

APPENDIX I - Duck Lane Development Brief : Summary of consultation issues raised, responses and proposed actions

Rep No.	Name	Support, Object or Neutral	Issues Raised	Response	Change made
PC	Laverstock PC	Neutral	<ul style="list-style-type: none"> a) Provision of education facilities at St Andrews School b) Location of the Play area in line with option 3 as set out in the brief and installation of equipment for older children on the existing play area c) Incorporation of lost parking at Boundary Road/Hill Road into the new development d) Provision of footpath along Duck Lane and support for residents idea to provide off street parking in front gardens e) Use of anti skid surfacing at key points on the approaches to the new development f) Provision of foot and cycle links around the site and contributions to improvements to links into Salisbury g) Contributions towards better facilities at the Village Hall h) Action to be taken to reduce rainwater run off down existing estate roads and reuse of this water where possible. i) Off site improvements to junctions (Park Road/Duck Lane, Avenue/Church Road j) Provision of more than 25% affordable housing with priority to those with Laverstock links k) Responsibility for maintenance of Public Open Spaces to be passed to SDC 	<ul style="list-style-type: none"> a) Education matters are set out in section 3b) of the attached report b) Public Open Space matters are set out in section 3e) of the attached report c) Provision will be made for lost parking space as part of the development scheme. d) Highway issues are addressed in section 3a) of the attached report e) Highway issues are addressed in section 3a) of the attached report f) All the links identified in discussions have been incorporated into the brief. Substantial developer contributions will be focused towards improving links to the city g) Contributions to Community Facilities are set out in section 3c) of the attached report h) Sustainable drainage systems will be included to address surface water run off at source. Any improvements to the current situation will be accommodated where works are required to be undertaken as a direct result of the development. i) Highway issues are addressed in section 3a) of the attached report j) Affordable Housing issues are addressed in section 3d) of the attached report k) Public Open Space matters are set out in section 3e) of the attached report 	<ul style="list-style-type: none"> ➤ Actions set out in Report ➤ Action – addition of point in para 4.14 which will ensure that any lost parking as a result of the new access via Hill Road and Boundary Road are replaced. ➤ Action – clearer s106 requirement for non-car links to the city in section 6
67	Salisbury Community Cars	Neutral	Establish a car club to improve sustainability of transport.	This will clearly depend upon the willingness of residents to participate	No action, but Support should be encouraged for this type of initiative
66	Mr W Smith	Neutral	<ul style="list-style-type: none"> a) Corners of The Avenue / Duck Lane, and Park Road / Duck Lane need improvements b) Contributions towards improvements to the Village Hall 	<ul style="list-style-type: none"> a) Highways matters are examined in section 3a) of the attached report b) Contributions to the Village Hall are set out in section 3c) of the attached report 	<ul style="list-style-type: none"> ➤ Actions set out in Report

Rep No.	Name	Support, Object or Neutral	Issues Raised	Response	Change made
65	Unnamed	Neutral	<ul style="list-style-type: none"> a) Concern about any loss of parking at Duck Lane. Is there the ability to accommodate parking to the rear of properties on Duck Lane b) Concern about surface run off on Down View road. Must ensure that the development does not exacerbate this 	<ul style="list-style-type: none"> a) The improvements will provide for at least as many dedicated spaces as exist already b) The development will incorporate sustainable drainage systems which will address surface water at source. 	No action
64	Unnamed	Neutral	<ul style="list-style-type: none"> a) Support for the general layout and character of the scheme, use of anti skid surfacing in key locations, the treatment of the site's northern boundary, school contribution (improvements must be timed to meet new demands), affordable housing b) Need to ensure that the northern amenity area is appropriately managed with funds for the PC to be made available c) Concern about any loss of parking at Duck Lane. Is there the ability to accommodate parking to the rear of properties on Duck Lane d) Must ensure that there is adequate parking provision in the new development e) Concern about surface run off on Down View road. Must ensure that the development does not exacerbate this f) Concern that the development will further reduce local water pressure g) Site should include green landscaping h) Needs reassurance that during the construction phase, measures are put in place to minimise disturbance and nuisance 	<ul style="list-style-type: none"> a) The support of the respondent is noted in these matters b) The developer is required to provide a sum which will cover the maintenance costs in perpetuity c) The improvements will provide for at least as many dedicated spaces as exist already d) On site parking will provide for garaged and other off street parking with more capacity for visitors. Further details will be set out at the planning application stage to allow people to be satisfied that adequate is made. e) The development will incorporate sustainable drainage systems which will address surface water at source. f) Changes to para 3.22, as proposed by Wessex Water will ensure that a commitment to maintain water pressure in the wider area can be enforced. g) The landscaping plan in the brief shows that the scheme will incorporate open spaces with trees in addition to boundary treatments and the landscaped amenity space to the north of the site h) It is accepted that there may be disturbance from the construction phase and measures will be put in place to address this as set out in para 6.3 of the brief 	No action
63	B Kerwood (CPRE)	Support	Support for affordable housing requirements, encouragement of walking/cycling, overall design, transition of layout to the rural edge, s106 elements (incl. school), access strategy, sustainability measures, landscaping,	The support of the respondent is noted	No action

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62	P Roquette (S Wilts LA21)	Neutral	<ul style="list-style-type: none"> a) concern about cycle/walking links from site into city b) parking on the site should not dominate the streets c) tighten emphasis on eco-standards of buildings d) locate play area in position C e) equip existing play area for youth uses f) separate footpath link to Duck Lane via from existing recreation area 	<ul style="list-style-type: none"> a) Developer is required to make s106 contributions to improve foot/cycle links b) this is already addressed in para's 4.12 and 4.43 of the brief c) the Council is promoting sustainable building and a change would bring these proposals in line with other large sites d) Open space is considered in section 3e) of the attached report e) Youth/Adult R2 contributions will allow Parish Council to equip existing play area f) Linkages to the existing play area will be retained 	<ul style="list-style-type: none"> ➤ Action – clearer s106 requirement for non-car links to the city in section 6 ➤ Action – wording of para 4.28 should be adjusted to require all homes to be at least 'Good' BREEAM Ecohome standard and a proportion at 'Very Good' standard
61	J Walker (COGS)	Neutral	<ul style="list-style-type: none"> a) concern about safe cycle links from site to schools and city b) Cycle signposting and bike parking would encourage use c) 20mph HomeZone to improve cycle safety 	<ul style="list-style-type: none"> a) developer is required to make s106 contributions to improve foot/cycle links b) s106 contributions referred to in a) could be used for these purposes c) There is agreement with the developer that the whole estate will be a 20mph zone and this could be extended to the existing estate in light of road safety concerns raised in the consultation 	<ul style="list-style-type: none"> ➤ Action – clearer s106 requirement for non-car links to the city in section 6
60	J & R Newman	Object	<ul style="list-style-type: none"> a) Brief does not show how it will limit the need to travel by car b) Problems for foot/cycle access to city past Godolphin School c) Concern that improvement to The Avenue will increase speeds d) Separate play areas – childrens play area central. 	<ul style="list-style-type: none"> a) As many linkages from the site for foot and cycle use have been included as well a requirements for bus stop enhancements. Bus and cycle route information will be provided to new occupants. Planners and developers cannot ultimately control car use but can put in place measures to improve convenience of alternative modes. b) Substantial developer contributions will be focused towards improving links to the city c) Highways matters are examined in section 3a) of the attached report d) Open space is considered in section 3e) of the attached report 	<ul style="list-style-type: none"> ➤ Action – clearer s106 requirement for non-car links to the city in section 6

Rep No.	Name	Support, Object or Neutral	Issues Raised	Response	Change made
59	H Thomas (Gov't Office for the South West)	Neutral	Raises a number of technical issues which will improve the reading and understanding of the brief	Some matters raised are considered to be inconsequential and have not raised any concerns from any other quarter. The matters raised are noted and accepted changes are set out in the adjacent box	<ul style="list-style-type: none"> ➤ Action – change to para 1.2 “...will be a material consideration which the council will take into account when determining a planning application....” ➤ Action – Para 3.16 – Off site highways are shown on page 21, not page 15 ➤ Action – Para 4.14 - References to documents referred to will be made clearer
58	M Wilmott	Neutral	Notes the omission of Piggy Lane (between Milford Mill Road and Southampton Road) from map on page 6. Main comment relates to the need for improvements to cycle and walking links to the city	Substantial developer contributions will be focused towards improving links to the city	➤ Action – clearer s106 requirement for non-car links to the city in section 6
57	H Cave Penney (WCC Archaeology)	Neutral	Notes potential for archaeological finds on the site and requests that an archaeological evaluation is undertaken prior to the determination of a planning application in line with provisions in PPG16	The potential for archaeological finds is noted and survey/evaluation work will be coordinated with WCC Archaeologists	➤ Action – amendment of para 3.17 to reflect the requirements of the County Council's Archaeology Service
56	G Thorncroft	Neutral	a) Highway concerns related to Park Road and corner of Duck Lane/The Avenue. b) Contribution requirements for Village Hall	a) Highways matters are examined in section 3a) of the attached report b) Contributions to the Village Hall are set out in section 3c) of the attached report	➤ Actions set out in Report
55	M Cox (Wessex Water)	Neutral	Makes a number of suggested wording changes which will improve the understanding of requirements of the developer	The technical input of the water company and statutory sewage provider are welcomed to improve the content of the brief	➤ Action – make various amendments to para 3.22 as set out in the representation
54	R Ballard	Neutral	Makes a range of positive suggestions for local highway improvements at key points around the site	Highways matters are examined in section 3a) of the attached report	➤ Actions set out in Report
53	Highways Agency	Neutral	No comments		
52	J Bunting	Neutral	Concern about parking at the top of Hill Road.	Provision will be made for lost parking space as part of the development scheme.	➤ Action – addition of point in para 4.14 which will ensure that any lost parking as a result of the new access via Hill Road and Boundary Road are replaced.

Rep No.	Name	Support, Object or Neutral	Issues Raised	Response	Change made
51	J Hillyard	Neutral (?)	<ul style="list-style-type: none"> a) Concern over noise and disturbance from increased traffic b) Suggests access via car park on Down View Road c) Loss of parking / turning space at end of Hill Road and Boundary Road d) Seeks reassurance about loss of privacy e) More extensive use of anti skid surfacing on steeper sections of Hill Road and adjacent Village Hall 	<ul style="list-style-type: none"> a) Highways matters are examined in section 3a) of the attached report b) Highways matters are examined in section 3a) of the attached report c) Highways matters are examined in section 3a) of the attached report d) Landscape plan shows planting adjacent to existing properties. Details need to be examined at the time of Planning Application. e) Highways matters are examined in section 3a) of the attached report 	<ul style="list-style-type: none"> ➤ Action – addition of point in para 4.14 which will ensure that any lost parking as a result of the new access via Hill Road and Boundary Road are replaced.
50	P Tilley (WCC Highways)	Neutral	<ul style="list-style-type: none"> a) Masterplan does not adequately indicate that Boundary Road should be an alternative main link into the site b) Emergency Access links to serve clusters of 50+ houses may be required c) Support for contributions to local public transport and cycle/foot links d) Concern that there is no addressing of issues raised at end of para 3.16 – off site cycle/foot links to the city e) Emphasises the need to carefully design edge of pavement housing within the scheme to avoid car/pedestrian conflict. f) Support for traffic calming, surfacing and pedestrian access improvements 	<ul style="list-style-type: none"> a) The annotation of Boundary Road as a secondary access recognises that the majority of new houses will use the Hill Road access. Boundary Road will still exist and be designed as a main access. b) If the ultimate design of the development precipitates the need for additional emergency only access it will be for the developer to agree a suitable solution. c) & f) Support is noted for contributions to off site improvements and on site measures d) Substantial developer contributions will be focused towards improving links to the city. The exact improvements will be set out by the Salisbury Joint Transportation Team e) County Highways will be a consultee on any future planning application 	<ul style="list-style-type: none"> ➤ Action – adjust masterplan annotation of Boundary Road to ensure its joint main access status is clearly set out ➤ Action – clearer s106 requirement for non-car links to the city in section 6
49	G Milne Wilts Fire Brigade	Neutral	<p>Recommends the installation of domestic sprinklers to new units to improve domestic safety</p>	<p>The recommendation is highly valuable and has been passed to the developer. However, it is not the role of a development brief to set out the specification of new homes.</p>	<p>No Action <i>although the recommendation has been highlighted to the developer for inclusion at the planning application stage</i></p>

Rep No.	Name	Support, Object or Neutral	Issues Raised	Response	Change made
48	G A Hall	Object	a) No conclusive answer about the number of houses on the site from discussions b) Disturbance to existing residents c) Lack of adequate on site parking d) Unclear about the ability of the developer to address all local infrastructure needs	a) The site is allocated to provide 'about' 120 houses – a usual margin of 10% is allowed for b) It is accepted that there may be disturbance from the construction phase and measures will be put in place to address this as set out in para 6.3 of the brief. Beyond this, the consideration of turning the whole estate to a 20mph zone has the potential to minimise the expressed concerns about increases in traffic c) On site parking will provide for garaged and other off street parking with capacity for visitors. Detailed plans at the planning application stage will enable local people to satisfy themselves that adequate provision is being made. d) The developer is required to make provision or contributions towards additional needs generated by the development. Affordable housing, school improvements, highway works, village hall extensions, improved bus stop and equipped open space provision are the main requirements and other matters will be considered where they are reasonable and relevant to the development	➤ Actions set out in Report
47	Mr & Mrs Carlisle	Neutral	Brief has largely reassured respondents. Particular support for landscaping elements and would encourage early planting of screening elements to advance the benefit they will bring in preserving privacy	There is no reason why peripheral planting cannot be undertaken at an early stage in the development	➤ Action – That para 4.36 of the brief is supplemented with a commitment to undertake boundary planting, particularly to the north and west of the site, at the earliest opportunity
46	Mr & Mrs Marriner	Neutral	Improvement/extensions to the Village Hall should be funded by the developer as it should act as the focus for social activity for new residents	Contributions to the Village Hall are set out in section 3c) of the attached report	➤ Actions set out in Report
45	Mrs R Ford	Object	Concern about the disturbance which will be caused to elderly residents, but more particularly the difficulties/problems likely to occur at the construction phase.	It is accepted that there may be disturbance from the construction phase and measures will be put in place to address this as set out in para 6.3 of the brief.	No action – <i>disturbance at construction phase is already addressed in brief</i>

Rep No.	Name	Support, Object or Neutral	Issues Raised	Response	Change made
44	J (?) Barker	Object	a) Concerns over construction phase impacts b) Will the Duck Lane footpath improvements be prioritised as an early requirement ?	a) It is accepted that there may be disturbance from the construction phase and measures will be put in place to address this as set out in para 6.3 of the brief. b) The footpath works will be required to be put in place prior to new traffic arising from the development – this is likely in late summer 2005	➤ Action – That para 4.44 be amended to establish that the Duck Lane footpath (and associated measures) are in place prior to the occupation of dwellings on the site.
43	JK Gross	Neutral	Emphasises the need to provide for affordable housing on the site and that 25% is not enough - at least 50% should be encouraged. Suggests that first time buyers should be the focus.	Affordable Housing matters are examined in section 3d) of the attached report	➤ Actions set out in Report
42	Mr & Mrs Cooper	Neutral	a) Encourages the provision of road safety features (signage, speedbumps, etc) b) Considers that play area should be in a central position c) Would wish to see the development being well landscaped including trees. d) Concerned about the Boundary Road access being suitable	a) Highways matters are examined in section 3a) of the attached report b) Public Open Space matters are examined in section 3e) of the attached report c) The landscaping plan on page 18 of the brief shows that the scheme will incorporate open spaces with trees in addition to boundary treatments and the landscaped amenity space to the north of the site d) The site is required to have two main access points and Hill Road and Boundary Road were identified by highway engineers as being acceptable for the purpose. In reality the development layout will mean that Hill Road is likely to be the main access with Boundary road likely to serve a smaller proportion of the eventual number of houses.	➤ Actions set out in Report

Rep No.	Name	Support, Object or Neutral	Issues Raised	Response	Change made
41	T Brightman (Envirmt Agency)	Neutral	a) minor wording changes reflecting current definitions and requirements b) promotion of water conservation measures in new properties c) Recommends that BREEAM EcoHome standards be increased to Very Good – or at least a proportion of Very Good units d) Sets out an expectation for an Environmental Management Plan to assess and guide construction processes. Suggests signing up to Considerate Construction scheme	a) The changes are accepted and set out as actions in the adjacent box b) Section 4.28 of the brief addresses water conservation measures. Any subsequent planning application will be expected to demonstrate measure which will reduce water wastage. e) the Council is promoting sustainable building and a change would bring these proposals in line with other large sites f) Given the concerns expressed in other representations there is no reason why these requirements should impose an unnecessary burden on the developer	➤ Action – Para 3.20 – change “... sites location within a Ground Water Catchment Area on a Major aquifer and adjacent to a Groundwater Source Protection Zone, the Envirionment Agency’s...” General Principle 12 (Page 10) – change to “Provide any necessary on and off site infrastructure including the incorporation of Sustainable Drainage Systems” ➤ Action - wording of para 4.28 should be adjusted to require all homes to be at least ‘Good’ BREEAM Ecohome standard and a proportion at ‘Very Good’ standard ➤ Action – amendment of section 6.3 to require that a Environmental Management Plan is required and that the developer signs up to the Considerate Constructors scheme
40	R Jugg	Neutral (?)	a) Concerns about School improvements b) Lack of consultation about highway works c) Exacerbation of Surface water drainage problems d) Visibilty at Duck Lane at Park Road/Down View Road junctions, and corner at The Avenue/Duck Lane e) Measures to limit nuisance during construction phase f) Location of bus shelter at Duck Lane	a) Matters related to St Andrews school are set out in section 3b) of the attached report. b) The development brief was designed to encourage responses from local people on the highway works at Duck Lane. c) The development will incorporate sustainable drainage systems which will address surface water at source. d) Highways matters are examined in section 3a) of the attached report e) It is accepted that there may be disturbance from the construction phase and measures will be put in place to address this as set out in para 6.3 of the brief. f) The re-siting of the bus shelter will be a matter for the planning application which will be subject to its own public consultation	➤ Actions set out in Report

Rep No.	Name	Support, Object or Neutral	Issues Raised	Response	Change made
39	A Lockyer	Object	Raises concerns about access to the site via existing estate roads including concerns about construction traffic	Highways matters are examined in section 3a) of the attached report and construction phase issues are already set out in para 6.3 of the brief	➤ Actions set out in Report
38	Name withheld	Object	a) Concerns that affordable housing will attract social problems b) Concerns about exacerbation of existing drainage problems affecting Riverside Road c) Suggests traffic calming at Duck Lane to slow traffic	a) There is no evidence to suggest that affordable housing on the site will lead to social problems. The need for affordable housing is critical in Salisbury and sites like this one have an important role to play b) Studies of this issue at earlier stages found no link to drainage from the estate, Sustainable Drainage Systems will be used to deal with drainage from the site at source c) A pinch point is already proposed between the junctions of Park Road and Down View Road on Duck Lane.	No Action
37	R Clark	Neutral (?)	Raises concerns about the use of The Avenue to access the site	Highways matters are examined in section 3a) of the attached report	➤ Actions set out in Report
36	D Brick	Neutral	Raises concerns that the measures included to discourage car use/ encourage cycling and walking are unlikely to have much effect, particularly in light of poor quality of links to London Rd, Southampton Rd and the City	The developer is required to provide substantial contributions towards improving cycle/foot links to the city. Ultimately however, planners and developers cannot control car use but can put in place measures to improve convenience of alternative modes	➤ Action – clearer s106 requirement for non-car links to the city in section 6
35	A Bruton	Neutral	a) Concern about exacerbation of surface water drainage problems b) Not aware that there is a footpath adjacent to the Down View Road residents car park c) Concern that residents car park at Down View Road will see further use by unauthorised persons	a) Sustainable Drainage Systems will be used to deal with drainage at source on the new development. Existing problem requires attention by statutory provider b) Parish Council have confirmed that there is a right of way established in this location c) Unauthorised parking is unacceptable and residents are encouraged to monitor parking patterns and inform local Councillor if their facility is being abused.	No Action
34	S Adams	Neutral	Concerns about traffic volume on Park Road and requests the provision of driveways or pull ins	The section of Park Road that links Duck Lane to Hill Road has been identified in para 4.44 of the brief as an area for action. In key locations there is an offer to provide dropped kerbs to allow residents to form driveways to their properties	No Action

Rep No.	Name	Support, Object or Neutral	Issues Raised	Response	Change made
33	S Thomas	Object	Raises objection to the development on the grounds of impact on the wildlife at Burroughs Hill and adjacent Downs	This issue was addressed during an earlier stage of the site's examination. Consultees including English Nature and WCC Ecologists raised no objections about impacts on local wildlife.	No Action
31	M Travers	Neutral	Concerns about traffic volume on Park Road and requests the provision of driveways or pull ins	The section of Park Road that links Duck Lane to Hill Road has been identified in para 4.44 of the brief as an area for action. In key locations there is an offer to provide dropped kerbs to allow residents to form driveways to their properties	No Action
30	Mrs Naish	Object	The pinch point proposed for Duck Lane is supported in that it provides a footpath, however it will leave 7, Duck Lane without any parking	This is a clear problem which the developer has recognised and the off site highway improvements have been amended to provide spaces for this property	➤ Action – The off site highway improvements shown on page 21 have been amended to include parking space for residents
29	Mrs Prichard	Object	Raises concerns about the suitability of the access to the site using Duck Lane and the connecting estate roads	Highways matters are examined in section 3a) of the attached report	➤ Actions set out in Report
28	D Patterson	Neutral	Raises concerns about the suitability of the access to the site using the estate roads and cites the difficulties faced by buses caused by on street parking and bad weather conditions.	Highways matters are examined in section 3a) of the attached report	➤ Actions set out in Report
27	J O'Brien	Support	Is concerned that the minimum 25% affordable housing will be exactly that and feels that a proportion of upto 50% would be more appropriate	Affordable Housing matters are examined in section 3d) of the attached report	➤ Actions set out in Report
32 & 16-26	J Gidley (2) Mr/Mrs Kirkham Unnamed J Theaker Unnamed Mr/Mrs Snook S Steggles (?) G Blake Mr/Mrs O Connell S Stainer S Hastings (Residents of 15-37 Duck Lane)	Neutral	Mrs Gidley submits 2 representations. The first asks whether the footpath to the rear of Duck Lane properties could become a road to enable parking at the rear of these properties, in turn freeing up space on Duck Lane itself. The second response, which is common with the other respondents seeks the incorporation of individual parking spaces for residents into the front gardens of 15-37 Duck Lane.	Highways matters are examined in section 3a) of the attached report	➤ Actions set out in Report

Rep No.	Name	Support, Object or Neutral	Issues Raised	Response	Change made
15	A Paines	Object	a) Seeks assurances about the boundary treatment which will be adjacent to her property b) Expresses concerns that highway remain inadequate to serve the development	a) Examination of the Landscaping plan on page 18 of the brief should reassure the respondent that planting will be provided to screen the development. The details of the type and nature of the planting will be a matter for residents to examine when the planning application is submitted. b) Highways matters are examined in section 3a) of the attached report	➤ Actions set out in Report
14	I Osmond	Neutral	a) Generally welcomes the layout which incorporates passive surveillance of play areas and footpaths. b) Suggests Play Area should be in a central location not in SW Corner c) Concern about the form and layout of the landscape amenity area d) Courtyards and shared surfaces need to be well organised to ensure parking patterns are clearly controlled.	a) Support is noted b) Open Space issues are addressed in section 3e) of the attached report c) A full landscaping plan will be prepared for this area and consulted upon with the Parish Council, SDC Parks Service, Wildlife, Community Safety and other appropriate organisations as part of the planning application process d) This will need to be demonstrated as part of the planning application process	➤ Actions set out in Report
13	M Kightley	Neutral	a) Considers that an access via the Car Park at Down View Road would better serve the development b) Parking at Hill Road/ Park Road will be a constant problem for drivers, particularly bus services	a) Residents of the flats at Down View Road have expressed concerns about use of their car park for an access, particularly as Highway Engineers have already found the road system to be acceptable via Hill Road b) The section of Park Road that links Duck Lane to Hill Road has been identified in para 4.44 of the brief as an area for action. In key locations there is an offer to provide dropped kerbs to allow residents to form driveways to their properties	No Action
12	Mr/Mrs Hayward	Support	No detailed points raised	The support is noted	No Action
11	S Stainer	Neutral (?)	a) Still has concerns about the highways issues, particularly junctions of St Andrews Road/Park Road, Duck Lane/The Avenue., b) Would like more detail about Duck Lane improvements and suggests early implementation of the measures	a) Highways matters are examined in section 3a) of the attached report b) More detailed proposals for the Duck Lane improvements are being discussed with officers and can be viewed on request. The footpath works will be required to be put in place prior to new traffic arising from the development likely in late summer 2005	➤ Action – That para 4.44 be amended to establish that the Duck Lane footpath (and associated measures) are in place prior to the occupation of dwellings on the site.

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10	D Furnell	Neutral	Makes a statement of fact the the Down View Road car park is for the benefit of residents of the 24 flats and 4 houses adjacent	The proposals do not include any means of access through the car park if this is the concern of residents.	No Action
9	Mr & Mrs Issacs	Neutral	Enquires what form the boundary treatment will take adjacent to Down View Road	In relation to the property concerned there will be mixed shrub planting used to soften fencing. Details of the type and nature of the planting/fencing will be a matter for residents to examine when a planning application is submitted	No Action
8	M Owen	Object	<ul style="list-style-type: none"> a) Objects to Boundary Road being used as a main access. Considers it was designed as a cul de sac and would therefore be appropriate only as a gated emergency access b) Further improvements are needed to the Duck Lane proposals, particularly the corner with The Avenue. The works also need to be put in place as soon as possible. c) The Play Area should be placed in the southwest corner of the site 	<ul style="list-style-type: none"> a) The site is required to have two main access points and both Hill Road and Boundary Road have been confirmed as being acceptable for the purpose. Hill Road is likely to be the main access as a result of the layout; however Boundary Road will need to be retained as an open access. b) Highways matters are examined in section 3a) of the attached report c) Open Space issues are addressed in section 3e) of the attached report 	➤ Actions set out in Report
7	T Owen	Object	<ul style="list-style-type: none"> a) Objects to Boundary Road being used as a main access. Considers it was designed as a cul de sac and would therefore be appropriate only as an emergency access b) Further improvements are needed to the Duck Lane proposals, particularly the corner with The Avenue. 	<ul style="list-style-type: none"> a) The site is required to have two main access points and both Hill Road and Boundary Road have been confirmed as being acceptable for the purpose. Hill Road is likely to be the main access as a result of the layout; however Boundary Road will need to be retained as an open access. b) Highways matters are examined in section 3a) of the attached report 	➤ Actions set out in Report

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6	Mr & Mrs Scott	Neutral (?)	a) Concerned that Boundary Road should not be used as a main access. Considers it was designed as a cul de sac and poses road safety issues. b) That loss of car parking at the end of boundary road has not been adequately considered. c) Parking on Duck Lane is not adequate	a) The site is required to have two main access points and both Hill Road and Boundary Road have been confirmed as being acceptable for the purpose. Hill Road is likely to be the main access as a result of the layout; however Boundary Road will need to be retained as an open access. To address road safety a 20mph zone is being considered for the whole estate b) Provision will be made for lost parking space as part of the development scheme. c) At least as much parking as currently exists will be provided for at Duck Lane. It is not reasonable for the developer to have to contribute to more parking provision	➤ Action – addition of point in para 4.44 which will ensure that any lost parking as a result of the new access via Hill Road and Boundary Road are replaced.
5	J Steggles	Neutral	Seeks reassurance that the ability for her to undertake works to provide foot access to her property (as planned) will not be compromised by the works in Duck Lane	The respondent's ability to undertake the works should not be compromised by the Duck Lane improvements and she is encouraged to liaise with the developer to coordinate works if this is possible.	No Action
4	J Newman	Neutral	Sets out personal housing difficulties and expresses support for 25% affordable housing on the site.	Affordable Housing issues are set out in section 3d) of the attached report	➤ Action set out in report
3	R Thomas	Neutral (?)	Concerned that Hill Road appears to be the only access to the site	Hill Road and Boundary Road will both be access points for the development with Down View Road providing an alternative to Hill Road outside of the site.	No Action
2	S Newman	Support	General expression of support for the scheme which is considered to be a good for the village	Support of the respondent is noted	No Action
1	E Champion	Neutral	Asks whether properties will be available to existing poorly housed tenants and whether there will be a play area on site	A proportion of properties on the site will be for rent and the respondent is encouraged to speak to the Council's Housing department regarding transfer to a more appropriate property. A play area will be provided on site. More details of this are set out in section 3e) of the attached report	No Action