Agenda Item No.: 6

West Wiltshire District Council

Cabinet

27 October 2004

East Melksham Development Brief

1. Purpose

To approve the East Melksham Development Brief as informal planning guidance.

2. Background

On 30 June 2004 Cabinet approved a draft East Melksham Development Brief for the purposes of public consultation.

A period of public consultation was held between 16th July 2004 and 17th September 2004. 70 responses were received.

The East Melksham Policy Project Group met on 12 October 2004 to consider the consultation results and recommended changes to the draft brief to take account of issues raised.

3. Key Issues arising from public consultation

Set out in Appendix 1 is the draft brief approved for public consultation. A schedule of all comments received during the period of public consultation is located in the Members Room. The schedule includes a summary of the contents of the comments and a recommended Council response to each comment, including recommended changes to the brief where appropriate. Set out in Appendix 2 is a schedule of the recommended changes to the brief.

Generally, the consultees welcome the brief and its intention to add clarity to the policy in the District Plan 1st Alteration. Some of the main issues arising from consultation are highlighted below.

Existing hedgerows, trees and wildlife habitats should be protected and enhanced

Although both the policy and the draft brief refer to protecting and enhancing trees and landscaping within the development, it is recommended that these references should be strengthened. In particular, the opportunity exists to positively promote habitat creation and management to enhance the biodiversity of the area. In addition, references should be made to ensuring that surveys are undertaken for all protected species to determine the measures required to mitigate against any adverse impact.

The new road and development will result in noise, vibration and visual disturbance to existing residential properties

The new road and development of this site will inevitably result in a local change to the environment. The policy and draft brief provide for mitigation measures, in particular planting and bunding to provide a visual and noise barrier between the distributor road and the site and additional strategic landscaping around the site. However, it is recommended that additional changes are made to the brief to ensure that the design of the road, the urban design of the development and the landscaping proposals respect the amenity of the existing residential areas adjacent to the site. Specific references should be made to the sensitive areas where the proposed road crosses Snarlton Lane and where the proposed road joins Snowberry Lane.

Traffic calming and speed restrictions need to be considered

The policy requires appropriate traffic calming measures within the development and locality. The draft brief refers to a distributor road with a design speed of 30 mph and a design speed within the development of 20 mph with appropriate traffic claming measures to give priority to pedestrians. It is recommended, however, that further references are made to the District and County Councils determining at the planning application stage, after appropriate public consultation, the design and/or traffic management measures for the distributor road to ensure road safety and residential amenity. Additional references to safe rights of way crossings of the distributor road are also recommended. Although there will no vehicular access to the development from Snarlton Lane, additional references are recommended to using signage and other traffic restrictions to discourage vehicular traffic from entering Snarlton Lane.

There is a need for new medical facilities to cater for existing and future demand

The draft brief identifies the location of a local centre which will include sites for doctors and dental surgeries. The District Council will need to work with local medical providers to plan for the provision of these facilities.

The development must address drainage and flooding issues

The consultation process identified many examples of existing local flooding. The policy and draft brief require the developers to assess drainage and flood risk at the site in detail, to submit a Flood Risk Assessment and to meet the requirements of the Environment Agency. It is recommended that changes are made to the brief to meet the water supply, surface and foul water drainage requirements of Wessex Water.

Guidance on the implementation of the development needs strengthening

It is recommended that additional references are made to managing the construction period to minimise noise and disturbance, to the early completion of open spaces and to setting time limits for the handing over of infrastructure to public bodies for adoption.

Financial and Legal Implications

The guidance sets out the necessary infrastructure, which will be secured from the developer through a future planning permission, to include Section 106 legal agreements. These agreements will include financial contributions towards the provision and long term maintenance of facilities.

Environmental Implications

The guidance is intended to contribute towards the creation of a sustainable future community, by providing a mix of houses to meet local needs, by providing necessary social infrastructure and by creating a quality urban and urban fringe local environment. The development will be required to retain and enhance existing natural features and habitats.

Human Rights Implications.

The Human Rights implications recommended in this report have been considered and are acceptable and the checklist has been addressed.

4. Options

Cabinet has approved the production of guidance to explain and clarify the ways in which planning policies contained within the District Plan 1st Alteration will be implemented. At this stage, Cabinet can choose to amend the document as appropriate and adopt the document as informal planning guidance.

5. Key Decisions

Statement of reason for key decision	To be taken into account in the consideration of planning applications planning guidance should be subject to adoption by the District Council.
Options considered and rejected	To rely on the general planning policy H6 to deliver the strategic site at East Melksham.
Date of Implementation (not less than 5 days after date of decision)	3 November 2004

6. List of Background Papers

File Ref: Recreation
File Location: Planning Policy and Conservation Section

7. Recommendation

It is recommended that Cabinet:

(i) approves the recommended responses of this Council to each of the comments received;

(ii) adopts the document entitled East Melksham Development Brief, amended as recommended in Appendix 2, as informal planning guidance.

Plain English Guidance Given ✍

Cllr Michael Mounde	Mark Russell
Portfolio Holder Planning	Planning Policy Manager

8 October 2004

List of Appendices

Appendix 1: East Melksham Development Brief: Consultation Draft June 2004
Appendix 2: Summary of Recommended Changes

Public Consultation - Summary of Representations Received (Members Room)