Plan).

This is a much loved and beautiful open space. The views across fields to the Homington hills and beyond are some of the most stunning views in our city and it would be a travesty for them to be lost.

This green space is so actively used by local residents, you can not go there without seeing large numbers of dog walkers and runners and this green space is a huge factor in Harnham residents choosing to have bought homes in this area.

We are facing an epidemic of obesity and mental health problems. If you erode all the beautiful green space in our city, how do you propose that residents maintain their physical and mental health?

This is an area teeming with incredible wildlife; butterflies, badgers, birds and insects. It would cause huge detriment to our local wildlife and biodiversity to build here.

The traffic in Harnham has become intolerable for large parts of the day already due to the increase in local housing without the infrastructure to support it. We feel there is simply not the capacity on the roads to accommodate more new housing in this area, and there is already insufficient provision of protected cycle routes into the city.

Whilst we appreciate the need for housing, we strongly feel this should not be to the detriment of beautiful green spaces, the environment, wildlife and the well being of our existing community.

We do not believe that as a community we have been given sufficient notice and time to consider and engage with these proposals and implore you not to formalise approval of areas 8 and 9 on the draft plan.

We, along with the residents of Harnham will be fiercely and actively opposed to any plans to build here.

We wish to be kept informed of any meetings where these plans are discussed.

**Wiltshire Council
Cabinet**

11 July 2023

Agenda Item 9 – Wiltshire Local Plan Review

**Questions from: Sally and Graham Exton
To: Cllr Nick Botterill, Cabinet Member for Finance,
Development Management and Strategic Planning**

Statement

Areas 8 & 9 (South Harnham) on the Wiltshire Local Development Plan were not identified as preferred sites in the Salisbury Site Selection report published in January 2021. The decision to actively proceed with their draft approval as sites for development was only communicated to the public in the July 2023 report published in the last few days.

Our concerns for the plans are multi-faceted:

- the loss of a beautiful green field space with huge impact to wildlife and loss of natural habitat,
- the pressure it will add onto the Coombe Road leading into Salisbury, particularly given the additional traffic coming in from the development on the Netherhampton Road
- the additional traffic making the Coombe Road an even more hazardous road to cross on foot, particularly with small children walking to the local school in Harnham
- traffic related pollution
- lack of infrastructure

Question

If the views and involvement of the local communities are considered an important part of shaping Wiltshire County Councils Local plan, would the chairman of the cabinet agree that communities affected by the proposed development in areas 8 & 9 have not been given sufficient notice and time to consider and engage with these proposals and have not been given an equitable opportunity compared to those on other sites to fully engage in this democratic debate?

Response

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**Wiltshire Council
Cabinet**

11 July 2023

Agenda Item 9 – Wiltshire Local Plan Review

**Questions from: Andrew and Sarah Robertson
To: Cllr Nick Botterill, Cabinet Member for Finance,
Development Management and Strategic Planning**

Statement

My family and I were appalled to learn of the proposals in the Wiltshire Local Development Plan to build on the green and open land close to where we live in Harnham, Salisbury (Areas 8 and 9 South Harnham on the LDP).

This is a much loved and used open space. The views across fields to the Homington hills and beyond are some of the most stunning views in our city and it would be a travesty for them to be lost. This green space is so actively used by local residents, you can not go there without seeing large numbers of dog walkers and runners and this amenity is a huge factor in Harnham residents choosing to have bought homes in this area.

Also of great importance is the fact that the proposed development site adjoins the Lime Kiln Nature Reserve which, is surprisingly rich in flora and fauna, including the Lizard Orchid (protected under Schedule 8 of the Wildlife and Countryside Act) as well as yellowhammers, adders and skylarks. If a new development were to be built on the adjacent arable land, the added pressure on the Lime Kiln reserve would be hugely damaging.

The traffic in Harnham has become intolerable for large parts of the day already due to the increase in local housing without the infrastructure to support it. We feel there is simply not the capacity on the roads to accommodate more new housing in this area, and there is already insufficient provision of protected cycle routes into the city.

Whilst we appreciate the need for housing, we strongly feel this should not be to the detriment of beautiful green spaces, the environment, wildlife and the wellbeing of our existing community. We do not believe that as a community we have been given sufficient notice and time to consider and engage with these proposals and implore you not to formalise approval of areas 8 and 9 on the draft plan.

We, along with the residents of Harnham will be fiercely and actively opposed to any plans to build here. We wish to be kept informed of any meetings where these plans are discussed, and would appreciate knowing who from our local area (Harnham) will be representing our interests at such meetings.

**Wiltshire Council
Cabinet**

11 July 2023

Agenda Item 9 – Wiltshire Local Plan Review

**Questions from: Lynette Walsh-Evans
To: Cllr Nick Botterill, Cabinet Member for Finance,
Development Management and Strategic Planning**

Statement

As a concerned resident of Salisbury, I have the following questions/comments to make about the draft local plan that is being considered at cabinet on 11th July:

Question

1) Why is Wiltshire Council ignoring its own strategic flood risk assessment (sfra) and proposing the allocation of the garden centre on Netherhampton Road with 60 houses (site 10)? This site is identified in your own sfra as an area at high risk of ground water flooding. According to the nppf this site should therefore be subject to sequential testing which directs housing out of areas of high risk of flooding from 'any sources' not just surface flooding and flood zones 2 and 3. This site would therefore fail any such sequential test and I'm surprised that site 10 has not already been screened out. Please vote against its inclusion in the draft local plan before any more wasted effort is spent on taking it to the LP inspector, who will undoubtedly kick it out on this basis alone.

2) Why is the site at Laverstock (site 15) only being put forward for 50 houses when the current undetermined planning application (20/11598/OUT) is proposing 135 on this site? The developer obviously thinks the site can accommodate more and it is clearly an available and deliverable site. Laverstock is also a sustainable location with schools, shops, a pub and a church on this site's doorstep and also benefits from good bus and cycle links to the city centre. This allocation should therefore be increased and could easily take on the shortfall created by the removal of site 10.

3) The proposed sites in East Harnham make sense from a sustainability point of view given that the hospital is now the city's main employer and is well served by bus and cycle links to/from the city centre. However 530 new houses for East Harnham, plus the current application proposing an expansion to the rowbarrow estate (20/00337/FUL for 86 units) surely generates a need for a new primary school? To suggest that this should be accommodated by the new school proposed at the current Netherhampton Road development (which is already needed to serve 640 houses from the big Netherhampton Road site, 106 houses at the small

Netherhampton Road site, 87 houses at the bookers site and the new 20 houses at Netherhampton Farm; and isn't even built yet!!) is ridiculous and will exacerbate an already difficult traffic problem at the Harnham junction at rush hour. If we are encouraging people to live and work in East Harnham for sustainability reasons, it makes no sense to then insist that they all drive their kids to school in Netherhampton - as it's not walking distance for primary age! Please insist that these sites in East Harnham are only allocated if a school site is also identified in this part of the city as part of these plans, otherwise the roads in West Harnham/Netherhampton and at the Harnham junction are going to be impossible!

Response

The council has fully taken into consideration relevant evidence. A sequential approach to flood risk from all sources and the advice set out in the Strategic Flood Risk Assessment has been followed. In terms of the sequential test, all land proposed for development in the draft Plan lies in Flood Zone 1. The area of search for land to allocate was considered to include land at and around the edge of Salisbury and sites were dismissed where it was not considered possible to address residual flood risks and, or critical drainage issues. Mitigation to address groundwater flood risk is considered to be achievable and as such the site proposed for allocation (Policy 24).

The full site put forward by the developer has been assessed but only a smaller site was considered appropriate for allocation due to site specific constraints including landscape and ecology. Policy 30, East of Church Road therefore is limited to 50 homes.

There is no need to Plan for a new school alongside the proposals at East Harnham. The existing schools, including Harnham Infants and Juniors, together with the new school being developed at Netherhampton Road provide for sufficient school places for the proposed growth. Parents and careers from the proposed developments will be able to apply for a place at their closest school.

Additional Statement

Thank you very much for taking the time to reply to me. I do understand houses have to go somewhere and generally that will mean green fields around the larger settlements in the county being built on. And as I have said I think the East Harnham sites make sense from a sustainability point of view because of their position around the hospital and the jobs and transport links associated with that existing development. I am not opposed to green fields being used per se.

However the policies say these sites, collectively allocating 590 new houses in e Harnham, are going to be reliant on the new school coming forward on the existing allocations in West Harnham which is already going to serve 900 houses on existing allocations in its own area and will force significantly more traffic to travel from east to west Harnham, through the gyratory, at rush hour.

I agree the recent traffic light changes have subtly improved the current situation but with all due respect only about 100 of the existing allocations in w Harnham that I previously highlighted have been built out so it is not currently possible to judge the impact of the remaining 800 houses. And no further improvements of Harnham gyratory are possible because of the bt broadband infrastructure within the mound. I also heard that the previously expected government grants for this junction have been withdrawn. So it is not possible to make any further substantial, physical improvements to this junction.

The council therefore needs to consider alternative ways to resolve the traffic impact at this junction and in my view the only sensible approach would be to remove unnecessary trips. Including a primary school in the plans for East Harnham or expanding longhedge school would significantly reduce the amount of traffic passing through the Harnham gyratory of a morning (even now!). Without a school being identified, adding a further 590 households into the morning chaos on top of the 900 already planned for w Harnham is madness and is not planning anything!

I understand your reticence to hold up the plan process and the implications of speculative sites if a new plan is not adopted in a timely manner, but not to properly consider this now is likely to result in delays down the line and for site 10 is likely to result in it being thrown out at a late stage making it harder for the council to find alternative sites under the time constraints of a public inquiry!

You ask for evidence re site 10/the garden centre site on Netherhampton Road re flooding however this evidence is outlined in the council's own strategic flood risk assessment (available on your website) which says site 10 is entirely at high risk of ground water flooding. This therefore requires a sequential test. There is no evidence that one has been undertaken or to explain how this particular site made it through that process. I think the main question for committee members therefore is has a sequential test been undertaken for all of your allocations, not just site 10, based on the matter of ground water not just surface water flooding and has the sfra been taken into account in this allocation process? And if so how did site 10 that is entirely in a high ground water area, according to your own sfra, make it through to allocation?

**Wiltshire Council
Cabinet**

11 July 2023

Agenda Item 9 – Wiltshire Local Plan Review

**Questions from: Dean Hillier
To: Cllr Nick Botterill, Cabinet Member for Finance,
Development Management and Strategic Planning**

Statement

I write this letter as a concerned resident and advocate for environmental preservation to formally and vehemently object to the proposed development of housing sites, known as "The Land South of Harnham." The proposed plans raise numerous significant concerns that encompass the disruption to the landscape, pollution, impact on wildlife, infringement of privacy, traffic concerns, lack of adequate notice, and the disparity in benefits.

Firstly, it is deeply troubling that the residents who would be most affected by this development were not given adequate notice prior to the proposed meeting on Tuesday, July 11th, that the area had been included in the Local Plan Review July 2023. Such a lack of timely and sufficient notice disregards the principles of transparency and community involvement that should underpin any significant development project. The absence of meaningful consultation seriously undermines the democratic process and is a disservice to the affected residents. It undermines the integrity of the decision-making process and erodes public trust.

Moreover, the proposed development threatens to disrupt the cherished landscape of the area, which lies adjacent to the Cranborne Chase Area of Outstanding Natural Beauty. Introducing more modern buildings in an area renowned for its natural beauty would undermine the aesthetic integrity of the region, diminishing the open character of the valley, impacting the locally valued land and detracting from the overall visual appeal and historic character of the area - for which Salisbury is famous.

The huge increase in traffic resulting from the proposed development would exacerbate the existing congestion issues on the A354 Coombe Road, which is already overwhelmed by the current volume of traffic.

The sole route into Salisbury from the A354 and Netherhampton is via New Bridge, which is already ill-equipped to handle the present volume of traffic and the anticipated increase resulting from the proposed development would only exacerbate the problems.

The overwhelmed Harnham gyratory system is indisputably plagued by traffic congestion, even prior to the construction of the two additional housing developments under construction on Netherhampton Road.

During peak times, traffic on the A354 frequently backs up towards the entrance of the proposed development from the Harnham gyratory. This forces additional traffic onto Old Blandford Road, which includes a busy school crossing point. The entrance to the proposed site is already the scene of frequent incidents, posing a further significant safety concern.

During evening peak times, the Harnham gyratory experiences significant traffic congestion, extending all the way to the College roundabout. These challenges persist without considering the added traffic generated by the new homes on Netherhampton Road or the proposed development.

Any proposals for walking or cycling routes for future residents into town fail to acknowledge the impracticality of such routes due to the steep hill, which would inevitably result in the majority of residents relying on cars for transportation.

The failure to address these pressing infrastructure challenges and the subsequent traffic issues represents a fundamental oversight in responsible planning.

The proposed development also poses a severe threat to the local wildlife, including badgers, bats, and trees covered by TPO's. These species play integral roles in maintaining the ecological balance and biodiversity of our community. The destruction of their habitats would result in the displacement or loss of these vital species, undermining our legal obligations to protect and preserve wildlife and the conservation efforts made to safeguard their existence.

The introduction of artificial lighting as part of the development would further exacerbate light pollution, impeding our ability to fully appreciate the natural darkness and starry skies that characterize this special area. This intrusion of excessive lighting not only compromises the visual beauty but also disturbs the natural habitats and behaviors of nocturnal wildlife.

Additionally, the proposed encroachment upon recreational outdoor areas and the subsequent loss of green spaces deprives the community of essential areas for leisure activities, exercise, and fostering a healthy connection with nature. These green spaces not only contribute to enhanced air quality and provide habitats for wildlife but also significantly contribute to the overall well-being of residents. The loss of these invaluable natural assets would have adverse effects on the physical and mental well-being of both current and future residents. It is important to note that the inclusion of token gesture green spaces, as proposed, cannot adequately replace the quality or extent of existing facilities for either the current or future residents.

The close proximity of the new houses to existing properties raises significant concerns regarding privacy infringement, disrupting the peace and tranquility enjoyed by many families. The planned separation of a mere five meters in some cases violates the privacy rights of current residents and compromises their quality of life.

It is also important to consider the disparity in benefits resulting from the proposed development. The primary beneficiary appears to be the already wealthy landowner who owns the designated building land, while the existing residents who have made their homes in this area, as well as future residents, will be forced to contend with cramped living conditions and inadequate road and parking infrastructure. This imbalance undermines the principles of fairness and community welfare that should underpin responsible development.

Considering the cumulative impact of the aforementioned factors, it is evident that the stage 2 assessment did not give due consideration to critical aspects that should have warranted more serious evaluation. The impact and harm to the landscape, the issue of accessibility given the dangerous existing junction, and the congested state of the A354 road leading to the proposed entrance are crucial factors that directly affect the livability, safety, and quality of life for both existing and future residents. The absence of thorough consideration of these factors raises significant concerns about the integrity and objectivity of the assessment process.

In light of these serious concerns, I implore you to reconsider the proposed development plans for "The Land South of Harnham." It is imperative to prioritize the preservation of the landscape, protection of wildlife, provision of adequate infrastructure, and the overall well-being of the community. I strongly urge you to explore alternative solutions that mitigate the potential adverse impacts and ensure a more sustainable and equitable development approach.

I kindly request that you keep me informed of any updates, public consultations, or opportunities for further community input on this matter. Please consider this letter as a formal objection, reflecting the concerns and interests of the community members who deeply care about the preservation of our natural environment and the responsible development of our area.

**Wiltshire Council
Cabinet**

11 July 2023

Agenda Item 9 - Wiltshire Local Plan Review

**Questions from: Andrew Chadwick
To: Cllr Nick Botterill, Cabinet Member for Finance,
Development Management and Strategic Planning**

Statement

I am a resident on Portland Avenue in Harnham, and contacting you in relation to the forthcoming Wiltshire Council discussions of the draft Wiltshire Local Plan.

While I am aware that a full public consultation is planned for the autumn, I am concerned about the significant changes made since the Local Plan Review in January 2021, specifically regarding the status of Site 8, land south of Harnham, which is directly adjacent to my home. I am moreover concerned that no attempt has been made to communicate these changes to local residents such as myself with a clear interest, prior to the forthcoming Wiltshire Council Cabinet meeting on July 11th and Full Council meeting on July 18th. I only learned about the changes on Wednesday this week (5th July), via word of mouth, and this has clearly left very little time to express my concerns ahead of the Council meetings.

The 2021 consultation concluded that while Site 8 was potentially suitable for development, it was not a preferred option due to a number of issues identified by the Council's own review. These included (but are not limited to):

- The significant weakness in terms of landscape setting, notably the impact of the site as viewed from the adjoining Cranborne Chase AONB: "a weakness of the site difficult to resolve".
- The impact on transport at the Harnham Gyratory "which is congested, and further development has the potential to worsen this situation".
- The limited suitability of this site to address the very real need for affordable housing in Salisbury, given likely limitations on dwelling numbers and, more pertinently, housing densities.
- A dependence upon expansion of both primary and secondary education capacity in locations able to serve the site.
- The unknown heritage significance given direct proximity to the Woodbury complex, which is already of sufficient concern to rule out development in the eastern third of the same field, forming part of a Scheduled Monument.

The revised pre-submission Plan presents little or no realistic mitigation of these points while elevating Site 8 from a "reserve" to a preferred development. The

specific impact on transport congestion at the Harnham Gyratory – let alone the cumulative impact of any developments at this and other potential development sites south of the Avon, in addition to existing developments on Netherhampton Road – is no longer mentioned at all.

The pre-submission draft states: “Opportunities for further outward expansion [in Salisbury] are becoming increasingly difficult to accommodate and there will be added emphasis on regeneration of city centre sites. The way forward for Salisbury is to accommodate development to meet its needs locally without compromising the place’s unique character and setting.” If development of Site 8 can be shown to be consistent with this strategy and to deliver these outcomes then I will accept that – but I do not believe the Plan in its current form presents adequate justification.

Please could you confirm that you will represent my concerns in the forthcoming meetings and other discussions at both Salisbury and Wiltshire levels?

I would also welcome reassurance that the public consultation will be given the weight to inform material changes to the Plan where appropriate, regardless of any recommendations or endorsements at the pre-submission stage.

**Wiltshire Council
Cabinet**

11 July 2023

Agenda Item 9 – Wiltshire Local Plan Review

Questions from: Trevor Wilson
**To: Cllr Nick Botterill, Cabinet Member for Finance,
Development Management and Strategic Planning**

Statement

Areas 8 & 9 (South Harnham) on the Wiltshire Local Development Plan were not identified as preferred sites in the Salisbury Site Selection report published in January 2021. The decision to actively proceed with their draft approval as sites for development was only communicated to the public in the July 2023 report published in the last few days.

Question

If the views and involvement of the local communities are considered an important part of shaping Wiltshire County Councils Local plan, would the chairman of the cabinet agree that communities affected by the proposed development in areas 8 & 9 have not been given sufficient notice and time to consider and engage with these proposals and have not been given an equitable opportunity compared to those on other sites to fully engage in this democratic debate?

Response

The process of Plan making is governed by legislation. Regulation 18 requires that the council must notify people with an interest in the Local Plan that a Plan is being prepared and to invite comments about what the Plan ought to contain. It is not possible at this early stage of preparation for every aspect of a Plan to be known and consulted upon. The draft Local Plan has been prepared taking account of comments received through two rounds of consultation undertaken under Regulation 18. The most recent in 2021 sought stakeholder views on the strategy for the Local Plan review and included options for strategic growth. The 2021 consultation was not intended to consult stakeholders on every aspect of the Plan as it was known this would evolve and be refined as evidence emerged. The consultation response provided the council with a good understanding of the issues that needed to be taken into consideration.

The forthcoming pre-submission consultation (Regulation 19) provides the opportunity to comment on the proposals in the draft Plan.

**Wiltshire Council
Cabinet**

11 July 2023

Agenda Item 9 – Wiltshire Local Plan Review

**Questions from: Jo Throp
To: Cllr Nick Botterill, Cabinet Member for Finance,
Development Management and Strategic Planning**

Statement

My family and I were incredibly upset to learn of the proposals to build on some beautiful green and open land close to where we live in Harnham, Salisbury (Areas 8 and 9 South Harnham on the Wiltshire Local Development Plan).

This is a much loved and beautiful open space. The views across fields to the Homington hills and beyond are some of the most stunning views in our city and it would be a travesty for them to be lost.

This green space is so actively used by local residents, you can not go there without seeing large numbers of dog walkers and runners and this green space is a huge factor in Harnham residents choosing to have bought homes in this area.

We are facing an epidemic of obesity and mental health problems. If you erode all the beautiful green space in our city, how do you propose that residents maintain their physical and mental health?

This is an area teeming with incredible wildlife; butterflies, badgers, birds and insects. It would cause huge detriment to our local wildlife and biodiversity to build here.

The traffic in Harnham has become intolerable for large parts of the day already due to the increase in local housing without the infrastructure to support it. We feel there is simply not the capacity on the roads to accommodate more new housing in this area, and there is already insufficient provision of protected cycle routes into the city.

Whilst we appreciate the need for housing, we strongly feel this should not be to the detriment of beautiful green spaces, the environment, wildlife and the well being of our existing community.

We do not believe that as a community we have been given sufficient notice and time to consider and engage with these proposals and implore you not to formalise approval of areas 8 and 9 on the draft plan.

We, along with the residents of Harnham will be fiercely and actively opposed to any plans to build here.

We wish to be kept informed of any meetings where these plans are discussed.

11 July 2023

Agenda Item 9 – Wiltshire Local Plan Review

**Questions from: Will Throp
To: Cllr Nick Botterill, Cabinet Member for Finance,
Development Management and Strategic Planning**

Statement

My family and I are very sad to see the proposals to build on green, open space in Harnham, Salisbury (Areas 8 & 9 South Harnham, on the Wiltshire Local Development Plan). This is a beautiful open space, used by many for recreation and with beautiful views across the Homington hills and towards the Cranbourne Chase AONB and looks towards an International Dark Sky reserve. This is an area teeming with incredible wildlife; butterflies, badgers, birds and insects, including skylarks and other rare species. It would cause huge detriment to our local wildlife and biodiversity to build here.

Harnham has seen development on the Netherhampton road, development that is continuing with the current large builds that are underway. These developments are already creating strain on the infrastructure with Harnham road unable to cope with the additional traffic, traffic that will only get worse when the developments are finished and families move in. Salisbury does not have a huge issue with jobs being unfulfilled meaning that people who live here will have to travel by car, clogging up the roads further. Additional developments will only exacerbate this situation, causing further pollution as cars sit in traffic and queue, all at the same time as we remove green spaces.

With the current economy and interest rates putting pressure on home buyers, I would urge the council to consider why this is being considered as there is not likely to be a shortage of housing that people can afford in the Salisbury area, in addition to the fact that we do not require additional housing.

Therefore based on the fact that there is a minimal need for additional housing, the environmental concerns and the lack of infrastructure does not support this, it would make sense to reconsider these proposals.

**Wiltshire Council
Cabinet**

11 July 2023

Agenda Item 9 – Wiltshire Local Plan Review

**Questions from: Andy Chisholm
To: Cllr Nick Botterill, Cabinet Member for Finance,
Development Management and Strategic Planning**

Statement

Areas 8 & 9 (South Harnham) on the Wiltshire Local Development Plan were not identified as preferred sites in the Salisbury Site Selection report published in January 2021. The decision to actively proceed with their draft approval as sites for development was only communicated to the public in the July 2023 report published in the last few days.

Question

If the views and involvement of the local communities are considered an important part of shaping Wiltshire County Councils Local plan, would the chairman of the cabinet agree that communities affected by the proposed development in areas 8 & 9 have not been given sufficient notice and time to consider and engage with these proposals and have not been given an equitable opportunity compared to those on other sites to fully engage in this democratic debate?

Response

The process of Plan making is governed by legislation. Regulation 18 requires that the council must notify people with an interest in the Local Plan that a Plan is being prepared and to invite comments about what the Plan ought to contain. It is not possible at this early stage of preparation for every aspect of a Plan to be known and consulted upon. The draft Local Plan has been prepared taking account of comments received through two rounds of consultation undertaken under Regulation 18. The most recent in 2021 sought stakeholder views on the strategy for the Local Plan review and included options for strategic growth. The 2021 consultation was not intended to consult stakeholders on every aspect of the Plan as it was known this would evolve and be refined as evidence emerged. The consultation response provided the council with a good understanding of the issues that needed to be taken into consideration.

The forthcoming pre-submission consultation (Regulation 19) provides the opportunity to comment on the proposals in the draft Plan.

**Wiltshire Council
Cabinet**

11 July 2023

Agenda Item 9 – Wiltshire Local Plan Review

Questions from: Susan Simmonite
**To: Cllr Nick Botterill, Cabinet Member for Finance,
Development Management and Strategic Planning**

Statement

I am writing in connection with the Wiltshire County Council Cabinet Meeting on 11th July concerning the Local Plan Review and specifically amendments to the Main Settlement Documents for Salisbury.

The County Council has failed to meet the requirements of paragraph 16 (c) of National Planning Policy Guidance (NPPG) for engagement and consultation with local communities. Wiltshire Council issued the agenda on 3rd July (17:08 on Twitter) yet invited public participation to be confirmed by 5th July. This is unconstitutional and does not meet any provisions of a Duty to Consult. The Council has, therefore, failed to meet the requirements of NPPG of early and effective engagement with the public. Simply saying that further public consultation in the autumn of 2023 does not meet the requirements of NPPG.

Specifically, Areas 8 and 9 of the Wiltshire Local Development Plan were not even considered as preferred sites in the Salisbury Site Selection report from January 2021, so for them to be proposed as development sites in the recently published July 2023 report seems inconsistent. These proposals will devastate a well used amenity area as well as failing to meet the objectives of sustainable development (explained further in this letter).

The Cabinet meeting should reflect on the following question: Does Cabinet believe that the communities affected by this proposed development allocation have received sufficient notice and time (2 days) to consider the proposals? Approval of areas 8 and 9 in the draft plan should be deferred until effective engagement has taken place and the conclusions of the Pre-submission statement have been adequately and properly addressed – in particular, sustainability, transport and utilities infrastructure - until the next cabinet meeting. This will provided the affected communities a chance to get involved and have their voices heard properly.

This correspondence demonstrates that the County Council has failed to fulfil its statutory obligations in placing this document before Cabinet. The Cabinet should remind themselves of paragraphs 38 – 59 concerning Decision Making prior to approval at this Cabinet Meeting.

Moreover, the sustainability appraisal notes that Sites 8 and 9 do not meet the requirements of sustainability. The Officers' conclusions, therefore, run counter to the information provided in the submission document. The Pre-Submission document confirms that there are significant constraints across the electricity and water networks for both existing and planned communities. Unless these issues can be addressed, new housing allocations and further applications cannot be approved or promoted. The Council is, once again, failing to meet to provisions of paragraph 16 of NPPG. Moreover, the Officers simply cannot come to the decision that any sites in Salisbury – and certainly Sites 8 and 9 – meet the Council's own sustainability criteria.

**Wiltshire Council
Cabinet**

11 July 2023

Agenda Item 9 – Wiltshire Local Plan Review

Questions from: Phil and Ann Ray

**To: Cllr Nick Botterill, Cabinet Member for Finance,
Development Management and Strategic Planning**

Statement

I am writing to express my concern over the proposals for new housing adjacent to the Coombe Road as set out in the recently released Town Plan. (Areas 8 & 9)
It is somewhat concerning that we, as local residents, have only very recently been able to examine the plan with the matter being discussed in full council this coming Tuesday.

We live in Thompson Close, Harvard Heights, and if the plan goes ahead as it is, we will be directly affected by any development carried out in area 8. We have been told the development will be within 5 metres of the boundary of our property.

The proposed land for development, (Areas 8 & 9) has extensive biodiversity and provides a habitat for many creatures to include bat, badgers, skylarks, adders, field mice et al.

To build over 300 houses on this land would destroy this biodiversity and would make the required target of a 20% increase in biodiversity farcical.

The land is currently used as agricultural land and is bounded by hedgerows and trees. Any development on this land would of course have a major impact on the agricultural nature of the land and as an amenity shared by the general public who use the paths bounding and crossing the land, for walking and exercising their pets. The land is also used by local schools for nature walks.

The character and quality of the landscape is one of 'outstanding natural beauty'. To develop any part of the land would be hugely detrimental to the high quality and character of the land.

The proposal does not only have an impact on the residents of Thomson Close but to all of those who use the Coombe Road.

As the development takes place, there will be an increased level of heavy traffic along the Coombe Road which already can be backed up from the Harnham

'Interchange' roundabout all along the Coombe Road making access onto it extremely difficult.

The pollution created by the cars and lorries which are stuck in the traffic queue is also an important consideration.

The impact of the effects of the construction and later increased levels of traffic along the Coombe Road, will negate much of the carbon reduction of the new houses.

There are limited public footpaths along the Coombe Road which require pedestrians to cross the road multiple times to walk safely into, and out of, the City Centre. The increased levels of traffic will make this quite dangerous, particularly for mums and small children.

Instead of children walking to school, parents will feel that it is safer to 'run' the children to school in their cars. The early morning rush hour traffic is already bad enough and can cause many delays, but with the added volume of 'school runners', the traffic into the City is going to be seriously adversely affected.

To this, the added effect of a greater numbers of commuters using the Coombe road and its adjacent 'rat runs', can only pile trouble upon trouble, pollution upon pollution.

Another major concern is that of how the proposals affect the ability of Ambulances to manage the impact of the extra traffic. This could lead to serious delays with its obvious implications as every second counts.

We need new houses, but we must carefully consider the impact upon the local community and the environment in which they live. Without close inspection of the plan it is difficult to say, but in terms of environmental impact, it would seem that the emphasis is upon the visual impact of the approach to the City, rather than the impact of the development upon the local residents. Already, development along the Harnham Road would suggest that the environment is the least concern of the local Authority. as much of the development is taking place on what can only be considered to be flood plain. Anyone driving along the Harnham Road after heavy rain can attest to this just by looking at the flooded, what was, fields.

I would urge you to reject this proposed development plan to allow more time for residents consultations which can take place before the plan is approved rather than after approval which seems to be the way of things now.

**Wiltshire Council
Cabinet**

11 July 2023

Agenda Item 9 – Wiltshire Local Plan Review

Questions from: Henk Leerink

**To: Cllr Nick Botterill, Cabinet Member for Finance,
Development Management and Strategic Planning**

Statement

Areas 8 & 9 (South Harnham) on the Wiltshire Local Development Plan were not identified as preferred sites in the Salisbury Site Selection report published in January 2021. The decision to actively proceed with their draft approval as sites for development was only communicated to the public in the July 2023 report published in the last few days.

Question

If the views and involvement of the local communities are considered an important part of shaping Wiltshire County Councils Local plan, would the chairman of the cabinet agree that communities affected by the proposed development in areas 8 & 9 have not been given sufficient notice and time to consider and engage with these proposals and have not been given an equitable opportunity compared to those on other sites to fully engage in this democratic debate?

Response

The process of Plan making is governed by legislation. Regulation 18 requires that the council must notify people with an interest in the Local Plan that a Plan is being prepared and to invite comments about what the Plan ought to contain. It is not possible at this early stage of preparation for every aspect of a Plan to be known and consulted upon. The draft Local Plan has been prepared taking account of comments received through two rounds of consultation undertaken under Regulation 18. The most recent in 2021 sought stakeholder views on the strategy for the Local Plan review and included options for strategic growth. The 2021 consultation was not intended to consult stakeholders on every aspect of the Plan as it was known this would evolve and be refined as evidence emerged. The consultation response provided the council with a good understanding of the issues that needed to be taken into consideration.

The forthcoming pre-submission consultation (Regulation 19) provides the opportunity to comment on the proposals in the draft Plan.

**Wiltshire Council
Cabinet**

11 July 2023

Agenda Item 9 – Wiltshire Local Plan Review

Questions from: Anne Whiting

**To: Cllr Nick Botterill, Cabinet Member for Finance,
Development Management and Strategic Planning**

Statement

My family and I were incredibly upset to learn of the proposals to build on some beautiful green and open land close to where we live in Harnham, Salisbury (Areas 8 and 9 South Harnham on the Wiltshire Local Development Plan).

This is a much loved and beautiful open space. The views across fields to the Homington hills and beyond are some of the most stunning views in our city and it would be a travesty for them to be lost.

This green space is so actively used by local residents, you can not go there without seeing large numbers of dog walkers and runners and this green space is a huge factor in Harnham residents choosing to have bought homes in this area.

We are facing an epidemic of obesity and mental health problems. If you erode all the beautiful green space in our city, how do you propose that residents maintain their physical and mental health?

This is an area teeming with incredible wildlife; butterflies, badgers, birds and insects. It would cause huge detriment to our local wildlife and biodiversity to build here.

The traffic in Harnham has become intolerable for large parts of the day already due to the increase in local housing without the infrastructure to support it. We feel there is simply not the capacity on the roads to accommodate more new housing in this area, and there is already insufficient provision of protected cycle routes into the city.

Whilst we appreciate the need for housing, we strongly feel this should not be to the detriment of beautiful green spaces, the environment, wildlife and the well being of our existing community.

We do not believe that as a community we have been given sufficient notice and time to consider and engage with these proposals and implore you not to formalise approval of areas 8 and 9 on the draft plan.

We, along with the residents of Harnham will be fiercely and actively opposed to any plans to build here.

We wish to be kept informed of any meetings where these plans are discussed.

**Wiltshire Council
Cabinet**

11 July 2023

Agenda Item 9 – Wiltshire Local Plan Review

Questions from: Dr Katie Pearce

**To: Cllr Nick Botterill, Cabinet Member for Finance,
Development Management and Strategic Planning**

Statement

I am writing to express concern regarding the proposed new Salisbury plan, to be discussed tomorrow at the Wiltshire Cabinet meeting. I have only been made aware of this proposal hence my late email - I sincerely hope my comments will still be taken into consideration at this late hour.

I have lived in Harnham for 17 years and am a doctor at the hospital. I am very concerned about the proposed new housing allocation sites in West and East Harnham. Currently 740 houses are being built on sites north and south of the Netherhampton road and we have seen development near the hospital at Rowbarrow in the last few years.

The new proposed sites along the Netherhampton Road, north and south of the Coombe road, near the hospital and along the Downton Road will cause further major disruption to the traffic flow in and out of Salisbury via the Harnham gyratory, already a significant daily issue - and this is without the contribution of the new 740 new houses along the Netherhampton road in place. Air pollution and traffic noise / disturbance will also significantly increase. We are already concerned about the dangerous unofficial pedestrian crossing at the top of Coombe road to the steps at the end of Bouverie Avenue South - it is a blind spot and needs remedying - extra housing / traffic will just serve to worsen the current situation. We regularly use the crossing point to access the fields south of Coombe Road for walks. The developments would also cause erosion of beautiful green amenity space vital for residents of Harnham with consequent disruption to green wildlife corridors. The character of Salisbury has already changed radically with the new Netherhampton building work in place - driving into Harnham from Wilton is simply depressing now and the "city in the countryside" will soon be no more.

I note a new nursery is proposed on the Coombe Road site - but GP surgeries in Salisbury and the hospital are already literally swamped - and simply will not cope with thousands of new residents in Salisbury and the surrounding catchment areas. The healthcare and educational needs of all of the new proposed residents would need prioritising at this early stage.

**Wiltshire Council
Cabinet**

11 July 2023

Agenda Item 9 – Wiltshire Local Plan Review

**Questions from: Matt Ravenhill
To: Cllr Nick Botterill, Cabinet Member for Finance,
Development Management and Strategic Planning**

Statement

Areas 8 & 9 (South Harnham) on the Wiltshire Local Development Plan were not identified as preferred sites in the Salisbury Site Selection report published in January 2021. The decision to actively proceed with their draft approval as sites for development was only communicated to the public in the July 2023 report published in the last few days.

Question

- a) If the views and involvement of the local communities are considered an important part of shaping Wiltshire County Councils Local plan, would the chairman of the cabinet agree that communities and interests groups affected by the proposed development in areas 8 & 9 have not been given sufficient notice and time to consider and engage with these proposals and have not been given an equitable opportunity compared to those on other sites to fully engage in this democratic debate?
- b) In reference to the above, would the Chair agree that the expert opinion of local environmental groups has equitable input into this back-door site selection - specifically in respect of the inevitable harm to the proposed sites' resident bat, skylark, owl and raptor, nightjar and slow worm populations amongst other protected species - from inevitable habit destruction, noise and light pollution

If not, we respectfully request that the plans to formalise approval of areas 8 and 9 on the draft plan to council next week be postponed until the next cabinet meeting to allow the communities and interest groups to prepare and engage in this proposal in a constructive, democratic manner.

Response

The process of Plan making is governed by legislation. Regulation 18 requires that the council must notify people with an interest in the Local Plan that a Plan is being prepared and to invite comments about what the Plan ought to contain. It is not possible at this early stage of preparation for every aspect of a Plan to be known and consulted upon. The draft Local Plan has been prepared taking account of comments received through two rounds of consultation undertaken under Regulation 18. The most recent in 2021 sought stakeholder views on the strategy for the Local Plan review and included options for strategic growth. The 2021 consultation was not intended to consult stakeholders on every aspect of the Plan as it was known this would evolve and be refined as evidence emerged. The consultation response provided the council with a good understanding of the issues that needed to be taken into consideration.

The forthcoming pre-submission consultation (Regulation 19) provides the opportunity to comment on the proposals in the draft Plan.

11 July 2023

Agenda Item 9 – Wiltshire Local Plan Review

**Questions from: Geoff Goodwin
To: Cllr Nick Botterill, Cabinet Member for Finance,
Development Management and Strategic Planning**

Statement

Areas 8 & 9 (South Harnham) on the Wiltshire Local Development Plan were not identified as preferred sites in the Salisbury Site Selection report published in January 2021. The decision to actively proceed with their draft approval as sites for development was only communicated to the public in the July 2023 report published in the last few days.

Question

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Response

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11 July 2023

Agenda Item 9 – Wiltshire Local Plan Review

**Questions from: Kate Higson
To: Cllr Nick Botterill, Cabinet Member for Finance,
Development Management and Strategic Planning**

Statement

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Question

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11 July 2023

Agenda Item 9 – Wiltshire Local Plan Review

**Questions from: Richard Mackie
To: Cllr Nick Botterill, Cabinet Member for Finance,
Development Management and Strategic Planning**

Statement

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11 July 2023

Agenda Item 9 – Wiltshire Local Plan Review

**Questions from: Katie Cash
To: Cllr Nick Botterill, Cabinet Member for Finance,
Development Management and Strategic Planning**

Statement

I was recently surprised to find out from the only just released Wiltshire plan, that large developments have been proposed on both sides of the Coombe Road. Whilst I appreciate the need for new housing, it seems that these proposals have not been thought through in respect of the impact that it will make on the residents of Harnham and the residents and the City.

As a resident living on the Coombe Road, the prospect of the increased traffic using the road, is not only appalling but also very worrying.

Already, Coombe Road gets long tailbacks from the Harnham Interchange. The traffic often is at a virtual standstill. To add more vehicles into the mix will only mean that this will get worse.

As it is, I have to get my car out on to the Coombe Road which already can be difficult and dangerous due to the speed and volume of the existing traffic.

It would also seem inevitable that ambulances would also be held up in the additional traffic queues. There will be nowhere where the other traffic could move out off the way. The congestion would start from the Southampton Road roundabout all the way back to the Harnham Interchange and Coombe Road.

I am concerned about the raised level of pollution that would be coming from these additional vehicles. It will be many years before electric vehicles become commonplace.

As a child minder, I worry about about the very young children that I look after. being exposed to the additional pollution as will their parents - will they choose not to come to me?

I also use the land south of Harnham and west of Coombe Road as an amenity for walking and exercising my dog. Since having my dog and walking it in these areas, I

find that it has increased my friendship groups by meeting with other walkers. This would be lost to me if the plans went ahead. Where would we then exercise our pets? All that would be left is to use local playing fields which would have a detrimental effect on the existing users, bearing in mind that these would be mostly young people, - children.

It would seem to me that the proposals to develop this land have not been thought through with the local communities in mind. The land proposed is a valuable amenity for the people in and around Harnham. Local schoolchildren use the land for nature walks. The biodiversity of this land is rich with plants and animals. Bats, badgers, adders, slow worms, skylarks and small mammals - which provide a food source for the Kites that fly overhead.

I would urge you to vote against this proposal until time has been taken for proper consultation with those most affected by them has taken place.

**Wiltshire Council
Cabinet**

11 July 2023

Agenda Item 9 – Wiltshire Local Plan Review

**Questions from: Richard and Julie Mackie
To: Cllr Nick Botterill, Cabinet Member for Finance,
Development Management and Strategic Planning**

Statement

Areas 8 & 9 (South Harnham) on the Wiltshire Local Development Plan were not identified as preferred sites in the Salisbury Site Selection report published in January 2021. The decision to actively proceed with their draft approval as sites for development was only communicated to the public in the July 2023 report published in the last few days.

Question

If the views and involvement of the local communities are considered an important part of shaping Wiltshire County Councils Local plan, would the chairman of the cabinet agree that communities affected by the proposed development in areas 8 & 9 have not been given sufficient notice and time to consider and engage with these proposals and have not been given an equitable opportunity compared to those on other sites to fully engage in this democratic debate?

Response

The process of Plan making is governed by legislation. Regulation 18 requires that the council must notify people with an interest in the Local Plan that a Plan is being prepared and to invite comments about what the Plan ought to contain. It is not possible at this early stage of preparation for every aspect of a Plan to be known and consulted upon. The draft Local Plan has been prepared taking account of comments received through two rounds of consultation undertaken under Regulation 18. The most recent in 2021 sought stakeholder views on the strategy for the Local Plan review and included options for strategic growth. The 2021 consultation was not intended to consult stakeholders on every aspect of the Plan as it was known this would evolve and be refined as evidence emerged. The consultation response provided the council with a good understanding of the issues that needed to be taken into consideration.

The forthcoming pre-submission consultation (Regulation 19) provides the opportunity to comment on the proposals in the draft Plan.

11 July 2023

Agenda Item 9 – Wiltshire Local Plan Review

Questions from: Colette White
**To: Cllr Nick Botterill, Cabinet Member for Finance,
Development Management and Strategic Planning**

Statement

Areas 8 & 9 (South Harnham) on the Wiltshire Local Development Plan were not identified as preferred sites in the Salisbury Site Selection report published in January 2021. The decision to actively proceed with their draft approval as sites for development was only communicated to the public in the July 2023 report published in the last few days.

Question

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In reference to the above, would the Chair agree that the expert opinion of local environmental groups has not been afforded equitable input into this back-door site selection – specifically in respect of the inevitable harm to the proposed sites 'resident bat, skylark, owl and raptor, nightjar and slow worm populations amongst other protected species – from inevitable habit destruction, noise and light pollution?

Response

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**Wiltshire Council
Cabinet**

11 July 2023

Agenda Item 9 – Wiltshire Local Plan Review

**Questions from: Keith & Frances Williamson
To: Cllr Nick Botterill, Cabinet Member for Finance,
Development Management and Strategic Planning**

Statement

Areas 8 & 9 (South Harnham) on the Wiltshire Local Development Plan were not identified as preferred sites in the Salisbury Site Selection report published in January 2021. The decision to actively proceed with their draft approval as sites for development was only communicated to the public in the July 2023 report published in the last few days.

Question

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In reference to the above, would the Chair agree that the expert opinion of local environmental groups has not been afforded equitable input into this back-door site selection – specifically in respect of the inevitable harm to the proposed sites 'resident bat, skylark, owl and raptor, nightjar and slow worm populations amongst other protected species – from inevitable habitat destruction, noise and light pollution?

Response

The process of Plan making is governed by legislation. Regulation 18 requires that the council must notify people with an interest in the Local Plan that a Plan is being prepared and to invite comments about what the Plan ought to contain. It is not possible at this early stage of preparation for every aspect of a Plan to be known and consulted upon. The draft Local Plan has been prepared taking account of comments received through two rounds of consultation undertaken under Regulation 18. The most recent in 2021 sought stakeholder views on the strategy for the Local Plan review and included options for strategic growth. The 2021 consultation was not intended to consult stakeholders on every aspect of the Plan as it was known this would evolve and be refined as evidence emerged. The consultation response provided the council with a good understanding of the issues that needed to be taken into consideration.

The forthcoming pre-submission consultation (Regulation 19) provides the opportunity to comment on the proposals in the draft Plan.

**Wiltshire Council
Cabinet**

11 July 2023

Agenda Item 9 – Wiltshire Local Plan Review

**Questions from: Frank Perks
To: Cllr Nick Botterill, Cabinet Member for Finance,
Development Management and Strategic Planning**

Statement

Areas 8 and 9 (South Harnham) on the Wiltshire Local Development Plan were not identified as preferred sites in the Salisbury Site Selection report, see SHELAA Reference 3421 published in Jan 2021. This latter document, which in its concise and graphical format does reveal the probability and scale of possible development. The publication, in Jul 23, of the decision to actively proceed with their draft approval sites, is considered untrustworthy and deliberate attempt to prevent public consultation.

Question 1: The late publication of the proposals for significant housing development in South Harnham (Areas 8 and 9) has prevented local consultation. If the views and involvement of the local communities are to be considered as an essential part of shaping Wiltshire County Council's Local plan, would the chairman of the cabinet agree that communities and interests groups affected by the proposed development in areas 8 & 9 have not been given sufficient notice and time to consider and engage with these proposals. As such they have not been given an reasonable opportunity compared to those on other sites to fully engage in this democratic debate?

Response

The process of Plan making is governed by legislation. Regulation 18 requires that the council must notify people with an interest in the Local Plan that a Plan is being prepared and to invite comments about what the Plan ought to contain. It is not possible at this early stage of preparation for every aspect of a Plan to be known and consulted upon. The draft Local Plan has been prepared taking account of comments received through two rounds of consultation undertaken under Regulation 18. The most recent in 2021 sought stakeholder views on the strategy for the Local Plan review and included options for strategic growth. The 2021 consultation was not intended to consult stakeholders on every aspect of the Plan as it was known this would evolve and be refined as evidence emerged. The consultation response provided the council with a good understanding of the issues that needed to be taken into consideration.

The forthcoming pre-submission consultation (Regulation 19) provides the opportunity to comment on the proposals in the draft Plan.

Question 2: In reference to the above, would the Chair agree that the expert opinion of local environmental groups have not been afforded reasonable input to this back-door site selection – particularly:

Traffic. The A354 is congested routinely throughout the day, particularly during shift changes at Salisbury District Hospital, School times, alerts at South Western Ambulance Service Station and during busy traffic periods. With static traffic on the Harnham Gyratory and SDH mini-roundabout. The creation of access to the planned estates and nursery will make this worse. Provision in the proposal is needed for beneficial work to the A354.

Facilities. There is a shortage of facilities (shops, halls, etc) and access (foot paths and cycleways) and parking for any facilities in the South-East of Salisbury. The proposal needs to identify these shortfalls and include measures to improve their provision.

Cycleways. There are no safe cycle routes from SW Harnham into the City. Proposals for these should be included in the proposal. The Harnham Gyratory is particularly unsafe for cyclists. At the moment the A354 between the New Bridge Roundabout and Harnham Gyratory is sub-optimal; the pavements need to be reduced in width, a cycleway constructed and 3 traffic lanes introduced

Response

Proposals to improve Harnham Gyratory and Exeter Street Roundabout are currently being developed, the intention being that they will provide additional capacity sufficient to accommodate the level of growth proposed in the Local Plan. These proposals will work in conjunction with wider improvements proposed by National Highways for the A36 corridor and those to be implemented as part of the current Salisbury Transport Strategy and a further 'refresh' to be developed in conjunction with the Local Transport Plan. The Transport Strategy 'refresh' will further consider walking and cycling throughout the city with the aim of connecting all allocated sites to the City Centre and necessary amenities. Such provisions will need to address any gaps and safety concerns along and within the network. Provision is made as part of the proposals for a nursery.

11 July 2023

Agenda Item 9 – Wiltshire Local Plan Review

Questions from: Jonathan & Stephanie Snow
**To: Cllr Nick Botterill, Cabinet Member for Finance,
Development Management and Strategic Planning**

Statement

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Question

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Response

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**Wiltshire Council
Cabinet**

11 July 2023

Agenda Item 9 – Wiltshire Local Plan Review

**Questions from: Kelvin and Melanie Farmaner
To: Cllr Nick Botterill, Cabinet Member for Finance,
Development Management and Strategic Planning**

Statement

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**Wiltshire Council
Cabinet**

11 July 2023

Agenda Item 9 – Wiltshire Local Plan Review

**Questions from: Caroline Grant-Wood
To: Cllr Nick Botterill, Cabinet Member for Finance,
Development Management and Strategic Planning**

Statement

We and many others are totally opposed to this development and the way it slipped under the radar.

Please help save Salisbury from losing all that makes it so special and not become another characterless urban sprawl.

Housing needed, yes of course but it seems to be the laziest way to do it – what about redevelopment and brown field sites. More urban infill – plenty of places in Salisbury. Surely we should be thinking about legacy for the future when we build.

Please, stand up for Salisbury and keep the ever-decreasing rural areas which make it so special.