

REPORT

CLlr Mrs Peach : Cabinet Member for Planning & Economic Development

Draft Development Brief: Land at Wick Lane, Downton

1. Purpose of the Report

Policy H11A of the Adopted Local Plan (June 2003) allocates land for residential development at Wick Lane Downton. This site was allocated to meet the district's overall housing requirement for the period up until 2011. The Local Plan indicates that in order to guide and control development of the site, a development brief will be prepared.

Following a lengthy preparation process, a draft development brief was released for consultation on the 2nd October 2003 for a period of 6 weeks ending on the 13th November 2003.

This report now considers the issues raised in the consultation period and highlights changes to the development brief where it is appropriate and reasonable to do so. Subject to councillors acceptance that all the raised issues have been satisfactorily addressed and that the changes made are appropriate, the report concludes by seeking a recommendation from this Committee to the Cabinet that the revised brief be adopted which will be used to assess planning applications relating to the site.

A copy of the brief is attached to the agenda for councillors information (see end of this report). For members of the public, the revised brief is available to view at The Planning Office reception at Wyndham Road during office hours and online at www.salisbury.gov.uk/planning/wick-lane.

2. Background to Development Brief Exercise:

Policy H11A of the adopted Local Plan allocates land at Downton Road for residential development. Councillors will recall that the Local Plan Inspector in his 2001 report recommended this site. It is a requirement of Policy H11A that a development brief be prepared for the site. The purpose of a Development Brief is to provide a broad framework for the development of a site in accordance with the requirements of the Local Plan and to take into account more detailed local conditions. In short, the development brief is a bridge between the Local Plan policy and future Planning Applications.

A key part of the development brief preparation process is that appropriate public consultation is undertaken to inform those with interests and gain views, which can be taken into account in shaping the final brief. The ultimate goal is to identify a development solution, which optimises the benefits of the development and minimises any negative impacts.

When the Development Brief proposals have been subjected to consultation, and the views from that consultation exercise have been assimilated back into the brief (where it is reasonable and appropriate to do so) it is expected that the document is adopted as supplementary planning guidance, and whilst having no statutory status in its own right, represents a significant material consideration in the determination of planning applications.

Work on the Wick Lane Brief began in 1998 with a series of meetings between agents for the developer and officers. In light of government guidance in PPG 3: housing, the Local Plan was updated with a phasing policy prior to adoption.

This placed the Wick Lane site in phase 2 of the plan (2006 onwards) as it is a Greenfield allocation outside of Salisbury or Amesbury, therefore the priority to adopt this brief was overtaken by the sites in phase 1 that required development briefs to be adopted.

By October 2003, following a number of meetings with the developers, and other key individuals, draft proposals were ready for release for public consultation. In order to ensure that the proposals were exposed to as much public scrutiny as possible, officers and the developers' agent prepared a range of publicity materials, and held two public exhibition days, one at the Brian Whitehead Sports centre and at the Memorial Hall. In all about 150 people attended the exhibitions, which enabled them to see and question the proposals.

3. Results of the Public Consultation Exercise

A formal period of public consultation was undertaken in respect of the draft Development Brief between 2nd October 2003 and the 13th November 2003. As summarised above, every effort was made to ensure that local people were informed of this opportunity. Furthermore, some 20 other consultee organisations (including English Nature, the Environment Agency, Wilts & Dorset Bus Co, etc) were sent a copy of the brief to ensure that operational issues were taken account of.

At the close of the consultation period, 51 responses had been received. Of the responses received 2 were in support of the proposals, 8 were in objection, and 41 were neutral. Officers have welcomed the inputs of all respondents to this exercise, which has improved the quality of the brief in a number of areas.

A full summary of all the issues raised by respondents is set out in the table at [Appendix 1](#) of this report. Minor changes to the brief are set out in the appendix and have been incorporated into the version that is now presented to members.

Since the public consultation 3 other development briefs have been adopted by the council as Supplementary Planning Guidance (SPG). The brief has been re-ordered from the consultation draft version in order to be easier to read and to follow a similar format to the other adopted briefs.

The following sections now go on to examine key subject areas that warrant more careful consideration.

a) Phasing

The Local Plan makes it clear in paragraph 4.9 that those Greenfield sites in Phase 2 of the local plan will be reviewed and the allocation amended if needed. As this brief is being prepared by the landowners without a potential developer, it is important that this brief clearly states that this site will be reviewed and may be removed if it is no longer needed.

Action – New text inserted in paragraph 2.2 and 2.3 of the brief

Paragraphs 4.9 and 4.10 of the Local Plan require that Greenfield sites identified in phase 2 of the plan period (2006 - 2011) be reviewed to ascertain whether they are still needed to meet the housing requirements of the District. This approach is consistent with guidance in Planning Policy Guidance Note 3: Housing, under the ethos of plan, monitor and manage. Therefore it should be clear to all parties with interests in this site, that in accordance with the Local Plan it would be premature to grant permission before the review, which is scheduled to take place before April 2006, unless material considerations indicate otherwise.

As a result of this review this site may no longer be required to meet housing needs in this part of the district. Should this be the case, the allocation will be removed from the Local Plan (Local Development Framework) using the prescribed statutory process.

b) Affordable Housing

The District Council has highlighted the need for affordable housing on a district wide basis in light of increasing evidence of the inability of local people to afford their own home. In light of the adopted Supplementary Planning guidance the brief has been adjusted to indicate that a proportion of not less than 33% affordable housing will be provided on the site. In reality this should provide about 17 affordable homes that will be split between rented properties and homes for purchase under a shared ownership scheme.

Action – Development Principle 6, DP6 of the brief will be amended to read

DP6 - Provide a range of house types and sizes including at least 33% affordable housing.

The SPG also requires that that all schemes submitted by developers include a clear Affordable Housing Delivery Statement, which will set out how provision will be delivered. In light of this the brief has been amended to include a paragraph setting this out.

Action – Development Principle 6 DP6 of the brief will be amended to read

The recently adopted SPG on affordable housing requires that all schemes submitted by developers include a clear Affordable Housing Delivery Statement, which will set out how provision will be delivered.

The statement will be expected to set out which Registered Social Landlord is to be involved, how the housing will be provided (i.e. tenures, mix, groupings, management, etc) and demonstrate how this will be funded and whether this has been investigated. The scheme will also obviously need to address the proportions of affordable housing expected on the site and outline why the level of provision is submitted as it is. Without such a statement, or insufficient detail within such a statement, the planning application may be immediately refused.

c) Off site highway improvements

Many of the representations concerned the off site highway improvements on Wick Lane. The agents have been in dialogue with the Wiltshire County Council about a possible scheme, and agreement has been reached on the proposals. The proposals do not include extensive works as there are limits to what can be achieved with the land available.

Action – The Wick Lane Improvement plan be inserted on Page 19 and text referring to its insertion in DP3

d) Public Footpath

Representations were received about the use of the footpath for cyclists and the potential for accidents where the footpath emerges from Elizabeth Close. It may be possible to use safety bollards at this point in order to slow down cyclists. The brief has been amended to reflect this.

Action – The following text be inserted in DP3 paragraph 4.33

At Joanna Close the Public Footpath will enable pedestrians and cyclists from the site to gain access to the centre of Downton via The Headlands. It may be necessary to consider use of safety bollards where the footpath crosses Elizabeth Close (subject to the agreement of the County and District Councils).

Comments were also received about the linking up of the footpath that cuts across the site with the sports centre and Wick Lane. Text has been added to the brief to reflect this aspiration

Action – The following text be inserted in DP3 paragraph 4.32

The footpath may be realigned within the site in which case it will be necessary to agree an appropriate route and a suitable location where it joins the Brian Whitehead Sports Centre. The opportunity to link the footpath to Wick Lane from its existing link to the Sports Centre should be considered. Any change to the statutory route of the footpath will require a Footpath Diversion Order.

e) Energy Efficiency

Since the publication of the first brief, sustainability and energy efficiency has moved up the agenda. There are now “eco homes” standards that have been established by BREEAM to ensure that all new houses are energy efficient. The text of the brief has been updated to reflect this change.

f) Waste recycling

Wiltshire County Council has recently adopted supplementary guidance to the Waste Local Plan on recycling facilities in new developments and a requirement to produce waste audits. The brief is being updated to reflect this new guidance.

Action – The following text be inserted in DP5 paragraph 4.40

Wiltshire County Council has recently adopted “Supplementary Planning Guidance” on the application of policies in the Waste Local Plan. It will be necessary therefore to have regard to the wide ranging requirements of these policies in terms of construction, housing layout and design in order to ensure that full advantage can be taken of the need for new development to minimise waste generation and to accommodate recycling facilities.

Action – The following text be inserted in DP5 paragraph 4.39

Energy efficient housing will be delivered throughout and will aim to achieve at least the “good” standard, in accordance with the BREEAM EcoHomes assessment. The detailed specifications and relative proportion of “good” and those above the “good” standard will be negotiated at the planning application stage.

g) Education

The original brief acknowledged that contributions would be required towards education provision. Wiltshire County Council have now confirmed that this development is likely to have to contribute to both primary and secondary provision, therefore the brief now includes a reference to both

Action – The following text be inserted in DP5 paragraph 4.52

Representations by the County Education Officer indicate that a contribution towards education provision may be required (both primary and secondary). This requirement will be reviewed at the time of any planning application, along with all other social and physical infrastructure.

h) Drainage issues

Many respondents have highlighted problems with the local sewerage system, from issues with the capacity in the existing main drainage system with effluent having leaked onto the roads, to problems with the sewers in Catherine Crescent during heavy rain. None of the correspondence from Wessex Water or the Environment Agency has indicated problems in this area. However Wessex Water do stress that drainage to the mesh pond pumping system should be avoided. The brief does already acknowledge that connection to the sewerage system will need to be agreed with Wessex Water in order that the existing system is not overloaded. They also suggest that a paragraph be inserted concerning the future maintenance of the highways drainage and roof drainage.

Action – The following text be inserted in DP5 paragraph 4.44

Whichever surface water disposal method is adopted it will be necessary for mechanisms to be in place to secure long-term maintenance. Arrangements for highway drainage and house roof drainage will also need to be agreed and arrangements secured for their future maintenance.

4. Next Steps

Subject to the agreement of the changes set out in this report and the attached table at Appendix I, members are asked to recommend that the Cabinet at its May meeting formally adopts the brief as Supplementary Planning Guidance.

5. Recommendation:

That Members accept the proposed changes as set out in this report and in the revised Development Brief attached to the report and recommend to the Cabinet that the Brief be adopted as Supplementary Planning Guidance.

6. Background Papers:

Salisbury District Local Plan (June 2003)

Wick Lane development brief (Consultation Draft) October 2003

7. Implications:

Financial: None

Legal: As set out in the report

Human Rights: Article 6 (the right to a fair hearing) may apply. The consultation process contributes to compliance with this.

Personnel: None at this stage

Community Safety: None at this stage

Council's Core Values: Excellent service, thriving economy, fairness & equality, open council & willing partner, communicating with the public, supporting the disadvantaged, protecting the environment.

Ward(s) Affected: Downton

Due to the size of the Draft Development Brief, it has been necessary to split the document into several sections to make small enough file sizes to allow users of this website to download it.

The size of the documents are shown below.

Pages 1 – 3 (243kb), **Page 4** (30kb), **Page 5** (848kb), **Pages 6 – 7** (44kb)

Pages 8 – 10 (146kb), **Pages 11 – 12** (161kb), **Pages 13 – 14** (34kb), **Page 15** (898kb)

Page 16 – 18 (61kb), **Page 19** (119kb), **Pages 20 – 26** (72kb)

Should you find that the file sizes are too large for you to download, then please contact Democratic Services Unit to request a full version of the Brief on a CD Rom.

Contact details for a CD Rom

Ruth Davis

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e-mail: rdavis@salisbury.gov.uk Please provide full name and postal address.

APPENDIX I

Wick Lane Downton Development Brief: Summary of consultation issues raised, responses and proposed actions

No	Name	Support, Object or Neutral	Issues Raised	Response	Change made
1	Southern Water	Neutral	a) Wick Lane Downton is not in the Southern Water area	Point noted	No Action
2	East Dorset District Council	Neutral	a) Not likely to have a significant impact on East Dorset District	Point noted	No Action
3	Details withheld		a) Village needs a by pass b) Main access from the development should be onto the bypass and not onto Wick Lane	a&b) there are no plans for a bypass, and this is outside the scope of this brief	No Action
4	Details withheld		a) Village needs a by pass before any attempt to build comes should be considered	a) there are no plans for a bypass, and this is outside the scope of this brief	No Action
5	Mr & Mrs Hunt	Objection	A) There are excessive problems with surface water and from overflowing sewers in the vicinity of Catherine Crescent. It can not help to concrete over the area designated	a) We have consulted with Wessex water. The brief acknowledges that connection to the system needs to be agreed with Wessex Water to ensure that the existing system is not overloaded.	No Action
6	Wilts & Dorset	Neutral	a) There is an hourly service passing through Downton Monday – Saturday. b) Improvement to the bus stop infrastructure will be required, including raised kerbs, and real time information and a new north bound shelter. c) a refuge should be provided to assist bus users to cross the A338 d) The pedestrian links between Greenacres and the bus stops may need to be formalised.	a) point noted b) the bus stop will be moved as part of the junction improvements. c) a refuge is not possible due to the width of the road d) point noted	No Action

o No	Name	Support, Object or Neutral	Issues Raised	Response	Change made
7	Details withheld	Neutral	a) The proposed extended use of Hyde Lane between Joanna Close and the Headlands causes some concern. Our driveway cuts across Hyde Lane, and with an increase in traffic this could be a problem. Our gate also exits onto the Lane and there could be an accident as we enter the path blind due to our fencing	a) Point noted	No Action
8	MS L Roberts	Neutral	a) The 25% affordable housing should be strictly enforced b) The development will not create a precedent for further building of any type which might encroach on the downs	a) We have now negotiated a minimum of 33% affordable housing b) Any application for future development will be looked at in the context of the adopted local plan, which does not allocate any further land in Downton for residential development.	Text inserted into the brief reflecting the minimum 33% affordable housing
9	Details Withheld	Objection	a) Wick lane will be even more dangerous for children with the traffic. b) I am against houses being close to the bottom of our garden. I do not want houses overlooking my property	a) The highway improvement plan shows that a pavement will be provided along Wick Lane that will make it safer for all current and future users. b) The site has been allocated in the local plan, so the principle of development here is acceptable. DP1 acknowledges that the amenity of neighbouring properties needs to be taken into account	Highway improvement plan inserted on page 19 to show the extent of the works that may be required
10	14 Wick Lane	Neutral	a) What type of houses – private or social b) Is there a path between us and the new houses c) What about the fence at the bottom of the garden d) Do they have printed plans e) Extra traffic	a) There will be a mix of private and social housing, with a minimum of 33% affordable housing b) The highway improvement plan shows that a pavement will be provided along Wick Lane to link the new development. c) The development will provide fencing on the boundaries that they are responsible for. d) At this stage the plans available are the design principles plan that is in the brief. e) The traffic impact of this site will have been taken into account when the site was allocated in	Text inserted into the brief reflecting the minimum 33% affordable housing Highway improvement plan inserted on page 19 to show the extent of the works that may be required

No	Name	Support, Object or Neutral	Issues Raised	Response	Change made
				the local plan.	
11	Mrs Eveleigh	Neutral	<p>a) Access to the A338 is difficult – major changes would be needed here</p> <p>b) All Downton facilities are on the other side of the A338 causing danger to pedestrians, traffic delays and pollution on an already busy road.</p>	<p>a) Point noted</p> <p>b) There are already houses this side of the A338 and there is a pedestrian phase on the traffic lights with the Borough</p>	No Action
12	Mr & Mrs Horne	Objection	<p>a) Protest to the whole scheme as overdeveloped, inappropriate housing crammed into this small area.</p> <p>b) Inadequate access onto A338. Other land is available with better access to the A338 that could be developed.</p> <p>c) Imagine the hell it will be living in these houses, with the glare of the football floodlights and the profanities on match days and practice sessions</p> <p>d) Could the court of human rights be invoked to close the football club in the event of complaints by the new residents</p>	<p>a) The minimum density as set out in PPG3 is 30 dwelling per hectare, which this site will achieve.</p> <p>b) This site is allocated for development, and the other sites that are inferred are not.</p> <p>c) The brief acknowledges the floodlights and has been designed in order to minimise the impact on the dwellings.</p> <p>d) if there were issues with the floodlights and the new residents it would be the responsibility of the councils environmental health department to pursue.</p>	No Action
13	Mr Crisp	Objection	<p>a) Too much housing in a small area</p> <p>b) Access onto A338 is poor and additional traffic may cause an accident black spot. Access should be behind the esso garage and link to new roundabout</p> <p>c) Hyde Lane should have a high hedge both sides</p> <p>d) Local facilities e.g. doctors are</p>	<p>a) The minimum density as set out in PPG3 is 30 dwelling per hectare, which this site will achieve.</p> <p>b) There are no plans for a bypass, and this is outside the scope of this brief.</p> <p>c) Hyde lane is outside the scope of this brief.</p> <p>d) Point noted.</p> <p>e) We have consulted with Wessex water. The brief acknowledges that connection to the system needs to be agreed with Wessex Water to ensure</p>	No Action

No	Name	Support, Object or Neutral	Issues Raised	Response	Change made
			<p>already under severe pressure</p> <p>e) The existing sewage / facilities running through Wick Lane are already poor and already cause sever flooding</p>	<p>that the existing system is not overloaded.</p>	
14	Ms Hunt	Neutral	<p>a) During heavy rain we have problems with the sewers in Catherine Crescent, so any extra demand must be catered for.</p> <p>b) extra families will mean extra customers at the doctors – appointment are not easy to come by.</p>	<p>a) We have consulted with Wessex water. The brief acknowledges that connection to the system needs to be agreed with Wessex Water to ensure that the existing system is not overloaded</p> <p>b) point noted</p>	No Action
15	Details Withheld	Neutral	<p>a) footpaths from Mesh Pond and Wick Lane should be improved</p> <p>b) the proposal to build a road with direct access on the A338 is a sensible resolution</p> <p>c) The proposed footpath ends at the gate to the pitch and there is no through way – please can we have a walkway through to Wick Lane.</p> <p>d) On the recreation land on the north of wick lane, can there be an area for dog walkers with dog litter bins.</p>	<p>a) The highway improvement plan shows that a pavement will be provided along Wick Lane to link the new development.</p> <p>b) There is no proposal to build a road with direct access with the A338</p> <p>c) Point noted. The brief has been amended to take not of this point</p> <p>d) This is a detailed matter that can be dealt with at the planning application stage</p>	Highway improvement plan inserted on page 19 to show the extent of the works that may be required
16	Ms A Johnson	Neutral	<p>a) 50 houses is too many and at least 30 % should be affordable</p> <p>b) the site should not have a play area – too far from other houses and the parish do not have enough money to manage the existing ones. The money should go to the play area at the memorial gardens</p>	<p>a) 50 houses is consistent with PPG 3 and we have negotiated at least 33% affordable housing</p> <p>b) The local plan states that a site with more than 10 dwellings should have a play area for small children. It may be acceptable to have facilities for older children located elsewhere, and this will be dealt with at the planning application stage when the Parish Council will also be consulted.</p>	Text inserted into the brief reflecting the minimum 33% affordable housing

No	Name	Support, Object or Neutral	Issues Raised	Response	Change made
17	Mr B Armstrong	N	<ul style="list-style-type: none"> a) Should be more parking near the cross and the high street b) The junction with the A338 will need traffic lights including a pedestrian phase. 	<ul style="list-style-type: none"> a) This is outside the scope of this development. b) The new junction with the A338 is on page 19 of the brief and has been agreed with Wiltshire County Council. 	Highway improvement plan inserted on page 19 to show the extent of the works that may be required
18	East Dorset District Council – Development Control	N	<ul style="list-style-type: none"> a) Lack of landscaping and screening b) Building spans of 10m suggest larger than traditional buildings c) Conflict between sustainable objectives and privacy d) Social interaction in the parking courts could prove tedious for residents e) Wide streets encourage parking f) Attention to detail is crucial g) Para 5.19 is vague h) no photos of the site in its context which would be useful 	<ul style="list-style-type: none"> a) DP4 sets out the principles that will determine the landscaping scheme. b) The detail of building spans will be dealt with at the planning application stage. c) This is a detailed matter that will be dealt with at the planning application stage d) point noted, however the proposed layout will reduce the dominance of car parking in the street scene. e) Point noted f) Point noted g) This has been reworded in light of this comment h) Point noted 	g)Text inserted in paragraph 5.19 (now Para 4.52) to be more specific
19	Mrs Grandfield	O	<ul style="list-style-type: none"> a) I personally do not want to see any development in wick lane as more houses means more traffic 	<ul style="list-style-type: none"> a) Point noted, however the principle of residential development on this site has been established through the local plan process 	No Action
20	Mr Slade	O	<ul style="list-style-type: none"> a) need footpath and drainage for wick Lane b) Mini junction improvement at A338 / Wick Lane needed c) no access to vehicles from Joanna Close d) Lighting on Wick Lane 	<ul style="list-style-type: none"> a) A footpath will be provided b) The junction improvements are shown on page 19 of the brief c) The brief does not show vehicular access from Joanna Close d) There will be lighting on wick lane as part of the highway improvements 	Highway improvement plan inserted on page 19 to show the extent of the works that may be required

p No	Name	Support, Object or Neutral	Issues Raised	Response	Change made
21	J Evans	N	a) Concerned about the increase in use with cyclists and pedestrians using Hyde Lane b) Need to install posts / barriers for cyclists to dismount when crossing Joanna Close and Elizabeth Close	a) Point noted b) Point noted. The text at Para 4.33 has been amended to include text for the possibility of bollards in this location.	Text inserted in para 4.33 with reference to bollards
22	Mrs J James	N	a) Concerns over the volume of traffic and pedestrian safety	a) The traffic impact of this site will have been taken into account when the site was allocated in the local plan, and there is a footpath proposed along Wick Lane	a) Highway improvement plan inserted on page 19 to show the extent of the works that may be required
22	Mrs J James	N	b) the site should be developed as a sports area for the young c) clear definition needed for the education contribution d) Who are RPS ? e) 50 houses seems to many and it is difficult to make a judgement without detailed plans	b) This is outside the scope of the brief. The land has already been allocated for housing in the local plan. c) The County Education officer has indicated that contributions will be required for primary and secondary pupils. The text at Para 4.52 has been amended to reflect this. the actual costs will be calculated at the time the planning application is submitted d) RPS are a national chain of planning consultants e) The detailed plans will be at the planning application stage. 50 dwelling is consistent with national policy of 30 dwelling per hectare.	c) Paragraph 4.54 of DP8 has been re written to state that contributions towards primary and secondary education may be required
23	Mr W Dickson	N	a) Development should accommodate people on lower incomes b) Access should join at the traffic lights by the Borough, or through Barnaby and Joanna Close c) the residents of Greenacres will struggle to join Wick Lane with the queue that will form	a) the site will provide at least 33% affordable housing, which is intended for people on lower incomes b) Alternative access was considered, however there are land ownership issues that preclude access via these roads, county highways were not that happy with the proposal, and there would have been no highway benefits from Wick Lane c) point noted	Text inserted into the brief reflecting the minimum 33% affordable housing

No	Name	Support, Object or Neutral	Issues Raised	Response	Change made
24	Mr W Dickson	N	Duplicate representation of above		No Action
25	Highways Agency	N	a) Raise no objection	a) Support is welcomed	No Action
26	Details Withheld	O	a) Traffic will become chaotic on Wick Lane with another 50 vehicles at peak times. b) Have to wait 7 – 10 days for a doctors appointment c) Will the junior school be able to cope	a) The traffic impact of this site will have been taken into account when the site was allocated in the local plan. b) This is a matter for the Primary Care Trust. c) There will be a contribution towards the schools in the locality	Paragraph 4.54 of DP8 has been re written to state that contributions towards primary and secondary education may be required
27	Details Withheld	N	a) How will the local services cope b) What about the schools?	a) This is a matter for the Primary Care Trust b) There will be a contribution towards the schools in the locality	Paragraph 4.54 of DP8 has been re written to state that contributions towards primary and secondary education may be required
28	Details Withheld	N	a) Affordable houses should be for first timers not downsizers b) The bank at the border with Wick Lane should be kept c) Access onto A338 needs to be given careful consideration d) More details needed concerning the recreation area north of Wick Lane	a) There are strict criteria for being eligible for affordable housing and it is not intended for people who are downsizing. b) The bank on the northern side of Wick Lane is to be retained c) The junction improvements are shown on page 19 of the brief d) This information will come in with the planning application	Highway improvement plan inserted on page 19 to show the extent of the works that may be required
29	Wiltshire County Archaeology department	N	a) Potential for finding archaeological findings is high, therefore an archaeological evaluation will need to take place prior to any application being determined. There should be some text in the brief to reflect this requirement.	a) Point noted – text has been inserted in Para of DP4 to reflect this	New paragraph inserted in DP4 para 4.38 stating that an archaeological evaluation will be required before an application is determined.

No	Name	Support, Object or Neutral	Issues Raised	Response	Change made
30	MS A Schneider	S	a) Will priority for the affordable housing be given to the young families of the village? b) How many larger houses will be built (3-4 bed)	a) There is a hierarchy that the affordable units are offered to. Firstly to the parish, then adjoining parishes, then the community area then the rest of the district. b) This will be dealt with at the planning application stage	No Action
31	Cllr Anderson	S	a) A good and well presented proposal that brings together good land use and affordable housing requirements.	a) Support is welcomed	No Action
32	Chief Fire Officer, Salisbury Fire Station	N	a) Residential water sprinklers should be encouraged in domestic properties	a) the inclusion of domestic sprinklers is outside the scope of building regulations, however this will be passed on to the future developers for them to take into account	No Action
33	Mr G Southwood	N	a) Flooding in Wick Lane – new drainage ditches should be dug along Wick Lane b) Increased traffic on Wick Lane – are there any plans to widen Wick Lane?	a) We have consulted with Wessex water. The brief acknowledges that connection to the system needs to be agreed with Wessex Water to ensure that the existing system is not overloaded. b) No, but traffic calming measures are proposed and are shown on page 19 of the brief	Highway improvement plan inserted on page 19 to show the extent of the works that may be required
34	Details Withheld	N	a) Public footpath should be officially diverted b) There should be a continuous footpath along Wick Lane linking to the sports centre c) Improved junction with A338	a) The potential for diverting the footpath is in Para 4.32 b & c) there is a footpath shown on the plan on page 19, along with the improvements to the junction with the A338	Highway improvement plan inserted on page 19 to show the extent of the works that may be required
35	Countryside Agency	N	a) no observations to make, but draw attention to the countryside character approach to developments in the countryside.	a) Point noted	No Action

o No	Name	Support, Object or Neutral	Issues Raised	Response	Change made
36	Downton Parish Council	N	<p>a) The development should be conditional on there being a proper pavement between the A338 and the sports centre</p> <p>b) Sewerage problems – there is low capacity in the existing main drainage system, and effluent has leaked onto the roads</p> <p>c) Lack of opportunity for first time buyers, so the density of the site should be as high as possible to create opportunities for them</p> <p>d) the current scheme seems to be dominated by parking</p> <p>e) The existing footpath on the site should be officially diverted through the site</p> <p>f) The parish council would like to be consulted on proposals for recreational facilities</p> <p>g) Design objective 8 – energy efficiency will be looked at with interest.</p> <p>h) any open landscaped areas should be designed with the future management responsibilities in mind</p>	<p>a) A footpath is proposed. Se page 19 for details</p> <p>b) We have consulted with Wessex water. The brief acknowledges that connection to the system needs to be agreed with Wessex Water to ensure that the existing system is not overloaded.</p> <p>c) There is no limit on the density of the site. It will be determined by good design</p> <p>d) The scheme is consistent with the parking guidelines</p> <p>e) The potential for diverting the footpath is in Para 4.32</p> <p>f) point noted. The parish will be consulted as part of the planning application process</p> <p>g) Point noted</p> <p>h) Point noted.</p>	<p>a) Highway improvement plan inserted on page 19 to show the extent of the works that may be required</p> <p>e) text in paragraph 4.32 rewritten with reference to diverting the footpath</p>
37	Environment Agency	N	<p>a) The brief provides robust guidance for this development</p> <p>b) Unable to locate any records of flooding in the immediate vicinity</p> <p>c) Surface water should be disposed of by SUDS</p> <p>d) We would encourage a scheme for the reduction of water run off, with</p>	<p>a) Support is welcomed</p> <p>b) Point noted</p> <p>c & d) point noted. Text in Para 4.45 has been amended in light of these comments.</p> <p>e & f) the development will aim to reach the “good” BREEAM standard.</p> <p>g) 4.35 states that indigenous species should be used.</p>	<p>C & d) Text in Para 4.45 included to refer to SuDS</p> <p>E & f) Text included at para 4.41 to refer to the BREEAM standards</p>

No	Name	Support, Object or Neutral	Issues Raised	Response	Change made
			<p>permeable surfaces being considered.</p> <p>e) Buildings should be constructed in an energy efficient manner</p> <p>f) Reduced volume wc's and other water efficiency measures should be considered</p> <p>g) Landscaping should only use native species</p> <p>h) Wildlife corridors and refuges should form part of the development</p> <p>i) There must be encouragement for the minimisation of waste, waste separation and the provision of recycling facilities.</p>	<p>h) The landscaping areas will have the potential to be used as wildlife corridors.</p> <p>i) this is addressed in Para 4.40 with acknowledgment of the waste local plan policies 10 and 14 on waste and recycling in developments</p>	
38	Mrs P Murrells	O	<p>a) Traffic impact on junction with A338 and narrowness of the lane</p> <p>b) Bus stop is in vision of cars turning out of Wick Lane</p> <p>c) Previous plan was for a new road linking up with roundabout on A338</p> <p>d) Footpath should be from A338 to leisure centre</p> <p>e) No garages proposed which could lead to vandalism</p>	<p>a) The traffic impact of this site will have been taken into account when the site was allocated in the local plan.</p> <p>b) It is proposed to move the bus stop. See highways improvement plan on page 19</p> <p>c) There is a footpath proposed from the A338 to Wick Lane. See highways improvement plan on page 19</p> <p>e) The parking courts will have some natural surveillance, and therefore should discourage vandalism</p>	Highway improvement plan inserted on page 19 to show the extent of the works that may be required
39	English Nature	N	<p>a) a protected species survey should be undertaken particularly for badgers and reptiles</p> <p>b) we recommend measures for biodiversity enhancement throughout the development.</p>	<p>a) Point noted. Text has been inserted in DP4 to reflect this.</p> <p>b) Point noted and text has been inserted in DP4 to reflect this</p>	<p>a) Text inserted at paragraph 4.37 referring to a protected species survey</p> <p>b) bullet point added to paragraph 4.35 referring to biodiversity enhancement.</p>

p No	Name	Support, Object or Neutral	Issues Raised	Response	Change made
40	Mr Jarrat	N	<p>a) Exit from Wick Lane onto A338 is already fraught at rush hour. What steps does the council intend to take to ensure that residents are not disadvantaged as a consequence to this development</p> <p>b) Support for the proposals is dependant on a guarantee that the proposed scheme does not take access from any other land other than that shown at the public consultation.</p> <p>c) Floodlighting at the football club causes unacceptable light pollution which would be wholly unacceptable to new properties. What steps do the council intend to take to rectify the situation.</p>	<p>a) The traffic impact of this site will have been taken into account when the site was allocated in the local plan.</p> <p>b) the brief only shows access onto Wick Lane</p> <p>c) there are conditions on the permission for the floodlights that restrict their use. If the club are breaching these conditions and a complaint is received by enforcement, then the matter will be investigated.</p>	No Action
41	Mrs C Greenway	N	<p>a) Wick lane should not be improved and should remain as a "country lane". Access should be taken from Joanna Close, and there is more space for improvements at the junction with Marie Ave and the A338</p>	<p>a) Alternative access was considered, however there are land ownership issues that preclude access via these roads, county highways were not that happy with the proposal, and there would have been no highway benefits from Wick Lane</p>	Highway improvement plan inserted on page 19 to show the extent of the works that may be required
42	Mr D Peck	O	<p>a) No further development until there is a bypass, and improvements have been made to the sewerage system in Wick Lane and Marie Ave.</p>	<p>a) There are no plans for a bypass, and this is outside the scope of this brief.</p> <p>b) We have consulted with Wessex water. The brief acknowledges that connection to the system needs to be agreed with Wessex Water to ensure that the existing system is not overloaded.</p>	No Action
43	Mr A Belbin	N	<p>a) The extra traffic generated by the development will increase the queue in Wick Lane</p> <p>b) Will there be alternative access to the development?</p>	<p>a) The traffic impact of this site was taken into account when the site was allocated in the local plan.</p> <p>B) No, the only access proposed is from Wick Lane</p>	No Action

p No	Name	Support, Object or Neutral	Issues Raised	Response	Change made
44	Mrs A Wheatley	O	<p>a) Junction with A338 is already very dangerous and con not cope with more</p> <p>b) It is hazardous to walk up wick lane due to the lack of pavements.</p> <p>c) Only 1 ½ parking spaces provided when most houses have 2 cars</p>	<p>a) the junction with the A338 is being improved. Please see the highways improvement plan on page 19</p> <p>b) A pavement is being proposed along Wick lane</p> <p>c) The maximum parking spaces standard is 1 ½ spaces, so the brief is consistent with this.</p>	Highway improvement plan inserted on page 19 to show the extent of the works that may be required
45	Mr R Nash	O	<p>a) No specific mention to highway safety in Wick Lane. It should not be standard lighting and pavements, as this will spoil the rural character of the lane.</p> <p>b) The developer should construct 25% of the housing as affordable. There should also be a mix of sizes that is in a realistic price bracket.</p> <p>c) Public open space. There is already an under equipped play area next to the football pitch which would make sense to properly equip.</p> <p>d) The existing allotments could revert back to agricultural use without consent. This loophole should be closed as part of this development.</p> <p>e) the logical position for the emergency access is Joanna Close with collapsible bollards</p> <p>f) Need to prevent further development pressure on open land to the south west</p> <p>g) The dwellings fronting onto Wick Lane should reflect the houses to the east. Do not let the developer use a mix of brick and flint, as it is not a characteristic of this village.</p>	<p>a) The highway improvements are shown on page 19. The improvements need to be acceptable to the County Highways authority, which stipulate standard pavements and lighting in order for them to adopt the works.</p> <p>b) We have negotiated a minimum of 33% affordable housing.</p> <p>c) This detail can be looked at more closely at the planning applications stage</p> <p>d) This matter can be resolved at the planning application stage with a section 106 agreement ensuring that the allotments are kept in perpetuity.</p> <p>e) Point noted. This matter will be dealt with at the planning application stage.</p> <p>f) This is outside the scope of this brief. The local plan does not allocate any further land for development in Downton.</p> <p>g) Para 4.22 acknowledges the importance of this frontage and para 4.11 states that the material used should draw from those used locally</p>	<p>a) Highway improvement plan inserted on page 19 to show the extent of the works that may be required</p> <p>b) Text inserted into the brief reflecting the minimum 33% affordable housing</p>

p No	Name	Support, Object or Neutral	Issues Raised	Response	Change made
46	MR E Greenway	N	<p>a) The improvements to Wick Lane should not urbanise it. The character should not be lost</p> <p>b) Has consideration been given to accessing the site form Joanna Close?</p>	<p>a) The highway improvements are shown on page 19. The improvements need to be acceptable to the County Highways authority, which stipulate standard pavements and lighting in order for them to adopt the works.</p> <p>b) Alternative access was considered, however there are land ownership issues that preclude access via these roads, county highways were not that happy with the proposal, and there would have been no highway benefits from Wick Lane</p>	Highway improvement plan inserted on page 19 to show the extent of the works that may be required
47	Mrs Greville - Heygate	N	a) Concerned with the amount of traffic that will use the junction with the A338	a) The traffic impact of this site was taken into account when the site was allocated in the local plan.	No Action
48	C Greville Heygate	N	<p>a) Please ensure that any lighting will be limited and controlled</p> <p>b) The developer should be required to pay for alterations to the floodlights</p> <p>c) Can a mini roundabout be put in by the developer to help traffic turning right</p> <p>d) More housing in the wrong place</p> <p>e) How will the children cross the road en route to school via long close – they will not walk down to the bull.</p>	<p>a) Point noted. This can be dealt with at the planning application stage.</p> <p>b) This is outside the scope of the brief. There are conditions attached to the floodlights permission that restrict their use. If the club are breaching these conditions and a complaint is received by enforcement, then the matter will be investigated.</p> <p>c) Discussions have taken place with the county highways authority with regards to a mini roundabout, but it is not acceptable in this location.</p> <p>d) The principle has already been established in the local plan with the allocation of the site.</p> <p>e) The possibility of a lollypop person could be explored at the planning application stage.</p>	Highway improvement plan inserted on page 19 to show the extent of the works that may be required

p No	Name	Support, Object or Neutral	Issues Raised	Response	Change made
49	Details Withheld	N	<ul style="list-style-type: none"> a) I believe that the water table is near to the surface b) Hope that Hyde lane will remain open to local residents c) That new sewage systems built will not cause problems with the existing ones 	<ul style="list-style-type: none"> a) We consulted with the Environment Agency who were unable to locate any records of flooding in the immediate vicinity. b) Yes it will c) We have consulted with Wessex water. The brief acknowledges that connection to the system needs to be agreed with Wessex Water to ensure that the existing system is not overloaded 	No Action
50	Ms N Defriend	N	<ul style="list-style-type: none"> a) increase primary school provision b) need a pavement all the way to the leisure centre c) put traffic lights and pedestrian crossing on junction with A338 d) please do not obscure our views of the hills e) please build pretty houses that enhance the charm of Wick Lane f) Please erect screens during building to limit noise and dust. 	<ul style="list-style-type: none"> a) Contributions will be forthcoming for education from this development. b) a footpath is proposed along wick lane up as far as the boundary of the leisure centre. c) This is not possible. Please see the highways improvement plan on page 19 for the details of the junction improvements. d) The impact on the landscape will be one of the considerations when the planning application is determined. e) the brief states that the houses should maintain the integrity and form of Wick Lane. Para 4.221 refers 	<ul style="list-style-type: none"> a) Paragraph 4.54 of DP8 has been re written to state that contributions towards primary and secondary education may be required b) Highway improvement plan inserted on page 19 to show the extent of the works that may be required
51	Wessex Water	N	<ul style="list-style-type: none"> a) Wessex Water are responsible for sewage, but Bournemouth and West Hants are the water providers b) Drainage to the Mesh Ponds system is to be avoided c) Surface water should be by soakaways or other infiltration systems d) Arrangements for highway and roof drainage will need to be agreed and arrangements secured for their maintenance 	<ul style="list-style-type: none"> a) Point noted b, c & d) point noted, and additional text added to Para 4.44 and 4.45. 	Text inserted in Para 4.44 and 4.45 to refer to drainage and surface water.

Extract Minute from the Southern Area Committee from its meeting held on 19 May 2005

435. Development Brief – Wick Lane, Downton:

The Committee considered the previously circulated report of the Principal Planning Officer (Forward Planning). During consideration, the following comments were made:

- Changes made are positive
- There is an issue of whether the allocation is needed. The site was previously allotments, which have already been moved. If the allocation does not come forward it will not revert to allotments and could end up as a wasteland surrounded by development.
- On p.19 it is important that a pelican crossing is installed as Downton knows how difficult it is to recruit a lolly pop person.
- This road has had issues with raw sewerage rising up in the past. There would need to be a strong condition imposed on any approval to solve this matter and also that of water on the highway.
- Commend to the developers that they use the design principles of The Tannery, Downton which stands out as a good example of design.
- Recommend that the Parish Council involves itself in the development so as to ensure that the affordable housing is made available initially for local people

Resolved – that

- (1) the Southern Area Committee accept the proposed changes as set out in the officers' report and in the revised Development Brief attached to the report and recommend to the Cabinet that the Brief be adopted as Supplementary Planning Guidance;
- (2) the historic problems relating to flooding and the emergence of sewage in times of a high water table be resolved; and;
- (3) final plans are brought back to this Committee for approval.