

Notes of Public Meeting

Subject: Salisbury District Local Plan – Review of Phase 2 Housing Allocations

Date: 3rd April, 2006 – 7:00pm

Venue: City Hall

Recorded Attendees

Attending Tisbury Discussion		Attending Downton Discussion
T & D Carroll	P Fry	C Whalley
A & A Briggs	R Frankland	M Smith
G Henderson	B Woodcock	S Lacey
C Kenney-Herbert	S Crouch	B Cornish
A Kenney-Herbert	P Pollard	
I Ellis		
J Phipps	+ 5 others	

On arrival attendees were given an opportunity to look at the exhibition materials which had been available to view in Downton, Tisbury and Wilton Libraries in the preceding week.

A) HOUSING NUMBERS AND SUPPLY

John Meeker (Principal (Forward) Planning Officer) then gave a full PowerPoint presentation of the issues in the review of housing supply. There were no comments made by attendees on this subject area in time set aside on this matter.

B) ALTERNATIVE HOUSING NUMBERS AND SUPPLY

Following a second presentation in respect of the consideration of alternative sites in Downton, Wilton and Tisbury, attendees were asked to break into discussion groups based on their place of interest.

Downton – Facilitated and noted by Natasha Styles (Planning Officer)

- General acceptance that the site would go forward, in fact surprise that it had not already been given planning consent
- Still concerns over pedestrian safety and particularly school children having to cross the main road
- Possibility of using ant R2 funds to improve the underused football pitch between the sports centre and the site
- Satisfaction that the proposed pedestrian improvements to Wick Lane would be undertaken before the development commenced

Tisbury – Facilitated by John Meeker.

- Discussion whether there is need for a site with such extensive heavy industrial (B2) use in Tisbury. Officers pointed out that the reuse of the site for any use had not been properly tested, and in any event, reuse was not being confined to heavy industrial. Any employment use would be encouraged to improve the balance of housing and jobs locally.
- Questions about marketing requirements – surely the council cannot allow the site to remain empty indefinitely. Accepted, the council would want to bring vacant land back in to use, however the key test – as set out in local, county and national policy – is to ensure that demand is fully examined prior to releasing a site for another use. In its efforts prior to the planning application process, St Modwen offered only for lease (i.e. there was no opportunity to buy part or all of it to develop bespoke premises) and the terms of lease were for short periods (on account of the site being redeveloped for housing and employment) which would not be attractive to business. Furthermore, letters on the planning application file make it clear in response to queries about letting enquires (and a purchase offer) that the site will be redeveloped for mixed uses.
- Would office uses be considered acceptable? Broadly speaking, yes and such a use could make far greater use of rail to deliver employees. This could be tied into a green travelplan.
- Units on the other side of Station Road have been advertised and remained empty for a substantial period – surely this demonstrates there is no demand.

(following the meeting this was investigated and it was found that the buildings have been let (Sealy Game and storage for a local delicatessen). In addition, it was found that the previous delay in letting was on account of the fact that a single user wanted to buy all the units, however negotiation stalled due to a land ownership issue related to the provision of a turning head).

- Experience of letting by the Fonthill Estate (e.g. Place Farm) shows that there is demand for employment space in the area, subject to the right marketing, terms of leasing and security over the long term future. St Modwen sought to adapt the building to make it attractive to new users.
- Why can a mixed use scheme incorporating ground floor employment uses with flats above not be provided on the Parmiter site– there will be demand for this use. Concern expressed that a mixed use scheme of this type may be very restrictive to other employment uses such as light industrial. RDA information points to the need for Tisbury to widen its employment base- not restrict it.
- Tisbury needs a Business Enterprise Park of mixed sized units to help business start up and to provide follow on space. Accepted, however two questions remained over (1) whether that use could be provided across the whole site if St Modwen (or another developer) committed to this fully, and (2) if a mixed use scheme was built, how much would this restrict business types on the site.
- Accessibility – Parmiter site is closer to the centre of Tisbury. Heavily disputed in that Hindon Lane is just as accessible to the far end of the High Street and that it is closer to the school and sports centre. Parmiter site would obviously be closer to the station - walking to commute by train from Hindon Lane is too far (1000m). Walking to School from the Parmiter site is too far (also 1000m) – it was begrudgingly agreed amongst the group the accessibility of each of the sites by foot/bike varied depending upon use.
- Hindon Lane is dangerous and unsuitable for more traffic and pedestrians. More traffic will mean more noise affecting residents. County Highways had not agreed with this considering that Hindon Lane and the road network locally was acceptable to accommodate the site. Traffic calming measures on Hindon Lane would be provided as part of any development to improve safety and flows. Would pedestrians from the site not use Weaveland Road to get to the shops?
- Will people want to move to Tisbury and live by a railway? A discussion followed about noise and vibration from the station and its effect on houses. It was made clear that there are plenty of examples of housing near railways and this was not a basis to dismiss housing on the site.
- Flooding risk for residents at Parmiter site. River Nadder can flood Station Road leaving people stranded. Frequency of events is quite regular in winter months. Discussion about flood alleviation schemes.
- Tisbury Parish Council have voted consistently against development Hindon Lane.

The meeting concluded at 8:20 pm