

Consultee	Consultee Representation	Wiltshire Council Response
<p><b>Cycling Opportunities Group Salisbury (COGS)</b></p>	<p>COGS is a voluntary organisation with over 130 members that aims to improve facilities for cyclists in and around Salisbury by working with Sustrans and other national cycling organisations as well as Wiltshire Council through the Salisbury Cycle Liaison Panel.</p> <p>My comments refer specifically to section 10, Movement around the Cathedral and Close.</p> <p>The Master Plan emphasises the need to improve the experience for visitors to Salisbury and the Cathedral by better signage and welcome facilities that clarify routes to approach the building from main pedestrian accesses to the Close. We should like to see this approach extended to include movement of cyclists. Many residents of Salisbury and the Close, as well as visitors, use bikes for utility and leisure purposes, and travel through the Close as a safe route between the city centre and Southampton Road (for Alderbury and the New Forest), Harnham and Odstock, as well as visiting the Cathedral. The importance of this route for green tourism and utility has been recognised by Sustrans and it forms part of both National Cycle Network routes that pass through Salisbury (NCN 24 and 45). This brings benefits to the Cathedral and city in terms of green tourism, improving air quality and health benefits of active travel.</p>	<p>Amend paragraph 10.7E to read  “Improved signage – including <b>for cycling routes and parking; and</b> directing cars...”</p>
	<p>COGS welcome measures that reduce non-essential vehicle movements in the interest of improving the environment for pedestrians and cyclists. The preferred option in section 10.9 could perhaps include a commitment to travel planning as referred to in sections 10.6 and 10.7 (F), for Cathedral staff, residents, schools and businesses so that reduction in traffic movement could be measured against specified aims and objectives.</p>	<p>Support noted.</p>
	<p>Section 10.7 E refers to improved signage to direct cars away from the Close. COGS would also support improvements in signage of the NCN routes, clarifying where cyclists are expected to ride to avoid conflict with pedestrians and vehicles. We work closely with Sustrans as Rangers for NCN 24 and 45, and any redesign of</p>	<p>Noted.</p>

Consultee	Consultee Representation	Wiltshire Council Response
	<p>facilities in the Close would benefit from Sustrans' extensive experience in engineering solutions for pedestrians and cyclists.</p>	
	<p>COGS would also welcome better signage for cycle parking as well as more cycle parking stands at key locations to assist in the implementation of the Master Plan. COGS have data (cycle parking counts) accumulated over the last 4 years for usage of cycle parking stands in the Close as well as city centre locations. The cycle parking stands near College Green are very visible and are often full to capacity, especially in the summer months. However, other stands that are not so visible from the main cyclists' entry points at the High Street and Harnham gates are underused e.g. those by the café that are behind a wall, and on the south side by the Stonemasons' Yard. None of the cycle parking is signposted at present. We would willingly share our cycle parking counts with those in charge of the Master plan so that they can assess numbers and locations of cycles in the Cathedral Close and chart monthly and annual usage.</p>	<p>Noted.</p>
<p><b>Salisbury Conservation Advisory Panel (Mr R Deane)</b></p>	<p>The Salisbury Conservation Advisory Panel is an independent advisory committee to Wiltshire Council. Its membership includes representatives from:</p> <ul style="list-style-type: none"> <li>Salisbury Business Improvement District</li> <li>The Salisbury Civic Society</li> <li>Salisbury Museum</li> <li>The Downton Society</li> <li>The Campaign to Protect Rural England</li> <li>The Royal Institute of Chartered Surveyors</li> </ul>	<p>Rather than being 'vague' it is considered that the Master Plan sets out a clear and simple set of projects which the Cathedral Chapter wish to pursue in the medium term. To set too rigid timeframes and specific outcomes, would mean that the Plan would be unable to respond to factors such as availability of funding (which may mean projects can be implemented sooner or later</p>

Consultee	Consultee Representation	Wiltshire Council Response
	<p>The Society for the Protection of Ancient Buildings</p> <p>The Royal Institute of British Architects</p> <p>The Royal Town Planning Institute</p> <p>The Ancient Monuments Society</p> <p>The Landscape Institute</p> <p>Two elected members are also included in the Panel membership, one from Wiltshire Council and one from Salisbury City Council.</p> <p>The master plan document was circulated to Panel members, and the document was discussed at its meeting on October 25th. The following comments represent the Panel's agreed view on the document.</p> <p>In general terms, the Panel feels that the document falls well short of covering the ground that it ought to. An effective master plan should explain how a site will be developed, describing and illustrating the proposed form in three dimensions. It should show how that form will achieve the intended vision for the place, and how a distinct and appropriate character will be created. It should also describe how the project will be taken forward through a delivery strategy which sets out phasing, timing and funding. Important aspects that a master plan should include are: an overall development concept, governing principles, present and future land use, urban design and landscape, built form, infrastructure, circulation and service provision. Although it may include more detailed principles, such as building heights, movement, spaces etc, this doesn't necessarily preclude a degree of flexibility and options within the plan. Ideally, a range of professionals and specialists should be involved, contributing relevant expertise. The timescale is usually medium to long term.</p> <p>As presented, the revised master plan consists of little more than general</p>	<p>than envisaged. This flexibility and use of indicative timeframes is in accordance with the NPPF.</p> <p>The Master Plan has been informed by relevant specialists including from within and outside Wiltshire Council.</p> <p>The Council are committed to working in partnership with the Cathedral authorities to help set out a clear programme for future works that will enhance the Cathedral. To endorse this Master Plan as a material consideration to be taken into account when determining future planning applications, is a sign of that commitment, but it is not the case that this in anyway short-circuits the planning regulations. It is a material consideration and not planning policy or the grant of planning permission per se. All statutory procedures will be followed with individual planning applications, so parties can have a say as and when the projects come forward in more</p>

Consultee	Consultee Representation	Wiltshire Council Response
	<p>aspirations, rather vaguely set out. Many issues are left essentially unresolved. There is very little in the way of clear timings, with the statement that 'It is likely that the commencement of any development on the Works yard site will be toward the end of the 2017-2022 period or beyond [our italics]', being typical.</p> <p>The vagueness of the plan is such that the Panel is unable to understand why it has now been taken on for consultation by Wiltshire Council, with the apparent intention that it should ultimately be formally adopted by the council. The clear danger is that such adoption will lead to a view being taken that loosely expressed aspirations have gained the status of approved policy, and that the critical process of developing them into actual proposals will not be subject to the full degree of analysis and critique that will be needed.</p> <p>The Panel therefore has to object to the adoption of the master plan, in its current form, by Wiltshire Council.</p> <p>On specific aspects of the master plan, the Panel nevertheless has some comments to make, which are set out on the following pages.</p>	<p>detail.</p> <p>In accordance with National Planning Policy, the Master Plan builds upon and provides more detailed advice or guidance on the policies in the Local Plan. For such a sensitive place this is considered advantageous to all parties, and draws on paragraph 153 of the NPPF, documents should be used where they can help applicants make successful applications or aid infrastructure delivery.</p> <p>It is disappointing that the SCAAP object to a document that only adds further to transparency in clearly setting out clear intentions for how the Cathedral and its close will be enhanced over time.</p>
	<p>1) Bishop's Palace - The fundamental change between the original master plan and the revised one is of course the removal of any suggestion that facilities could be relocated to the Bishop's Palace, following the decision by the Cathedral School to object to the loss of its current home. The result is that there is now a void at the core of the master plan, with no consideration of the future of the palace building, on any time scale. The school's wish to remain in the building does not preclude a proper analysis of all the factors entailed in the retention of that use. These would include consideration of the impact on the dynamic of the Close of what is now one of two remaining schools within it, and the value of experiencing the cathedral and</p>	<p>The question of the utility of the Bishops Palace is the prerogative of the Cathedral Authorities and was explored at an earlier stage of consultation. It has been removed from the Master Plan as a positive response to that listening exercise. Rather than leaving a</p>

Consultee	Consultee Representation	Wiltshire Council Response
	<p>associated historic buildings at close hand by a constantly changing population of children. Since this is clearly a very positive factor, as is the close association with the cathedral choir, there needs to be analysis of whether the school's viability depends on retaining its current arrangements exactly as they stand, or whether there is scope for some rearrangement of its facilities, with associated new building to the east of it, as proposed in the original master plan, even if not taken to the extent originally envisaged. There should also be some account of the exact impact of school use on the major historic building which houses it, and consideration of whether the use is sustainable indefinitely.</p> <p>A properly considered master plan would not simply drop any reference to the Bishop's Palace, apart from saying that it is no longer available as a location for various facilities which the previous version suggested might move there.</p>	<p>void in the Master Plan it should be considered to add certainty over its continued use.</p>
	<p>2) Works Department yard and surrounding area. The Panel's response to the original master plan was already based on the perception that a change of use for the Bishop's Palace had become unviable soon after the plan was published, and the response therefore accepted that this area has to be the chief focus for any relocation of facilities. The Panel believes it is correct that the Works Department staff, and the separate stained glass operation, should remain based here, though there may be options for moving some of the heavy equipment, specifically the stone saws, elsewhere. Redevelopment of the existing premises, whose parts are to varying extents unworthy of this location, is essential, and opportunities for visitors to the Cathedral to gain a better understanding of what the building's craftsmen and women do should certainly be built into any such project.</p> <p>There is clearly scope for other facilities to be relocated within the yard area, but until such time as more detailed proposals emerge, there is little else that the Panel can say on this point at this stage.</p>	<p>Comments on works department noted. Any redevelopment will be subject to planning consents and subject of further consultation.</p>
	<p>3) Plumbery - Although the plan refers to the possibility of the restaurant and shop moving from this area, and it becoming available for display and interpretation of the Magna Carta, it makes no commitment of any sort to what would be the</p>	<p>Options are still being considered with regards to the relocation of the Magna Carta</p>

Consultee	Consultee Representation	Wiltshire Council Response
	<p>preferred option, and there is therefore very little which the Panel can usefully say about this part of the plan.</p>	<p>and the possibility of the Plumbery being used to house the Magna Carta.</p>
	<p>4) Chapter House - It has been an aspiration accepted by many, including it would probably be fair to say the Dean &amp; Chapter themselves ever since the Rothermel Thomas Report of 1991, for the Chapter House to be cleared of displays and returned to an empty interior, which can be experienced and enjoyed in its own right as a superb medieval space. The Panel supports this view, which means of course that an alternative, more suitable location for the Magna Carta needs to be a key component of any strategy for Cathedral and Close.</p>	<p>Comment noted.</p>
	<p>5) Improved visitor access to south side of the Cathedral - The Panel believes that in principle, and subject to detailed arrangements, this is a very sensible idea. If the continued use of the Bishop's Palace as a school limits the possibilities for such access, this needs to be properly analysed and factored in to any decision-making process.</p>	<p>Comments noted.</p>
	<p>6) Use of Ladywell for welcoming visitors - The suggestion in the revised master plan is that an extension to the west of Ladywell could enable the creation of a visitor welcome point. Such a facility would be particularly welcome if it provided information on all the visitor attractions within the Close, not just those controlled by the Dean &amp; Chapter, and a well-designed extension could well be a successful way of providing it.</p>	<p>Comments noted.</p>
	<p>7) Clergy accommodation, and possibly other facilities, behind No 20 The Close Detailed design will obviously be key to how any well any such scheme succeeds, but in principle the low visibility of the area concerned from any public viewpoint would seem to indicate that it is at least worth investigating.</p>	<p>Comments noted.</p>
	<p>8) Redesign of road into the Close through the High Street Gate - This was not referred to in the original master plan, but the Panel picked up on the suggestion in</p>	<p>Comments noted.</p>

Consultee	Consultee Representation	Wiltshire Council Response
	<p>the response to that version of the plan by the Close Preservation Society, focusing on the idea of a shared space approach to the whole roadway from the New Street/Crane Street/High Street traffic lights, through the High Street Gate and up to the start of Choristers Green, or perhaps the ticket box. The Panel felt that this is an excellent idea, subject again to detailed design, though some reduction in traffic to go alongside it would make it even better.</p> <p>Clearly the stretch north of the High Street Gate is the responsibility of Wiltshire Council rather than the Dean &amp; Chapter, but with a shared space type design for the Minster Street/Blue Boar Row/Castle Street junction in the city currently under serious consideration by the council, such an initiative at the south end of the High Street could be very timely.</p> <p>The Panel is disappointed that the revised master plan makes no reference to such a redesign of the way into the Close, limiting itself to a vague reference to 'a change in real and perceived priorities between drivers and pedestrians'. The Panel believes that the master plan should contain a clear commitment to at least properly analysing the possibilities for a shared space design, and the benefits it could bring.</p>	<p>The Master Plan presents proposals in their widest sense, and is intended to be indicative.</p>
	<p>9) Other traffic matters - The Panel has no particular views on thorny and long-running issues regarding traffic into and out of the Close, or within it, apart from the obvious point of keeping it to the minimum possible.</p>	<p>Comments noted.</p>
	<p>10) Archaeology - The Panel would like to see thought given to making more of the bell tower footprint, visible near Ladywell in dry conditions, and an interesting reminder of changes which have taken place over the centuries. Some display of information on the lost chantry chapels at the east end of the cathedral would also be valuable, ideally incorporating the revelation of a wider rebuilding exercise for that part of the building in the later medieval period, commenced but never</p>	<p>Comments noted.</p>

Consultee	Consultee Representation	Wiltshire Council Response
	<p>completed, as featured in a Time Team programme a few years ago. More widely, consideration of new building work should always bear in mind the possibility of surviving archaeology in areas not known to have been disturbed in recent times.</p> <p>In conclusion, the Panel has to repeat its overall view, which is that a proper master plan could be of immense benefit to consideration of the long-term future of the Cathedral and its Close. As currently constituted, the master plan falls well short of achieving such benefit, and carries the risk that when properly developed schemes start to emerge for, in particular, new facilities on the Works Yard site, they are considered to have been already accepted in principle, when in fact there is insufficient detail for any real appraisal of them to be carried out. The Panel does not consider that there is anything to be gained by Wiltshire Council adopting the master plan in its present form.</p>	<p>See Council's initial response to SCAP, above.</p>
<p><b>Miss EA Carpenter</b></p>	<p><b>Pedestrian Access to the Cathedral</b></p> <p>The aims in the Revised Master Plan to make the Cathedral more open and accessible are to be applauded. Whether or not any of the Master Plan's other stated objectives are accomplished over the coming years, greater openness and accessibility (not to mention welcome) to the Cathedral could be achieved simply by getting the Cathedral's north door back into full use as the main pedestrian entrance to this magnificent building.</p> <p>Directly facing the High Street, the splendid north porch was clearly designed and built as a statement of welcome and an invitation to enter. Having this door closed for most of the week sends out tangibly negative messages to all comers, it being the first (and only) Cathedral entrance visible whether entering The Close from the High Street or St. Ann's Gate. While it is understandable that the north porch is not a favourable working environment for those who sit at the now obligatory donations</p>	<p>Support noted.</p> <p>Comments re: the North Porch are noted. Paragraph 2.2 of the Masterplan makes clear that the Cathedral is still committed to examining options for using the North Porch to add to the</p>



Consultee	Consultee Representation	Wiltshire Council Response
	<p>desk, having the door closed for most of the week does neither the Cathedral nor the wider Church any favours whatever.</p> <p>Glazing the north porch would achieve a suitable working environment as well as accessibility, yet retain the integrity of the building. This would clearly be an expensive investment, with design, the type of glass, security, heating, light, etc. all having to be taken into account.</p> <p>Nevertheless, once completed, greater openness, accessibility and welcome to the Cathedral would be achieved in perpetuity.</p> <p>Inside, appropriate literature could guide visitors round the Cathedral to see everything of note, and lead them to the other exits (south transept or south-west corner of the nave), thus introducing a one-way system. Suitable signage at those exits could indicate the other things still available (cloisters, chapter house, Magna Carta, restaurant, shop, toilets), thus also inviting expenditure in the commercial outlets.</p>	<p>welcome given to visitors and ensuring it is effectively preserved.</p>
	<p>However, the proposal in the revised Master Plan to use 32-33 The Close as a visitor welcome point is an attractive one. As suggested, this would allow visitors to pause and gain an overall assessment of The Close and better appreciate our Cathedral's unique setting. If this property were to include the equivalent of the present donations desk, as well as the existing Tea Room and the Friends' office, it would seem to be a very productive option, and would obviate the need to glaze the north porch with the attendant expense. The north door could then be freely open to visitors without a donations desk.</p> <p>It is encouraging to note that pedestrian access to the Cathedral is to be addressed within the next five years. Getting the north door back into full function is crucial to the achievement of the Cathedral's openness accessibility and welcome, and cannot come soon enough.</p>	<p>Support to use 32-33 The Close as a visitor centre is noted.</p> <p>Support noted.</p>

Consultee	Consultee Representation	Wiltshire Council Response
<p><b>Friends of Salisbury Cathedral (Kathryn Beckett)</b></p>	<p>The Council of the Friends of Salisbury Cathedral has carefully considered and responded to the Cathedral’s Master Plan and its revisions at each point in its development, through to this latest version and consultation via Wiltshire Council.</p> <p>As Trustees of our charity, the Council appreciates that the Revised Master Plan presents proposals in its widest sense and lacks the detail necessary to allow expansive comment.</p> <p>The Friends’ Council can respond in principle as follows:</p> <p>Public Access to the South Side of the Cathedral – agree</p> <p>Improving Access in the Close and Welcome Point at 32-33 The Close – agree</p> <p>Providing a permanent home for Magna Carta – agree</p> <p>Access to the Cathedral Archive and Library – agree</p> <p>Creating Education Facilities – strongly agree</p> <p>New facilities for Salisbury Cathedral School – agree</p> <p>Development of the Works Yard site – agree</p> <p>Providing new Clergy housing – disagree</p> <p>Improving office accommodation for staff – agree</p> <p>Development of choir facilities – agree</p> <p>Submitted on behalf of the Governing Body, the Council of the Association of the Friends of Salisbury Cathedral, charity registration number 243439. Our objects are to support the Dean &amp; Chapter in maintaining preserving improving and enhancing the fabric fittings ornaments furniture music and monuments of the Cathedral; and to support the life worship and ministry of the Cathedral. The Friends were formed in 1930.</p>	<p>Support noted.</p>

Consultee	Consultee Representation	Wiltshire Council Response
<p><b>English Heritage (Simon Ramsden)</b></p>	<p>We have previously commented on drafts of this document, on 27 November 2015, 24 October 2014 and in 2009. Copies of the first two responses referred to are attached.</p> <p>We welcome the development of a holistic and considered approach to the management and development of the Cathedral's assets within the Close. We also welcome the extensive consultation undertaken by the Cathedral in preparing the current draft, as well as the recognition that some elements previously proposed (such as the Auditorium) were likely to be unrealistic and have been omitted.</p> <p>There is, however, limited detail about some of the remaining elements of the proposals- many of which now appear as high level concepts. Given the complexity and number of proposals being considered, this is in some ways understandable. However, it does limit responses to commenting on principles only, which must inevitably be caveated and dependent upon seeing further details.</p>	<p>Support noted.</p>
	<p>We broadly welcome the aspiration to increase public access to the south side of the Cathedral and to resolve any pedestrian/vehicular conflicts within the Close, by management measures such as discouraging unnecessary car usage rather than physical intervention.</p>	<p>Support noted.</p>
	<p>We also welcome certainty over the use of the Bishops' Palace, and confirmation that the Cathedral School will be remaining in the building.</p>	<p>Support noted.</p>
	<p><i>Thank you for supplying the revised draft of Beyond the Major Repair Programme (BMRP) (dated June 2105) for comment. We have previously commented on strategic master-plan proposals for the Cathedral and Close in May 2009 and October 2014.</i></p>	<p>THESE REPRESENTATIONS WERE SUBMITTED DURING THE EARLIER CONSULTATION ON</p>

Consultee	Consultee Representation	Wiltshire Council Response
	<p><i>These comments should be read in conjunction with those previously made.</i></p> <p><i>We are broadly supportive of the overarching aims of the BMRP, in that it seeks to provide a strategic framework for sustainable management (in its widest sense) of the undoubtedly highly significant historic assets in your care and guardianship. However, it is something of a concern that there is little visual representation or details behind the high level concepts, which in turn limits our ability to offer a clear steer on the proposals.</i></p> <p><i>For example, it is suggested that should the trial of a welcome centre at Ladywell prove to be “successful this use would be carried forward into a design for a more comprehensive welcome centre.” (paragraph 2.14). However, without any indication (in the BMRP) of what form or scale any such development might take (assuming it takes the form of additional development) it is not possible to give an indication of whether a more comprehensive welcome centre might be acceptable in this location. In movement terms Ladywell is in a key location in terms of people arriving into the Close and progressing towards the Cathedral, and it is therefore a highly sensitive location in terms of the setting of the Cathedral, and how people experience and appreciate it.</i></p> <p><i>Likewise, as discussed with recently, another concern is that a number of the proposals are interlinked and sometimes, although not always, interdependent. Individually certain proposals might be acceptable but if considered together their cumulative impact might be problematic.</i></p> <p><i>In addition to the comments previously made, and those above, on the BMRP we would offer the following on the latest draft:</i></p> <p><i>The Magna Carta and Cathedral Archive. We have previously commented on the historic location of the Library within the Cathedral, as well as the need to demonstrate that these facilities could be accommodated in their currently preferred location; the Bishop's Palace. It is noted, in paragraph 3.21, that an options analysis has been done (regarding the location of archive/library) and it would be useful to see this work to inform consideration of this element of the BMRP. Likewise it is noted that moving the library to the Bishop's Palace would be dependent upon the</i></p>	<p>THE DOCUMENT ENTITLED “BEYOND THE MAJOR REPAIR PROGRAMME” AND WERE CONSIDERED THEN.</p>

Consultee	Consultee Representation	Wiltshire Council Response
	<p><i>Cathedral School vacating that building, and that they too have commissioned an options appraisal (paragraph 6.2) and business plan (paragraph 1.10). Again without site of this work we are unable to give a clear view on this aspect of the BMRP.</i></p> <p><i>Reduced Works Department Site and (possible) combined education/heritage centre (paragraph 5.7), Meeting Rooms (paragraph 4.6) and/or choir rehearsal space (paragraph 5.10). As per our previous comments, without any indication of the scale of the proposals it is not possible to comment on their impact. However, the BMRP is right to highlight potential conflicts with the aspirations to open up the south of the Cathedral Close to visitors and to open up the “Constable view”.</i></p> <p><i>Auditorium for the Cathedral and Cathedral School. We welcome that it is not now proposed to locate a 200 seat auditorium north of the Bishop's Palace. It is not clear from the latest draft whether it is proposed to omit this facility altogether the proposals (paragraph 7.2) or whether it remains an aspiration (paragraph 1.13).</i></p> <p><i>No further details have been provided on the proposed residential accommodation in the Close (paragraphs 8.1-8.10), but we welcomed the continued commitment to undertake an assessment of Cathedral owned property in the Close (paragraph 12.18) and commenting further on emerging traffic management plans within the Close.</i></p> <p><i>We welcome the opportunity to meet with you in the new year and look forward to progressing discussions on the Beyond the Major Repair Programme, in order to provide a sustainable and well managed future for the all the very important historic assets in your care. It would be advantageous to have officers from Wiltshire Council at the meeting to ensure that everyone is kept up to date on the concerns of the relative organisations.</i></p> <p><i>Next Steps</i></p> <p><i>I hope these comments are of use in providing areas of discussion for our meeting on the 12th January 2016. It would also be useful to discuss any outcomes from the recent trials with regards to varying vehicular and pedestrian access to the Close.</i></p>	

Consultee	Consultee Representation	Wiltshire Council Response
	<p>We recognise the importance of no.s 32-33 the Close as a point of entry and can see the rationale behind its use as a visitor information point. We are unable to offer a clear view on a possible extension to this Grade II* building as it is not clear how large or what form this might take.</p>	<p>Comments noted.</p>
	<p>Clearly the current Works' Yard is capable of improvement, but what is less clear is its capacity to accommodate the possible uses that it is suggested might be re-located there, such as some or all of:</p> <ul style="list-style-type: none"> <li>· a reduced works compound (with craft skills centre and public access)</li> <li>· the Cathedral archive and/or Library</li> <li>· possible home of the Magna Carta (or shop/cafe if the Magna Carta is located in their current location); and/or</li> <li>· Choir School rehearsal spaces.</li> </ul> <p>As the Draft Master Plan acknowledges this is a highly sensitive location, the development of which will be further complicated by any underlying archaeology and the flood zone issue, and a desire not to compromise the "Constable View". Should the Library and/or Archive be re-located we would seek confirmation as to how those existing spaces would be re-used.</p>	<p>It is intended to endorse the Master Plan as a material consideration to be taken into account when determining future planning applications. This does not in anyway short-circuit the planning regulations. It is a material consideration and not planning policy or the grant of planning permission per se. All statutory procedures will be followed with individual planning applications, so parties can have a say as and when the projects come forward in more detail.</p>
	<p>With regards to the proposals for residential accommodation to the rear of no. 20 the Close, we previously commented (October 2014):</p> <p>"The preferred option is to provide new accommodation to the rear of no. 20 the Close, which is Grade II* listed, as well as being adjacent to the Grade I Theological College. Map regression shows that the rear plots of the buildings to the north of the Close were historically open, and the BRMP notes that "this open area of land to the rear of the North Walk frontage is quite unusual." (paragraph 8.7). The proposed scale of development for three (?) Residentiary Canons is not stated, but given the rare survival of the historic plots in this area, we would be unlikely to support back</p>	<p>Comments noted.</p>

Consultee	Consultee Representation	Wiltshire Council Response
	<p>land development in this area. It is also stated that the intention would be to rent out accommodation vacated by the Canons. However, regardless of occupant, there is likely to be a similar desire for environmental improvements to those properties; it might be worth considering those improvements in the first instance, prior to considering decanting the Canons to new build within the Close that is potentially problematic.”</p> <p>We have no information on the interior of no. 20 the Close to hand, so are unable to offer a view as to whether it would be possible to locate meeting rooms there. In addition to having suitable meeting spaces, issues such as DDA access and adequate services, such as toilets, kitchen facilities, etc. would need to be considered.</p>	
	<p>Investing In and Making Best Use of the Buildings Within the Close: Whilst the introduction of the Draft acknowledges the unique nature and historic importance of the Cathedral and the buildings of its Close, it is a pity that this <b>acknowledgement of heritage significance and historic importance</b> does not run more explicitly through the document itself. The Cathedral has a unique, historic role as a custodian, responsible for some of the nation's most important heritage assets, which could be stated more clearly throughout the Master Plan.</p> <p>Paragraph 11.1 of the Draft talks of the Cathedral's “responsibility to manage its property efficiently” and paragraph 12.13 talks of need to keep its buildings in “their optimum productive use”. Paragraph 11.6 promotes a feasibility report to look more closely at the use of the Cathedral’s property, “with advice from a commercial surveyor”. Any such report will need to take into account the significance of the heritage assets in question, with advice from a suitably experienced expert on the historic environment. It must also take into account advice in the NPPF, and other documents, regarding the optimum viable use of assets, and it would be more useful if the Draft was framed in these terms. Such a report should also be done in light of the Cathedral’s historic and on-going custodianship of those assets, and the impact even small changes can have on the character and appearance of the Cathedral and it’s Close.</p> <p>Next Steps</p>	<p>It is considered that the document does acknowledge the heritage significance and historic importance of the Cathedral and the Close throughout.</p> <p>The endorsement of the Master Plan as a material planning consideration does not stop the need for detailed planning applications to take into account the adopted development Plan and NPPF, which address the issue of heritage assets.</p> <p>Comments noted. The Master Plan will be endorsed as a</p>

Consultee	Consultee Representation	Wiltshire Council Response
	<p>Overall, however, we welcome the intent to produce a strategic vision for the Cathedral and its Close. We look forward to commenting on the details of further proposal as they come forward, in the hope that the strategic vision and aspirations of the Draft Masterplan might be delivered, in a way that secures a viable, sustainable future for the many heritage assets in the Cathedral's care.</p> <p>The consultation is not clear on what status is being sought for the Master Plan, and we would welcome clarity on this point.</p> <p>I hope these comments are useful- please do not hesitate to contact me should you require clarification on any points in this letter.</p>	<p>material planning consideration by Wiltshire Council to be taken into account when determining future planning applications.</p>
<p><b>English Heritage (Simon Ramsden)</b></p>	<p><i>Thank you for seeking pre-application advice from English Heritage regarding the latest proposals for Salisbury Cathedral's vision for the Cathedral and the Close. May I apologise for the delay in responding to your request. We have responded to the previous version of the masterplan for the site in our letter dated 1 May 2009, and these comments should be read in conjunction with that response.</i></p> <p><i>The significance of the Cathedral and the Close is undoubted and agreed; and for reasons of brevity is not restated here. For ease of reference, we will address the proposals within the "Beyond the Major Repair Programme" (BMRP) in the order that they are presented in that document. Certain elements of the BMRP are similar to options presented in the previous masterplan, for which draft outline briefs were previously prepared (dated February 2009). We would seek clarity on the status of those draft briefs and whether they have been, or would be, used to inform any further work suggested in the BMRP.</i></p> <p><i>Access to the Close and the Cathedral</i></p> <p><i>We have recently commented on the proposal for a low key cafe at Ladywell, which subject to details such as the boundary treatment, we did not object to. The use of the North Porch and West Entrance to the Cathedral seems perfectly logical.</i></p>	<p>THESE REPRESENTATIONS WERE SUBMITTED DURING THE EARLIER CONSULTATION ON THE DOCUMENT ENTITLED "BEYOND THE MAJOR REPAIR PROGRAMME" AND WERE CONSIDERED THEN.</p>



Consultee	Consultee Representation	Wiltshire Council Response
	<p><i>However, we note (paragraph 2.12) "if the trial [at Ladywell] becomes successful this use would be carried forward into a design for a more comprehensive welcome centre." Without any indication of the scale or type of facility which might be envisaged it is not possible to offer a definitive view on this. However, we have previously commented that a shop and refectory in this location would be contentious and "that re-use of existing buildings or south of the Cathedral would be preferable" (letter dated 1 May 2009). Reference is made in the BMRP document to the possible use of a marquee in the vicinity of the Cathedral during busy periods. Whilst one off events such as the Magna Carta celebrations may justify the temporary erection of additional accommodation, we would not wish to see a marquee becoming a more regular feature within the Close.</i></p> <p><i>Magna Carta and Cathedral Archive</i>The preferred option is to move the Magna Carta, and the Cathedral's archive and library, into the Bishop's Palace, subject to the latter being wholly or partially vacated by the Cathedral School. Whilst greater public access (albeit controlled) to the Bishop's Palace would be welcomed, we have previously expressed concern regarding the potential of removing the Library from its current home where it has been since the mid-fifteenth century. The re-use of the spaces vacated would also require consideration. The BMRP document rightly identifies issues which would have to be addressed in re-housing the Magna Carta and collections in the Bishop's Palace: establishing appropriate environmental conditions for the collection, addressing security and flood risk, capacity for visitor numbers, etc. which may be difficult to accommodate in the Grade I listed building. We do not, as yet, have any details of the School's proposals for an alternative site, and we would welcome early involvement in any discussions on that matter.</p> <p><i>Meeting Rooms and Function Spaces</i>We support the use of existing spaces within the Bishop's Palace and the wider Close, and/or the use of multi-functional spaces, in order to minimise the pressure for new development within the Close.</p> <p><i>The Works Department Site</i> We welcome the aspiration to increase public access to the south of the Cathedral and the "Constable view". The Works Department and the open air swimming pool are visible in those views, and a reduction in their prominence would be welcomed. However, we recognise the value of retaining the</p>	

Consultee	Consultee Representation	Wiltshire Council Response
	<p><i>Works Department in close proximity to the Cathedral. Cathedrals are a vital component in the retention and promotion of traditional craft skills and we welcome the aspiration to make their works more visible/accessible to the public. However, without further details of the proposed facility or the possible scale of the Song School it is not possible to offer a definitive view.</i></p> <p><i>Cathedral School As noted previously, we would welcome early involvement in any discussions on future proposals.</i></p> <p><i>An Auditorium for the Cathedral and Cathedral School As discussed at our recent meeting, we share Wiltshire Council's concerns with the option of locating an auditorium in the Cathedral's preferred location to the north of the Bishop's Palace. It is difficult to see how a building of the required scale could be accommodated in such a sensitive location, within the settings of the Palace, the Cathedral, etc. Given the likely scale of the auditorium it may be necessary to reconsider the aspiration to provide this facility within the Close. The use of existing spaces and/or the multi-functional new spaces should be considered.</i></p> <p><i>Residential Accommodation The preferred option is to provide new accommodation to the rear of no. 20 the Close, which is Grade II* listed, as well as being adjacent to the Grade I Theological College. Map regression shows that the rear plots of the buildings to the north of the Close were historically open, and the BRMP notes that "this open area of land to the rear of the North Walk frontage is quite unusual." (paragraph 8.7). The proposed scale of development for three (?) Residentiary Canons is not stated, but given the rare survival of the historic plots in this area, we would be unlikely to support back land development in this area. It is also stated that the intention would be to rent out accommodation vacated by the Canons. However, regardless of occupant, there is likely to be a similar desire for environmental improvements to those properties; it might be worth considering those improvements in the first instance, prior to considering decanting the Canons to new build within the Close that is potentially problematic.</i></p> <p><i>Movement Again, we welcome the aspiration to reduce traffic, journeys and pedestrian/vehicular conflicts, without harm to the public realm and overall character of the Close. We have been unable to support some previous proposals,</i></p>	

Consultee	Consultee Representation	Wiltshire Council Response
	<p><i>e.g. new openings in the Grade I Close Wall, but it is hoped that a movement/transport strategy can be developed to minimise impact on the Close. Any strategy should be linked to transportation outside the Close, and we would encourage it to include car-parking, coach drop-offs, park-and-ride, emergency vehicle access, etc. As the Cathedral is aware, there is great concern regarding damage caused to existing gates and access points by vehicle strikes, and any strategy, management regime, and/or trials, should take this into account.</i></p> <p><i>Investing In and Making Best Use of the Buildings Within the Close</i>  <i>We recognise the desire to generate revenue from the Cathedral's assets and to be financially sustainable, but we would caution against introducing uses incompatible with the calm and tranquil character of the Close, and with the wider objectives of preserving its historic fabric. Clearly the brief for any further feasibility work (paragraph 10.6) looking at the best use for buildings is important, to ensure that the desire to "optimise their rental income" is compatible with sustaining their heritage significance.</i></p> <p><i>Interim Proposals for 2015 and the Celebrations Relating to the Magna Carta</i>  <i>The use of temporary toilets, etc., whilst not ideal, is understandable. We are confident that the Cathedral will make every effort to ensure that they are placed as inconspicuously as possible, so as not to detract from the wonderful setting of the Cathedral and the character of the Close.</i></p> <p><i>We welcome the strategic approach to the future use of the Cathedral and the Close, and look forward to further engagement in the developing proposals and studies. We would particularly welcome further details on significant elements, such as the future location of the Cathedral School.</i></p> <p><i>If you have any queries please do not hesitate to contact us.</i></p>	
<b>Salisbury Cathedral Guild of Stewards (Mr Colin Smith)</b>	Master Plan paragraph 1.12 and 2.9 - 2.12	Comments about the north porch as a possible entrance are

Consultee	Consultee Representation	Wiltshire Council Response
	<p>Possible conversion of the North Porch to be the main visitor entrance</p> <p>This comment is submitted on behalf of the Guild of Stewards of Salisbury Cathedral. We are a body of 60 volunteers, some of whom are on duty in the Cathedral for all major services. A key part of our role is to provide a welcome to people arriving at the Cathedral, whether they are intending to join the congregation for the service or a visitor not aware that a service is about to start or is in progress.</p> <p>Currently the North Porch is the main entrance for attending services. It is opened for the congregation to enter and leave for almost all services and remains open during services that are not taking place in the Nave. However, during services in the Nave the North Porch is closed and signage directs everyone to enter via the West Front entrance to the cloisters, which is currently the main visitor entrance.</p> <p>It is difficult to see how the North Porch could be a visitor entrance while Nave services are in progress. Visitors need to get to the cloisters, refectory, shop, toilets and Chapter House while they are unable to explore the interior of the Cathedral itself. Creating an inside thoroughfare across the West End of the Nave from the North Porch door to the Consistory Court door would be very disruptive to worshippers, so it would be necessary to send visitors back outside to re-enter via a West Front entrance.</p> <p>The experience of members of the Guild of Stewards suggests that a single visitor access point to all the Cathedral facilities which works at all times, whether or not a service is in progress, is strongly to be preferred. An entrance on the West Front, currently to the cloisters and Consistory Court door, fulfils this requirement well. During services we can welcome everyone, explain what is going on, invite them to experience or join in the worship, or direct them to the alternatives available, all without any adverse impact on the worship that is in progress.</p>	<p>noted. Paragraph 2.12 of the Masterplan acknowledges that the Cathedral recognises the challenges that use of the North Porch as a main entrance to the building presents. However, it is still committed to examining options for using the North Porch to add to the welcome given to visitors and ensuring it is effectively preserved.</p>

Consultee	Consultee Representation	Wiltshire Council Response
<p><b>Mr Julian Hepplewhite</b></p>	<p>We have the following comments on the above document:</p> <ol style="list-style-type: none"> <li data-bbox="616 375 1632 518">1. We are unclear about the role of the Council in conducting this consultation ahead of any consideration under the formal planning system of more concrete proposals. We assume that this exercise will inform but not pre-empt detailed scrutiny of individual planning applications arising from this document.</li> <li data-bbox="616 555 1632 654">2. The proposal to site new buildings within the curtilage of the existing Works yard appears to be in conflict with the objective of opening up the vistas to the South side of the Cathedral.</li> </ol>	<ol style="list-style-type: none"> <li data-bbox="1650 375 2049 518">1. Yes, the Masterplan will inform individual planning applications, but will not pre-empt detailed scrutiny.</li> <li data-bbox="1650 555 2049 1161">2. Maintaining an on-site Works Department in its current location has several advantages: it continues the centuries-old tradition of skilled craftspeople working within the Cathedral precinct; it provides a site from which to work that has practical advantages over one outside the Close; and a workshop in this location would provide opportunities for the work masons and glaziers to be part of a wider experience of visitors to the Cathedral, and possible provide opportunities for an education and heritage facility.</li> </ol> <p data-bbox="1650 1204 2049 1375">The Masterplan recognises that at the moment, the Works Yard site is unsightly and obstructs views of the south side of the Cloisters. The reconfiguration of</p>

Consultee	Consultee Representation	Wiltshire Council Response
		this site will address these issues, and the masterplan make clear this will be guided by a detailed historic landscape assessment and long-term planting strategy to ensure the appropriate setting for the Cathedral is maintained (paragraph 2.3).
	3. We feel that any new buildings should be sited at some distance from the Cathedral itself given that it is unique in having no material additions to its structure over many centuries; and that any such buildings should be of the highest architectural merit.	3. Comments noted.
	4. There is a strong case for the Magna Carta to be displayed in the Salisbury Museum where it can be appropriately curated with a permanent exhibition.	4. Comments noted.
	5. There should be a clear objective to maintain the residential nature of the Close and to resist 'creeping commercialisation' which would include short term holiday lets.	5.The Master Plan explains that a priority of the Cathedral is the need to assess the best and most productive use of its property around the Close. Much of the Cathedral's accommodation could be used to generate income if it were to be rented on a commercial base. The planning implications of using buildings on a commercial

Consultee	Consultee Representation	Wiltshire Council Response
	<p>6. We would support the Cathedral authorities using existing buildings, such as 20 The Close, to meet its accommodation needs rather than new build.</p>	<p>basis would be examined on a case-by-case basis, and assessed against the statutory development plan. New development must integrate into its surroundings whilst seeking to enhance the overall character of the locality and ensure the conservation of the historic environment.</p> <p>6. Support noted.</p>
<p><b>Dr D Baston</b></p>	<p>I have objects to some of this application as follows:--</p> <p>Children crossing the Broad Walk from Leaden Hall School to the Cathedral School (they are now a combined school) will have to cross a busy road. The road leads to the Cathedral car park and to the only traffic exit from the Cathedral Close. It gives a second access to the Cathedral School, which will make children less safe, or secure.</p> <p>Magna Carta is in the safest environment at present (the Chapter House, which has a single entrance form the Cloisters, thick Medieval walls with no ground floor windows. It is also the place felt most appropriate by Magna Carta Historians. Moving it would be a conservation disaster.</p> <p>Cathedral entrance via the North Porch does not work for visitors, guides or services. It has been tried twice in the last few years and on each occasion was abandoned because it caused muddle and noise. The North porch is a most beautiful part of the old building and putting Kiosks etc there would be detrimental.</p>	<p>The amalgamation of Leaden Hall School with the Cathedral School and the logistics of how this work is not a matter for the Master Plan to address.</p> <p>Comments re: location of the Magna Carta are noted.</p> <p>Comments re: entrance via the North Porch are noted. Paragraph 2.12 of the Masterplan acknowledges that the Cathedral recognises the</p>

Consultee	Consultee Representation	Wiltshire Council Response
		<p>challenges that use of the North Porch as a main entrance to the building presents. However, it is still committed to examining options for using the North Porch to add to the welcome given to visitors and ensuring it is effectively preserved.</p>
<p><b>Salisbury Cathedral Close Residents' Association (Irving Mainwaring-Samwell)</b></p>	<p>Below is the response of the Close Residents' Association (CRA) committee to the revised Master Plan which we consider to be a framework which will be disseminated to CRA members with a view to encouraging them to make their own comments.</p> <p>We believe that the priority should be to retain the cathedral as a place of worship within a residential Close. We do not support any further increase in commercial or retail activity and no more private houses should be turned into commercial museums.</p>	<p>The Cathedral believes it has a responsibility to manage its property efficiently, providing for current and future generations. It also wishes to ensure that its daily business is able to operate effectively, and hence the consideration of how to generate income. The Master Plan makes clear that the Cathedral is mindful of the desire to ensure that the Close remains a living community, connected to the life of the Cathedral and to the city. It recognises that the planning</p>



Consultee	Consultee Representation	Wiltshire Council Response
		<p>implications of using buildings on a commercial basis would need to be examined on a case-by-case basis. Any proposal that came forward would need to satisfy relevant local and national policies, which, amongst other things, seek to protect heritage assets and the historical environment.</p>
	<p>Public access to the south side of the cathedral on the one hand raises concerns from parents as to the safety of the children attending Salisbury Cathedral School and on the other hand affords an opportunity to open up an unused area to residents and visitors. Opinions are divided and there is clearly meat for debate here including the issue of child safety within the context of security in the Close as a whole.</p>	<p>Comments re: public access to the south side of the cathedral are noted.</p>
	<p>We feel that a welcome point on the north side of the cathedral is unnecessary.</p>	<p>Comments re: entrance via the North Porch are noted. Paragraph 2.12 of the Masterplan acknowledges that the Cathedral recognises the challenges that use of the North Porch as a main entrance to the building presents. However, it is still committed to examining options for using the North Porch to add to the welcome</p>

Consultee	Consultee Representation	Wiltshire Council Response
		given to visitors and ensuring it is effectively preserved.
	The development of a kerb-free space from the High Street Gate polarises opinion. Those in favour argue that the removal of kerbs would create a larger, more generally usable single space where the hazard to for example wheelchair users and the less nimble is reduced. Those against say that whilst the current arrangement is not ideal, the removal of kerbs would make little difference and it would be better to maintain a clear division between road and pavement.	Comments noted.
	The planters in front of the box are attractive and well maintained but the box itself is an eyesore and should be replaced with more in tune with its surroundings and more convenient and comfortable for the traffic staff.	Comments noted.
	Concerning the Magna Carta, we feel that this historic document could be displayed in the Salisbury Museum where it would be secure, of great benefit to the Museum and obviating the need for an expensive special building.	The Master Plan explains that realistically there are only two options for the long term display of Magna Carta: the Plumbery; or the provision of a purpose built new building. Comments on the Salisbury Museum are noted.
	We feel that a purpose-built Song School should be a top priority on the works' department site with a covered way to the Cathedral. Our famous Cathedral has endured for hundreds of years without substantive alterations or additions. Siting of any new buildings close to the Cathedral therefore requires the greatest possible care and sensitivity. New buildings should complement the architectural magnificence of the Cathedral and not detract from it. Within this sentiment, we feel that the Works Department site could be redeveloped to give visitors the opportunity of seeing some of the fascinating work being undertaken.	Comments noted.

Consultee	Consultee Representation	Wiltshire Council Response
	<p>We are convinced that No 20 would be better used as offices and even better as a private house so that the residential atmosphere of the Close is perpetuated. We feel that the canons should continue to live in their present dwellings with, for example, modern insulation. Each house provides ample space for an office.</p>	<p>Comments noted. The Master Plan makes clear the Cathedral is committed to exploring the potential of 20 The Close for administration, meeting and function rooms. In terms of new clergy housing, the Master Plan (section 9) explains how the existing Grade II* accommodation is costly to run, that the Cathedral has a duty to care for these historic houses and this expense is not presently balanced by the income that they could potentially provide. Therefore, the aspiration is to provide new, more economic accommodation.</p>
	<p>We feel that the Medieval Hall which is for sale at a modest sum could be put to good use as a meeting place and lecture hall and could earn its keep as a venue for weddings, funerals and other events.</p>	<p>Comments noted.</p>
<p>Movement of modern traffic in a medieval Close will always be difficult. However, the selling of parking spaces to people who neither live nor work in the Close only increases traffic volume. The one-way system in the busy summer months seems to</p>	<p>Comments noted.</p>	

Consultee	Consultee Representation	Wiltshire Council Response
	work well and was well managed by traffic staff.	
<b>Sarum College (Mr James Woodward)</b>	<p>Sarum College welcomes Salisbury Cathedral: An Exceptional Place, the revised Master Plan 2016, and have reflected on the outline document which has presently been submitted to Wiltshire Council. We respond to that outline as Trustees and the College Leadership Team.</p> <p>General comments</p> <p>1. The Cathedral and Sarum College have a special relationship due to our physical proximity and a shared long-standing commitment to theological education.</p>	Comments noted.
	<p>2. Sarum College values its relationship with the Cathedral as a key partner in sustaining and developing the work of the College as a community of learning.</p>	Comments noted.
	<p>3. We welcome the Cathedral's overarching ambitions as expressed in the Masterplan.</p>	Comments noted.
	<p>4. The intention to forge constructive partnerships will foster a holistic approach to development in the Close that strengthens its unique character woven of theology, history, liturgy, archaeology, social justice, education, music, literature, art and architecture.</p>	Comments noted.
	<p>5. We welcome the careful and rigorous way that the Cathedral have engaged in consultation both within the Cathedral Close and beyond. We are grateful to the Cathedral for their responsiveness and flexibility through the conversations and questions that have shaped this revised plan. Clarity that the Cathedral no longer</p>	Comments noted.

Consultee	Consultee Representation	Wiltshire Council Response
	<p>wishes to proceed with the initial proposal to build an auditorium/ performance facility is especially welcome as is the openness to working with Sarum to realise our own plans to create such a space within a new building development across the College's quadrangle.</p>	
	<p>Specific comments on the revised Salisbury Cathedral Master Plan</p> <p>1. We especially would wish to affirm the aspiration to achieve public access to the Cathedral's South side, as well as initiatives to improve access and welcome in the Close, and to offer a more permanent home for the Magna Carta.</p>	Comments noted.
	<p>2. Sarum College would wish to support, and wherever possible work in partnership with the Cathedral, in its outreach and education work. We especially support improved access to the Cathedral archives and library.</p>	Comments noted.
	<p>3. We welcome the possible development of number 20 the Close (our immediate neighbour) and the opportunity that it would give both organisations to strengthen our partnership. However we have concerns relating to the use of the access road between number 19 and number 20 The Close and the possible implications for parking in the area.</p> <p>The Close is poised to be a world-class centre of scholarly and cultural endeavour, spirituality, pilgrimage and hospitality. We look forward to working collaboratively with Cathedral and City leaders on a strong, shared vision for this magnificent Cathedral Close as well as for the city of Salisbury.</p>	Concerns re: use of access road between number 19 and 20 The Close noted.
<p><b>Salisbury Cathedral Close Preservation Society (Mr Richard Owen)</b></p>	<p><b>The Salisbury Cathedral Close Preservation Society's response to "An exceptional place."</b></p> <p>"An exceptional place" is a collection of proposals at an early conceptual stage each of which will require detailed consideration and planning permission before implementation. This framework is submitted to The Council's 'Spatial planning'</p>	Comments noted.

Consultee	Consultee Representation	Wiltshire Council Response
	<p>department and is a statement of the long term development plans for those parts of The Close that come within the responsibility of The Cathedral's Dean &amp; Chapter. The plan does not, for example, take account of the developments that Sarum College and The Salisbury Museum have each respectively for a lecture theatre and additional presentation space.</p> <p>Whilst this submission does not have the status of a Neighbourhood Development Plan nor is it an outline planning application, it does afford interested parties the opportunity to put forward their comments at a very early stage. First, we summarise our principal points:</p> <ul style="list-style-type: none"> <li>-The guiding principle for any developments in The Close must be to preserve its ecclesiastical, historical, and residential character. In particular further commercialisation and its signage are to be deplored. There are references in the plan to The Close providing retail opportunities; we believe that such developments are to be resisted.</li> <li>-Public access to the South side of the Cathedral and the Works department could be achieved relatively quickly and inexpensively and need not await the end of the major repair programme.</li> <li>-The Welcome Point proposal is a solution in search of a problem that doesn't exist. Development of Ladywell to the West will obscure the sight lines to the Cathedral, of which the report makes great store, and to no purpose.</li> <li>-North door development to enable visitor (as opposed to worshipper ) access will prove to be hugely architecturally controversial, eye wateringly expensive and probably unachievable. Its consideration should be at the end of the queue.</li> <li>-The development of a shared space, kerb free, roadway from the High Street gate southwards should be seriously considered. It would be costly and inconvenient to implement but would bring significant benefits and be aesthetically pleasing.</li> </ul>	

Consultee	Consultee Representation	Wiltshire Council Response
	<p><b><u>Public access to the South side of the Cathedral</u></b></p> <p>We support the plan to open up the grounds to the South side of the Cathedral to the public. It will not be possible to restore the Constable View as protected trees have put on nearly 200 years' of growth since Constable's days. However, the land South of the Works yard and by the pond would provide a most attractive area that is currently hardly visited by anyone.</p> <p>The implementation of this initiative could be comparatively inexpensive and could be moved to the top of the implementation queue.</p>	Support noted.
	<p><b><u>Improving access in the Close and a Welcome Point.</u></b></p> <p>Much is made of the imagined confusion that visitors have in finding their way into the Cathedral. In many decades none of us has ever been asked by a visitor how to enter the cathedral. The traffic staff who are in a prime position to be questioned share our view that this is not an issue.</p> <p>We have repeatedly enquired what exactly is going to happen in this Welcome Point and have yet to receive any satisfactory answer. We think that this is a 'bee in the report author's bonnet'. Let's concentrate on solving needs and difficulties that exist rather than devise solutions to non-problems. It follows that we are strongly opposed to Westerly development of Ladywell.</p> <p>The North door does attract attention but it is noteworthy how few visitors take the path towards it; with the iron gates closed it looks locked. The vast majority continue straight ahead across the West Front to the visitor entrance. The entrance through the old consistory court works well and reception desk staff and Cathedral guides involved will tell you that North door experiments for visitors have been a complete failure. The North door is inhospitable for the reception desk and the entry point within the cathedral, being part way along a wall rather than in a corner, is much less practical for the guides. The North Door entry works well for those attending services who immediately head eastwards towards the choir.</p>	Comments re: entrance via the North Porch are noted. Paragraph 2.12 of the Masterplan acknowledges that the Cathedral recognises the challenges that use of the North Porch as a main entrance to the building presents. However, it is still committed to examining options for using the North Porch to add to the welcome given to visitors and ensuring it is effectively preserved.

Consultee	Consultee Representation	Wiltshire Council Response
	<p>It may be possible to devise a tasteful, glazing and heating proposal that would make the North porch space usable. However, such a significant and visible change to the North face of the Cathedral will meet entrenched opposition from many quarters. We believe that there is much else to be addressed that is far less contentious, time consuming and expensive. Therefore, we think that planning a visitor entrance via the North door should be at the end of the development queue.</p>	
	<p>We see little wrong with the planters which are well cared for by the Cathedral's Flower team and are unfairly maligned in the report. These usually look attractive and colourful. However, It should be possible to provide much improved accommodation for the traffic staff rather than the shed from which they currently work. This is on its last legs and long overdue retirement to a welcoming allotment. A more fitting and attractive replacement, perhaps in oak, might be the subject of a design competition.</p>	<p>Comments noted.</p>
	<p>The mixture of vehicles and pedestrians through the High Street gate is so obviously an issue that drivers and pedestrians are all on full alert. The High Street entrance has not proved to be an accident black spot.</p> <p>There is a passing reference in the report to the use of shared space in this area which we proposed in our previous submission and strongly support. Watch the pedestrian flow and you will see endless hopping up and down the kerbs. A kerb free, shared space would be a blessing for wheelchairs which have a difficult time here and would be greatly facilitated.</p>	<p>Comments noted.</p>
	<p><b>Song school, Magna Carta, Cathedral Library &amp; Archive</b></p> <p>Any permanent, new structures close to Salisbury cathedral which, unlike most other UK cathedrals, has remained unaltered for 800 years, will need to be sited sensitively and to be of the highest architectural merit. Any construction in the current Works yard space runs the risk of partially obscuring the view of the</p>	<p>The Masterplan recognises that at the moment, the Works Yard site is unsightly and obstructs views of the south side of the Cloisters. The reconfiguration of this site will address these</p>



Consultee	Consultee Representation	Wiltshire Council Response
	<p>Cathedral. Accordingly we suggest that the height and width of the new workshops and song school should not exceed those of the South facing wall of the cloister.</p> <p>The area currently occupied by the works department is mentioned in connection with new, smaller, permanent workshops, a new Song School and a new home for Magna Carta. However, there is no mention of square metre requirements of these new developments. We support the development of a much reduced and aesthetically pleasing works facility. We are strongly of the view that the Saw shed and any storage for stone stock and scaffolding stock should be relocated outside The Close.</p> <p>From a priority viewpoint the Song School is a pressing need but a new Magna Carta facility has a much lower priority. Assign some space for the latter, but until funds are available the Chapter House and Cloister (which handled the 800<sup>th</sup> anniversary visitor numbers well) are more than satisfactory.</p> <p>Other correspondents have mentioned that there would be a certain logic in displaying Magna Carta in the Salisbury Museum, on loan from the Cathedral, and we incline to seeing this option as preferable to a separate, new building.</p> <p>When the Song School is built, the room over the Vestry might perhaps make a suitable space for the archives.</p> <p>An outline plan for the current works site South of the cloister should be developed to specify the reduced space needs of works department, the area required for the Song School and an allocation for any new home for Magna Carta. The last two mentioned will both need good access to the cloister.</p>	<p>issues, and the masterplan make clear this will be guided by a detailed historic landscape assessment and long-term planting strategy to ensure the appropriate setting for the Cathedral is maintained (paragraph 2.3).</p> <p>The Masterplan is intended to set out principles, rather than the detailed square metre requirements of new developments.</p> <p>Comments on the Salisbury Museum are noted.</p> <p>Clearly, further detail will be required to specify the reduced space needs of the works department, the area required for the Song School and an allocation for a new home for the Magna Carta.</p>
	<p><b>Meeting rooms and function spaces &amp; New clergy housing</b></p> <p>We support the use of No 20 for offices and the development of the space to the North of this property for new, residential accommodation for the Chapter Canons. However, In Salisbury’s current rental market we do not think that there are sufficient high net worth prospective tenants able to pay realistic rents for the large</p>	<p>Support noted.</p>

Consultee	Consultee Representation	Wiltshire Council Response
	<p>canonries in Rosemary Lane. These properties are more likely to fetch a worthwhile sale price.</p>	
	<p><b>Cathedral school &amp; Auditorium</b>  We are pleased to note that the plans to build an auditorium and to re-allocate the Bishop's Palace have been abandoned.</p>	<p>Support noted.</p>
	<p><b>Movement around The Close</b>  The traffic issue in The Close is a great cause that will never be won or lost. As the report states, a continued mix of solutions will be the best way forward. The timed restriction on exiting via the High Street gate during busy tourist season has worked well.</p>	<p>Comments noted.</p>

Consultee	Consultee Representation	Wiltshire Council Response
	<p><b>Best use of buildings</b></p> <p>There is a passing reference to The Close being an attractive retail space. We are strongly of the view that commercial intrusion is not compatible with The Close. In particular the High Street entrance properties 50 -52 must not be used as retail outlets.</p> <p><b>Signed by</b> Richard W. Owen</p> <p><b>Chairman - The Salisbury Cathedral Close Preservation Society</b></p> <p>The Close Preservation Society was formed in 1991 to counter proposals to introduce new roads and coach parking into the southern end of The Close. Following success in this campaign it continues to promote interest in The Close and to protect its ambience for future generations. There is more about The Society's activities and aims on our website. The Society's full response to the earlier report entitled: 'After the major repair programme' is also on the website. The summary of principal points from that response dated September 2015 is attached as an appendix.</p> <p style="text-align: right;">October 2016</p>	
	<p style="text-align: right;">September 2015</p> <p>*** We are very pleased to note that the Chapter have already begun the redecoration of the properties opposite the Matron's College and we do hope that they are able to remove or box-in the unsightly skeins of telephone and electric wiring attached to the medieval arch and this façade. October 2016</p>	<p>Previous comments to earlier draft of Master Plan noted.</p>

Consultee	Consultee Representation	Wiltshire Council Response
	<p><b>Appendix</b></p> <p><b>Summary of principal points from our 2015 response to the master plan entitled 'After the major repair programme'.</b></p> <ol style="list-style-type: none"> <li>1. Refurbishment of the properties opposite the Matron's college is our top priority. ***</li> <li>2. Consideration be given to resurfacing the roadway through the High Street gate in 'shared space' kerb free style.</li> <li>3. The case for a new auditorium is not made.</li> <li>4. The case for the a visitor centre by Ladywell is not made.</li> <li>5. The Bishops Palace is not a suitable site for Magna Carta.</li> <li>6. We support the construction of classrooms and facilities for the school east of the Bishop's Palace.</li> <li>7. We support the construction of visually attractive facilities for an on-site works team.</li> <li>8. The stone and scaffolding stores and the saw should be relocated away from The Close.</li> <li>9. We support the construction of a song school south of the cloister.</li> <li>10. We support the construction of homes for the Canons, north of No 20.</li> <li>11. We consider that Magna Carta, the shop, refectory and library should all remain as presently located.</li> <li>12. In all developments within The Close quality of design and execution should be paramount.</li> </ol>	
<p><b>Cranborne Chase and West Wiltshire Downs AONB (Mr Richard Burden)</b></p>	<p>Thank you for consulting this AONB on the Cathedral Masterplan.</p> <p>The Cranborne Chase and West Wiltshire Downs AONB has been established under the 1949 National Parks and Access to the Countryside Act to conserve and enhance</p>	<p>The Master Plan sets out a clear and simple set of projects which</p>

Consultee	Consultee Representation	Wiltshire Council Response
	<p>the outstanding natural beauty of this area which straddles three County, one Unitary and five District councils. It is clear from the Act, subsequent government sponsored reports, and the Countryside and Rights of Way Act 2000 that natural beauty includes wildlife, scientific, and cultural heritage. It is also recognised that in relation to their landscape characteristics and quality, National Parks and Areas of Outstanding Natural Beauty are equally important aspects of the nation's heritage assets and environmental capital. This AONB's Management Plan is a statutory document that is approved by the Secretary of State and is adopted by the constituent councils. It sets out the Local Authorities' Objectives and Policies for this nationally important area. The national Planning Practice Guidance [Natural Environment paragraph 004] confirms that the AONB and its Management Plan are material considerations in planning.</p> <p>The National Planning Policy Framework states (paragraph 109) that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes which include AONBs. Furthermore it should be recognised that the 'presumption in favour of sustainable development' does not automatically apply within AONBs, as confirmed by paragraph 14 footnote 9, due to other policies relating to AONBs elsewhere within the Framework. It also states (paragraph 115) that great weight should be given to conserving landscape and scenic beauty in AONBs, which have the highest status of protection in relation to landscape Cranborne Chase Area of Outstanding Natural Beauty and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in these areas.</p> <p>Although the Cathedral and the City are outside of the AONB they are both substantial elements in the setting of this AONB. The Cathedral is a landmark with considerable cultural significance.</p> <p>The AONB welcomes the Masterplan and the quality of its presentation. I do, however, have to advise you that there is a major gap that fundamentally flaws the Masterplan.</p>	<p>the Cathedral Chapter wish to pursue in the medium term. It makes clear that support for the Master Plan from Wiltshire Council will then allow decisions to be taken about commissioning the reports the Cathedral will need to support future planning applications, such as a landscape assessment. As it is, the Master Plan already acknowledges long-term planting strategy and landscape strategy will be need (for example, see paras 2.3, 2.13, 6.16, 12.11)</p>

Consultee	Consultee Representation	Wiltshire Council Response
	<p>There is no landscape or visual appraisal and subsequently no landscape plan or management scheme. The local distinctiveness and sense of place of the Precinct/Close are key issues that a Masterplan ought to include.</p> <p>Apart from the photographs which are just illustrations, there is no consideration of the landscape character and qualities for the Precinct / Close and hence no consideration of the potential impacts of the proposals on the landscape and visual character and amenity. Paragraph 12.11 refers to needing to consider planting over an extended period but that is an amazingly superficial consideration of landscape matters which are remarkably fundamental to the whole sense of place of the Cathedral.</p> <p>Despite including a copy of Constable’s painting ‘Salisbury Cathedral from the Bishop’s Grounds’ in the document there is no consideration of the contribution the cathedral, its associated buildings, structures, and green spaces make to the landscape / townscape character of that particular part of Salisbury and the city in general. There is no comment whatsoever about the contribution the Cathedral makes to the landscape character and sense of place of the Avon Valley.</p> <p>The lack of landscape descriptions and assessment, the landscape contributions to sense of place and local distinctiveness, and appraisals of potential impacts of the Master Plan proposals on the landscape character and qualities seems to be a major and fundamental flaw in a Masterplan.</p> <p>I hope these comments are helpful to you.</p>	
<b>Ron Johnston</b>	This is a disappointing document. It is very hard to understand how it is termed a Master Plan since it says nothing about most parts of The Close and has few definite proposals that could be considered as seeking outline planning permission. As a	It is considered that the Master Plan sets out a clear and simple set of projects which the Cathedral Chapter wish to

Consultee	Consultee Representation	Wiltshire Council Response
	<p>'vision for the future' it leaves a great deal to be desired.</p> <p>Very little of the document contains firm proposals. Of those that it does contain:</p> <ul style="list-style-type: none"> <li>• Providing public access to the south side of the cathedral is much to be welcomed – but surely does not need planning permission;</li> <li>• Development of the works yard site is similarly very welcome – but without firm proposals for the replacement facilities it is impossible to say more;</li> <li>• A welcome point at 32-33 The Close – no convincing case is made for the function that this will perform, let alone for a building extension to house it.</li> </ul> <p>Of the remaining issues raised – a permanent home for Magna Carta, access to the Library and Archive, creating educational facilities, new facilities for the Cathedral School, a new auditorium, new clergy housing, better office accommodation, and development of the choir facilities – the lack of any clear proposals (in so many cases all we are provided with is a statement of aspiration, in several cases with alternatives) makes it very difficult for any informed comment, other than negative if the entire aspiration seems wrong (such as that for an auditorium).</p> <p>It is of interest that with regard to the auditorium passing reference – but no more – is made to aspirations of other property owners in The Close, providing supporting evidence that this document is not a Master Plan, nor even a 'vision', for The Close but just a few projects that the Dean &amp; Chapter might like to pursue involving their own properties.</p> <p>I can see little that the Planning Committee can do with this but thank the Dean &amp; Chapter for sharing their initial thoughts with the committee and say it looks forward to receiving more information when some firm proposals are prepared (perhaps within the context of a full Neighbourhood Plan produced jointly by all stakeholders).</p> <p>In doing so, the Committee might ask the Dean &amp; Chapter to set out more clearly their vision for the entire Close. For example, the Dean has previously stated that</p>	<p>pursue in the medium term. To set too rigid timeframes and specific outcomes, would mean that the Plan would be unable to respond to factors such as availability of funding (which may mean projects can be implemented sooner or later than envisaged. This flexibility and use of indicative timeframes is in accordance with the NPPF.</p> <p>The Master Plan has been informed by relevant specialists including from within and outside Wiltshire Council.</p> <p>The Council are committed to working in partnership with the Cathedral authorities to help set out a clear programme for future works that will enhance the Cathedral. To endorse this Master Plan as a material consideration to be taken into account when determining future planning applications, is a sign of that commitment, but it is not the case that this in anyway short-circuits the planning regulations. It is a</p>

Consultee	Consultee Representation	Wiltshire Council Response
	<p>she and the Chapter will oppose any further commercialisation of The Close. Inclusion of a statement to that effect would be a very welcome addition to any future document.</p>	<p>material consideration and not planning policy or the grant of planning permission per se. All statutory procedures will be followed with individual planning applications, so parties can have a say as and when the projects come forward in more detail.</p> <p>In accordance with National Planning Policy, the Master Plan builds upon and provides more detailed advice or guidance on the policies in the Local Plan. For such a sensitive place this is considered advantageous to all parties, and draws on paragraph 153 of the NPPF, documents should be used where they can help applicants make successful applications or aid infrastructure delivery.</p> <p>This is a document that only adds further to transparency in clearly setting out clear intentions for how the Cathedral and its close will be enhanced over time.</p>



Consultee	Consultee Representation	Wiltshire Council Response
		<p>Support for the provision of public access to the south side is noted.</p> <p>Support for development of the works yard site is noted.</p>
<p><b>Concert Stewards Salisbury Cathedral (Mr Chris Daniel)</b></p>	<p>Master Plan paragraph 1.12 and 2.9 – 2.12</p> <p>Possible conversion of the North Porch to be the main visitor entrance</p> <p>This comment is submitted on behalf of the Volunteer Concert Stewards of Salisbury Cathedral. We are a body of 40 volunteers, some of whom are on duty for all Concerts held in the Cathedral by a number of external organisations such as, the Salisbury International Arts Festival, Salisbury Musical Society and the Cathedral Choral Foundation concerts. On average there are some 15 to 20 such concerts every year from February to December.</p> <p>A key part of our role is to provide Queue Management, a Welcome Service, Check Tickets, Assist the audience to their seats and provide Health and Safety support and direction in the event of an evacuation.</p> <p>Currently the North Porch is the entrance to the concert only for audience holding pre bought tickets, and all performers. It is a much smaller space than the area known as the Consistory Court, which for concerts is currently the main entrance, and also provides for Sales and Ticket Collection on the night of the concert, using the current Donations Desk. External signage is used to direct the audience from the various access points into the Cathedral Close to show the Audience which door to use i.e. North Porch or Main Entrance by the Cloisters into the Consistory Court</p>	<p>Comments re: entrance via the North Porch are noted.</p> <p>Paragraph 2.12 of the Masterplan acknowledges that the Cathedral recognises the challenges that use of the North Porch as a main entrance to the building presents. However, it is still committed to examining options for using the North Porch to add to the welcome given to visitors and ensuring it is effectively preserved.</p>

Consultee	Consultee Representation	Wiltshire Council Response
	<p>area. The North side of the Cathedral is badly affected by inclement weather. Use of the Consistory Court area allows for under cover space for the audience to queue in relative comfort in the Cloisters. To change the function of the North Porch to a single entrance would increase the queues of the audience for concerts and be outside with no cover in the event of inclement weather. Furthermore in the event of an evacuation involving the North Porch to have a Visitors Desk there would be an unnecessary obstacle to safety.</p> <p>In support of the response from our colleagues in the Guild of Stewards we also find it difficult to see how the North Porch could be a visitor entrance during the afternoon of concerts while rehearsals are in progress and performers needing easy access. Creating an inside thoroughfare across the West End of the Nave from the North Porch door to the Consistory Court door would be impossible if the concert is West facing ( i.e. the Staging for Performers and orchestra etc. are located between the font and the West Door) and if a Spire Crossing Concert (i.e. Staging and Performers and orchestra etc. between the front of the Nave and the Quire), would be very disruptive to the rehearsal and visitors trying to access the Cathedral, the Refectory, the Shop and Chapter House.</p> <p>The experience of Cathedral Concert Stewards suggests that a double entrance for concerts is necessary rather than a single access point. Should a single access point be preferred then the North Porch would not be the most suitable as a main entrance, owing to its size and North facing approach. The current main entrance however, works at all times, whether or not a Concert or Service is in progress, and gives easy access to all the Cathedral facilities and is strongly to be preferred.</p>	
<p><b>Mrs P Mackay</b></p>	<p>Public access to the south side of the Cathedral.</p> <p>I am opposed to this for the following reasons;-</p> <ol style="list-style-type: none"> <li>1. Security. It will be a problem to supervise the south side of the Cathedral, which is</li> </ol>	<p>It is an aspiration to make the Cathedral, its space, heritage and treasures as accessible as possible, hence the aspiration to allow public access to the south</p>

Consultee	Consultee Representation	Wiltshire Council Response
	<p>a secluded area separated from the churchyard by a high wall. Bad behaviour especially by young people will be a problem. Serious security considerations will arise both of indiscriminate damage and of terrorism when large and often army based services take place in the Cathedral.</p> <p>2. The accessible of the Close is a large area with several attractions including the Museum and Mompesson House. The city of Salisbury accessed through the High street gate is very attractive to visitors with many old buildings and twice weekly markets. There is no need for further areas to be open for visitors and few would have the time or inclination to go there.</p> <p>3. The south side of the Cathedral is the same as the north with the addition of the Chapter House. There is a good view of it from the Refectory and Broad Walk.</p>	<p>side of the Cathedral. The Master Plan explains that this will require cooperation with the Cathedral School to ensure that a balance is found between providing improved access and safeguarding pupils. The aspiration to open up the south side of the Cathedral is likely to be fulfilled after 2022, which allows issues such as security to be thoroughly addressed.</p>
	<p>Magna Carta, Archive and Library</p> <p>Magna Carta is very well displayed in the Chapter House. This is a large space which will appear bleak and unused if empty.</p> <p>If it is decided to move Magna Carta it should be outside the Cathedral. The Refectory and Shop are very successful and attractive in the Plumbery and Cloisters. The Refectory gives visitors a chance to sit and appreciate the magnificent architecture of the Cathedral. At the same time people using the 'space provides animation and prevents the Cathedral appearing an empty museum.</p> <p>A possible place for Magna Carta is Wren Hall, which is well located on the Choristers' Green. This is an important listed building which needs a permanent use. Some internal alteration would be required but this will be needed for any future use and should be permitted.</p> <p>The Cathedral Archive could also be accommodated in Wren Hall with suitable adaptation. Storage could be on the upper floor with displays alongside Magna in</p>	<p>The Chapter House provided a good location for Magna Carta during the anniversary year of 2015, but it may not offer the ideal conditions for the document in the long run. Feedback from the consultation on an earlier draft of the Master Plan indicated that it would be preferable for the Chapter House to be enjoyed as an open space as it was originally designed.</p> <p>The Master Plan acknowledges that if the Plumbery space is used to house Magna Carta, the</p>

Consultee	Consultee Representation	Wiltshire Council Response
	<p>the former schoolroom.</p> <p>Access to the library could possibly be improved by a glass lift on the east wall.</p>	<p>existing Refectory and Shop would be relocated – in other words, not lost.</p> <p>Comments are noted in respect of Wren Hall.</p> <p>Suggestion regarding access to the library via a lift is noted.</p>
	<p>Education and Works Yard.</p> <p>The rebuilding of the works yard on a smaller area with public access some of the time is a good idea. However further educational facilities should be provided in the existing buildings owned by the Cathedral Authorities, such as the Gate House and Gate House Meeting Room.</p> <p>The Planning Authority should allow the alterations and modernisation of existing buildings to make a modern education centre. The Close can only survive if buildings can be improved for new uses even if some features which are incompatible with modern use, are lost. Buildings which cannot be made usable will in the long term be lost.</p>	<p>Support re: rebuilding of the works yard is noted. In terms of educational facilities, paragraph 6.7 of the Master Plan makes clear that there is an aspiration to provide educational and interpretative facilities on the south side.</p> <p>Section 11 of the Master Plan explains that one of the Cathedral’s priorities is the need to assess the best and most productive use of its property around the Close.</p> <p>Paragraph 11.6 of the Master Plan suggests a feasibility report to be undertaken to examine what property the Cathedral has that could be used more productively and what the optimum use of these buildings</p>

Consultee	Consultee Representation	Wiltshire Council Response
		<p>might be. This should be undertaken with advice from a commercial surveyor who can provide guidance as to which uses the buildings could best be put to optimise their rental income.</p>
<p><b>Environment Agency (Ms Ellie Challans)</b></p>	<p>Thank you for consulting the Environment Agency on the above masterplan.</p> <p>We have reviewed the document entitled Salisbury Cathedral "An Exceptional Place" Revised Master Plan 2016.</p> <p>New Residential Accommodation Proposals</p> <p>The site of the proposed new residential accommodation to the rear (north) of number 20 The Close is within Flood Zone 1. This is considered to be at low risk of fluvial flooding and is therefore not considered to be subject to Flood Risk Assessment (FRA) for fluvial flood risk. Surface water management and other localised flood risk sources may be of concern to the Lead Local Flood Authority (LLFA) so we would encourage full consultation over this matter with them.</p> <p>Works within Flood Zones 2 and 3</p> <p>A number of elements of work are discussed within the revised Master Plan that would fall within Flood Zones 2 (medium risk) and 3 (high risk) as defined within the NPPF and accompanying Planning Policy Guidance. These elements include the New Works Department, Song School, Magna Carta / Archive housing, Education Facility etc.</p> <p>The Revised Master Plan discusses the requirement for a FRA most notably relating to the proposed Works Department within paragraphs 4.20 - 4.22 and again in</p>	<p>Comments noted. The Master Plan recognises that a detailed Flood Risk Assessment will be required.</p>

Consultee	Consultee Representation	Wiltshire Council Response
	<p>paragraph 6.13. The planning principles set out within the NPPF, including the requirement for FRA, will also apply equally to all other proposed elements within Flood Zones 2 and 3.</p> <p>The requirement for a FRA under the NPPF is preceded by the requirement for the consideration of the Sequential Test and/or Sequential Approach, whereby developers are required to consider siting the highest vulnerability parts of development in the lowest risk parts of the site. The Local Planning Authority (LPA) must ensure the correct application of this procedure, ensuring each element is considered independently in accordance with its vulnerability classification.</p> <p>One of the most important flood risk considerations in the study area is the presence of and interaction between the various sources of flooding. The FRA should therefore identify and assess all flood risk sources and recognise that flooding within the study area sometimes differs from that shown on our published Flood Map (which is based solely on fluvial river modelling). For clarity, and with the development planning process in mind, the Flood Zones (including Flood Zones 3a and '3b' [functional floodplain] and Flood Zone 2) are defined in the Planning Practice Guide to the NPPF:</p> <p><a href="http://planningguidance.planningportal.gov.uk/blog/guidance/flood-risk-and-coastal-change/flood-zone-and-flood-risk-tables/table-1-flood-zones/">http://planningguidance.planningportal.gov.uk/blog/guidance/flood-risk-and-coastal-change/flood-zone-and-flood-risk-tables/table-1-flood-zones/</a></p> <p>Additional explanation of the functional floodplain is set out in:  <a href="http://planningguidance.planningportal.gov.uk/blog/guidance/flood-risk-and-coastal-change/strategic-flood-risk-assessment/how-should-a-strategic-flood-risk-assessment-be-used-to-identify-the-functional-floodplain/">http://planningguidance.planningportal.gov.uk/blog/guidance/flood-risk-and-coastal-change/strategic-flood-risk-assessment/how-should-a-strategic-flood-risk-assessment-be-used-to-identify-the-functional-floodplain/</a></p> <p>The LPAs Strategic Flood Risk Assessment (Level 1) adopts a precautionary approach where all of Flood Zone 3 (3a and 3b) is assumed to be 'functional' unless hydraulic modelling shows otherwise. For information, the Council's Strategic Flood Risk Assessment Executive Summary is available at:</p>	

Consultee	Consultee Representation	Wiltshire Council Response
	<p data-bbox="618 244 1630 312"><a href="http://www.wiltshire.gov.uk/joint_south_strategic_flood_risk_assessment_level_one_2008_-_executive_summary.pdf">http://www.wiltshire.gov.uk/joint_south_strategic_flood_risk_assessment_level_one_2008_-_executive_summary.pdf</a></p> <p data-bbox="618 355 1630 600">Our current hydraulic model was undertaken in 2010 and the model and data is now freely available for public use. We are also planning to proceed with an updated hydraulic modelling study imminently but the results of this may not be available for some 12 months of more. Our existing model can be made available when the scheme options are further developed, however we would recommend waiting until our updated model is available to ensure that the best and most up-to-date hydrology and model is used.</p> <p data-bbox="618 616 1630 791">NB. The use of our current (2010) model would require updates to the hydrology as well as refining the model itself for site specific FRA. It will be necessary to demonstrate that any proposed scheme does not result in an increase in flood risk to the site or elsewhere. It is highly likely that hydraulic modelling will be needed to satisfactorily demonstrate this.</p> <p data-bbox="618 831 1630 900">In the future, when the preferred scheme option(s) and an FRA have been developed in more detail, we would be pleased to offer further comment.</p>	
<p data-bbox="188 1007 349 1038"><b>Dr P Claydon</b></p>	<p data-bbox="618 1007 1128 1038">Salisbury Cathedral “An exceptional Place”</p> <p data-bbox="618 1078 920 1110">Our Vision for the Future</p> <p data-bbox="618 1126 1630 1262">The Vision for Salisbury Cathedral document as stated in the Executive Summary identifies twelve separate aspects to be considered. These are very varied and some are intentions and some are aspirations and some are more clearly related to the core functions of the wonderful Cathedral.</p> <p data-bbox="618 1278 1630 1382">Various aspects of this complex set of proposals deserve support to maintain the current function of the Cathedral and they are clearly essential. Other proposals seem to be aspirations that are less clearly based on proven need. Indeed, some</p>	<p data-bbox="1653 1046 1872 1078">Comments noted.</p> <p data-bbox="1653 1118 2058 1398">The Master Plan sets out a clear and simple set of projects which the Cathedral Chapter wish to pursue in the medium term. To set too rigid timeframes and specific outcomes, would mean that the Plan would be unable to respond to factors such as</p>

Consultee	Consultee Representation	Wiltshire Council Response
	<p>aspirations could be to the detriment of other providers with facilities currently within the Close and may well create a challenge for the viability of all of them. Collaborative use of existing facilities within the Close could be beneficial to all parties involved and result in a more cohesive sense of purpose for everyone. It is critical that any development proposals that do proceed show respect for all the users and residents of the Close both now and in the future.</p> <p>This paper is written to comment on only six aspects arising out of the vision. It is written without the consent of Oakley Planning and Conservation because it is a document in the public domain.</p> <p>Conclusion</p> <p>There is no place for any unnecessary development proposal simply because one can and even less of a place for development if one cannot afford to build it and then to manage it.</p>	<p>availability of funding (which may mean projects can be implemented sooner or later than envisaged). This flexibility and use of indicative timeframes is in accordance with the NPPF.</p> <p>Any development proposed will be because of an identified need; and necessary funding will clearly have to be identified as and when required.</p>
	<p><b>Funding</b></p> <p>Funding is a critical issue for anyone considering the Vision for the Future. There is nothing stated that gives rise to the belief that there are unlimited funding streams currently in place for any of the works envisaged. Indeed, rather the opposite, because it is clear that much of the clergy and non-clergy accommodation is within old, large and inefficient residences that are too costly to manage. Surprisingly there does not appear to be any proposal to sell off these potentially leasehold properties when vacated but rather it seems the plan is to rent them out. That is not a quick way of raising money and indeed it will be costly to raise them up to a standard fit for rental in the first place. To fund even the aspiration of a housing estate within the medieval secret garden and the orchard to the rear of No 20 The Close will be very costly and it is unclear as to where this money will come from.</p> <p>The other enormous expenditure on the Works Department, the Song Schools and</p>	<p>The Master Plan sets out a clear and simple set of projects which the Cathedral Chapter wish to pursue in the medium term. At this stage, precise timetables for when the projects within the revised Master Plan will be carried out are not set out and the Master Plan recognises that this will depend on many things, including granting of necessary permissions and funding availability and the need to be thorough the planning and design of any new buildings.</p>



Consultee	Consultee Representation	Wiltshire Council Response
	<p>the Library, Archives and Offices will have to be funded in some way. Presumably yet another vast fundraising activity is envisaged. At a time when there are many other centres within the Close whose fund raising plans are critical for both their development and survival yet another Cathedral based fund raising scheme may not prove to be as successful as might be expected.</p>	
	<p><b>Improving Access and the Welcome Point 1.4 - 1.13, 2.1 – 2.13, 10.1 -10.11</b></p> <p>There is always going to be a conflict between the difficulty of access for both pedestrian and motorist into and through the Close together with the need to protect the privacy of the residents within the Close. It is a conflict that will have been present from the very moment the Close became gated and those on foot, the pilgrim, priest and resident would have had to enter together with the horse-rider or carriage through the narrow gateways. Is there any evidence that this conflict positively inhibits the public's wish to access the Close? What is the incidence of accident and injury with the current arrangements?</p> <p>Shared space is a fact of life and people generally simply get on with it. The Close roadways are not used as a through route and there appears to be a high degree of respect and politeness from the motorists however thoughtlessly the shared space is used by the walking public. It works as it is and however the access is reconfigured there will always have to be shared spaces with all parties within the Close. Reducing the number of cars accessing the Close is simply not the answer. Is there any evidence that cars enter the Close currently without either right or good reason? Two Park and Ride bus routes allow easy access for visitors to Salisbury to enter via St Anne's Gate.</p> <p>Any changes to vehicular access routes should be decided not just by the Dean and Chapter alone but by all those who actually use cars for practical reasons and either live within the Close, work within the Close or park within the Close. Currently a relatively steady and essential income is generated by those who pay to park within</p>	<p>Comments noted.</p> <p>The Master Plan recognises the desire to find a balance between the need to safeguard the environment and beauty of the Close and its function as a living and working environment.</p> <p>The Master Plan explains at paragraph 10.5 that almost all consultation responses to the draft Master Plan supported the need to improve traffic management within the Close, although there were a variety of opinions about how this could be achieved. This shows a need to undertake more work on this issue in a way that involves all of the interested parties in and around the Close.</p>

Consultee	Consultee Representation	Wiltshire Council Response
	<p>the Close on a daily basis and this income stream should perhaps be maintained rather than reduced.</p> <p>The clear aspiration of the Dean and Chapter is to increase the number of visitors, both the tourists and those who wish to worship. At the same time there is a clear intention to lengthen the duration of the visits by improving the general experience as well as providing additional facilities.</p> <p>One of the significant charms of the Close is the penitentiary aspect of accessing through three ancient shared space portals.</p> <p>The added beauty of the Close for both resident and visitor is the relative tranquillity and the reverential world within the walls and within the Cathedral itself. There is a concern that the wish by the Dean and Chapter to introduce changes of access and tourist welcoming could reduce the tranquillity and prime functions of contemplative safety within the Close and of worship in the Cathedral.</p> <p>There is a worry that growing the empire of the Dean and Chapter and the tourist attractions could take precedence over the other interests within the Close.</p> <p>The changes that have taken place to provide the Bell Tower Tea Room do not yet create the Welcome Point so clearly desired by the Dean and Chapter.</p> <p>The suggestion of a new extension on the West side of this building could be seen favourably but the design would be critical to approval and must not in any way reduce the view of the Cathedral.</p> <p>To a degree a discreet extension on the South side of this building might be less obscuring of the view of the Cathedral as one approaches from the High Street Gate.</p> <p>This building is in a very public location and was clearly not ideal for the residence of the Vicar to the Close so the change of use to a tourist function was acceptable so it</p>	

Consultee	Consultee Representation	Wiltshire Council Response
	<p>is not unreasonable to continue that theme. The use of the North Door for entry into the Cathedral is very sensible and of course those going to worship currently can access through this doorway. The discrete entry via the South door is inconvenient for those arriving via the High Street Gate or St Anne's Gate but should remain as an alternative and of course is very appropriate to gain access to the Cloisters and the Chapter House.</p>	
	<p><b>Clergy Homes and Office Accommodation 1.36 -1.41, 9.1 -9.11</b></p> <p>It is concerning that the proposal is to create an enclave for Cathedral Clergy and other Staff within the medieval garden space behind No 20 is based on the plan to vacate the current residences because of size, maintenance costs and running costs. Not only will this development be within the curtilage of various listed buildings but together with the plans for No 20 almost all of the existing gardens will have to be lost to provide space for the necessary and desirable parking that will be associated with these proposals.</p> <p>Sarum College next door is not a car park for non-users of Sarum College.</p> <p>If there is a determination to proceed with this development for a small residential estate, then perhaps the lease for the land should be sold for private development and the funds liberated would then be available to be used to modernise existing residential listed buildings. Even listed buildings can be sensitively modernised and gain efficiency savings within limits.</p> <p>The views of the current occupants might be valuable.</p> <p>The current residential use of No 20 will be lost by the change of use to offices accommodation but there is a logic to that aspect of the proposals.</p>	<p>Any proposal to develop housing will be required to comply with policies in the statutory development plan, which, inter alia, seek to protect heritage assets and residential amenity.</p> <p>Comments re: the lease for the land being sold are noted.</p>
	<p><b>Works Department and Song Schools 1.29 -1.33, 1.42 - 1.44, 6.1 - 6.6 &amp; 6.11</b></p>	<p>Support and comments noted.</p>

Consultee	Consultee Representation	Wiltshire Council Response
	<p>It is clear that the proposal to modernise, rationalise and improve the Works Department buildings and yard area is very worthwhile and should be given full support. These proposals will ensure the continuation of the essential craft skills to be taught with apprenticeships and for these skills to be available on site for the essential maintenance of the Cathedral fabric.</p> <p>If there is space created for other facilities in the area of the current Works Yard this would clearly be a good location for the development of the much needed choir facilities of new Song Schools. The proximity of the works department and the associated noise can be factored in to the acoustic requirements of the new build. This should not be a problem of design and the location would be perfect for solving the need.</p> <p>That there are concerns regarding the location being on a flood plain (the history of flooding is not disclosed in the text) will simply be a further design detail in the planning stage for both the works department and the song schools.</p>	
	<p><b>Meeting Rooms and Function Spaces 5.1 -5.4</b></p> <p>In some of the aspects it is difficult to fully understand all of the problem that this document seeks to correct. There are already available meeting rooms, lecture rooms and study rooms with and without catering facilities in various locations such as the Gate House, the Museum, the Wardrobe, the Medieval Hall and in particular Sarum College. There may be even more underused facilities in the schools around the Close. In particular many of the educational facilities currently available at Sarum College could fully provide for the apparent educational and meeting room needs mentioned in the document. Sarum College currently has in place plans and intends to develop new conference facilities that will even better provide for many of the stated needs of the Vision. There is no obvious proven need for the Cathedral to invest, as yet unavailable funds, into duplicating facilities. Is there any real</p>	<p>The Master Plan explains at paragraph 5.1 that the Faith in the Future document identified a need to provide space for the Cathedral to hold meetings and functions.</p>

Consultee	Consultee Representation	Wiltshire Council Response
	<p>evidence for the need for extensive development of the facilities as identified within the Vision plan? Indeed, building new facilities that will inevitably compete with already existing facilities within the Close has to be fundamentally wrong and could well result in non-viability for all of them. Better use of the existing facilities with good collaborative working would be a far better way forward in respect of many of these aspirations.</p>	
	<p><b>The Library, Archive and the Magna Carta 4.1 - 4.25</b></p> <p>There will be relatively few visitors to the Cathedral who will have either the interest or the time to delve into the library or the archives. Apart from the Cathedral, and all within its curtilage, the Magna Carta is the prime attraction. The current location within the Chapter House is very atmospheric and has a sense of place. The access does have limitations for large numbers of visitors at one time but that is not always a disadvantage. On the face of it what evidence is there that the archives or the library have to be physically within the immediate curtilage of the Cathedral? They certainly need to be dry and protected and accessible.</p> <p>The Magna Carta, on the other hand, needs to be in a location of historical merit to enhance the impact of the visit to Salisbury Cathedral. A new building could work but would not be as validating as the Chapter House.</p>	<p>Comments re: library and archive noted. The Master Plan confirms at paragraph 4.16 that the location of the library should continue to be in the Chancellor’s Seminar Room.</p> <p>Comments re: Magna Carta noted.</p>
	<p><b>School Facilities 1.26 -1.28, 7.1</b></p> <p>Recent experience has shown that the Dean and Chapter are perhaps not the best people to decide what the future needs might be of the Cathedral and Choir School. What is vital that the Dean and Chapter fully support any well proposed future needs as and when they arise from the school governing body. It is presumed that the Dean and Chapter will always have representation on the school governing body.</p>	<p>The Master Plan confirms the Cathedral’s commitment to working with the School to support development of its facilities and future flourishing.</p> <p>Support for development proposals for new Song School facilities are noted.</p>

Consultee	Consultee Representation	Wiltshire Council Response
	<p>The development proposals for a new Song School facilities are a current and shared need and are therefore clearly appropriate for this vision and should be supported.</p> <p>Conclusion</p> <p>There is no place for unnecessary development proposal simply because one can and even less of a place for development if one cannot afford to build it and then to manage it.</p>	<p>Any development proposed will be because of an identified need; and necessary funding will clearly have to be identified as and when required.</p>
<p><b>Salisbury City Council (Mrs Cathy Titcombe)</b></p>	<p>At a meeting of Salisbury City Council's Planning and Transportation Committee on 3 October 2016 it was resolved to support the Salisbury Cathedral Masterplan.</p>	<p>Support noted.</p>
<p><b>Natural England (Mrs Carla Wright)</b></p>	<p>Natural England does not consider that this Salisbury Cathedral Revised Master Plan poses any likely risk or opportunity in relation to our statutory purpose, and so does not wish to comment on this consultation.</p> <p>The lack of comment from Natural England should not be interpreted as a statement that there are no impacts on the natural environment. Other bodies and individuals may wish to make comments that might help the Local Planning Authority (LPA) to fully take account of any environmental risks and opportunities relating to this document.</p> <p>If you disagree with our assessment of this proposal as low risk, or should the proposal be amended in a way which significantly affects its impact on the natural environment, then in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, please consult Natural England again.</p>	<p>Comments noted.</p>
<p><b>National Grid (Mr Robert</b></p>	<p>National Grid has appointed Amec Foster Wheeler to review and respond to</p>	<p>Comments noted.</p>

Consultee	Consultee Representation	Wiltshire Council Response
<b>Deanwood)</b>	<p>development plan consultations on its behalf.</p> <p>We have reviewed the above consultation document and can confirm that National Grid has no comments to make in response to this consultation.</p>	
<b>Mrs Mary Sharpe</b>	A lift could be constructed for access to the Historic Library	Comments noted.
<b>Canon Roger Sharpe</b>	A lift could be constructed for access to the Historic Library	Comments noted.
<b>Mr Joseph Caunt</b>	<p>I generally approve of the approach of the future in the Master Plan and appreciate some of the difficulties ahead.</p> <p>Although the North Porch in the important entry to the Cathedral it is impractical as the main entry for tourists especially in the main reason. It is inadequate to accommodate the doration desk and visitors and speaking as a guide it is difficult to assemble parties inside the door and there is almost immediately a conflict with the fond. This all became evident at an earlier experiment.</p> <p>Although controversial could there be a permanent extension in the position of last years marquee formed simply of stone and glass.</p> <p>The replanning South of the Cloisters is long overdue but opening up of the Southern face of the Cathedral will be likely.</p>	Comments noted.
<b>Salisbury Civic Society (Mrs E Milton)</b>	<p>Query the proposal for dwelling(s) to rear of No.20.</p> <p>Has an assessment of significance been undertaken for this site? Options appraisal?</p>	The Council are committed to working in partnership with the Cathedral authorities to help set out a clear programme for

Consultee	Consultee Representation	Wiltshire Council Response
		<p>future works that will enhance the Cathedral. To endorse this Master Plan as a material consideration to be taken into account when determining future planning applications, is a sign of that commitment, but it is not the case that this in anyway short-circuits the planning regulations. It is a material consideration and not planning policy or the grant of planning permission per se. All statutory procedures will be followed with individual planning applications, so parties can have a say as and when the projects come forward in more detail.</p>
<p><b>Highways Agency (Chrystèle Garnier)</b></p>	<p>Thank you for consulting Highways England on the Cathedral Masterplan.</p> <p>We have reviewed the documents and have no comments to make at this time. In the future we would welcome the opportunity to comment on any planning application received which may have the potential to impact on the strategic road network.</p>	<p>Comments noted.</p>
<p><b>Wiltshire Council (Heather Blake)</b></p>	<p>We would want to express support for their preferred measures i.e.</p> <ul style="list-style-type: none"> <li>• some kind of restriction on non-essential car users</li> </ul>	<p>Support noted.</p>



Consultee	Consultee Representation	Wiltshire Council Response
	<ul style="list-style-type: none"> <li>• altering the priority in favour of pedestrians and away from car drivers</li> </ul> <p>We should also emphasise that any changes should ensure no obstruction is made to NCN 24 which runs through the close, and that school travel needs to be considered (as they acknowledge), particularly making better use of existing bus services and Park &amp; Ride as drop-off zones.</p> <p>We will be happy to discuss these issues in more detail as their proposals progress.</p>	
<b>Southern Water (Charlotte Mayall)</b>	<p>Many thanks for your email regarding the above consultation. However I confirm that Salisbury and the Cathedral itself are not within Southern Water's operational area, therefore we have no comments to make on the Plan at this time.</p>	<p>Comments noted.</p>