

City Area Committee (Planning)

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REPORT

Cllr. J Noeken : Planning & Economic Development

Draft Development Brief: Land at Downton Road, Salisbury

1. Purpose of the Report

- 1.1 Policy H2F of the Adopted Local Plan (June 2003) allocates this land for residential development including community facilities. This site forms part of the overall housing requirement for the District up until 2011. The Local Plan indicates that in order to guide and control development of the site, a development brief will be prepared.
- 1.2 Following a series of meetings and discussions between the developers, consultants acting on their behalf, and Council officers (at both District and County level), a draft document has been prepared. 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).

2. Allocation of Land in Local Plan

- 2.1 Land at Downton Road was an objection site to the Replacement Draft for Deposit Local Plan (1998). The site was discussed at length at the Local Plan Inquiry, and the inspector recommended that the site be allocated for residential development. The Inspectors report was subsequently discussed at Scrutiny Panel, at a Members working group and finally at Cabinet, with the Council agreeing with the Inspector. The site was then included in the Adopted Salisbury District Local Plan (June 2003).
- 2.2 The allocation covers approximately 4 hectares and will consist of residential, recreation, community and open space development. The site is in the first phase of the Plan (until 2006) and can accommodate about 120 dwellings (including a minimum 25% affordable housing), recreation and open space provision, and community facilities including a shop and doctors surgery.

3. Purpose of the Development Brief

- 3.1 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. It will have no local plan status, but 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.

3.2 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 the shop, doctors surgery, bus lane, off site highways improvements and affordable housing provision will all need to be signed up to through the developers entering into a Section 106 Agreement.

3.3 The development brief follows a standardised format with principal sections headed as follows:

- Introduction
- Planning Policy Framework
- The site and its wider context
- Development Principles
- Design concept and plan

3.4 The brief includes a detailed Concept Plan demonstrating the relationships between the proposed land uses and the key development objectives. The issues requiring legal agreement are listed in paragraph 4.3 of the brief.

4. Public Consultation & Next Steps

4.1 An 8-week Public consultation on the content of this development brief commenced on 29th July 2004. In order that the brief be adopted as Supplementary Planning Guidance, this consultation has involved statutory consultees, local stakeholders and the public. The consultation period has been advertised in the local press and there will be two public exhibitions. One on 10th August and 14th September at Harnham Free Church. Informative leaflets were delivered to local residents in the area. Representations have been invited by the closing date of 24th September 2004.

4.2 The results of the consultation exercise will be reported back to this Committee together with an amended brief, and the Committee will be asked to recommend the revised version for adoption by Cabinet. 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 suggest any amendments to be considered as part of this 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:** Harnham