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1 Introduction

- 1.1 Land at Old Sarum, Salisbury is allocated in the Salisbury District Local Plan (SDLP) for mixed development. The total area available for development is about 40 hectares. Within the lifetime of the Local Plan the first phase of development will be limited to 630 houses, 6 hectares of employment land and associated facilities. The location of the site is shown in figure 1.1 below.
- 1.2 This Development Brief has been prepared by a Special Working Group of Local Authority Officers, the developer Persimmon Homes (Wessex) Ltd, and Consultants.
- 1.3 The Development Brief has been revised following public consultation. Upon adoption the Old Sarum Development Brief is intended to provide "Supplementary Planning Guidance" to the SDLP.
- 1.4 The Development Brief comprises a Written Statement and associated plans and illustrations for developers, the public and others concerning the planning framework and specific requirements for the Old Sarum development. The Development Brief will be a material consideration in the determination of all planning applications submitted in respect of the Old Sarum allocation.



FIG 1.1 SITE LOCATION PLAN

Introduction

Site Characteristics and Appraisal

Planning Policy

The Quality of Life & Sustainability

Old Sarum Development Objectives

Old Sarum Design Principles

Old Sarum Design Proposals

Service Provision

Implementation of Development

Conclusion

Contacts Details

Abbreviations Used

- 1.5 The Development Brief supplements the formal policies and proposals in the SDLP. It provides guidance for those preparing planning applications and gives the community an indication of the standards of development required. The Development Brief should be read in conjunction with the Local Plan. The Planning Policies which apply to the site and its surrounding are shown in figure 1.2.

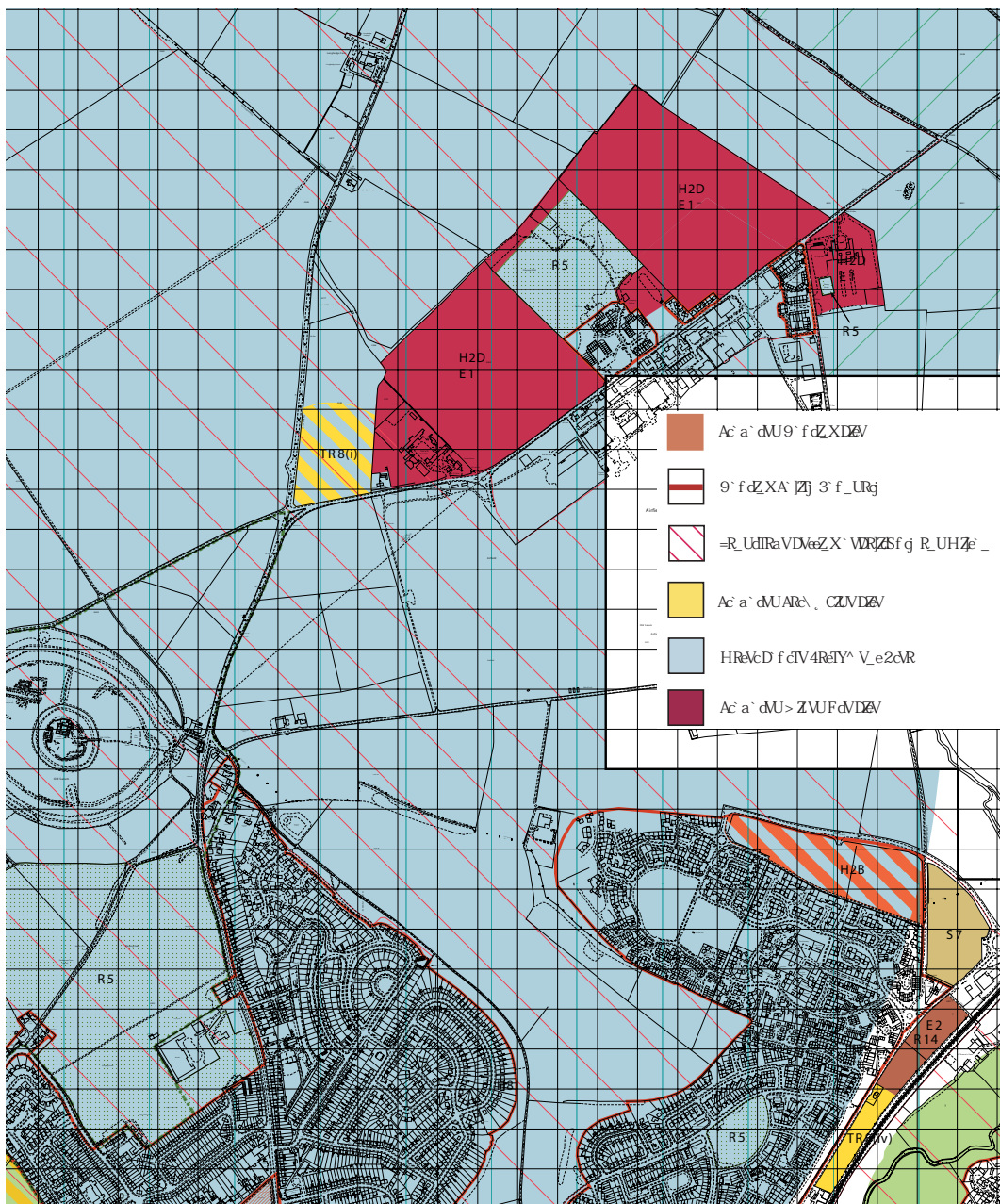


FIG 1.2 PLANNING POLICIES

Introduction

Site Characteristics and Appraisal

Planning Policy

The Quality of Life & Sustainability

Old Sarum Development Objectives

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Abbreviations Used

- 1.6 This Development Brief relates to the area of land identified in figure 1.3 and describes how the site is to be developed pursuant to policies H2D and E1 and the relevant detailed policies of the SDLP. The Development Brief;
- i) Identifies the main characteristics of the site,
 - ii) Identifies the environmental factors which have been taken into account during the preparation of the Concept Plan for the site
 - iii) Sets out the development and design objectives on which the Concept Plan is based and commits to the subsequent preparation of a separate detailed design guide.
 - iv) Identifies the areas to be developed for housing, employment, recreation, education, shopping and community facilities.
 - v) Establishes the principle of vehicular access to the site and circulation within it for vehicles, pedestrians and cyclists.
 - vi) Identifies the improvements required for Green Lane, to the south east of the site, for passage of buses, cyclists and pedestrians.
 - vii) Indicates where new strategic landscaping is required.
 - viii) Explains how the site is to be served by the necessary infrastructure and services.



FIG 1.3 DEVELOPMENT BRIEF SITE

Introduction

Site Characteristics and Appraisal

Planning Policy

The Quality of Life & Sustainability

Old Sarum Development Objectives

Old Sarum Design Principles

Old Sarum Design Proposals

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Abbreviations Used

ix)	Outlines the phasing of the development and identifies the land to be reserved for potential development post 2011 and	Introduction
x)	Sets out the issues which will be the subject of future planning obligations.	Site Characteristics and Appraisal
1.7	The Development Brief reaffirms the importance of including previously developed land at the Sarum Centre within the project.	Planning Policy
1.8	Following public consultation, the Development Brief also considers the potential to integrate the adjoining M.O.D land in order to provide enhanced recreation and open space facilities for the existing and new consolidated community.	The Quality of Life & Sustainability
1.9	The Development Brief describes the proposals, and their implementation. A Concept Plan for Old Sarum forms part of the Development Brief (fig 1.4) and indicates the broad disposition of the proposed land uses. The Concept Plan covers the area north of the Portway, the redevelopment of the ex officer's quarters to residential apartments, south of the Portway, having now been completed. A second Concept Plan (fig 1.5) also forms part of the Development Brief having regards to paragraph 1.8 above.	Old Sarum Development Objectives
		Old Sarum Design Principles
		Old Sarum Design Proposals
		Service Provision
		Implementation of Development
		Conclusion
		Contacts Details
		Abbreviations Used
	FIG 1.4 CONCEPT PLAN DEVELOPMENT BRIEF SITE AREA	
	FIG 1.5 CONCEPT PLAN 2 - INCLUDING MOD AREA	
1.10	Following approval of the Development Brief, the District Council will expect to determine any planning application made in respect of Old Sarum. A comprehensive outline planning application should be supported by a Master Plan which develops the principles of the Concept Plan together with supporting explanatory text and related plans and a detailed Design Code in order to develop the urban design forms to be used. The application should cover the whole site or, if this is not practicable at the outset, the majority of the site and should then demonstrate how the development of the remainder can be facilitated. The comprehensive application should be accompanied by an Environmental Impact Assessment (EIA).	