

# The Maltings and Central Car Park Masterplan



Consultation Methodology and Output Report  
June 2019

## **1. Introduction**

- 1.1. In January 2015, Wiltshire Council adopted the Wiltshire Core Strategy (WCS), which set out the spatial policies to guide development in Wiltshire over the plan period to 2026. The WCS includes a series of strategic scale allocations at Wiltshire's larger settlements that are considered crucial to delivering the required strategic scale development of housing, employment and infrastructure. This includes the allocation of land for redevelopment at The Maltings and Central Car Park in Salisbury, at WCS Core Policy 21 and its associated Development Template.
- 1.2. The WCS requires that development of The Maltings and Central Car Park is to be guided by a masterplan for the whole of the site. Once endorsed, the masterplan will be used as a material consideration in the determination of planning applications within the strategic allocation site.
- 1.3. The council undertook a period of public consultation on a draft masterplan from **Monday 15<sup>th</sup> April to Friday 24<sup>th</sup> May 2019** and invited comments during that period. The purpose of this document is to explain the consultation process that has been carried out; to summarise the issues arising; and to provide a response to the issues raised. Where changes to the masterplan are necessary, this is also explained.

## **2. How to use this document**

- 2.1. This Consultation Statement is broken down into a number of sections and appendices, as follows:
  - Section 3 sets out the methodology that has been undertaken in carrying out the consultation.
  - Section 4 sets out a summary of the issues arising from the consultation, and the council's response to those issues.
  - Section 5 provides a brief conclusion on the focussed consultation and introduces the appendices that follow.
  - The Appendices to the Consultation Statement set out further details in respect of the consultation.

## **3. Methodology for the consultation**

- 3.1. In April 2019 the council embarked on a period of consultation on a draft masterplan for The Maltings and Central Park, in order to give members of the public and other interested parties an opportunity to have meaningful input and influence on the masterplan.
- 3.2. The consultation was comprehensive and followed the prescription outlined for the preparation of Supplementary Planning Documents in Wiltshire Council's Statement of

Community Involvement (SCI)<sup>1</sup>. The council invited consultation responses between **Monday 15<sup>th</sup> April and Friday 24<sup>th</sup> May 2019**.

### **Who was consulted?**

- 3.3. Organisations, groups and individuals set out within the Regulations<sup>2</sup> and the SCI were notified of the start of the consultation period and how to comment.
- 3.4. Because the masterplan relates to land in Salisbury only, it was decided that the consultation should be focussed only on parts of Wiltshire that are likely to be affected by the development. As such, the consultation outreach was focussed on the Salisbury, Wilton, Amesbury and Southern Wiltshire Community Areas.
- 3.5. Due to the geographic location of Salisbury relatively close to the administrative boundaries of Dorset Council, New Forest District Council, New Forest National Park and Test Valley District Council, notifications were also sent to parish councils within these areas that were considered likely to have an interest in the proposed masterplan.

### **How were people consulted?**

- 3.6. Consultees were made aware of the consultation through a variety of means, including direct notifications by email or post to relevant consultees on the council's consultation database. A copy of the letter and email that was sent out to consultees can be viewed at **Appendix A**.
- 3.7. Opportunities for engagement with the consultation process were also widely advertised prior to commencement and included:
  - A notice placed in the Salisbury Journal newspaper (see **Appendix B**)
  - Posters placed in various locations in and around the site (see **Appendix C**)
  - Announcement on local radio station Spire FM
  - Announcements on various pages of Wiltshire Council's website
  - Social media communications (see **Appendix D**)
  - Press release about the consultation (see **Appendix E**)
- 3.8. Through these various means, consultees were informed that the consultation material was available to view throughout the consultation period at the following locations:
  - In electronic format on the council's website
  - In paper format at the following locations:
    - Salisbury Library (including exhibition board display)
    - Wilton Library
    - Downton Library
    - Amesbury Library
    - Durrington Library

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<sup>1</sup> Wiltshire Council Statement of Community Involvement (SCI), October 2017, available at: <http://www.wiltshire.gov.uk/downloads/9895>

<sup>2</sup> [The Town and Country Planning \(Local Planning\) \(England\) Regulations 2012](#)

- Five Rivers Leisure Centre, Salisbury (including exhibition board display)
  - Wiltshire Council Bourne Hill offices in Salisbury
  - Wiltshire Council County Hall offices in Trowbridge
- 3.9. In addition, the Major Projects team hosted a public exhibition about the masterplan at the Salisbury Guildhall on Tuesday 23<sup>rd</sup> April, from 9:30am-6:45pm. A series of exhibition boards were on display, and Wiltshire Council officers from the Major Projects team and Library Services were in attendance for the whole day to answer questions from members of the public. In addition, representatives from the Environment Agency were also in attendance to respond to questions regarding flood risk. The exhibition was very well attended by a wide range of people.
- 3.10. Representors were offered several ways to respond to the consultation. Comments could be submitted via Wiltshire Council's consultation portal<sup>3</sup>. Alternatively, comments could be submitted by email or post to the Major Projects team or submitted by hand at the exhibition in the Guildhall.
- 3.11. The consultation was widely accessible to a broad range of people, thereby offering ample scope for all those with an interest in the masterplan for The Maltings and Central Car Park to comment.

#### **4. Summary of responses and issues arising**

- 4.1. Over the consultation period 210 duly made representations were received, which covered over 350 separate issues.
- 4.2. The representations were processed, logged with unique ID numbers, and made publicly available to view on the council's Consultation Portal.

##### **Analysis of consultation topics**

- 4.3. The following table sets out a summary of the issues that were raised through the 210 representations received. The table splits the comments broadly by the following themes and provides a response from Wiltshire Council along with any changes required to be made to the masterplan.
- Theme 1 – General comments
  - Theme 2 – Salisbury Library / Market Walk
  - Theme 3 – Green and blue infrastructure
  - Theme 4 – Cultural Quarter
  - Theme 5 – City centre leisure and tourism development
  - Theme 6 – City centre retail development
  - Theme 7 – City centre housing development
  - Theme 8 – Design and materials

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<sup>3</sup> Consultation Portal, available at [http://consult.wiltshire.gov.uk/portal/major\\_projects/mccp/the\\_maltings\\_and\\_central\\_car\\_park\\_master\\_plan\\_consultation](http://consult.wiltshire.gov.uk/portal/major_projects/mccp/the_maltings_and_central_car_park_master_plan_consultation)

- Theme 9 – Climate Change
- Theme 10 – Highways, transport and movement
- Theme 11 – City centre parking
- Theme 12 – Coach park
- Theme 13 – Public services and facilities
- Theme 14 – Masterplan presentation and consultation process

<b>Theme 1: General comments</b>		
<b>Issue raised</b>	<b>No. times raised</b>	<b>Wiltshire Council response</b>
General support for the masterplan	23	General support for the masterplan is noted.  <b>Changes to the masterplan:</b> No change.
General objection to the masterplan	17	General objections to the masterplan are noted.  <b>Changes to the masterplan:</b> No change.
The indicative timeline for the development is considered to be overly ambitious	2	The draft masterplan shows an indicative phasing and delivery plan which estimates the expected timeframe for each phase of development. Officers have reviewed the phasing plan and are of the view that broadly, the indicative timeframe remains reasonable. It is likely that delivery of the Phase 2 Market Walk development may extend into 2022. This phasing may change and will be dependent upon a number of factors highlighted in this plan including market conditions, the support of key stakeholders and funding  <b>Changes to the masterplan:</b> Minor adjustments to indicative phasing and delivery timeframes.
How much of the site does Wiltshire Council own, and who owns the rest?	4	Wiltshire Council is the freehold owner of a significant proportion of the site including the Central Car Park and Coach Park. Details of Wiltshire Council's ownership within the site can be found here: <a href="https://wcsrvapp15.wiltshire.council/portal/apps/webappviewer/index.html?id=5c7d6015842d426cafde063b388d9d1c">https://wcsrvapp15.wiltshire.council/portal/apps/webappviewer/index.html?id=5c7d6015842d426cafde063b388d9d1c</a>  <b>Changes to the masterplan:</b> No change.
Who are the main investors and what is their expected return?	1	Wiltshire Council is the freehold owner of a significant proportion of the site. Nuveen are the developers for the Phase 1 and Phase 2 elements of the site. Nuveen will require a commercial return to deliver these phases, this information is commercially sensitive.



		<p><b>Changes to the masterplan:</b> No change.</p>
Are the masterplan proposals viable?	2	<p>Financial viability for any individual scheme is dependent upon a range of factors and will change through time. These factors include market conditions, anticipated development costs and returns as well as a developer's willingness to take on risk and its target profit requirements. The Maltings scheme is expected to be developed in phases and viability for each individual phase will be dependent upon these factors.</p> <p><b>Changes to the masterplan:</b> No change.</p>
The masterplan lacks economic analysis, relying too much on latter planning application stages to demonstrate assessment.	2	<p>The masterplan is a strategic document. Market conditions continually change and evolve so the plan seeks to be as flexible as possible on land uses to avoid being prescriptive and allow the market to bring forward viable development proposals.</p> <p><b>Changes to the masterplan:</b> No change.</p>
Historic England comment that it might be useful for narrative or rationale for the masterplan's conclusions and proposals, possibly including a schedule of reference documents which have been drawn upon.	1	<p>The master plan is clear in its rationale for its conclusions and proposals. However, it is noted that a schedule of reference documents would be helpful.</p> <p><b>Changes to the masterplan:</b> For clarity, a checklist of required supporting documents and reports has been included in the masterplan.</p>
Is there a plan in place to secure the funding required to complete the development in its entirety?	1	<p>Funding is expected to come from a range of sources and there is on-going work to support the delivery of the first phase with a package of government funding, already secured along with private sector investment. There are wider plans in development to support the delivery of key infrastructure and the delivery of the Cultural Quarter that will themselves require tailored funding packages. Discussions with the key stakeholders in these areas are on-going from which proposals are expected to develop alongside an appropriate funding package.</p> <p><b>Changes to the masterplan:</b></p>

		No change.
The masterplan should give more consideration to Salisbury-wide strategic context.	2	<p>The masterplan includes a brief introduction and planning policy context which sets out an overview of the background leading to the production of the masterplan. While the masterplan focusses purely on the redevelopment within the Maltings and Central Car Park, the content has been informed by evidence and understanding of Salisbury as a whole. However, the comments are noted, and it is agreed that the masterplan would benefit from additional context setting.</p> <p><b>Changes to the masterplan:</b> Introduce additional context setting to the opening sections of the masterplan.</p>
Historic England comment that should provide more commentary on how it connects spatially and operationally with the rest of the city centre, to help flesh out the purpose of the document.	1	<p>The masterplan includes a brief introduction and planning policy context which sets out an overview of the background leading to the production of the masterplan. While the masterplan focusses purely on the redevelopment within the Maltings and Central Car Park, the content has been informed by evidence and understanding of Salisbury as a whole. However, the comments are noted, and it is agreed that the masterplan would benefit from additional context setting.</p> <p><b>Changes to the masterplan:</b> Introduce additional context setting to the opening sections of the masterplan.</p>
How does the masterplan relate to the emerging work on the Central Area Framework and the Future High Street Fund?	3	<p>The masterplan has been prepared as a direct consequence of the allocation of the site through the Wiltshire Core Strategy, which was adopted in 2015. More recently, the council has embarked on new programmes of work to improve and enhance Salisbury city centre, in part as a result of the recovery work following the nerve agent incident of 2018. Programmes of work include the Salisbury Central Area Framework, which is currently examining potential opportunities to regenerate derelict or underutilised parts of the city centre, and the Future High Streets Bid which is a bid that has been made to central government for funding to help improve the appearance and function of Fisherton Street. Given the physical proximity to The Maltings and Central Car Park, there are clearly some overlapping principles between the projects, and the council is working to ensure that the three projects run in parallel to achieve multiple benefits for the city.</p> <p><b>Changes to the masterplan:</b> No change.</p>



<p>Why do areas within the masterplan site need to be 'branded'?</p>	<p>1</p>	<p>Areas 1 to 5 within the masterplan document have been given a name for the purpose of explaining to the reader the intended function of each of the areas. In reality, there is likely to be overlap between these areas.</p> <p><b>Changes to the masterplan:</b> No change.</p>
<p>Historic England comment that the 5 Broad Areas should be explained in terms of their characteristics which should inform their respective role and nature in any future scheme.</p>	<p>1</p>	<p>Section 4 “Site and Surroundings” sets out the current character of each character area. However, the comments are noted and the design criteria and important features around the site which present opportunities and require sensitive design solutions, will be expanded on in the revised masterplan. The masterplan promotes a design approach to reflect the unique character of the city. It is accepted the original masterplan document was a little light on this detail.</p> <p><b>Changes to the masterplan:</b> Section 6 amended to include design criteria from the Salisbury Conservation Area Appraisal.</p>
<p>Unclear why the site boundary has been amended - Area 5 should be included in order to explore possible options for development and linkages in this area.</p>	<p>2</p>	<p>The comments are noted. While it is broadly considered that Area 5 will not form part of the redevelopment of the site, it is agreed that there may be opportunities within the area that should not be ruled out.</p> <p><b>Changes to the masterplan:</b> Include Area 5 within the masterplan and include description of the area.</p>
<p>Historic England comment that there is a variation in the site boundary definition e.g. eastern boundary to Area 4 as shown on p3 vs p9. (why is the existing walk along the west side of the leat excluded?). Inclusion of Cheese Market and surrounding public realm enhancements as shown on</p>	<p>1</p>	<p>It is accepted that there is currently some discrepancy between the boundary for some of the areas as depicted by the coloured shading on the Areas Plan, and the boundary of some of the areas as depicted by the dotted line on this same plan. The dotted site boundary line will therefore be deleted.</p> <p>The Cheese Market is within Area 1 and is referred to within “Site and Surroundings” section which describes how each area looks currently. The indicative masterplan shows how the Cheese Market can be enhanced in the future as part of the overall development.</p> <p><b>Changes to the masterplan:</b> Delete boundary line from Areas Plan.</p>

p9 but not included in definition of the 5 Areas.		
Will the potential for filled ground/contamination affect viability of the site?	1	<p>Ground conditions will be a factor in the assessment of viability of development proposals as they emerge. The Council has previously obtained funding from government to address abnormal ground conditions in support of achieving viable development scheme within the main car park site. Abnormal ground conditions, including the presence of potentially contaminative material across the site remains a factor that will affect development viability and will need to be addressed in whatever proposals come forward.</p> <p><b>Changes to the masterplan:</b> No change.</p>
Detailed assessments should not be left until the planning application stage.	1	<p>The concerns are noted. However, it should be noted that strategic level assessments were carried out to support the allocation of the site through the South Wiltshire Core Strategy and Wiltshire Core Strategy. This masterplan stage is intentionally high level such that the quantity and type of uses to be delivered in parts of the site (such as Area 3) are not specified, and therefore detailed assessments cannot be carried out. For the green corridor, the council are working proactively with the Environment Agency and other stakeholders to ensure that there is an evidence led strategy for how this part of the site will be delivered.</p> <p><b>Changes to the masterplan:</b> No change.</p>
Development of the site must be subject to Environmental Impact Assessment.	1	<p>Parts of the development may require Environment Impact Assessment (EIA). The need for EIA will be determined through EIA screening for each of the phased elements of the development.</p> <p><b>Changes to the masterplan:</b> For clarity, a checklist of required supporting documents and reports has been included in the masterplan, which includes EIA (where required).</p>
Historic England comment that the development principles are quite prescriptive but at the same time there is a desire to be flexible to shifting market	1	<p>The comments are noted. Section 6 “Character Area based principles” will be amended to provide design criteria to provide the safeguards necessary to protect the special and unique qualities of this site and the surrounding area; and to provide sufficient design guidance to control and shape new development. These amendments have been informed by the City of Salisbury Conservation Area Appraisal and Management Plan 2014.</p> <p><b>Changes to master plan</b></p>

<p>conditions. To what extent are the principles solidly based on a definitive understanding and enhancement of the enduring historic character and essential functionality of the area and to what extent might they be notional ideas which can be sacrificed in the face of an of-the-moment commercial market-led scheme. Some sense of an Essential/ Desirable hierarchy might be useful.</p>		<p>Section 6 to be amended as per above paragraph.</p>
<p>Historic England comment that the impression of the document is that it is trying to be detailed and broad in equal measure which generates uncertainty. Detail needs to be backed up by more evidence proportionate to the level of detail desired. Generality requires stepping back from the graphic prescriptiveness but there would still be sense in making the Principles and desired Outcomes as clear and assertive as possible.</p>	<p>1</p>	<p>The masterplan sets out development principles and design parameters, but it is a guiding document and flexibility is at its key; it is not accepted that it is prescriptive. Any development will be the subject of a planning application which will be subject of further public consultation where the influence of the Masterplan will be apparent.</p> <p><b>Changes to the masterplan:</b> No change.</p>

Will existing residents and businesses be evicted?	3	<p>There will be no evictions. No specific regeneration plans affecting residents in The Maltings are being developed at this time. When plans are developed that have implications for residents they will be consulted upon at that time. This masterplan seeks to establish an overall framework for regeneration in The Maltings area rather than identify specific proposals. Any business locations required to deliver regeneration proposals will be negotiated between the landlord(s) and their tenant(s). Lease agreements may contain provisions that allow for the landlord to obtain possession under specific circumstances such as to enable the delivery of redevelopment proposals. It is generally in the interests of landlords to work with their tenant businesses to find alternative locations in the event of redevelopment and the Council will work with the developers to facilitate this.</p> <p><b>Changes to the masterplan:</b> No change.</p>
The masterplan is too focussed on visitors, with not enough consideration for residents.	5	<p>The concerns are noted, but it is disagreed that this is the case. The masterplan provides the framework for the delivery of a wide range of benefits to a broad spectrum of the community, including residents, businesses and visitors alike.</p> <p><b>Changes to the masterplan:</b> No change.</p>
Have alternative options for the development of the site been considered?	2	<p>The redevelopment of The Maltings and Central Car Park has been a long-standing policy aspiration that has been tested over a number of years through various proposals, such as those prepared by Salisbury District Council and the former developers Stanhope. The masterplan has been further reassessed in light of current market trends and emerging evidence relating to flood risk in the city centre.</p> <p><b>Changes to the masterplan:</b> No change.</p>
The masterplan should cross refer to the current Phase 1 library application.	1	<p>It would not be appropriate for the masterplan to refer to a current planning application, which may change, thus leaving the masterplan out of date.</p> <p><b>Changes to the masterplan:</b> No change.</p>
Objection to the Phase 1 application having been	1	<p>The council has been working constructively with the developers of the former British Heart Foundation block and acknowledges that the ideal scenario would have been to have an endorsed masterplan in place before the planning</p>

prepared before a masterplan is endorsed.		<p>application was submitted. However, the process has had to be accelerated as a consequence of external funding streams which required that the planning application be submitted by the end of 2018, to ensure time limits for spending on enabling the first phases of the development to take place could be met.</p> <p><b>Changes to the masterplan:</b> No change.</p>
How will the development address the Air Quality Management Area that includes the site?	6	<p>The masterplan has been prepared responding the site's location within an Air Quality Management Area and includes a number of measures which should help to address air quality in the city centre. This includes an overall reduction in space for car parking, working within the council's strategy to encourage visitors to better utilise the city's Park and Ride infrastructure. Additionally, the broad layout of the site includes the creation of a green corridor to improve pedestrian and cycle access through the site and beyond.</p> <p><b>Changes to the masterplan:</b> Add this objective clearly to Highways and Transportation development principles of the masterplan.</p>
<b>Theme 2: Salisbury Library / Market Walk</b>		
<b>Issue raised</b>	<b>No. times raised</b>	<b>Wiltshire Council response</b>
Objection to the relocation of Salisbury Library and its services.	71	<p>Concerns about the relocation of the library are noted. However, the need to ensure continuity of library provision within the city centre whilst the long-planned regeneration of The Maltings and Central Car Park takes place necessitates the relocation of the library to a new location nearby. The existing library building cannot be redeveloped with the library service in-situ.</p> <p><b>Changes to the masterplan:</b> No change.</p>
Objection to the relocation of the Young Gallery/ concern it will be lost.	27	<p>Concerns about the relocation of the Young Gallery are noted, and the Council are committed to successful relocation of gallery space within the Cultural Quarter. For the reasons stated above the gallery space within the existing library cannot remain in situ whilst the redevelopment of Market Walk takes place.</p> <p><b>Changes to the masterplan:</b> No change.</p>

Preference for an integrated library and art gallery.	4	<p>The comments are noted. Wiltshire Council is committed to delivering a new library and gallery space within the Cultural Quarter and recognise there are benefits to having these uses in close proximity. Until proposals are brought forward it is not possible to say whether the library and gallery in the same building, however it is anticipated in any event the uses will be provided within a reasonable proximity of each other, within the Cultural Quarter.</p> <p><b>Changes to the masterplan:</b> No change.</p>
Support proposals for improved facilities for Salisbury Library and the Young Gallery.	4	<p>Support is noted.</p> <p><b>Changes to the masterplan:</b> No change.</p>
Concern about the uncertainty surrounding the new library/Young Gallery being temporary.	31	<p>There are plans in development for a significant improvement to the city's Cultural Quarter that will provide space for a new library and art gallery as part of the overall scheme. This will provide a new permanent home for these two important city centre facilities. In the meantime, the library will be in a new, fit for purpose space in the heart of the city. Gallery space will also be found a new temporary home in the city centre.</p> <p><b>Changes to the masterplan:</b> No change.</p>
Concern that the proposed location for the temporary library may be too small.	26	<p>The plans for a new library building originally proposed by planning application 18/11957/FUL have been amended following further discussion between the Council and the applicants. Plans have been resubmitted which show a far larger floor area proposed for the library. The floorspace now proposed exceeds the ground floor space of the existing library. The Council is working closely with library services to ensure the current service provision can be delivered within the new accommodation provided. This new accommodation will be modern and fit for purpose.</p> <p><b>Changes to the masterplan:</b> No change.</p>
Is that library relocation driven and justified in planning and place making terms?	1	<p>Yes. The masterplan sets out a site wide strategy to the redevelopment of the site that will bring tangible benefits to people who live, work and visit Salisbury.</p> <p><b>Changes to the masterplan:</b></p>

		No change.
The project was initially focussed on retail development in Salisbury. Without this need, the rationale for the covered arcade into The Maltings is called into question.	1	The commercial elements of the new Market Walk arcade will be determined by the private sector, this walkway is a key route between the Market Place / Cheese Market and the Maltings and active ground floor uses including retail and restaurants will form an important element in the overall development mix but it will be for the market to determine the specific occupier mix within the scheme.  <b>Changes to the masterplan:</b> No change.
Object to new library building being in private ownership. Concern for long term certainty and viability.	8	The nature of the interest to be held by Wiltshire Council in the new library building is under negotiation but may involve the Council taking a lease of this space. Security of tenure and continuity of service provision will be protected as part of these negotiations.  <b>Changes to the masterplan:</b> No change.
Request to know where money from sale of existing library is going.	2	The redevelopment of the existing library/Market Walk is part of a wider scheme for the site, intended to promote economic regeneration within Salisbury city centre. The council has not decided to sell the building.  <b>Changes to the masterplan:</b> No change.
Request that Wiltshire Council purchase the new library building.	2	Noted.  <b>Changes to the masterplan:</b> No change.
Uncertainty under Section 5 of the masterplan which implies the library is a 'possible' use relying on 'commercial viability'.	1	The council is committed to the delivery of a new library and this is not subject to a commercial viability test. The council will take cost into consideration in its analysis of the options available for the provision of a new library in Salisbury in order to ensure best value for money in delivering the strategic objectives of the scheme.  <b>Changes to the masterplan:</b> Text under the 'Uses' section will be amended to clarify that delivery of the new library is not subject to any commercial viability test.



The new library should be accessible for disabled people.	1	<p>It is agreed that the proposed new library should be accessible, and the development will take place in accordance with nationally set standards for disabled and mobility impaired access. The temporary location fronting Fisherton Street is in a very accessible location within the city centre in an outward facing location fronting both Fisherton Street and The Maltings/Cultural Quarter. It is close to bus stops on Fisherton Street approximately 200m walking distance from bus stands on Blue Boar Row, and approximately 350m from bus stands on New Canal.</p> <p><b>Changes to the masterplan:</b> No change.</p>
Request that the new library includes a café.	2	<p>The masterplan is intentionally high level and does not specify the design and layout of the new library. It does not preclude the development of an ancillary café as part of a new library, should this come forward as part of a scheme. The current Phase 1 application has been designed to accommodate library services on the ground floor, with hotel accommodation above. It is unknown if there would be residual space for café facilities in addition to library services on the ground floor. The site is within the city centre, in close proximity to a number of existing cafés.</p> <p><b>Changes to the masterplan:</b> No change.</p>
The library would make a good space for a new Tourist Information Centre.	1	<p>Tourist Information services in Salisbury are run and managed by Salisbury City Council. There are no current plans for the service to move to The Maltings and Central Car Park site. The current Phase 1 application has been designed to accommodate library services on the ground floor, and it is unlikely that there would be residual space for Tourist Information services, in addition to library services.</p> <p><b>Changes to the masterplan:</b> No change.</p>
The new library should move to a new location above Tesco.	1	<p>The suggestion is noted.</p> <p><b>Changes to the masterplan:</b> No change.</p>
Users of the existing gallery should be involved in the	1	<p>The Council are committed to successful relocation of gallery space within the Cultural Quarter and are committed to working with the community to ensure that the new location is entirely fit for purpose for the needs of gallery users.</p>

placement and design of the new facility.		<p><b>Changes to the masterplan:</b> No change.</p>
The masterplan implies there is only one access to Salisbury Library from Market Walk.	1	<p>It is agreed that the wording in the masterplan should be made clearer to reflect the dual access to the existing library.</p> <p><b>Changes to the masterplan:</b> Amend text under Area 1 – ‘Market Walk and The Maltings’ to be clearer that there are two points of access to the existing library.</p>
Objection to the redevelopment of Market Walk.	8	<p>The realignment and redevelopment of Market Walk will improve pedestrian movement and flow between the Market Square and The Maltings. This is a long-standing policy aspiration that has been publicly consulted on a number of times, including through the Wiltshire Core Strategy, the South Wiltshire Core Strategy and the Salisbury Vision.</p> <p><b>Changes to the masterplan:</b> No change.</p>
Support for the redevelopment of Market Walk	3	<p>Support is noted.</p> <p><b>Changes to the masterplan:</b> No change.</p>
Clarification requested on the location of, and practical implications of asbestos in the library building.	1	<p>The presence of asbestos within the building is a documented fact and the Council hold a report on the asbestos in the building that is available on request. Whilst it is correct that the asbestos presents no risk to public health providing it remains undisturbed, the presence of it in this building limits refurbishment options and will add significant cost to any major upgrade of the building. The Council’s preference is to remove all asbestos as part of a comprehensive redevelopment of this block to address this matter once and for all. Appropriate steps will be taken during construction to ensure that the asbestos removal works present no risk to public health. The additional burden that the removal of asbestos has upon project viability has been addressed by securing £6m of grant money to enable a viable scheme in this key regeneration site to be delivered.</p> <p><b>Changes to the masterplan:</b> No change.</p>

Concern that about the height and visual impact of the Phase 1 library/hotel application.	1	<p>The masterplan is intentionally high level, and in general does not specify detailed design criteria relating to height, scale and massing. Any subsequent planning applications, including the Phase 1 application that is currently under consideration, will be required to conform to relevant policies of the development plan, including Wiltshire Core Strategy CP22 (Salisbury Skyline) and CP57 (Ensuring High Quality Design and Place Shaping).</p> <p><b>Changes to the masterplan:</b> No change.</p>
Concern over impact of pile driving from Phase 1 library/hotel application.	1	<p>The masterplan is intentionally high level and in does not address construction matters in detail.</p> <p><b>Changes to the masterplan:</b></p>
Request for consultation with library staff.	2	<p>The recent consultation on the draft masterplan was open to anyone with an interest in the proposals. All comments received have been taken into consideration.</p> <p><b>Changes to the masterplan:</b> No change.</p>
The Young Gallery should be relocated in a prominent, ground floor location. Alternative locations suggested in the former British Heart Foundation building and the Playhouse.	3	<p>Concerns about the relocation of the Young Gallery are noted. The Council are committed to successful relocation of gallery space within the Cultural Quarter.</p> <p><b>Changes to the masterplan:</b> No change.</p>
If the library is demolished, how will the temporary closure of Market Walk be managed to avoid cutting off businesses in The Maltings?	1	<p>The detailed plans for this phase of development will be subject to a Construction and Environmental Management Plan which will detail how access will be maintained to ensure continued access to and from The Maltings during the construction stage.</p> <p><b>Changes to the masterplan:</b> Requirement for CEMP to be added to the MP.</p>
Clarification is sought on how the Market Walk	1	<p>The delivery of the Market Walk proposals is the subject of on-going commercial discussion between the Council and developer Nuveen, which both own interests in the block. The Council has secured BEIS Local Growth Funding</p>

<p>project will be funded or the relationship between Wiltshire Council and the hotel/library.</p>		<p>with the support of Swindon and Wiltshire Local Enterprise Partnership that it proposes to invest in the block to enable the development to be delivered. The remainder of the funding is expected to come from the private sector.</p> <p><b>Changes to the masterplan:</b> No change.</p>
<p>Is the developer receiving the existing library site as Wiltshire Council's contribution to the scheme? How much is that worth?</p>	1	<p>The details of these arrangements are subject to on-going discussions of a commercially sensitive nature. The Council will be seeking to ensure it achieves good value for the taxpayer in any deal, supporting economic growth in the city and maintaining service delivery.</p> <p><b>Changes to the masterplan:</b> No change.</p>
<p>How much of the funding from the Swindon and Wiltshire Local Enterprise Partnership (SWLEP) has been spent and how will the balance be utilised for the Market Walk works?</p>	1	<p>A proportion of the £6.1m of government grant has been spent on progressing the project but the majority remains available to be spent. It is anticipated that the bulk of this will be spent in Market Walk.</p> <p><b>Changes to the masterplan:</b> No change.</p>
<p>Who will pay for the relocation of the library and the fitting out of the space with new equipment?</p>	1	<p>The details of these arrangements are subject to on-going discussions of a commercially sensitive nature. The Council will be seeking to ensure it achieves good value for the taxpayer in any deal, supporting economic growth in the city and maintaining service delivery.</p> <p><b>Changes to the masterplan:</b> No change.</p>
<p>In the description of the Cultural Quarter, it is unclear if the reference to the relocated library is the temporary location or the permanent solution.</p>	1	<p>The masterplan indicates that the new library will be located within the Cultural Quarter.</p> <p><b>Changes to the masterplan:</b> No change.</p>

Unclear on page 26 which appears to relate to the current planning application, insofar as it relates to improvements to the pavement areas in front of the remodelled library and the United Reformed Church on Fisherton Street.	3	<p>The masterplan indicates that the new library will be located within the Cultural Quarter. The temporary location for the new library will be on the site of the former British Heart Foundation building.</p> <p><b>Changes to the masterplan:</b> Amend reference to 'remodelled library' to make clear that this relates to the temporary location for the library.</p>
Request for clarification on how will the permanent library be financed?	1	<p>The details of these arrangements are subject to on-going discussions of a commercially sensitive nature. The Council will be seeking to ensure it achieves good value for the taxpayer in any deal, supporting economic growth in the city and maintaining service delivery.</p> <p><b>Changes to the masterplan:</b> No change.</p>
Support for improvements to the Cheese Market.	1	<p>Noted</p> <p><b>Changes to the masterplan:</b> No change.</p>
Why is the riverside precinct at The Maltings shown as being redeveloped for no reason other than to offer a straight line between the Market Place and the Cultural Quarter?	1	<p>The masterplan identifies the potential for redevelopment of this block in the future but does not envisage early redevelopment as it is rightly identified as currently viable and vibrant. That may change in the future, and the masterplan offers the flexibility to respond.</p> <p><b>Changes to the masterplan:</b> No change.</p>
<b>Theme 3: Green and Blue Infrastructure</b>		
<b>Issue raised</b>	<b>No. times raised</b>	<b>Wiltshire Council response</b>

Support for the principle of green corridor	51	Support is noted.  <b>Changes to the masterplan:</b> No change.
Natural England supportive of aspiration to integrate the restoration of the (SSSI) river channels to favourable condition with the plans for the area for development and flood alleviation.	1	Support noted.  <b>Changes to the masterplan:</b> No change.
Natural England suggest the masterplan would benefit from bringing the green corridor to the fore as a key objective to a holistic development.	1	Noted, however the blue and green corridor is a key element of the broad development principles.  <b>Changes to the masterplan:</b> No change.
Natural England welcomes the recognition of the opportunity for achieving a favourable condition in the River Avon channel.	1	Support noted.  <b>Changes to the masterplan:</b> No change.
Natural England comment on the need to recreate longitudinal and lateral connectivity within the river channel. This can be addressed by a carefully designed integrated project.	1	Support noted. Wiltshire Council are working closely with statutory bodies to ensure that the emerging strategy for the delivery of the green corridor is appropriate.  <b>Changes to the masterplan:</b> No change.

<p>Natural England welcomes the aspiration to remove obstructive structure from the watercourse although note that this has not been included in the Character Area Based Development Principles for the areas.</p>	<p>1</p>	<p>Noted.</p> <p><b>Changes to the masterplan:</b> To review and amend Character Area Based Development Principles accordingly.</p>
<p>Natural England recommend combining the two separate sections: 'Ecology' (p18) and 'Ecology, Nature Conservation and Environmental Impact Assessment'(p22).</p>	<p>1</p>	<p>Agreed.</p> <p><b>Changes to the masterplan:</b> To combine these sections.</p>
<p>Natural England unclear about reference to 'River Avon SAC Conservation Plan'. Incorrect reference.</p>	<p>1</p>	<p>Noted.</p> <p><b>Changes to the masterplan:</b> Section on ecology amend as follows: A key aspiration for the development is improved habitat continuity throughout the site. The development will be delivered to meet the requirements of the <del>River Avon SAC Conservation Plan</del>. <u>River Avon SAC Conservation Objectives: Supplementary advice on conserving and restoring site features, the Strategic Framework for the Restoration of the River Avon and associated documents and the River Avon SAC Nutrient Management Plan.</u></p>
<p>Natural England note incorrect terminology used under the ecology section is also incorrect.</p>	<p>1</p>	<p>Noted.</p> <p><b>Changes to the masterplan:</b> Section on ecology amend as follows: With regards to the Habitat Regulations, the River Avon SAC <u>system</u> is currently considered to be in an 'unfavourable condition'. The redevelopment of The Maltings and Central Car Park site provides an opportunity for achieving a favourable condition for this stretch of the river and will contribute to restoring the SSSI and SAC to</p>



		<u>favourable condition and conservation status overall.</u> Development in ecologically sensitive parts of the site will be designed to ensure lighting effects on the river are minimal.
Natural England recommend that the ecology section should reflect a wider biodiversity objective to provide continuity of habitats through the whole site to benefit a wider suite of species (including bats and swifts) with scope to improve the habitat for urban generalists such as house martins.	1	Noted.  <b>Changes to the masterplan:</b> Add to second paragraph under ecology: Development in ecologically sensitive parts of the site will be designed to ensure lighting effects on the river are minimal. <u>A wider biodiversity objective to provide continuity of habitats through the whole site to benefit a wider suite of species such as bats and swifts should also be considered.</u>
Natural England advise that a Management Plan should be developed for all green spaces in Salisbury.	1	Noted. This is outside of the remit of the masterplan.  <b>Changes to the masterplan:</b> No change.
Natural England note that much of the existing site layout will be maintained by this plan and ask if the existing location for the coach park.	1	Noted. Public consultation in the past has clearly indicated that from the community's perspective this is the preferred location of the coach park.  <b>Changes to the masterplan:</b> No change.
Natural England support the recognition of the opportunity for greater public appreciation and	1	Supported noted.  <b>Changes to the masterplan:</b> No change.

engagement with the riverine environment.		
Natural England would welcome the opportunity to be involved in framing the environmental principles to secure beneficial outcomes for the river and the wider biodiversity presented by the opportunity for redevelopment of this area, and to also advise on the future option appraisal stage.	1	Noted. Wiltshire Council will continue to work with Natural England on the emerging strategy for the green corridor.  <b>Changes to the masterplan:</b> No change.
Support channel improvements to improve river capacity relating to flood risk alleviation.	13	Support is noted.  <b>Changes to the masterplan:</b> No change.
Support for the removal of water course structures.	1	Support is noted.  <b>Changes to the masterplan:</b> No change.
Request to know timing of reopened culvert.	1	The potential for reopening of the culvert is dependent on securing agreement with the landowners of the properties that are located above. There are plans at this stage to implement this part of the development, and the masterplan recognises that this is a potential longer-term aspiration.  <b>Changes to the masterplan:</b> No change.
The masterplan should include/recognise scope for	6	The suggestion is noted. The masterplan has been amended to support the potential of a sustainable energy scheme subject to agreement with all necessary parties

a water wheel at Bishops Mill.		<p><b>Changes to the masterplan:</b> The masterplan has been amended to support the potential of a sustainable energy scheme subject to agreement with all necessary parties.</p>
There is inconsistency between supporting power generation at Bishops Mill and reopening of the culvert.	1	<p>The masterplan supports the incorporation of onsite renewable energy generation that is appropriate to the setting.</p> <p><b>Changes to the masterplan:</b> Amend page 31 bullet 3 to – ‘The corridor of green infrastructure will greatly enhance the public realm and riverside experience, while providing opportunities for biodiversity gain. If possible, this will include opening up <u>or re-engineering</u> the culvert on the main River Avon channel at The Maltings’. <u>Page 34 point 7</u> amend to ‘Potential commercial redevelopment (only if market requires) and reopening <u>or re-engineering</u> of the culvert on the main River Avon channel’.</p> <hr/>
What impact will flood relief and changes to the structures and bank profiles have on ecology?	1	<p>The redevelopment of The Maltings and Central Car Park offers a one-off opportunity to reduce this risk by undertaking works on the three water courses that run through the area. This work is essential to support the long-term resilience of Salisbury and provide a safe environment within which to develop economic prosperity.</p> <p>At each stage, the development will incorporate Water Sensitive Urban Design (WSUD) and sustainable drainage principles, taking account of water quantity (flooding), water quality, (pollution), biodiversity (wildlife and plants) and amenity.</p> <p>Prior to being able to determine any applications, the masterplan will be subject to an appropriate assessment under Regulation 105 of the Habitats Regulations 2017 in order to take account of changes which have occurred in the baseline ecological situation since the Wiltshire Core Strategy was adopted. This will consider impacts on relevant European designated sites, in particular the River Avon SAC. It will also be supported by newly commissioned ecological surveys to inform this and other environmental impact assessments as necessary. Given its indicative nature, it is most likely the appropriate assessment would influence the manner and timing of works to the watercourses, rather than aspects of the layout but where changes are required these will be incorporated into the masterplan. The appropriate assessment and other environmental assessments will be made available to developers in order to ensure necessary mitigation measures are carried forward into the planning application stages. Ecological value therefore will be assessed but at a later stage in the planning process and the green corridor should have a positive impact on ecology.</p> <p><b>Changes to the masterplan:</b></p>

		No change.
Support for the provision of a pocket park	2	Support is noted.  <b>Changes to the masterplan:</b> No change.
How will the phasing of the green corridor work? The green corridor should be implemented earlier in the development timescale.	2	Indicative phasing is shown in the masterplan. Phasing of the green corridor will be delivered alongside phases 3 and 6 as land becomes available. The council are actively working with the Environment Agency on the strategy for delivering the green corridor. Much of this work will be dependent on securing enabling funding, which is not yet in place. However, the council are working to expedite the delivery if this critical phase of the development as soon as practicable.  <b>Changes to the masterplan:</b> No change.
If flood risk alleviation is critical, should built development be delayed until these works are completed?	1	Noted. The masterplan confirms that the flood alleviation work 'will be planned and delivered at an early phase of the development'.  <b>Changes to the masterplan:</b> No change.
The examples shown for the green corridor include a lot of hard landscaping / kiosks – clear areas for rewilding should be shown, e.g. dominating one side of the river. Potential conflict between public realm and biodiversity areas.	3	The photograph accompaniments are intended as examples to give a flavour of possible design approaches and are not indicative of any final scheme. The strategy for the delivery of the green corridor is to allow for rewilding along riverside stretches on the northern part of the site, with more urban public realm enhancements towards the southern end at The Maltings. The comments are noted, and it is agreed that some of the examples shown do not necessarily reflect that strategy. The masterplan confirms that the development of the site will be underpinned by green infrastructure that actively pursues opportunities to create biodiversity opportunities within the site. Innovative ways of creating corridors and opportunities for wildlife, along with amenity space for residents and visitors, will also be expected within the built urban form. This conflict should therefore be addressed.  <b>Changes to the masterplan:</b> Amend examples shown.

Concern about impact on wildlife from lighting.	2	<p>The masterplan is a high-level document which sets a broad framework for how green infrastructure and public realm enhancements in the riverside environment will be delivered. As set out in the WCS Development Template for the site, and reflected within the masterplan, development in ecologically sensitive parts of the site will be designed to ensure lighting effects on the river are minimal.</p> <p><b>Changes to the masterplan:</b> No change.</p>
There should be more prescriptive requirements for wildlife protection and enhancements – e.g. planning conditions	1	<p>Prior to being able to determine any applications, the masterplan will be subject to an appropriate assessment under Regulation 105 of the Habitats Regulations 2017 in order to take account of changes which have occurred in the baseline situation since the Wiltshire Core Strategy was adopted. This will consider impacts on relevant European designated sites, in particular the River Avon SAC. It will also be supported by newly commissioned ecological surveys to inform this and other environmental impact assessments as necessary. Given its indicative nature, it is most likely the appropriate assessment would influence the manner and timing of works to the watercourses, rather than aspects of the layout but where changes are required these will be incorporated into the masterplan. The appropriate assessment and other environmental assessments will be made available to developers in order to ensure necessary mitigation measures are carried forward into the planning application stages.</p> <p><b>Changes to the masterplan:</b> No change.</p>
Biodiversity in the watercourse should be enhanced.	1	<p>Agreed – the formation of the green corridor is being worked on with key input from ecological experts to ensure that major ecological benefits (such as opening up routes for migrating salmon through the northern sluice) can be achieved.</p> <p><b>Changes to the masterplan:</b> No change.</p>
Why do the Mill Stream and Summerlock Stream receive little focus in the masterplan?	2	<p>The masterplan proposes a broad strategy of improvements to the biodiversity and public realm potential along parts of the River Avon channels that pass through the site. Millstream and much of Summerlock Stream is outside of the boundary of the site. In addition, Millstream is bounded by many built structures that are outside of the control of the council. Where land is under the control of the council the masterplan has focus on this area.</p>

		<p><b>Changes to the masterplan:</b> No change.</p>
Public realm enhancements to the public realm along the Mill Stream need to be expedited.	1	<p>Noted.</p> <p><b>Changes to the masterplan:</b> No change.</p>
The riverside should be accessible, including places for people to stop and relax.	5	<p>The masterplan proposes a broad strategy of improvements to the biodiversity and public realm potential along parts of the River Avon channels that pass through the site, including potential spaces for people to dwell and appreciate the riverside environment.</p> <p><b>Changes to the masterplan:</b> No change.</p>
Request to widen the river for public enjoyment.	2	<p>The council are working with the Environment Agency and Natural England on how best to manage water through the site, in order to appropriately respond to flood risk and important biodiversity within the river. It is intended to deliver a new park based around existing watercourses and thereby create an even more pleasant walk / route towards town along the whole length of the main river channel.</p> <p><b>Changes to the masterplan:</b> No change.</p>
40m may not be enough to achieve objective of returning Avon to 'favourable' condition	1	<p>Noted. The 40m has been agreed with the environment agency for flood mitigation. Currently much of the river bank is hard surfacing and a 40m buffer would go some way in improving biodiversity and providing a new green corridor running through the site.</p> <p><b>Changes to the masterplan:</b> No change.</p>
Routes for migrating fish must not be interrupted	1	<p>Noted. There is no intention to interrupt routes for migrating fish.</p> <p><b>Changes to the masterplan:</b> No change.</p>

Salmon spawning areas must be protected.	1	The formation of the green corridor is being worked on with key input from ecological experts to ensure that major ecological benefits (such as opening up routes for migrating salmon through the northern sluice) can be achieved.  <b>Changes to the masterplan:</b> No change.
Request creation of river islands for wild fowl.	1	The formation of the green corridor is being worked on with key input from ecological experts to ensure that major ecological benefits (which could include creation of space suited to wild fowl) can be achieved.  <b>Changes to the masterplan:</b> No change.
Request that Millstream Approach be closed to traffic and included in green corridor instead.	1	Access to the coach park and trader's parking area is required to be taken from Millstream Approach.  <b>Changes to the masterplan:</b> No change.
Consideration should be given to reducing the tunnel into a series of bridges and shorter tunnel sections if the built area is to be demolished and enhanced.	1	Noted. The masterplan seeks to reveal the waterway wherever it is practicable.  <b>Changes to the masterplan:</b> No change.
Need to retain open space/leisure space at The Maltings/across bridge from Market Walk	2	Noted. There is no intention to reduce the amount of open / leisure space indeed open space across the whole masterplan area will increase. The intention of the masterplan is to deliver a new park based around existing watercourses and thereby create an even more pleasant walk / route towards town. This will include a playground.  <b>Changes to the masterplan:</b> Ensure that the masterplan reflects the continued provision and improvement of playground facilities.
The strategy for tree planting is too vague. The development should include plenty of trees.	10	The new park to be created around the existing watercourses will be landscape and include trees. The masterplan is a strategic document and more detail will be provided through any planning application.  <b>Changes to the masterplan:</b>



		No change.
All mature trees should be retained.	1	The masterplan requires that 'A strategy for tree planting will be agreed with the council at an early stage'. This should include a strategy for retaining as many trees as possible and if not retained they will be re-provided.  <b>Changes to the masterplan:</b> No change.
Publicly owned land should be kept in public ownership for tree planting / rewilding.	1	The intention of the masterplan is to deliver a new park based around existing watercourses and thereby create an even more pleasant walk / route towards town. The masterplan requires that the development of the site will be underpinned by green infrastructure that actively pursues opportunities to create biodiversity opportunities within the site. Innovative ways of creating corridors and opportunities for wildlife, along with amenity space for residents and visitors, will also be expected within the built urban form.  <b>Changes to the masterplan:</b> No change.
The council should appoint an arboricultural officer to look after new trees.	1	Noted. The council already have dedicated arboricultural officers.  <b>Changes to the masterplan:</b> No change.
Request for regular and discreet bins and dog bins	1	Noted. The masterplan sets out the strategy for a new development including its general layout, scale and other aspects that will need consideration for planning. The requirement for rubbish bins / dog bins is too detailed for this level of planning document and will be considered in more detail through any detailed design /planning application.  <b>Changes to the masterplan:</b> No change.
The Environment Agency have requested wording alterations on pages 15 and 16, relating to Flood Risk Reduction.	1	Agreed.  <b>Changes to the masterplan:</b> Wording alterations on pages 15 and 16, relating to Flood Risk Reduction.

The Environment Agency have requested wording alterations on page 17, relating to the Blue-Green Corridor	1	Agreed.  <b>Changes to the masterplan:</b> Wording alterations relating to the Blue-Green Corridor.
The Environment Agency have requested wording alterations on page 23, relating to Landscape, Open Space and Public Realm.	1	Agreed.  <b>Changes to the masterplan:</b> Wording alterations relating to Landscape, Open Space and Public Realm.
A larger/upgraded play area in the Green Corridor should be provided	4	The intention of the masterplan is to deliver a new park based around existing watercourses and re-provide the playground.  <b>Changes to the masterplan:</b> Clarify that the development will include retained/enhanced playground.
Support for the provision outdoor gym equipment	1	Support noted.  <b>Changes to the masterplan:</b> No change.
Could outdoor gym equipment also be provided at Victoria Park?	1	Noted, however this is outside of the remit of the masterplan.  <b>Changes to the masterplan:</b> No change.
There is a lack of assessment of the ecological value of the site.	5	Prior to being able to determine any applications, the masterplan will be subject to an appropriate assessment under Regulation 105 of the Habitats Regulations 2017 in order to take account of changes which have occurred in the baseline ecological situation since the Wiltshire Core Strategy was adopted. This will consider impacts on relevant European designated sites, in particular the River Avon SAC. It will also be supported by newly commissioned ecological surveys to inform this and other environmental impact assessments as necessary. Given its indicative nature, it is most likely the appropriate assessment would influence the manner and timing of works to the

		<p>watercourses, rather than aspects of the layout but where changes are required these will be incorporated into the masterplan. The appropriate assessment and other environmental assessments will be made available to developers in order to ensure necessary mitigation measures are carried forward into the planning application stages. Ecological value therefore will be assessed but at a later stage in the planning process. The requirement to assess environmental factors is detailed under the section on 'Energy efficiency and sustainability.</p> <p><b>Changes to the masterplan:</b> No change.</p>
The green corridor on the west side of the site is poorly located between sub-station and the railway line.	3	<p>Noted. The green corridor is indicative and aspirational in its intention to show areas that could be improved not only for pedestrian and cycles routes, but also for biodiversity gain – which could be achieved in this location.</p> <p><b>Changes to the masterplan:</b> No change.</p>
Parts of the green corridor are not achievable - e.g. Bridge Tap, private car park and access road	2	<p>Noted. The green corridor is indicative and aspirational in its intention to show areas that could be improved not only for pedestrian and cycles routes, but also for biodiversity gain – which could be achieved in this location.</p> <p><b>Changes to the masterplan:</b> No change.</p>
The existing vegetation on the railway embankment provides an important backdrop to the site but there is no reference to it. Is there is an opportunity to manage it in agreement with Network Rail to ensure it is maintained & enhanced into the future?	1	<p>Noted.</p> <p><b>Changes to the masterplan:</b> No change.</p>
Request more detailed assessment towards the different characteristics and	2	<p>Noted. Each phased area will be looked at separately when phases come forward through the planning application process. Each phase will need to consider in more detail the different characteristics and quality of the rivers when the phases come forward.</p>

qualities of the river channels through the site.		<b>Changes to the masterplan:</b> No change.
Request for involvement in the delivery of the green corridor.	1	The green corridor will be delivered as part of the flood alleviation scheme. The masterplan confirms that works related to the enhancement, management and maintenance of watercourses will be sought from developers, to be agreed with Wiltshire Council and the Environment Agency. There may be potential for voluntary groups to be involved in the delivery of certain aspects of the green corridor, such as rewilding projects.  <b>Changes to the masterplan:</b> Add reference to the potential for volunteer group involvement in the delivery of parts of the green corridor.
<b>Theme 4: Cultural Quarter</b>		
<b>Issue raised</b>	<b>No. times raised</b>	<b>Wiltshire Council response</b>
Support for the cultural quarter and improvements in this area.	11	Support is noted.  <b>Changes to the masterplan:</b> No change.
Disagree with need for a cultural quarter	3	Noted.  <b>Changes to the masterplan:</b> No change.
More detail is required on what role the Cultural Quarter will have.	4	This area will be the subject of further detailed plans which will be produced under the guidance of Wiltshire Creative. There will consultation on detailed plans before anything happens  <b>Changes to the masterplan:</b> No change.
Need to be realistic as to what can be fitted into the Cultural Quarter. The	1	Detailed space planning is being undertaken to identify what is feasible.  <b>Changes to the masterplan:</b>

Masterplan cites the Playhouse, City Hall, library, art gallery, cinema (possibly), storage space and hotel.		No change.
Salisbury too small to have a Cultural Quarter.	1	Salisbury has a thriving arts scene and an internationally renowned arts festival. The Playhouse in one of the only producing theatres in the South West. The community tell us they want to build on these strengths  <b>Changes to the masterplan:</b> No change.
The emerging Cultural Strategy should be used to inform the Cultural Quarter	2	Agree. This is being led by Wiltshire Creative.  <b>Changes to the masterplan:</b> No change.
The Cultural Quarter should include the United Reformed Church.	1	Noted. The United Reformed Church may benefit from its proximity to the Cultural Quarter, but it is not part of the masterplan area.  <b>Changes to the masterplan:</b> No change.
Request additional gallery space for local artists, touring exhibitions, outdoor/riverside exhibition space.	5	'Within the Cultural Quarter will be provision for a replacement library and art gallery'. Feasibility work is currently being undertaken to determine if a larger than existing gallery space can be accommodated in the cultural quarter.  <b>Changes to the masterplan:</b> No change.
Suggest creating space for National Gallery/British Museum collections.	1	'Within the Cultural Quarter will be provision for a replacement library and art gallery'. Feasibility work is currently being undertaken to determine if a larger than existing gallery space can be accommodated in the cultural quarter.  <b>Changes to the masterplan:</b> No change.

Do not want to lose Arts Centre as a creative arts venue.	2	Noted. The Arts Centre is outside the scope of the masterplan and Wiltshire Creative is responsible for the Arts Centre. We are not aware of plans to lose the Arts Centre.  <b>Changes to the masterplan:</b> No change.
The City Hall is a war memorial and should be treated with respect.	1	This is acknowledged and agreed.  <b>Changes to the masterplan:</b> The need to respect the War Memorial element of the City is Hall to be added to Masterplan
Support reopening Fisherton Street entrance to the City Hall.	4	Noted  <b>Changes to the masterplan:</b> No change.
Object to gateway to The Maltings from Fisherton Street - most visitors come from the central car park or from the market place.	1	Noted. The masterplan seeks to improve linkages throughout the city centre through improved public domain, wayfinding, arts and new commercial attractions. The links to Fisherton Street are seen as important for the long term viability of both the Maltings and the smaller independent traders in Fisherton Street.  <b>Changes to the masterplan:</b> No change.
Object to concept of gateway to Fisherton St - it is not a Chinese Quarter	1	This is an idea only. It has been a successful elsewhere and could be designed by local artists. It can add a sense of place and unique character. It is not an essential part of the masterplan.  <b>Changes to the masterplan:</b> No change.
The masterplan should focus on enhancing Salisbury's tourism pull, using the city's history.	2	Agree. A major element of the masterplan is to provide an improved visitor experience and encourage clear walking routes into the city.  <b>Changes to the masterplan:</b> No change.

Unclear how the operation of a shared bar/foyer between the Playhouse and City Hall will work operationally.	2	It is an option which can be explored to optimise the use of the spaces, improve commerciality and make efficiencies of scale. The division of takings would be an operational matter that would need to be resolved by the management of the facilities.  <b>Changes to the masterplan:</b> No change.
Object to shared bar area between City Hall and Playhouse as this would lead to clashes and a homogenous feel.	2	Noted. It is an opportunity identified in the masterplan but not an essential element. It will be for the Cultural Quarter Project to decide whether it is an opportunity worth taking forward.  <b>Changes to the masterplan:</b> No change.
Do the City Hall and Playhouse managers/funding bodies agree with the potential reopening to Fisherton Street and the shared foyer area?	1	In principle a sharing of facilities to optimise operational benefits is agreed. The details will need to be the result of the detailed work of the Cultural Quarter project being led by Wiltshire Creative.  <b>Changes to the masterplan:</b> No change.
Concern that focus of entertainment venues in one location will put pressure on highways routes at certain times of the day.	1	The masterplan seeks to extend transport choice. There are synergies in having several arts venues in close proximity, not least the ambience (vibe) that can be created.  <b>Changes to the masterplan:</b> No change.
Concern that focus of entertainment venues in one location will deprive other parts of the city from business (e.g. restaurants).	1	There are plans also to develop new attractions in the wider city to complement the masterplan which is but one element of a wider strategy.  <b>Changes to the masterplan:</b> No change.

<p>The City Hall must be fit-for-purpose with a good acoustics.</p>	<p>1</p>	<p>Agree. Work on the Cultural Quarter involves the management of the City Hall and relevant experts in this field.</p> <p><b>Changes to the masterplan:</b> No change.</p>
<p>Visibility of the Cultural Quarter from Fisherton Street will be poor as buildings continue to block it.</p>	<p>1</p>	<p>The masterplan provides flexibility and the potential for a new open plaza entrance from Fisherton Street to be delivered if that detailed planning, viability and delivery matters indicate that is the preferred option.</p> <p><b>Changes to the masterplan:</b> No change.</p>
<p>Unclear how development of the back gardens of the properties in Fisherton Street into the Cultural Quarter will take place.</p>	<p>2</p>	<p>This will only be delivered through agreement with landowners and through a comprehensive scheme for that area. It is a long-term objective of the masterplan but is not seen as essential or early. It is envisaged there may be short term enhancement through a smartening up of the walls and fences plus some planting and art. In the long term the Council would seek to work with owners to seek a comprehensive scheme to both enhance the appearance but also seek additional commercial opportunities for the owners.</p> <p><b>Changes to the masterplan:</b> No change.</p>
<p>Public realm enhancements to back land areas of commercial properties on Fisherton Street need to be expedited to ensure the success of the Cultural Quarter.</p>	<p>1</p>	<p>Noted.</p> <p><b>Changes to the masterplan:</b> No change.</p>
<p>Could private investment in the commercial and residential elements help to fund the cultural quarter?</p>	<p>1</p>	<p>Yes. Phase one and two are being funded largely by the private sector. Opportunities for the private sector to help deliver the Cultural Quarter is open and would be welcome.</p> <p><b>Changes to the masterplan:</b> No change.</p>



The interests of the Playhouse and City Hall must be protected (e.g. Access for equipment etc.)	1	Agreed. This is what the Cultural Quarter is aiming to do.  <b>Changes to the masterplan:</b> No change.
There should be engagement with local businesses on ambitions for cafes/outside drinking and dining, to ensure that there is enough demand rather than creating too much competition.	1	There have been numerous meetings with the business sector prior to the drafting of the masterplan, including the Fisherton Street Traders Association. They are supportive of the principle.  <b>Changes to the masterplan:</b> No change.
Support the principle of improvements to Priory Square	1	Noted.  <b>Changes to the masterplan:</b> No change.
Summerlock House should be replaced.	1	This is included as a potential opportunity within the masterplan and specifically the Cultural Quarter. Should the owners seek to redevelop in the future then the masterplan facilitates this.  <b>Changes to the masterplan:</b> No change.
<b><i>Theme 5: City Centre Leisure and Tourism Development</i></b>		
<b>Issue raised</b>	<b>No. times raised</b>	<b>Wiltshire Council response</b>
There is not considered to be a need for new hotel accommodation.	9	Tourism is a key part of Salisbury's economy, and there is documented evidence of need for additional hotel space in the city centre. It is recognised that there are historic and recent permissions for hotel uses in other city centre locations, there is no evidence to indicate these will be delivered within a reasonable timeframe and there remains a need for city centre hotel accommodation to support Salisbury's tourism economy.  <b>Changes to the masterplan:</b>

		Include additional text within 'Economic Growth' section which refers to documented evidence of need to support delivery of a hotel.
Support development of a hotel.	1	Noted  <b>Changes to the masterplan:</b> No change.
Question the need for hotel accommodation, when most tourists are day visitors. What will attract them overnight?	1	This aligns with the emerging themes in the evolving Recovery Plan that focus around the city's strengths as a visitor and leisure destination via the enhancement of existing attractions and the addition of new ones which encourage visitors to stay longer.  <b>Changes to the masterplan:</b> No change.
The new hotel should be located to the northern end of the site.	1	The developer has indicated in their supporting statement that the tourist attraction is based around the walkable core of the city around the Market Place and Cathedral Close. Close to shops, museums entertainments and food and drink.  <b>Changes to the masterplan:</b> No change.
The site should include a youth hostel	1	This use is compatible with the masterplan proposals.  <b>Changes to the masterplan:</b> No change.
Objection to development of a new cinema.	6	The potential to include a cinema as part of the mix within the Maltings and Central Car Park area reflects the Council's wish to support this location as a visitor destination and the acknowledged market interest there has been for this use within the city in recent years. There may be an opportunity to deliver a new, fit for purpose, multi-screen facility that will complement the other leisure and cultural uses both existing and planned within this part of the city. The existing Odeon cinema in Salisbury is within a historic building which presents a challenge in terms of delivering a modern cinematic experience.  <b>Changes to the masterplan:</b>

		No change.
Support for the development of a new cinema.	7	Support is noted.  <b>Changes to the masterplan:</b> No change.
Concern that Salisbury's existing Odeon cinema would be lost if a new cinema is built.	7	There are no current plans for the implementation of a new multiplex cinema on the Maltings site, but it would be a potentially attractive proposal. If such a proposal were to come forward the council would engage with stakeholders including the existing cinema's owner/operator with a view to maximising the variety and quality of the cinema offer in Salisbury.  <b>Changes to the masterplan:</b> No change.
The masterplan states that there would be a condition related to the retention of the exiting Odeon cinema. In planning terms, how can this be secured?	1	This is acknowledged. The Council will work with the owners of the existing Odeon to seek viable alternative uses, should it cease to operate as a cinema. This is outside of the scope of the masterplan.  <b>Changes to the masterplan:</b> Text amended to reflect that the Council will work with the owners of the existing Odeon to seek viable alternative uses, should it cease to operate as a cinema.
Request that a new cinema be built close to restaurants.	1	In the event that a new cinema proposal comes forward as part of The Maltings and Central Car Park, this would likely form part of the Commercial and Residential Core (Area 3), which is expected to also include a range of other food, drink and retail uses.  <b>Changes to the masterplan:</b> No change.
The existing Odeon would make a good Wiltshire History and Visitor Centre.	1	Comment noted.  <b>Changes to the masterplan:</b> No change.

Salisbury has enough entertainment venues/spaces.	4	<p>The masterplan identifies parts of the site for development of commercial/leisure uses but does not specify at this stage what these will be. The development of these parts of the site will be driven by market demand. Spaces for temporary entertainment/exhibition will also be incorporated within the outdoor public realm.</p> <p><b>Changes to the masterplan:</b> No change.</p>
The playhouse should be rebuilt.	1	<p>There are no plans for the Playhouse to be rebuilt.</p> <p><b>Changes to the masterplan:</b> No change.</p>
Support for the principle of providing more leisure opportunities / experiences	2	<p>Support is noted.</p> <p><b>Changes to the masterplan:</b> No change.</p>
Request activities for young people (e.g. rock climbing, trampoline, soft play, bowling, ice skating, laser gun, escape rooms, youth clubs).	7	<p>The masterplan identifies parts of the site for development of commercial/leisure uses but does not specify at this stage what these will be. The suggested uses are welcomed, and the Council will investigate further the scope for delivery of such uses within the site.</p> <p><b>Changes to the masterplan:</b> To add additional suggested uses to the masterplan.</p>
Request activities for retired people/adult education.	3	<p>The masterplan identifies parts of the site for development of commercial/leisure uses but does not specify at this stage what these will be. The suggestion is welcomed, and the Council will investigate this further.</p> <p><b>Changes to the masterplan:</b> To add additional suggested uses to the masterplan.</p>
Request space for people to socialise.	3	<p>There is scope within the site to provide a number of spaces and venues for people to socialise. This includes transformation of the riverside public realm along the green corridor.</p> <p><b>Changes to the masterplan:</b> No change.</p>

Objection to the development of restaurants and cafes, as Salisbury has enough.	3	<p>With the state of uncertainty in the market, the masterplan has been designed to be flexible to respond to market demands at the time of the planning application.</p> <p><b>Changes to the masterplan:</b> No change.</p>
Will new restaurants outside the core area be viable considering national contraction in casual dining?	1	<p>The masterplan is flexible over uses and is not promoting only food and drink. It will be down to the markets to decide if they consider investing in such outlets in Salisbury will be viable.</p> <p><b>Changes to the masterplan:</b> No change.</p>
Need to encourage top quality restaurants.	1	<p>The creation of an even better environment and more visitors to the city may encourage investment by such establishments.</p> <p><b>Changes to the masterplan:</b> No change.</p>
A new conference centre should be provided.	1	<p>This would be welcomed, and the masterplan cites this as a possible use. There would need to be a business case for the private sector to deliver this use. It remains a possibility but until now no such market demand has been forthcoming for such a development in the city</p> <p><b>Changes to the masterplan:</b> No change.</p>
Objection to development of a casino.	1	<p>Such uses are promoted as legitimate city centre uses by the Government in the NPPF (National Planning Policy Framework)</p> <p><b>Changes to the masterplan:</b> No change.</p>
<b>Theme 6: City Centre Retail Development</b>		

Issue raised	No. times raised	Wiltshire Council response
Objection to new retail development.	50	<p>The concerns about the prospects for new retail development are noted. The masterplan has been prepared as a direct consequence of the allocation of the site through the Wiltshire Core Strategy, which is a mixed-use allocation intended to deliver a combination of retail, leisure commercial and residential development. The WCS allocation was prepared several years ago, and sets a quantum of 40,000sqm of retail and leisure floorspace to be delivered. The masterplan has been prepared with recognition of recent and expected trends of uncertainty in the retail market and is intentionally not prescriptive about the quantum of end uses that will be delivered. This is intended to allow flexible development of the site to take place, in response to the most up to date market trends.</p> <p><b>Changes to the masterplan:</b> No change.</p>
Object to the city centre shifting westward.	3	<p>The masterplan is clear in that it seeks to enhance and compliment the city centre and not detract from it. It in no way proposes shifting the focus, but rather improving linkages and the environment and the offer available in Salisbury to attract more and longer visits.</p> <p><b>Changes to the masterplan:</b> No change.</p>
More employment opportunities are needed in the city.	1	<p>The concern is noted. The masterplan has been prepared with the intention of stimulating investment in Salisbury city centre and creating opportunities for economic activity and job creation.</p> <p><b>Changes to the masterplan:</b> No change.</p>
Objection to a franchise style retail development.	1	<p>The masterplan shows the parts of the site that will be developed for commercial/leisure uses but does not set a specific requirement for the type of commercial/leisure uses that will be delivered. The masterplan has been prepared with recognition of recent and expected trends of uncertainty in the retail market and is intentionally not prescriptive about the quantum of end uses that will be delivered. This is intended to allow flexible development of the site to take place, in response to the most up to date market trends.</p> <p><b>Changes to the masterplan:</b> No change.</p>

<p>Will the development include an anchor store?</p>	<p>1</p>	<p>It is acknowledged that WCS Core Policy 21 specifies that the redevelopment of The Maltings and Central Car Park site is to include an anchor store. However, the council recognise that the role of town centres has undergone significant changes in the past few years, which may have knock-on effects for the prospects of predominantly retail led schemes. Accordingly, the masterplan is embedded with flexibility to respond to market conditions at the time of a planning application, and a major anchor store may not feature as an essential component for any such proposals.</p> <p><b>Changes to the masterplan:</b> No change.</p>
<p>Funding should be reallocated to improve the existing city centre / regeneration of derelict properties.</p>	<p>24</p>	<p>Wiltshire Council acknowledge that there are a number of vacant and derelict properties in the city centre which would benefit from commercial uptake and regeneration. However, the role of this masterplan is to enable development of The Maltings and Central Car Park, which is a strategic site allocated by the Wiltshire Core Strategy. That said, there are a number of parallel projects that the Council is currently engaged with (Future High Streets Fund, and Salisbury Central Area Framework) which are looking at possible options for enabling regeneration of vacant and underutilised properties in the city centre. It is anticipated that the redevelopment of The Maltings and Central Car Park together with complementary regeneration of key properties in the city centre will provide a catalyst for wider economic recovery in the city.</p> <p><b>Changes to the masterplan:</b> No change.</p>
<p>Concern that the development will harm the economic vitality of other parts of the city / existing independent retailers.</p>	<p>17</p>	<p>The concerns about the potential impacts on existing retail areas are noted. However, the masterplan has been prepared with improvements to connectivity and circulation as a principle objective. For example, the masterplan seeks to enable an improved pedestrian flow to and from the site through an opened out and realigned Market Walk which will draw people to and from the site from the Market Square and the wider city. The masterplan is part of a wider strategy aimed at enhancing the whole of Salisbury as a unique place to visit and spend leisure time. An element of that is to work with the independent traders to enhance their trading through better wayfinding, street enhancements and events. As applications for phases of development come forward, an economic impact assessment may be required to test the potential impacts on the existing city centre economy.</p> <p><b>Changes to the masterplan:</b> No change.</p>

support improvements to Fisherton St	4	Support is noted.  <b>Changes to the masterplan:</b> No change.
Concern that regeneration of Fisherton Street will push rents up.	1	Generally, market rental rates are determined by the attractiveness of the location to retailers, depending on level of footfall, accessibility etc. The redevelopment of The Maltings and Central Car Park is intended to improve the city centre economy and business performance by increasing the number, diversity and length of visit of customers shopping in the area. Neighbouring landlords may take these factors into account when reviewing rents on their properties  <b>Changes to the masterplan:</b> No change.
Objection to the introduction of pop-up kiosks.	5	The masterplan indicates a number of locations where the introduction of kiosk style pop-up (short lease) retail units could add to vibrancy of the retail offer in the city centre and provide alternative spaces for small scale retailers. The masterplan does not prescribe detailed design criteria, but any future planning application will be required to conform to relevant policies of the development plan, including Wiltshire Core Strategy CP57 (Ensuring High Quality Design and Place Shaping).  <b>Changes to the masterplan:</b> No change.
Support for the introduction of pop-up kiosks.	1	Support is noted.  <b>Changes to the masterplan:</b> No change.
Suggestion that a new kiosk could be a good location for a new Tourist Information Centre.	1	Tourist Information services in Salisbury are run and managed by Salisbury City Council. There are no current plans for the service to move to kiosks within The Maltings and Central Car Park site.  <b>Changes to the masterplan:</b> No change.



Concern that the development may disrupt the operation of Salisbury's Charter Market.	7	<p>It is anticipated that the redevelopment of The Maltings and Central Car Park will improve the vitality of the city centre, which is expected to boost the local economy to existing retailers. The masterplan sets aside land adjoining the coach park for trader's parking.</p> <p><b>Changes to the masterplan:</b> No change.</p>
Pitch fees for market traders should be reduced.	2	<p>This is outside of the scope of the masterplan</p> <p><b>Changes to the masterplan:</b> No change.</p>
Request to know about plans the Charter Market from the Market Square to outside the City Centre.	1	<p>There are no such plans.</p> <p><b>Changes to the masterplan:</b> No change.</p>
Objection to the potential loss of Sainsburys.	5	<p>The future of Sainsbury's in the Maltings is a matter between them and their landlord. The masterplan encourages a comprehensive development that may see Sainsbury's relocate from its existing store potentially to another location within the site if that is commercially attractive to them.</p> <p><b>Changes to the masterplan:</b> No change.</p>
Sainsburys should stay to avoid Tesco having a city centre monopoly.	2	<p>The future of Sainsbury's in the Maltings is a matter between them and their landlord. The masterplan encourages a comprehensive development that may see Sainsbury's relocate from its existing store potentially to another location within the site if that is commercially attractive to them.</p> <p><b>Changes to the masterplan:</b> No change.</p>

Sainsburys must not relocate to Southampton Road/an edge of town location.	2	<p>The principle of retail development outside the city centre does not fall within the scope of the masterplan. Wiltshire Council will work with Sainsbury's to support their continued presence on The Maltings site, if the company wish to remain.</p> <p><b>Changes to the masterplan:</b> No change.</p>
Sainsburys should be redeveloped at ground level.	1	<p>The masterplan would allow for this.</p> <p><b>Changes to the masterplan:</b> No change.</p>
The masterplan does not comply with Core Policy 21 insofar as there is a need for a supermarket - should be expressly included.	1	<p>Noted. The masterplan is purposefully flexible to allow a range of commercial uses. It would not benefit from being any more specific and trying to second guess the market</p> <p><b>Changes to the masterplan:</b> No change.</p>
The masterplan needs to recognise that traditional grocery retail still has a low proportion of online sales.	1	<p>Agreed. The masterplan is built with flexibility, and the Council are keen to work to ensure the continued presence of a supermarket on the site.</p> <p><b>Changes to the masterplan:</b> No change.</p>
If Sainsburys is unlikely to be redeveloped soon, then the plan should consider the relationship of the existing site to what is existing.	1	<p>The masterplan is flexible and allows for a phased development in a manner that will allow regeneration around exiting uses and buildings for a period should that be necessary.</p> <p><b>Changes to the masterplan:</b> No change.</p>
More commentary is needed on the likelihood of Sainsbury relocating, and how this will be achieved	1	<p>The future plans for the Sainsbury store within the Maltings shopping centre is a matter for Sainsbury and its immediate landlord. The Council is supportive of the principle of the relocation of the store to another part of the site as part of a comprehensive scheme and remains open to discussions on how this may be achieved.</p> <p><b>Changes to the masterplan:</b></p>

		No change.
Wiltshire Council should reduce business rates.	8	Wiltshire Council has no control over the setting of business rates. Rateable Values are set by Central Government (the Valuation Office Agency).  <b>Changes to the masterplan:</b> No change.
Salisbury should have a Primark store.	1	Wiltshire Council cannot require specific retailers to come to Salisbury. The development of The Maltings and Central Car Park is intended to make Salisbury a more attractive investment proposition for range of potential viable uses and occupiers that may include Primark.  <b>Changes to the masterplan:</b> No change.
Wiltshire Council should buy land in the city centre to deliver space for small businesses.	1	Wiltshire Council is the freehold owner of a significant proportion of the site including the Central Car Park and Coach Park. The masterplan sets a framework for a range of possible uses on the site, which may include space for small businesses if there is a market for such a use. In addition, there are a number of parallel projects that the Council is currently engaged with (Future High Streets Fund, and Salisbury Central Area Framework) which are looking at possible options for enabling regeneration of vacant and underutilised properties in the city centre. Wiltshire Council will work closely with Salisbury City Council and other partners including the Business Improvement District to explore the possible options for creating new and converted spaces for small businesses. Wiltshire Council is expanding the Enterprise Centre at Salt Lane to accommodate more small businesses and encourage their growth.  <b>Changes to the masterplan:</b> No change.
Wiltshire Council should help to support independent businesses/ should include space for creative businesses.	15	Wiltshire Council is the freehold owner of a significant proportion of the site including the Central Car Park and Coach Park. The masterplan sets a framework for a range of possible uses on the site, which may include space for small businesses if there is a market for such a use. In addition, there are a number of parallel projects that the Council is currently engaged with (Future High Streets Fund, and Salisbury Central Area Framework) which are looking at possible options for enabling regeneration of vacant and underutilised properties in the city centre. Wiltshire Council will work closely with the Salisbury City Council and other partners including the Business Improvement District to explore the possible options for creating new and converted spaces for small businesses. It

		<p>is hoped that the Cultural Quarter will attract an additional artistic growth in Salisbury and that artisans, makers and independent traders can flourish. Wiltshire Council is expanding the Enterprise Centre at Salt Lane to accommodate more small businesses and encourage their growth.</p> <p><b>Changes to the masterplan:</b> No change.</p>
Concern about affordability of space for artists and craftspeople	2	<p>It is the intention that a wide range of commercial spaces will be created, to suit a range of business needs.</p> <p><b>Changes to the masterplan:</b> No change.</p>
Developers should pay into a fund to subsidise rents, to get the site off the ground.	1	<p>The Council will continue to work closely with the private sector to seek investment in the Maltings. Given the constraints on the site (e.g. flooding, ground conditions) and the difficult trading conditions of traditional high street uses is unlikely that the private sector will be in a position to support this.</p> <p><b>Changes to the masterplan:</b> No change.</p>
What evidence is there that 'quality' shops would be attracted?	1	<p>There is much uncertainty within the traditional high street retailers and there can be no certainty over investment in Salisbury. There have been approaches for retail space in the recent past by national retailers. This uncertainty highlights why the masterplan is deliberately flexible and open to a wide range of city centre uses.</p> <p><b>Changes to the masterplan:</b> No change.</p>
The masterplan should commit to leasing to ethical/low waste retailers		<p>This is outside of the scope of the masterplan.</p> <p><b>Changes to the masterplan:</b> No change.</p>
Why will shoppers come to Salisbury when they could go to Southampton?	1	<p>Evidence gathered by Springboard on behalf of Salisbury Business Improvement District counts around 200,000 visitors weekly who opt to visit Salisbury over any other settlement, despite the impacts of the incidents which took place in 2018. Salisbury has many assets including its heritage, rivers, facilities, arts and open spaces. It offers a different experience from Southampton and the masterplan seeks to further differentiate and improve the city's offer.</p>

		<p><b>Changes to the masterplan:</b> No change.</p>
Why are there commercial bins situated permanently in Fish Row/Butcher Row?	1	<p>While this is outside of the scope of the masterplan, they serve the local businesses who operate in that area.</p> <p><b>Changes to the masterplan:</b> No change.</p>
Why isn't commercial waste collected overnight 7 days a week?	1	<p>This is not relevant to the masterplan</p> <p><b>Changes to the masterplan:</b> No change.</p>
How much of any future retail growth can and will be accommodated through re-lets of existing properties or new space created elsewhere?	1	<p>Any redevelopment will require some existing businesses to relocate. For example, as part of the phase one scheme the Gym in Market Walk will relocate to the new library/hotel building in the former BHF building. The process is usually one of agreement and contracts between developer and leasee and is a private commercial arrangement.</p> <p><b>Changes to the masterplan:</b> No change.</p>
The example on page 30 refers to 'shops, restaurants and bars' but this is unrealistic and should be amended to avoid confusion.	1	<p>The caption says 'including' and the masterplan is explicit in stating what uses would be acceptable.</p> <p><b>Changes to the masterplan:</b> No change.</p>
Unclear where evidence of need for kiosks has come from.	1	<p>The evidence is the need to redress the falling footfall in Salisbury (down some 16% since 2018) through creation of a vibrant, interesting environment. In many cites the use of kiosks in public spaces has added immensely to their vibrancy (see Winter Gardens in Bournemouth).</p> <p><b>Changes to the masterplan:</b> No change.</p>

Kiosks tends to be seasonal.	1	This is noted. Kiosks could, for example, be let on a 6 monthly basis to allow churn from summer uses to winter uses.  <b>Changes to the masterplan:</b> No change.
Kiosks should be focused around coach park and The Maltings	1	Agreed.  <b>Changes to the masterplan:</b> No change.
It is unclear what the intention is for the existing precinct in The Maltings. Will this be refurbished or redeveloped?	1	The masterplan identifies the main area of the Maltings initially for physical enhancement. It does identify the potential for redevelopment in the future should plans which are for the wider benefit of the city brought forward.  <b>Changes to the masterplan:</b> No change.
<b>Theme 7: City centre housing development</b>		
<b>Issue raised</b>	<b>No. times raised</b>	<b>Wiltshire Council response</b>
Support provision for affordable homes.	3	Support is noted.  <b>Changes to the masterplan:</b> No change.
Need to develop more residential / affordable housing	4	The Wiltshire Core Strategy makes provision for around 200 homes on the site to including 40% affordable. However the masterplan has also been drafted flexibly to accommodate both residential and commercial uses so more residential could be delivered if the market appetite exists for it.  <b>Changes to the masterplan:</b> No change.
Object to new residential housing development	1	Noted.

		<p><b>Changes to the masterplan:</b> No change.</p>
Concern that affordable homes will not remain affordable.	1	<p>Wherever possible S106 agreements, that secure affordable housing, already require that affordable housing is provided in perpetuity.</p> <p><b>Changes to the masterplan:</b> No change.</p>
Request no development of retirement accommodation	4	<p>Retirement accommodation is not specifically mentioned in the masterplan.</p> <p><b>Changes to the masterplan:</b> No change.</p>
Where will new young people moving in, work?	2	<p>The economic growth opportunities in south Wiltshire are based around the service and tourism sectors as well as life sciences at Porton Down and Aerospace at Boscombe Down. The council is working hard with all parties to grow these opportunities and to tailor training and skills to the growth sectors</p> <p><b>Changes to the masterplan:</b> No change.</p>
Where do the young low wage earners live?	1	<p>Evidence shows that many live at home with their parents for extended periods or leave to attend university not to return. 40% of new housing will need to be affordable to provide young people an opportunity to have their own home.</p> <p><b>Changes to the masterplan:</b> No change.</p>
Have heard that new residential flats will have no kitchens.	1	<p>This is incorrect.</p> <p><b>Changes to the masterplan:</b> No change.</p>
What is meant here by high density, in terms of units per	2	<p>This will be a matter for the detailed application stage, taking account the national guidance that the most efficient use of land will be delivered in sustainable locations. It is envisaged in the masterplan that there will be opportunity</p>

hectare? Concern that housing would be too dense		<p>for a mixture 3 or 4 stories of apartments within the two main development blocks identified. All homes will be to national building regulations standards. Making the most efficient use of Brownfield Land is a national planning policy.</p> <p><b>Changes to the masterplan:</b> No change.</p>
There is a case for increasing residential development instead of commercial development	1	<p>The need to meet local demand for homes and deliver a commercially viable scheme. This is in the masterplan as an option, but it is flexible and should more commercially orientated, city centre appropriate uses come forward then the plan allows for change.</p> <p><b>Changes to the masterplan:</b> No change.</p>
Concern that creation of a vibrant night time economy / Playhouse & City Hall uses would conflict with new residential development.	4	<p>The masterplan includes provision for the delivery of residential development within a sustainable city centre location. Through subsequent planning applications, detailed design and layout will ensure that proximity of residential and venues serving the night time economy, mechanical plant, delivery and servicing areas, etc. are appropriately located and managed to ensure potential conflicts between these uses are minimised.</p> <p><b>Changes to the masterplan:</b> No change.</p>
Not enough analysis to consider the capacity, mix and tenures that could be delivered.	1	<p>The council's Strategic Housing Market Assessment analyses needs in the way described and has been used to identify the type of homes needed. This is reflected by Policy in the Core Strategy. The masterplan is in accordance with this and National Planning Policy.</p> <p><b>Changes to the masterplan:</b> No change.</p>
How will the desire for units to be aimed at "young professionals"?	1	<p>This can be encouraged but not insisted on. It will be encouraged by the size, tenure and affordability of units and the location near the vibrant centre of Salisbury.</p> <p><b>Changes to the masterplan:</b> No change.</p>



<b>Theme 8: Design and materials</b>		
<b>Issue raised</b>	<b>No. times raised</b>	<b>Wiltshire Council response</b>
Must ensure high quality design and materials are used throughout.	10	<p>The masterplan is intentionally high level, and in general does not specify detailed design criteria at this stage. Subsequent planning applications will be required to conform to relevant policies of the development plan, including Wiltshire Core Strategy CP57 (Ensuring High Quality Design and Place Shaping).</p> <p><b>Changes to the masterplan:</b> No change.</p>
The city's heritage assets must be protected and enhanced.	12	<p>The need to preserve and enhance heritage assets and historic setting of Salisbury is acknowledged and has been enhanced in the document through explicit identification of important features of the townscape from the Conservation Area Appraisal.</p> <p><b>Changes to the masterplan:</b> Section 6 amended to include detailed criteria from the Salisbury Conservation Area Appraisal</p>
Salisbury needs to retain its individuality.	1	<p>Agreed. The masterplan promotes design solutions which reflect the unique character of the city. It is accepted the original masterplan document was a little light on this detail.</p> <p><b>Changes to the masterplan:</b> The design criteria and important features around the site which present opportunities and require sensitive design solutions, will be expanded on in the revised masterplan</p>
Objection to the modern examples that are shown in the masterplan.	1	<p>The photograph accompaniments are intended as examples to give a flavour of possible design approaches and are not indicative of any final scheme. Subsequent planning applications will be required to conform to relevant policies of the development plan, including Wiltshire Core Strategy CP57 (Ensuring High Quality Design and Place Shaping). There will be further opportunities to comment on detailed design proposals through this process.</p> <p><b>Changes to the masterplan:</b> No change.</p>

New buildings should be traditionally designed.	2	<p>It is an option, but care must be taken not to repeat mistakes of the past and deliver a poor pastiche of the historic building in Salisbury (see exiting British Heart Foundation Building and Sainsbury's). The key goal should be excellence in design and not limiting the potential outcomes.</p> <p><b>Changes to the masterplan:</b> No change.</p>
Design should be contemporary, not imitation old buildings.	2	<p>The masterplan promotes a design approach to reflect the unique character of the city. It is accepted the original masterplan document was a little light on this detail.</p> <p><b>Changes to the masterplan:</b> The design criteria and important features around the site which present opportunities and require sensitive design solutions, will be expanded on in the revised Masterplan</p>
A condition should be required for inclusion of swift bricks.	2	<p>The comments are noted. After discussion with the developers of the Phase 1 library application, it the proposals have been amended to incorporate swift bricks as part of the design. There is scope to incorporate further installation of swift bricks through the latter stages of development. The masterplan is not the correct vehicle to introduce planning conditions, although there is scope to introduce new text to the masterplan to reflect the intention.</p> <p><b>Changes to the masterplan:</b> To add text to refer to inclusion of swift bricks in new development.</p>
the redevelopment of the Maltings should pay homage to Fisherton's history	2	<p>Agree.</p> <p><b>Changes to the masterplan:</b> The appropriate marking of the history of the site will be encouraged through an amendment in the masterplan.</p>
Salisbury needs stricter rules on shops signs / design guide	1	<p>The eclectic nature of Fisherton Street defines in character. There is no wish to sanitise it. The existing Salisbury Shopfront Guide is appropriate for this. There is a wider project which is looking at curation of some of the historic shopfronts, but this does not form part of the masterplan project.</p> <p><b>Changes to the masterplan:</b> No change.</p>

Request for improvements to Sue Ryder shop	1	<p>The masterplan seeks to improve the experience for all but does not specify what should happen to individual occupiers. It is ultimately a question for the individual charity if they wish to invest in improvement of their shop.</p> <p><b>Changes to the masterplan:</b> No change.</p>
First impression of Salisbury from surrounding roads is poor (litter, weeds)	1	<p>The regeneration of the Maltings and Central Car Park is part of a wider package of measures aimed at raising the quality of the experience of visiting Salisbury.</p> <p><b>Changes to the masterplan:</b> No change.</p>
Request public art, e.g. statues, sculptures, partially submerged public art in the river	3	<p>The masterplan already promotes and encourages public art including the suggestion of dedicated locations. Installations in the water would need to be carefully considered on ecological grounds. Enhancing the setting of the River Avon as the focal point feature of the regeneration scheme is at the masterplans core.</p> <p><b>Changes to the masterplan:</b> No change.</p>
The masterplan should not indicate where public art should be located. Outmoded view of public art as objects to be dropped into open spaces, when public art can take many forms and be delivered in many ways on a permanent or temporary basis.	1	<p>The masterplan sets out that public art should be provided in key node locations to provide interest and wayfinding opportunities through the site. This should include as part of building fabric, design, and street furniture. However, a specific location for a piece of art has been identified between the Cultural Quarter and The Maltings in close proximity to one of the most prominent locations associated with the nerve agent incident in 2018. This in intended to symbolise the city's resilience.</p> <p><b>Changes to the masterplan:</b> No change.</p>
Request for varied height seating, for elderly people.	1	<p>Agreed. The masterplan must promote equal access and enjoyment for all.</p> <p><b>Changes to the masterplan:</b> Add to the masterplan</p>

Concern that the Phase 1 library and hotel application design is inappropriate to the area.	2	<p>The application has been amended and is subject to the planning application process which is separate from this. The masterplan provides a wider context of the planning application and the overall long term benefits it could help deliver.</p> <p><b>Changes to the masterplan:</b> No change.</p>
Request for the development of the site to look 'up market'.	1	<p>The masterplan promotes the physical enhancement of the area while maintaining maximum flexibility for end users. Ultimately the market will decide how the buildings will be used in a viable manner. The masterplan seeks to secure an exciting and appropriate new development irrespective of uses.</p> <p><b>Changes to the masterplan:</b> No change.</p>
Development should enable glimpses of features of interest including the United Reformed Church and the Cathedral.	2	<p>Agreed</p> <p><b>Changes to the masterplan:</b> The design criteria and important features around the site which present opportunities and require sensitive design solutions, will be expanded on in the revised Masterplan</p>
There is a lack of assessment of the views in and out of the site.	2	<p>The masterplan site has been subject of many assessments which informed the current proposals. It was not considered to have long descriptive passages in the masterplan but to rather keep it concise and show what is proposed. It is accepted that the masterplan could benefit from additional design guidance describing the important views.</p> <p><b>Changes to the masterplan:</b> Assessing impact and safeguarding of Important views to be added.</p>
The new library should have large windows to appreciate UFC and Infirmary building.	1	<p>Noted. The application has been amended and is subject to the planning application process which is separate from this.</p> <p><b>Changes to the masterplan:</b> No change.</p>

Wide pavements outside new library should be used for public open space.	1	<p>Agreed</p> <p><b>Changes to the masterplan:</b> The design criteria and important features around the site which present opportunities and require sensitive design solutions, will be expanded on in the revised Masterplan</p>
Concern that the approach to the city centre from the railway station is in a poor condition.	1	<p>Improvements to the appearance of Salisbury rail station and its surrounding area are the subject of a separate project, which is seeking to enhance this important entrance into Town. It is outside the scope of this masterplan</p> <p><b>Changes to the masterplan:</b> No change.</p>
Concern that the development will spoil the character of Fisherton Street.	2	<p>It is accepted the Original masterplan document was a little light on this detail</p> <p><b>Changes to the masterplan:</b> The design criteria and important features around the site which present opportunities and require sensitive design solutions, will be expanded on in the revised masterplan</p>
Will phases of development be built out by a single or different developer? How will legible consistency be maintained?	1	<p>That is the purpose of the masterplan to set a single framework for the site which will ensure that development will be a coherent whole. However, it is not considered that all the phases need to same design treatment. That can lead to bland solutions and Salisbury is characterised by an eclectic townscape.</p> <p><b>Changes to the masterplan:</b> The design criteria and important features around the site which present opportunities and require sensitive design solutions, will be expanded on in the revised masterplan</p>
Architect/Designer retention clauses could be used to maintain design quality.	1	<p>Noted.</p> <p><b>Changes to the masterplan:</b> No change.</p>
Independent design reviews should be mandatory for this scheme.	2	<p>There is no legislation for making these mandatory. The Councils process is to have in-house urban designers and conservation specialists</p> <p><b>Changes to the masterplan:</b></p>

		No change.
Design codes and guidance should be set out in this document.	2	<p>The document is a masterplan and not a detailed planning application. Hence the need to provide an overall concept and framework while allowing flexibility. It is accepted the original masterplan document was too light on design details</p> <p><b>Changes to the masterplan:</b> The design criteria and important features around the site which present opportunities and require sensitive design solutions, will be expanded on in the revised masterplan</p>
The masterplan does not include enough context and townscape character analysis to inform design principles.	8	<p>Disagree. The masterplan sets out the underpinning urban design parameters for the site and development principles by area. The masterplan site has been subject of many assessments which informed the current proposals. It was not considered to have long descriptive passages in the masterplan but to rather keep it concise and show what is proposed. It is accepted that the masterplan could benefit from additional design guidance describing the important townscape features that need to help shape the ultimate design solutions. The document is a masterplan and not a detailed planning application. Hence the need to provide an overall concept and framework while allowing flexibility.</p> <p><b>Changes to the masterplan:</b> The design criteria and important features around the site which present opportunities and require sensitive design solutions, will be expanded on in the revised masterplan</p>
Request for more detailed Supplementary Planning Guidance for later phases of the development, to guide detailed design.	2	<p>The masterplan will, if endorsed by the Planning Committee, form a significant material consideration within the decision-making process. There is no benefit to adding additional layers of bureaucracy for little benefit.</p> <p><b>Changes to the masterplan:</b> No change.</p>
The development should consider Crime Prevention Through Design and include CCTV linked to the current operating system.	1	<p>Agreed.</p> <p><b>Changes to the masterplan:</b> Add that the Police Architectural Liaison Officer will help agree the best ways to achieve 'safe by design' standards</p>

<p>The masterplan should include areas to be enjoyed in Winter conditions, not just summer.</p>	<p>1</p>	<p>The masterplan envisages the development of and improvement of a number of indoor spaces, as well as outdoor improvements to the public realm.</p> <p><b>Changes to the masterplan:</b> No change.</p>
<p>The development should have a space where posters about local events are allowed.</p>	<p>1</p>	<p>Agreed.</p> <p><b>Changes to the masterplan:</b> Add 'publicity area for displaying information about local events and Charites</p>
<p>How does the masterplan fit with NPPF 2019 Section 12 Achieving well-designed places? Para.124 and 125</p>	<p>2</p>	<p>The masterplan accords with the NPPF. It is proposing a major 40-meter-wide green corridor, showcasing the River and celebrating the role in water in shaping the City. It sets out opportunities for transformational enhancement to the public domain including a major pedestrian route directly linking the Market Place to the Cultural Quarter. It sets explicit design criteria for the development. It is accepted the original masterplan document was too light on design details.</p> <p><b>Changes to the masterplan:</b> The design criteria and important features around the site which present opportunities and require sensitive design solutions, will be expanded on in the revised masterplan</p>
<p>Concern that mixed-use blocks are not appropriate in scale. Suggest smaller plots more appropriate from a place making and urban design perspective.</p>	<p>1</p>	<p>The commercial blocks represent flexible spaces and there is no restriction in the masterplan on how they may be configured and subdivided internally. Therefore, there is flexibility to allow the layout to be adapted to market trends which it is agreed is very important.</p> <p><b>Changes to the masterplan:</b> No change.</p>
<p>Concern that mixed-use block closest to the Playhouse may block natural light needed for café culture.</p>	<p>1</p>	<p>This masterplan is not a full planning application. It is not a detailed design but rather an indicative plan of the potential development area. Detailed planning applications will need to comply with planning policies which are specifically designed to protect the amenity of neighbouring uses.</p> <p><b>Changes to the masterplan:</b> No change.</p>

Request for St Pauls bridge to be painted to make attractive entrance.	1	This is being considered as part of a wider project but is outside the scope of this masterplan  <b>Changes to the masterplan:</b> No change.
Concern that mixed-use/commercial blocks are out of scale with city, particularly given their proximity to the green corridor route	1	Urban design parameters in the masterplan and the area-based development principles set a framework and any application will need to meet the appropriate design policies in the Wiltshire Core Strategy. It is accepted that the masterplan could benefit from additional design guidance describing the important townscape features that need to help shape the ultimate design solutions. The masterplan sets out development principles and design parameters, but it is a guiding document not totally prescriptive. It is not a full planning application. Any development will also need permission and that will be subject of further public consultation where the influence of the masterplan will be apparent.  <b>Changes to the masterplan:</b> The design criteria and important features around the site which present opportunities and require sensitive design solutions, will be expanded on in the revised masterplan
The site should include clear signage/wayfinding	3	Agreed. The masterplan requires this throughout the development  <b>Changes to the masterplan:</b> No change.
The masterplan appears to be ineffective in shaping the form of the library/hotel part of the scheme	1	The masterplan is not a detailed design process. It sets a framework and design parameters but is not a substitute for the full planning application process. The general principle of the redevelopment of the former British Heart Foundation Building is in accordance with the masterplan  <b>Changes to the masterplan:</b> No change.
<b>Theme 9: Climate Change</b>		
<b>Issue raised</b>	<b>No. times raised</b>	<b>Wiltshire Council response</b>
The masterplan needs to respond to Wiltshire	6	Noted. The masterplan should be amended.



Council's climate emergency declaration, aiming for net negative carbon emissions in order to reach commitment to net zero emissions by 2030.		<p><b>Changes to the masterplan:</b></p> <p>Amendment under 'energy efficiency and sustainability' to 'Planning applications will be supported by a statement clearly outlining the measures proposed to achieve sustainable development. <u>Where possible and viable, development should be carbon neutral</u>'.</p>
The masterplan is not ambitious enough in its targets for low/zero carbon development.	2	<p>Noted. The masterplan should be amended.</p> <p><b>Changes to the masterplan:</b></p> <p>Amendment to first paragraph under 'energy efficiency and sustainability' to 'Planning applications will be supported by a statement clearly outlining the measures proposed to achieve sustainable development. <u>Where possible and viable, development should be carbon neutral</u>'.</p>
The masterplan should require BREEAM Excellent, Passivhaus, net zero carbon standard for all new buildings.	4	<p>Noted. The masterplan should be amended. All design and construction matters will be required to meet Core Strategy Policy 41 in meeting environmental standards. There is a section of the masterplan addressing such measures. This section will be expanded</p> <p><b>Changes to the masterplan:</b></p> <p>Amendment to first paragraph under 'energy efficiency and sustainability' to 'Planning applications will be supported by a statement clearly outlining the measures proposed to achieve sustainable development. <u>Where possible and viable, development should be carbon neutral</u>'. <u>masterplan</u> amended to highlight the opportunities for zero net energy highlighted</p>
Wiltshire Council should provide a climate change public education programme.	1	<p>Noted, however this is outside of the remit of the masterplan.</p> <p><b>Changes to the masterplan:</b> No change.</p>
There is not a high enough requirement for energy from sustainable sources.	6	<p>The comments are noted, and it is recognised that Wiltshire Council resolved in February 2019 that the council would seek to achieving carbon neutral status by 2030. The masterplan has been derived based on the policy requirements set by the Wiltshire Core Strategy and the NPPF. The masterplan requires that all planning applications be supported by a statement clearly outlining the measures proposed to achieve sustainable</p>

		<p>development. There is also a requirement for the incorporation of onsite renewable energy generation that is appropriate to the setting.</p> <p><b>Changes to the masterplan:</b> To add text to recognise Wiltshire Council's goal to be carbon neutral by 2030.</p>
Support requirements for green building, living walls, green roofs/walls etc.	4	<p>Support is noted.</p> <p><b>Changes to the masterplan:</b> No change.</p>
Materials should be chosen based on their green credentials	2	<p>All design and construction matters will be required to meet Core Strategy Policy 41 in meeting environmental standards. Choice of materials can make an important contribution</p> <p><b>Changes to the masterplan:</b> Revision to masterplan to include this opportunity</p>
Design for zero net energy running costs: effective insulation; use of natural lighting; solar thermal panels/Photo-Voltaic panels; hydroelectric generation in the Avon; Air source and ground source heat pumps.	5	<p>There is a section of the masterplan addressing such measures. This section will be expanded.</p> <p><b>Changes to the masterplan:</b> Masterplan amended to highlight the opportunities for zero net energy highlighted.</p>
During demolition and construction, efforts should be made to minimise greenhouse gas emissions and reused/recycled waste material.	1	<p>Agree. Planning applications for major developments will subject to a condition requiring an Construction Environmental Management Plan (CEMP). This will need to detail just such measures in detail and be monitored throughout the construction phase.</p> <p><b>Changes to the masterplan:</b> Mention CEMP in Masterplan</p>
<b>Theme 10: Highways, Transport and Movement</b>		

Issue raised	No. times raised	Wiltshire Council response
The masterplan needs to show access routes in and out of the site.	11	<p>Agreed.</p> <p><b>Changes to the masterplan:</b> A new access plan to be added</p>
Money should be prioritised on planning to resolve Salisbury highways congestion issues.	10	<p>The Salisbury Transport Strategy sets out a variety of measures to address congestion. The council is currently applying for funding from the Government for improvements to Exeter Street, Harnham Gyratory and Park Wall Junction through the Major Road Network (MRN) Investment Programme and expects this to be matched by S106 funding from developments in Salisbury. The redevelopment of The Maltings and Central Car Park will support these measures by delivering other elements of the Salisbury Transport Strategy including demand management measures (parking and traffic management), providing high quality walking and cycling facilities, and smarter choices measures such as the expansion of the car club.</p> <p><b>Changes to the masterplan:</b> No change.</p>
A traffic plan for Salisbury is needed including a by-pass, relocation of Churchfields Industrial Estate, to reduce traffic in the city centre.	1	<p>A bypass option was considered through the Salisbury Transport Strategy and was discounted on the grounds of viability. The decant of heavy industry uses from Churchfields Industrial Estate continues to be a policy position that the Council are exploring.</p> <p><b>Changes to the masterplan:</b> No change.</p>
Analysis is needed of the context of the wider city vehicular, pedestrian and cycle links.	2	<p>The masterplan has been prepared having regard to wider strategic context for Salisbury, including the Salisbury Transport Strategy.</p> <p><b>Changes to the masterplan:</b> No change.</p>
A Traffic and Movement Strategy is needed, to reconsider the one-way	2	<p>While this is outside the scope of the masterplan, the Transforming Accessibility Project is assessing these options</p> <p><b>Changes to the masterplan:</b></p>

system and introducing more pedestrianisation.		No change.
Cars should be discouraged from the site.	4	It is agreed that through traffic or rat-running through the site should be discouraged where possible, and the masterplan sets out a plan to achieve this. It is important that a level of onsite parking remains available to support the services, leisure and retail functions of the city centre as well as allowing for essential servicing of businesses, and access for emergency services.  <b>Changes to the masterplan:</b> New Access Plan added
The city centre should be pedestrianised.	2	Options for pedestrianisation of parts of the city centre are being explored through the Transforming Accessibility Project.  <b>Changes to the masterplan:</b> To reference in the access section
Pedestrian connectivity should be improved around the Cheese Market to Market Place crossing – e.g. shared space.	2	Improvements to the Cheese Market area are being considered through the Transforming Accessibility Project.  <b>Changes to the masterplan:</b> No change.
Request that Silver Street / Minster Street be pedestrianised / link through The Maltings is needed to facilitate this.	4	While this is outside of the scope of the masterplan, the Transforming Accessibility Project is in the process of considering all options for reducing the impact of cars and producing more pedestrian friendly areas within the City Centre.  <b>Changes to the masterplan:</b> No change.
Pedestrian, cycle ways, vehicular access should be separated.	4	Agree. The formation of the green corridor at the heart of the masterplan will offer opportunities for segregation of routes and enhancement to encourage increased cycling and walking to the city centre  <b>Changes to the masterplan:</b> No change.

Public transport needs to be improved and made cheaper to encourage use.	1	<p>Wiltshire Council do not operate the local bus service and budgetary constraints are a major factor in the council's ability to influence fare prices. The strategy for the masterplan site to discourage car use in the city centre, in order to encourage the use of the more sustainable modes of transport.</p> <p><b>Changes to the masterplan:</b> No change.</p>
Request there be no access to central car park from Fisherton St	2	<p>Traffic movement within the city centre is being reviewed as part of the Transforming Accessibility Project. The masterplan seeks to restrict traffic trips to those using the services in the city centre and also essential servicing of business. The Playhouse and City Hall as well as Maltings business will need continued servicing.</p> <p><b>Changes to the masterplan:</b> New access plan to be added.</p>
Heavy goods vehicles should be removed from historic streets	7	<p>It is agreed that heavy good vehicles should be minimised, while allowing essential servicing of businesses in a managed way (such as through loading restrictions).</p> <p><b>Changes to the masterplan:</b> To add reference to loading restrictions to access section</p>
Redevelopment of the railway station area/ connection to The Maltings and Central Car Park is needed	12	<p>The potential for opening up an access route to Salisbury rail station via Platform 6 from The Maltings and Central Car Park site has been considered historically, and it was recognised that this could form part of the redevelopment of The Maltings and Central Car Park site. Any such connection would need to be delivered in collaboration with Network Rail. A strategy for the improvement of the land around Salisbury Railway Station is being considered as part of a separate project, which seeks to greatly improve the pedestrian experience via Fisherton Street. Linkages to the masterplan site via Platform 6 of the station will be explored as part of this project to determine if they are possible, viable and beneficial.</p> <p><b>Changes to the masterplan:</b> To add potential to explore linkages to Platform 6.</p>
Support provision of cycle paths/ more should be provided.	14	<p>Support is noted. The masterplan seeks to deliver a green infrastructure corridor through the site which will include cycling opportunities through the site, and to the Avon Valley Path. Enhancements to the cycle network are also being explored through the Transforming Accessibility Project.</p>

		<p><b>Changes to the masterplan:</b> No change.</p>
Request that space is created for cyclists to ride through Market Walk.	1	<p>The commercial nature of Market Walk is likely to mean that cycle access through the arcade would be unsafe. The masterplan seeks to improve cycle links elsewhere, and there remains an east/west cycle link through Avon Approach.</p> <p><b>Changes to the masterplan:</b> To show cycle links on access plan.</p>
Opportunity for linkage of Sustrans National Cycle route 45 north-south through the site.	1	<p>The masterplan seeks to improve cycle links through the site, including the creation of an enhanced green infrastructure corridor through the site linking with the Avon Valley Path, along parts of the Sustrans National Cycle Route 45.</p> <p><b>Changes to the masterplan:</b> No change.</p>
The site should be made safer for cyclists, pedestrians, push chairs, buggies	2	<p>This is agreed and forms a centrepiece of the masterplan.</p> <p><b>Changes to the masterplan:</b> No change.</p>
Why are many of the pavements rough and uneven making it difficult for pedestrians especially elderly people and wheelchair users to move around easily and safely?	1	<p>It is acknowledged that there are issues with the standard of roads and pavements in Wiltshire, due to a lack of funds for ongoing maintenance. Wiltshire Council's Cabinet have responded by agreeing additional funding to help to address the issues.</p> <p><b>Changes to the masterplan:</b> No change.</p>
Support for the potential reopening of third railway arch.	3	<p>It is agreed that this could help segregate pedestrians, cyclists and traffic especially under the existing bridge footpath which is width restricted. The railway arch is owned by Network Rail and discussions will be held to explore the possibility as part of the green corridor link through the site.</p>

		<p><b>Changes to the masterplan:</b> Add to the masterplan</p>
Request that delivery vehicles access be restricted to certain times.	7	<p>This would be standard practice for any new development and would be secured through a Loading Restriction and a Traffic Regulation Order.</p> <p><b>Changes to the masterplan:</b> No change.</p>
Salisbury needs a bus station/public transport interchange.	18	<p>It was a commercial decision by the bus operators in Salisbury to sell the bus station for redevelopment. There are no current plans to reintroduce a bus station.</p> <p><b>Changes to the masterplan:</b> No change.</p>
Salisbury needs a taxi rank close to the railway station / behind the library.	7	<p>There is an existing taxi rank at Salisbury rail station. The masterplan indicates that a space for taxi drop off will be provided along Summerlock Approach, close to the Playhouse and City Hall.</p> <p><b>Changes to the masterplan:</b> No change.</p>
Salisbury needs a minibus /shuttle bus / tram service between the railway/ coach/bus station.	11	<p>Transport solutions at the station will be subject to analysis as part of another project being undertaken by Wiltshire Council, which is seeking to improve the interchange. Proposals for the development of the existing railway station are outside of the scope of this masterplan.</p> <p><b>Changes to the masterplan:</b> No change.</p>
Unclear whether market walk bridge will be moved or widened.	2	<p>There will be a new bridge aligned with the new pedestrian thoroughfare from the Market Place to the Cultural Quarter. The old bridge may be retained as a feature.</p> <p><b>Changes to the masterplan:</b> Amend the masterplan to include reference to the bridged access.</p>

Why does the masterplan refer to the strength of the coach park bridge?	1	<p>This was mentioned specifically as the size and weight of tourist coaches has been increasing. It goes for all bridges on the site that any planning applications will need to ensure through proper surveys that they are fit for purpose.</p> <p><b>Changes to the masterplan:</b> Make issue more general</p>
Fisherton Street should be single carriage, with a widened pavement/ cycleway, with traffic calming.	1	<p>Improvements and enhancements to Fisherton Street will be subject to analysis as part of another project being undertaken by Wiltshire Council.</p> <p><b>Changes to the masterplan:</b> No change.</p>
Request that Silver Street remain open to traffic.	1	<p>This is being investigated through the Transforming Accessibility Project and is outside of the scope of this masterplan, albeit it is recognised that there may be knock on impacts that require consideration.</p> <p><b>Changes to the masterplan:</b> To reflect (broadly) in access section.</p>
will Co-Cars car sharing area move?	1	<p>Co-Cars currently have a dedicated parking area in Salt Lane Car Park. In line with Wiltshire Council's parking standards it is anticipated that future development of Area 3 will provide additional space for car share schemes. Opportunities will be explored at the detailed planning stage, in collaboration with local service providers.</p> <p><b>Changes to the masterplan:</b> Add that space for care share clubs will be explored.</p>
The masterplan 'pedestrian boulevard' suggests Blue Boar Row will be pedestrianised – this is misleading.	1	<p>It is agreed that the masterplan is unclear in this regard.</p> <p><b>Changes to the masterplan:</b> Masterplan to be changed to clarify that it will be a pedestrian friendly boulevard with impacts of roads and vehicular traffic minimised</p>
Request for P&R service to extend to later in the day, and travel into the site.	7	<p>Some late services already operate such as 11pm to Wilton. The widening of this service is a policy of the Council and is reliant on the gradual replacement of long-stay parking spaces in the city centre to encourage demand. The operation of the Park and Ride services are covered in the Salisbury Transport Plan</p>



		<p><b>Changes to the masterplan:</b> No change.</p>
P&R service should continue to be free	1	<p>Park &amp; Ride services are currently free as part of the ongoing Salisbury recovery programme. It is unknown at this stage how long the service will continue to be free.</p> <p><b>Changes to the masterplan:</b> No change.</p>
Having good P&R services should mean more pedestrianisation in town, with inner service road around the city	1	<p>The Salisbury Transport Strategy advocates the incremental shift from centrally focussed long stay parking to Park and Ride facilities, in order to alleviate city centre traffic and provide 'people friendly' streets. The possibilities for servicing businesses and emergency access while allowing for increased pedestrianisation, is being considered through the Transforming Accessibility Project.</p> <p><b>Changes to the masterplan:</b> No change.</p>
Residents at Griffin Court request that access is blocked.	1	<p>Noted. This will be considered when detailed plans for the physical environment come forward as part of the ongoing Cultural Quarter project.</p> <p><b>Changes to the masterplan:</b> No change.</p>
Residents at Griffin Court request amendment of suggestion of parking space.	1	<p>Residents parking will be considered at all stages of development.</p> <p><b>Changes to the masterplan:</b> Add to the section on Development Principles for Area 2 – Cultural Quarter</p>
Request to relocate Salisbury rail station to The Maltings and Central Car Park together with bus station, coach stop, taxis, shop mobility, TIC, toilets,	1	<p>This option has been considered historically but was rejected on grounds of deliverability.</p> <p><b>Changes to the masterplan:</b> No change.</p>

medical health, cycle stands.		
Request to develop elevated monorail linking Salisbury and surrounding area landmarks.	1	<p>Funding is not available for this idea. The Council is working to better integrate existing transport and to deliver an improved environment to encourage walking and cycling.</p> <p><b>Changes to the masterplan:</b> No change.</p>
Request to shift container traffic to rail transportation, using the disused rail yard behind Salisbury station, Wilton and Solstice Park Amesbury.	1	<p>There is currently little market demand for this. The Council's policy position is supportive of rail freight in general but at the current time due to lack of market interest it is not deliverable. It is outside the scope of the masterplan.</p> <p><b>Changes to the masterplan:</b> No change.</p>
Rail link between the Bishops Mill pub site and the railway station should be restored.	1	<p>Such a scheme is unlikely to be commercially viable and likely to require land that is not currently available.</p> <p><b>Changes to the masterplan:</b> No change.</p>
Welcome centre should be provided at the railway station.	1	<p>It is agreed that visitors by all modes of transport should receive a pleasant arrival experience to Salisbury with easy access to information and easy to follow wayfinding. Visitor experience at the coach drop-off and train station are not mutually exclusive, and there are plans to improve both.</p> <p><b>Changes to the masterplan:</b> No change.</p>
Request to know how traffic will be diverted.	1	<p>Detailed strategies for the continued efficient access to and from the site will be required to be submitted as part of any subsequent planning applications.</p> <p><b>Changes to the masterplan:</b> No change.</p>

Support for improved pedestrian access to the Playhouse and City Hall from car parks.	1	Support is noted.  <b>Changes to the masterplan:</b> No change.
Request for more bridges for east/west linkage (bridge as public art).	1	A number of bridges crossing the central channel of the River Avon already exist and it is unlikely that additional bridged access points would be required. Implementation of the Green Corridor would see existing bridges utilised as part of the green corridor, including pedestrian and cycling links where appropriate.  <b>Changes to the masterplan:</b> No change.
Network Rail have provided detailed requirements of development potentially affecting Network Rail land.	1	The detailed requirements are noted and will be taken into consideration at the detailed planning application stages.  <b>Changes to the masterplan:</b> Amend masterplan to refer to need to consider proximity to railway line in the detailed design of commercial/residential areas and green corridor.
Highways England require subsequent planning applications to be supported by Transport Assessments	1	The requirement for Transport Assessment is noted.  <b>Changes to the masterplan:</b> The masterplan has been amended to include a checklist of required submission documents.
Request to know where coaches will drop off to the Playhouse and City Hall.	1	The masterplan provides for the retention of the coach park, where coach parties can be dropped off within a reasonable proximity to the City Hall and Playhouse. Vehicular access into the site will also be available from Summerlock Approach to the rear of the City Hall and Playhouse.  <b>Changes to the masterplan:</b> No change.
The masterplan should include a link below railway line next to Summerlock Stream.	1	It is understood that there is a historic tunnel underneath the railway line from the Central Car Park to the Spire View development. This does not currently form part of the masterplan proposals at this time, although the masterplan proposals would not preclude the option being considered if funding is available to achieve this, and if there was landowner (Network Rail) agreement.

		<p><b>Changes to the masterplan:</b> No change.</p>
Access to service the Playhouse from Summerlock Approach must be retained	2	<p>The masterplan facilitates the continued access to the site to service the Playhouse and City Hall from Summerlock Approach.</p> <p><b>Changes to the masterplan:</b> Ensure servicing access is shown on the accessibility plan.</p>
Salisbury needs a better ring road to feed through traffic past the city	1	<p>The Salisbury Transport Strategy sets out a series of measures designed to improve key junctions and circulation around the city's highways network.</p> <p><b>Changes to the masterplan:</b> No change.</p>
Bus services should be rerouted to cater for The Maltings and Central Car Park site.	4	<p>It is anticipated that bus services will be routed into The Maltings and Central Car Park site subject to further discussions with the bus company. The Council are working on a parallel project which is examining options to improve the Salisbury railway station entrance and is looking at options to improve bus connectivity to and from the station.</p> <p><b>Changes to the masterplan:</b> To make reference to routing of bus services into the site.</p>
Unclear how delivery vehicles will access the Maltings given height restricted bridges across the access road from Churchill Way.	1	<p>Access to the site will be achievable from a number of unrestricted access routes.</p> <p><b>Changes to the masterplan:</b> No change.</p>
Money should be spent on fixing potholes.	1	<p>In view of low levels of public satisfaction with road conditions and a backlog of required maintenance, in October 2013 the Council's Cabinet approved an increase in annual highway maintenance expenditure to £21 million for six years. This was subsequently included in the Council's future budget, and forms the basis of the 'Local Highways</p>

		Investment Fund 2014 – 2020'. The increased investment in highways maintenance has enabled a large number of schemes to be progressed to improve the condition of the network and its infrastructure.  <b>Changes to the masterplan:</b> No change.
Request for a single point of access from the ring road, with no access from Fisherton Street or Castle Street.	1	Traffic movement within the city Centre is being reviewed as part of the Transforming Accessibility Project. The masterplan seeks to restrict traffic trips to those using the services in the city centre and also essential servicing of business. The Playhouse and city as well as Maltings business will need continued servicing.  <b>Changes to the masterplan:</b> No change.
Salisbury should lead the modal shift away from car use and promote a greener city.	1	Noted. It is the purpose of the masterplan to encourage a transformation of the environment in a manner which encourages walking, cycling and public transport and reduces car use  <b>Changes to the masterplan:</b> No change.
Low emission vehicle power including biogas should be considered.	1	There is a requirement to provide electricity charging points in the Local Transport Plan.  <b>Changes to the masterplan:</b> No change.
<b>Theme 11: City Centre Parking</b>		
<b>Issue raised</b>	<b>No. times raised</b>	<b>Wiltshire Council response</b>
Object to redevelopment of central car park	1	Noted. The redevelopment of the Central Car Park is an adopted planning policy of the Council and has been subject to two Examinations in Public upon which independent Inspectors acting on behalf of the Secretary of State found the plans to be sustainable and sound.  <b>Changes to the masterplan:</b> No change.

Objection to the principle of a new multi storey car park.	1	<p>Noted. There is a need to make the most efficient use of land as required by national policy. The uses proposed within the masterplan will attract visitors to Salisbury and there will be a need for car parking.</p> <p><b>Changes to the masterplan:</b> No change.</p>
Support the principle of a new multi-storey car park.	7	<p>Noted</p> <p><b>Changes to the masterplan:</b> No change.</p>
Objection to a reduction in parking spaces/concern there won't be enough.	32	<p>The masterplan is intentionally high level and does not prescribe a specific number of car parking spaces to be delivered. This is largely because the specific end uses for the site have yet to be determined, and this will guide the number of car parking spaces that are needed on the site. It is understood that there is currently an oversupply of car parking space in Salisbury city centre. Based on the broad areas that are identified for wrapped car parking, it is estimated that approximately 1000 spaces could be delivered, but this will be dependent on further assessment of need based on end uses, and requirements set by the Council's Car Parking Strategy.</p> <p><b>Changes to the masterplan:</b> No change.</p>
Support for a reduction in number of parking spaces.	3	<p>Support is noted.</p> <p><b>Changes to the masterplan:</b> No change.</p>
Request to know number of parking spaces proposed compared with existing	1	<p>The masterplan indicates in the region of 1000 spaces whereas the site currently provides in the region of 1,600 spaces.</p> <p><b>Changes to the masterplan:</b> No change.</p>
City centre parking should be limited, with more focus on utilising Park & Ride	3	<p>There is recognition that a proportion of visitors to the city centre travel by car and are very important for the city's vitality and viability. The masterplan focusses on removing long stay car parking (usually workers) and encouraging</p>

infrastructure in line with the Salisbury Transport Strategy.		those to use the Park & Ride. That is complimented by encouraging people visit the city centre using other means of transport, especially walking and cycling.  <b>Changes to the masterplan:</b> No change.
If an oversupply of 1000 spaces are provided, Wiltshire Council should reduce on-street parking in the city and widen pavements.	1	The Salisbury Accessibility Project is considering how the road network may be rebalanced in favour of the pedestrian and reducing the dominance of the car.  <b>Changes to the masterplan:</b> No change.
1000 parking spaces too precise given the level of unknowns	1	The masterplan is explicit in that this is an indicative number  <b>Changes to the masterplan:</b> No change.
There is a need to recognise that excess parking at the station overflows into the Central Car Park long stay area.	1	Car parking capacity at the station is being considered by a separate project which is looking at long term solutions to increase parking there.  <b>Changes to the masterplan:</b> No change.
Objection to the removal of long stay parking.	7	It is not the policy to prevent people from visiting the city centre by car, which is important for the city's vitality and viability. It is focussed on removing long stay car parking (usually workers) and encouraging those to use the park and ride sites. That is complemented by encouraging people visit the city centre using other means of transport, especially walking and cycling. The aim is an overall reduction of vehicles visiting the city centre to the benefit of the pedestrian, public realm and air quality.  <b>Changes to the masterplan:</b> No change.
Short stay parking in the Central Car Park is	2	It is not the policy to prevent people from visiting the city centre by car, which is important for the city's vitality and viability. It is focussed on removing long stay car parking (usually workers) and encouraging those to use the park

overprovided which encourages cars into the centre rather than using P&R.		and ride sites. That is complemented by encouraging people visit the city centre using other means of transport, especially walking and cycling.  <b>Changes to the masterplan:</b> No change.
Parking in the city is too expensive and should be made cheaper.	7	The concerns are noted. Car parking charges set by the Council support a range of other Council transport measures, including essential local bus services. Parking charges are set by the Council's Parking Services team and are not within the scope of the masterplan for The Maltings and Central Car Park.  <b>Changes to the masterplan:</b> No change.
Suggest introducing pre-paid parking disc scheme.	1	Car parking charges set by the Council support a range of other Council transport measures, including essential local bus services. Parking charges are set by the Council's Parking Services team and are not within the scope of the masterplan for The Maltings and Central Car Park.  <b>Changes to the masterplan:</b> No change.
Request that parking be free after 3pm.	1	The concerns are noted. Car parking charges set by the Council support a range of other Council transport measures, including essential local bus services. Parking charges are set by the Council's Parking Services team and are not within the scope of the masterplan for The Maltings and Central Car Park.  <b>Changes to the masterplan:</b> No change.
Parking should be pay on exit, rather than pre-paid per hour.	1	The collection of parking fees is not within the scope of this masterplan  <b>Changes to the masterplan:</b> No change.
Parking provision should be made for vans, motorhomes, campervans.	1	The masterplan indicates that land accessed from Mill Stream Approach, surrounding the coach park will be reserved as 'trader's layover parking', for larger trade-related vehicles. During market days. While day visitors to Salisbury in camper vans are very welcome overnight parking in city centre car parks is not permitted and there are official sites in the city for such use including Hudson's Field.



		<p><b>Changes to the masterplan:</b> No change.</p>
There is a need for a stronger commitment to provision for electric vehicle charging.	1	<p>It is agreed that the masterplan should be clearer in its intent to support the introduction of infrastructure to support electric vehicles and make suitable provision.</p> <p><b>Changes to the masterplan:</b> Insert additional wording under ‘Character Area 3 – Commercial and Residential Core’.</p>
Solar photo voltaic charging points should be provided in bike racks for electric bike charging.	1	<p>This option can be explored</p> <p><b>Changes to the masterplan:</b> Add potential to masterplan</p>
How high will the multi-storey car parks be?	1	<p>The masterplan is intentionally strategic in nature, and in general does not specify detailed design criteria relating to height, scale and massing. Any subsequent planning applications, including the Phase 1 application that is currently under consideration, will be required to conform to relevant policies of the development plan, including Wiltshire Core Strategy CP22 (Salisbury Skyline) and CP57 (Ensuring High Quality Design and Place Shaping).</p> <p><b>Changes to the masterplan:</b> No change.</p>
Will interim parking be in place while development is taking place?	3	<p>Yes. The development of the site will be phased to ensure continuity of access to parking in the city centre. Where development that would interrupt access to the existing car parks takes place, alternative areas of parking will be made available to ensure there are no negative impacts on the normal workings of the city centre. This will include adequate provision for those with disabilities/mobility issues.</p> <p><b>Changes to the masterplan:</b> Insert additional wording to Section 7 Indicative Phasing and Delivery Plan to provide assurance over the continuity of access to the city centre during construction.</p>
Easily accessible disabled / blue badge parking is required.	5	<p>Agreed. this will be provided in accordance with policies in the Local Transport Plan and national guidelines to supplement the spaces already provided on Blue Boar Row and New Canal</p>

		<p><b>Changes to the masterplan:</b> No change.</p>
Suggest that management of parking in Salisbury be returned to Salisbury City Council.	1	<p>Noted. There are no plans to pass management of car parking in Salisbury to Salisbury City Council.</p> <p><b>Changes to the masterplan:</b> No change.</p>
Could the top deck of the wrapped car park be residential gardens?	2	<p>It is a good idea and opportunity that should be explored through the detailed planning stage including considering implications on the viability of any scheme</p> <p><b>Changes to the masterplan:</b> Add this as an opportunity in the masterplan</p>
Concern about public safety, noise/air pollution in concealed multi storey parking areas.	5	<p>Wrapped car parks are a tried and tested design solution used successfully in many cities around the world and are subject to detailed design for ventilation and control of exhaust fumes during the detailed planning stage</p> <p><b>Changes to the masterplan:</b> No change.</p>
Where will hotel users park?	4	<p>In the central car park..</p> <p><b>Changes to the masterplan:</b> No change.</p>
Support for provision of market trader parking.	2	<p>Support noted. A dedicated layover space is shown to the north of the remodelled coach drop-off point.</p> <p><b>Changes to the masterplan:</b> No change.</p>
Market trader parking area should be designed to ensure a good first impression of the city for those arriving by coach.	1	<p>Agreed</p> <p><b>Changes to the masterplan:</b> Add to plan that this area needs special treatment and screening from coach welcome point</p>

Market traders should be permitted to park on the Market Square.	2	Disagree. The Market Place enhancement has been transformational for the area, which is now vibrant, and pedestrian dominated. This would be considered a retrograde step.  <b>Changes to the masterplan:</b> No change.
Request that residents in Castle Street with Zone A permits be allowed to use coach/trader's car parking when parking is not available on-street.	1	This can be considered through direct discussion with the Councils parking services. It is outside the scope of this masterplan.  <b>Changes to the masterplan:</b> No change.
New housing should be car free with a car club	4	This may be feasible but will be determined through the detailed planning stage.  <b>Changes to the masterplan:</b> No change.
Parking should be limited to one location rather than in two blocks, to reduce traffic movement within the site.	2	There is a need to make the most efficient use of land as required by national policy. The uses proposed within the masterplan will attract visitors to Salisbury and there will be a need for car parking.  <b>Changes to the masterplan:</b> No change.
Adequate and suitably placed cycle parking must be provided.	2	Agreed  <b>Changes to the masterplan:</b> Add to masterplan
It is unclear if resident parking is included in decked parking area.	1	Residents parking will be provided within the decked car parks if and when apartments are built, unless the decision is taken to make them car free.  <b>Changes to the masterplan:</b> No change.

Parking areas could be made only available for low and zero carbon transport options only.	1	Noted. The masterplan promotes infrastructure to support low and zero carbon transport options. The masterplan seeks to improve access for all and not preclude any group from visiting Salisbury including the motorist.  <b>Changes to the masterplan:</b> No change.
Are there any good examples of residential development being built around a multi-storey public car park?	1	Yes, many. It is a tried and tested design solution in many cities around the world. More locally the masterplan shows the example of Newbury.  <b>Changes to the masterplan:</b> No change.
<b>Theme 12: Coach Park</b>		
<b>Issue raised</b>	<b>No. times raised</b>	<b>Wiltshire Council response</b>
Support for the retention and improvement of the coach park	37	Support is noted.  <b>Changes to the masterplan:</b> No change.
There is not enough certainty over the sufficiency of space for coach parking.	9	There will be enhanced facilities for Coach parking and no reduction in capacity. Plans for this area will be produced in liaison with the relevant trade organisations that may include the Confederation of Passenger Transport, Association of Independent Tour Operators and/or Coach Tourism Association. <b>Changes to the masterplan:</b> No change.
Objection to traders parking sharing coach parking space.	2	The spaces will be segregated.  <b>Changes to the masterplan:</b> No change.
Objection to using P&R for coach parking.	2	The masterplan seeks to retain coach parking space in its existing location, with improvements to the visual appearance to improve visitor experience.

		<p><b>Changes to the masterplan:</b> No change.</p>
Is there a need for the Tourist Information Centre to be near the coach station? Object to relocation from the city centre.	4	<p>The idea is for a welcome point which is not envisaged to replace the existing city centre TIC. It is complementary.</p> <p><b>Changes to the masterplan:</b> No change.</p>
How will the welcome centre at the coach park be funded?	2	<p>Through a mix of developer contributions, public funds, voluntary contributions and government grants</p> <p><b>Changes to the masterplan:</b> No change.</p>
A café and currency exchange should be included at the welcome centre	1	<p>Commercialisation of some elements of the welcome centre is a great idea</p> <p><b>Changes to the masterplan:</b> Amend to reflect commercial opportunity of welcome centre</p>
The Boathouse public house should be improved.	1	<p>It is hoped that the regeneration of the area will lead to significant inward investment by existing businesses to take advantage of the increased market. See the Ox Row and Market Taverns on the Market Place.</p> <p><b>Changes to the masterplan:</b> No change.</p>
<b>Theme 13: Public services and facilities</b>		
<b>Issue raised</b>	<b>No. times raised</b>	<b>Wiltshire Council response</b>
Retention of toilets is important for visitors.	10	The masterplan makes it clear that a public toilet facility will be provided and that there will be a transformational redevelopment of the coach park to deliver a positive and welcoming first impression of Salisbury for arriving tourists, with a defined tourist welcome experience area/ structure'

		<p><b>Changes to the masterplan:</b> No change.</p>
Unclear whether improvements to toilets will be just one, or both toilet blocks	1	<p>The masterplan makes it clear there will be acceptable access to public toilets retained on the Maltings. The details of where and how many will be determined through the detailed planning stage</p> <p><b>Changes to the masterplan:</b> No change.</p>
Accessible toilets are needed.	1	<p>The masterplan makes it clear that public toilets will be provided within the site. This will include the provision of accessible toilet facilities.</p> <p><b>Changes to the masterplan:</b> No change.</p>
Public changing facilities should be provided.	1	<p>The masterplan makes it clear that public toilets will be provided within the site, which could feasibly provide spaces for Changing Places.</p> <p><b>Changes to the masterplan:</b> No change.</p>
Salisbury needs a central post office.	9	<p>The masterplan does not specifically mention the post office; however, the masterplan has been drafted flexibly to accommodate both residential and commercial uses. If a proposal for a new post office were to come forward this would be acceptable within the use proposed for the masterplan. A post office facility exists on the High Street.</p> <p><b>Changes to the masterplan:</b> No change.</p>
Salisbury needs a 24/7 police station.	6	<p>The masterplan does not specifically mention a police station; however, the masterplan has been drafted flexibly to accommodate both residential and commercial uses if a proposal were to come forward this could be accommodated flexibly within the masterplan area.</p> <p><b>Changes to the masterplan:</b> No change.</p>

A site for a new doctor's surgery should be included on the masterplan site.	3	The masterplan does not specifically mention a new site for a doctor's surgery, however, the masterplan has been drafted flexibly to accommodate both residential and commercial uses. If a proposal for a new doctor's surgery were to come forward this would be acceptable within the use proposed for the masterplan.  <b>Changes to the masterplan:</b> Add doctor's surgery to list of potential uses
Need to retain the health care services on the site.	1	Agreed. There are no plans to remove the existing healthcare. The masterplan envisages significant enhancement to their setting <b>Changes to the masterplan:</b> No change.
Support retention of shopmobility.	2	Noted <b>Changes to the masterplan:</b> No change.
The site should provide day/night space for homeless	1	Noted. <b>Changes to the masterplan:</b> No change.
<b>Theme 14: Masterplan Presentation and Consultation Process</b>		
<b>Issue raised</b>	<b>No. times raised</b>	<b>Wiltshire Council response</b>
Typographical errors: p.6 'principle' p.33 'performance 'WC's' or 'Tesco's' – no apostrophe needed  EA - p.33 typo	2	A number of spelling and grammatical errors in the masterplan have been pointed out.  <b>Changes to the masterplan:</b> Spelling and grammatical errors to be corrected.
inconsistent use of Creative / Cultural Quarter.	1	Noted.

		<p><b>Changes to the masterplan:</b> The masterplan will be amended to use 'Cultural Quarter' throughout.</p>
Why were no developers in attendance at The Guildhall exhibition?	1	<p>This consultation is concerned with the masterplan that has been prepared by Wiltshire Council not by any specific developer. As such, it was not considered necessary to involve private developers at the public exhibition held at The Guildhall although they were welcome to attend as consultees, which some local developers did..</p> <p><b>Changes to the masterplan:</b> No change.</p>
There is too much jargon in the masterplan.	3	<p>The comments are noted.</p> <p><b>Changes to the masterplan:</b> The masterplan has been reviewed and alternative wording introduced where language could be made more understandable.</p>
Examples photos of other places are unhelpful. Better to have sketches to show Salisbury.	1	<p>The masterplan does not show the detail of what will be delivered on the site, and the images that have been selected are intended to show the art of the possible, taking inspiration from what has been achieved in other places. They do not necessarily show what will be delivered on the site. Illustrative perspectives of development within the Salisbury context will be expected to accompany subsequent planning applications.</p> <p><b>Changes to the masterplan:</b> No change.</p>
Historic England query why artist impressions have been used photos. Lack of clarity.	1	<p>The accompanying images are intended to give a flavour of the existing place.</p> <p><b>Changes to the masterplan:</b> No change.</p>
The colour green should not be used to show the public realm enhancement - could be confused with green corridor.	1	<p>The comment is noted.</p> <p><b>Changes to the masterplan:</b> To amend the masterplan to make this clearer.</p>



Language like “bold” and “eye catching” is too loose and not appropriate in the masterplan.	1	<p>The concerns are noted, and it is generally agreed that the terminology could be improved to ensure that there can be no misinterpretation of policy requirements related to urban design.</p> <p><b>Changes to the masterplan:</b> Masterplan revised accordingly</p>
Concern raised that there has not been enough early consultation on the document.	1	<p>The redevelopment of The Maltings and Central Car Park is a long-standing policy aspiration that has been publicly consulted on numerous times over the past 15-20 years. This includes through the Wiltshire Core Strategy, the South Wiltshire Core Strategy and the Salisbury Vision.</p> <p><b>Changes to the masterplan:</b> No change.</p>
The masterplan lacks an explanation of what other groups are on board and signed up to the project.	1	<p>The masterplan has been developed by Wiltshire Council in consultation with numerous stakeholders, it captures several separate projects that are on-going, including the delivery of the first phase of the Maltings regeneration and the emerging plans for the cultural quarter. The Council is working closely with the Environment Agency on the project to create a green corridor which is essential infrastructure to ensure the City is resilient against increasing flood risk. All the principal stakeholders involved in these projects are aware of the masterplan and have had the opportunity to comment on it. However, for clarity the masterplan is a Wiltshire Council-led document.</p> <p><b>Changes to the masterplan:</b> No change.</p>
Further consultation should be taken with the Theatres Trust and Arts Council England.	1	<p>The council will continue to work collaboratively with all relevant stakeholders through the subsequent stages of the development.</p> <p><b>Changes to the masterplan:</b> No change.</p>
Request clarification on next steps.	1	<p>The masterplan has been amended in light of the responses that were received over the consultation period. The revised masterplan will be put before Wiltshire Council’s Strategic Planning Committee on 19<sup>th</sup> June 2019. If the masterplan is endorsed by the council, it will become a material consideration in the determination of subsequent planning applications on the site.</p>

		<p><b>Changes to the masterplan:</b> No change.</p>
<p>Historic England request to know if the document will be adopted as Supplementary Planning Document.</p>	1	<p>No. The masterplan will, if endorsed by the Planning Committee, form a significant material consideration within the decision-making process. There is no benefit to adding additional layers of bureaucracy through the adopting of the master plan as SPD, for little benefit.</p> <p><b>Changes to the masterplan:</b> No change.</p>
<p>Concern that there is insufficient time between the close of consultation and the date of the Strategic Planning Committee for meaningful analysis of the responses.</p>	1	<p>The concern is noted. However, review of the representations received has been ongoing through the consultation period, and much of the analysis of responses has been carried out upfront as the responses were received. The revised masterplan has been prepared following thorough analysis of and response to the issues raised.</p> <p><b>Changes to the masterplan:</b> No change.</p>

## **5. Conclusion**

- 5.1. This Consultation Statement summarises the comments that have been received through the consultation on the masterplan for The Maltings and Central Car Park.
- 5.2. The representations received have been summarised into the above table of issues and analysed to determine the most appropriate response. The above table identifies, where necessary, changes that will be made to the masterplan before it is presented to and considered by Strategic Planning Committee for endorsement.

«AddressBlock»

Major Projects  
Wiltshire Council  
Bourne Hill  
Salisbury  
Wiltshire  
SP1 3UZ

10<sup>th</sup> April 2019

To the owner/occupier

### **Notice of consultation on a masterplan for the redevelopment of The Maltings and Central Car Park, Salisbury**

Wiltshire Council is consulting on a draft masterplan for The Maltings and Central Car Park, Salisbury, which is being prepared to guide the redevelopment of the site.

The Maltings and Central Car Park is allocated for redevelopment by the Wiltshire Core Strategy. The Core Strategy requires that the redevelopment will be led by a masterplan for the whole of the site, which will establish an agreed blueprint for the detailed phases of development that will follow.

In order to ensure that the public have a meaningful input into the production of the masterplan, Wiltshire Council are carrying out a public consultation on a draft masterplan that has been prepared.

### **Consultation documents**

The draft masterplan for The Maltings and Central Car Park and information on how to make comments will be published on Monday 15<sup>th</sup> April 2019 via the Wiltshire Council website at: <http://www.wiltshire.gov.uk/planning-policy>

Paper copies of these documents will also be available during normal opening hours at:

- Salisbury Library
- Wilton Library
- Downton Library
- Amesbury Library
- Durrington Library
- Five Rivers Leisure Centre, Salisbury
- Wiltshire Council offices in Salisbury (Bourne Hill)
- Wiltshire Council offices in Trowbridge (County Hall)

### **How to comment**

Comments are invited on the draft masterplan for The Maltings and Central Car Park from **9:00am Monday 15<sup>th</sup> April** until **5pm Friday 24<sup>th</sup> May 2019**.

Comments can be made:

- Online via the Council's consultation portal: **<http://consult.wiltshire.gov.uk/portal>**
- By email to **[majorprojects@wiltshire.gov.uk](mailto:majorprojects@wiltshire.gov.uk)**
- By post in writing to: Major Projects, Wiltshire Council, The Council House, Bourne Hill, Salisbury, SP1 3UZ.

### **Public exhibition**

A public exhibition will be held on **Tuesday 23<sup>rd</sup> April** from **9:30am - 6:45pm** at Salisbury Guildhall. Wiltshire Council officers will be available during this time to answer questions about the draft masterplan.

### **Next steps and further information**

All comments received during the consultation period will be taken into consideration before the masterplan is finalised and presented to the Council's Spatial Planning Committee for endorsement.

Should you require further information on the consultation, please email: **[majorprojects@wiltshire.gov.uk](mailto:majorprojects@wiltshire.gov.uk)** or telephone 01722 434354.

Yours sincerely

Simon Hendey  
Director  
Housing and Commercial Development  
Wiltshire Council

From: [MajorProjects](#)

Bcc:

Subject: Consultation on a Masterplan for The Maltings and Central Car Park, Salisbury

Date: 12 April 2019 18:00:49

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Dear Sir / Madam

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- Wiltshire Council offices in Trowbridge (County Hall)

**How to comment**

Comments are invited on the draft masterplan for The Maltings and Central Car Park from **9:00am Monday 15<sup>th</sup> April** until **5pm Friday 24<sup>th</sup> May 2019**.

Comments can be made:

- Online via Wiltshire Council's [Consultation Portal](#)

- By email to [majorprojects@wiltshire.gov.uk](mailto:majorprojects@wiltshire.gov.uk)
- By post in writing to: Major Projects, Wiltshire Council, The Council House, Bourne Hill, Salisbury, SP1 3UZ.

-  
**Public exhibition**

A public exhibition will be held on **Tuesday 23<sup>rd</sup> April** from **9:30am - 6:45pm** at Salisbury Guildhall. Wiltshire Council officers will be available during this time to answer questions about the draft masterplan.

-  
**Next steps and further information**

All comments received during the consultation period will be taken into consideration before the masterplan is finalised and presented to the Council's Strategic Planning Committee for endorsement.

Should you require further information on the consultation, please email: [majorprojects@wiltshire.gov.uk](mailto:majorprojects@wiltshire.gov.uk) or telephone 01722 434354.

Yours sincerely

Simon Hendey  
Director  
Housing and Commercial Development  
Wiltshire Council

## **Town and Country Planning (General Development Procedure) (England) Order 2015**

### **Town and Country Planning (Listed Buildings and Conservation Areas (Amendment) (England) Regulations 2010**

The following planning applications are those affecting the setting of a Listed Building, a Conservation Area, a Public Right of Way, or major applications and are available to view on our website. Views relating to the planning applications listed below should be made by **02/05/2019** quoting the reference number. All views expressed regarding a planning application will be considered and placed on a file, which is open to the public.

**BERWICK ST JAMES - 19/02876/VAR** Rotten Furlong, Langford Lane, Variation of condition 2 of 17/08221/FUL; **DINTON - 19/02382/FUL** Marshwood Farm, Marshwood, Change of use from agriculture to campsite/replace existing barn; **TEFFONT - 19/02804/VAR** Corrindale/Sylvan, The Street, Variation of Condition 2 on 17/06709/FUL.

Email Address: [developmentmanagement@wiltshire.gov.uk](mailto:developmentmanagement@wiltshire.gov.uk)

### **Notice of consultation on the Masterplan for The Maltings and Central Car Park, Salisbury**

Wiltshire Council is consulting on a draft masterplan for the redevelopment of The Maltings and Central Car Park, Salisbury. Once the masterplan has been endorsed by Wiltshire Council it will provide a clear approach for how the site is to be redeveloped over the coming years.

#### **Availability of documents**

The draft masterplan for The Maltings and Central Car Park and information on how to make comments will be published on **Monday 15th April 2019**. The documents will be available on the Wiltshire Council website at: [www.wiltshire.gov.uk/planning-policy](http://www.wiltshire.gov.uk/planning-policy).

Paper copies will also be made available to view during normal opening hours at:

- Salisbury Library
- Wilton Library
- Downton Library
- Amesbury Library
- Durrington Library
- Five Rivers Leisure Centre
- Wiltshire Council offices in Salisbury (Bourne Hill)
- Wiltshire Council offices in Trowbridge (County Hall)

## **Appendix B**

#### **How to comment**

Comments are invited on the draft masterplan from **9:00am Monday 15th April** until **5:00pm Friday 24th May 2019**. Comments can be made:

- Online via the council's consultation portal: <http://consult.wiltshire.gov.uk/portal>
- By email to [majorprojects@wiltshire.gov.uk](mailto:majorprojects@wiltshire.gov.uk)
- By post to: Major Projects, Wiltshire Council, The Council House, Bourne Hill, Salisbury, Wiltshire, SP1 3UZ

#### **Public exhibition**

A public exhibition will be held on **Tuesday 23rd April** from **9:30am - 6:45pm** at Salisbury Guildhall. Wiltshire Council officers will be available during this time to answer questions about the draft masterplan.

#### **Next steps**

All comments received during the consultation period will be taken into consideration. A final version of the masterplan for The Maltings and Central Car Park will be prepared taking into account the comments that are received during the consultation, before being presented to Wiltshire Council's Spatial Planning Committee for endorsement.

Any queries should be made to Major Projects on 01722 434354 or by email to [majorprojects@wiltshire.gov.uk](mailto:majorprojects@wiltshire.gov.uk)



## Notice of consultation on the Masterplan for The Maltings and Central Car Park, Salisbury

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- By email to [majorprojects@wiltshire.gov.uk](mailto:majorprojects@wiltshire.gov.uk)
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Wiltshire Council officers will be available during this time to answer questions about the draft masterplan.

### Next steps

All comments received during the consultation period will be taken into consideration. A final version of the masterplan for The Maltings and Central Car Park will be prepared taking into account the comments that are received during the consultation, before being presented to Wiltshire Council's Spatial Planning Committee for endorsement.

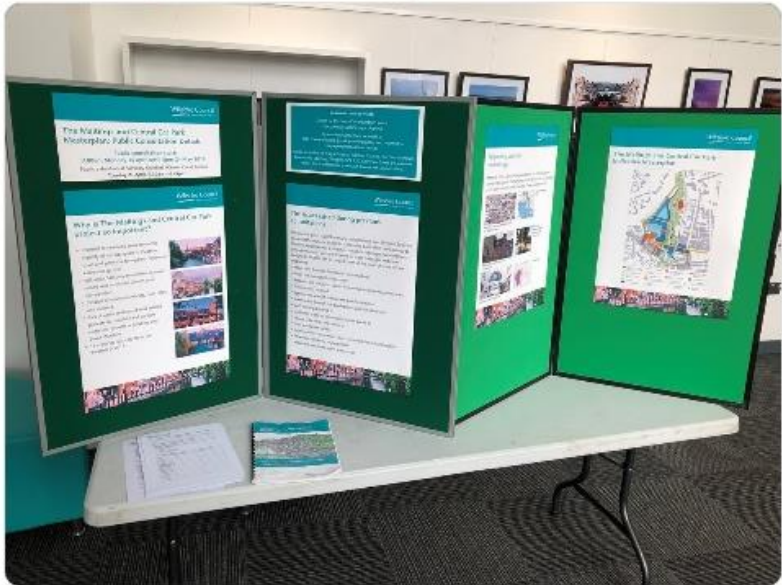
**Any queries should be made to Major Projects on 01722 434354 or by email to- [majorprojects@wiltshire.gov.uk](mailto:majorprojects@wiltshire.gov.uk)**



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Find out more about the Maltings and Central Car Park masterplan at @5RiversCentre in #Salisbury. There's still time to have your say in the consultation. Info: [wiltshire.gov.uk/salisbury-ames...](http://wiltshire.gov.uk/salisbury-ames...)



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16 April 2019

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## Consultation begins on masterplan for Salisbury's Maltings and Central Car Park



I would encourage anyone with an interest in Salisbury's future as a shopping, leisure and tourism destination to attend the public exhibition at Salisbury's Guildhall to find out more, and respond to the consultation on the draft masterplan

*Pauline Church, cabinet member for economic development and south Wiltshire recovery*

Salisbury residents and visitors are being asked to have their say on the future of The Maltings and Central Car Park, as Wiltshire Council (Monday 15 April) opened a consultation on a draft masterplan for the redevelopment of the area.

All comments made during the consultation, which runs until 5pm on Friday 24 May, will be considered before a final version of the masterplan for The Maltings and Central Car Park is created and taken to Wiltshire Council's Spatial Planning Committee for consideration.

If endorsed, the masterplan will provide a clear framework for how the site will be redeveloped over the coming years.

Pauline Church, cabinet member for economic development and south Wiltshire recovery, said: "The Maltings and Central Car Park is an important space in the centre of Salisbury, and it's vital that we involve the community in any future plans for development for the area.

"I would encourage anyone with an interest in Salisbury's future as a shopping, leisure and tourism destination to attend the public exhibition at Salisbury's Guildhall to find out more, and respond to the consultation on the draft masterplan."

The public exhibition will be held on Tuesday 23 April, from 9.30am-6.45pm at Salisbury Guildhall, and council officers will be on hand to answer questions about the draft masterplan.

You can also find out more by viewing the supporting documents on the Wiltshire Council [website](#) or by viewing paper copies during normal opening hours at Salisbury Library, Wilton Library, Downton Library, Amesbury Library, Durrington Library, Five Rivers Health and Wellbeing Centre, Bourne Hill council offices, and County Hall in Trowbridge.

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To comment on the draft masterplan, please go [online](#) or email your comments to [majorprojects@wiltshire.gov.uk](mailto:majorprojects@wiltshire.gov.uk); or post your comments to: Major Projects, Wiltshire Council, The Council House, Bourne Hill, Salisbury, Wiltshire, SP1 3UZ.

Once approved, the masterplan will be used to assess to current and future planning applications within the Maltings area.

Last updated: 23 April 2019 | Last reviewed: 23 April 2019

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