

6th May, 2004

Author : John Meeker
Principal Planning Officer
(01722) 4343396
jmeeker@salisbury.gov.uk

REPORT

Planning & Econ Dev. Portfolio Holder - Cllr. J Noeken

DRAFT DEVELOPMENT BRIEF: LAND AT DUCK LANE, LAVERSTOCK

1. Purpose of the Report

Policy H2G of the Adopted Local Plan (June 2003) allocates land for residential development at Duck Lane in Laverstock. 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 long and comprehensive series of meetings and discussions with the developer and their consultants, the Parish Council working group and a full range of other consultees, a draft brief was released for consultation on the 8th of April for a period of 6 weeks ending on the 20th May.

The draft development brief is presented to the City Area Committee for comment as part of a public consultation exercise. A report will be brought back to this Committee following conclusion of the public consultation to consider representations and further amendments prior to its recommendation to Cabinet for adoption as Supplementary Planning Guidance (SPG).

Members can view a copy of the document in the members room at Bourne Hill or on the internet at www.salisbury.gov.uk/planning/duck-lane

2. Allocation of Land in Local Plan

Land at Duck Lane was allocated for residential development following a recommendation by the Local Plan Inspector in his report published in 2001.

In progressing the recommendation of the site into an adopted allocation, the process of examination has been extensive and detailed, commencing with general investigation of the Inspectors reasoning and concluding with the commissioning of independent consultants to examine key issues such as highways and landscape impact.

The outcome of the studies ultimately found that there was no basis to reject the allocation of the site and, hence, in June 2003 the allocation was confirmed in the formal adoption of the Local Plan.

3. Purpose of the Development Brief

The purpose of the brief is to provide a framework for the development of the site in accordance with the requirements of the Local Plan. When fully adopted, the development brief will have the status of Supplementary Planning Guidance in relation to the Local Plan. Whilst it will have no statutory status in its own right, it will be a material consideration in the determination of a subsequent planning

application(s) on the site. It will provide guidance to developers, members of the public and other interested parties on the aspirations and requirements of the District Council in respect of this site.

The development brief sets out the planning framework and identifies the requirements of the Local Plan in respect of this allocation and how these should be achieved. For example, delivery of an on-site play area, affordable housing and highway improvement measures will all need to be signed up to through the developers entering into a Section 106 Agreement.

On the matter of education contributions, members will note that the current position remains to be clarified. Further meetings are planned to chart a clear way forward which will ensure that additional school capacity is brought online to meet the immediate demands which are predicted to be forthcoming from this development. Members should be reassured that by the time the brief returns for its final examination, this matter will have been fully coordinated with the schools concerned, the County Education Authority, the Diocese, the developer and officers in a manner which is acceptable to securing the desired outcome.

The development brief follows a straightforward format which has been prepared in a manner to increase understanding amongst a wide readership which is particularly important given the local interest in these proposals. In terms of content, the principal sections are headed as follows:

- The planning policy framework
- A wide ranging contextual analysis – a full examination of the site's setting.
- A list of development principles which reflect the expectations upon the site's development.
- A comprehensive explanation of the design concepts
- Attention to all the key expectations in terms of community facilities
- A masterplan of the proposals
- Notes on implementation to give an idea of proposed timescales

The issues requiring legal agreement are listed in section 6.2 of the brief.

4. Public Consultation & Next Steps

In line with the normal procedures expected in the evolution of Supplementary Planning Guidance, the brief is the subject of a 6 week public consultation period which runs from 8th April to 20th May. In order to raise awareness, leaflets were delivered to over 500 Laverstock households, whilst press releases, public notices and posters have been used to reinforce the point. In terms of giving people the chance to come and discuss the proposals, two public exhibitions have been held (20th and 27th of April) which were well attended and has hopefully enabled the debate to be informed and clear.

Following the end of the consultation period on 20th May, the comments received will be fully considered and discussed with relevant parties and appropriate changes may be made where it is considered appropriate and reasonable. Following this, the results of the consultation exercise will be reported back to the Committee together with the amended brief, and the Committee will then be asked to recommend the revised version for adoption by Cabinet. Following this, the brief will be presented to Cabinet and if approved, will be adopted as SPG.

5. Recommendation

That Members note the content of this brief, and identify any issues and/or amendments to be considered as part of the Formal Consultation exercise.

Background Papers:

Salisbury District Local Plan (June 2003)

Implications:

- **Financial:** None at this Stage
- **Legal:** None at this stage
- **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:** Being consulted as part of this exercise
- **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:** Laverstock & Ford

SALISBURY DISTRICT COUNCIL

DRAFT ITEM FOR CITY AREA COMMITTEE

To be held on 6 May 2004

FROM JOHN MEEKER FORWARD PLANNING

***OPEN ITEM**
based on
Schedule 12A
Para.....

Please see attached report

LIST OF BACKGROUND PAPERS

Salisbury District Local Plan (June 2003)
Duck Lane Development Brief (Consultation) April 2004

IMPLICATIONS	OFFICER	COMMENTS (incl)
Legal	GN	None at this stage
Financial	GH	None at this stage
Personnel		N/A
Environmental	GT	None at this stage

Co-ordination means giving other relevant departments the opportunity to comment on the matter within a reasonable stated time before this form is completed and sent to the CEO's Department.

Signature of originating Officer

Signature of authorising Officer

File Reference

Date

* Delete as appropriate

+ Delete if an exempt item

For use by Democratic Services only.

Date received

Time received

Date copy passed to Chief Executive

Date copy passed to other Departments