

Wiltshire Housing Sites Allocation Inquiry

Respondent Reference Number 905964

Additional Statement from Salisbury Area Greenspace Partnership in respect of MIQ's Matter 3, Site Allocations, Site H3.1, H3.3 and H3.4

In our earlier submission Salisbury Area Greenspace Partnership was opposed to the use of sites H3.3, land north of Netherhampton Road and H3.4, Rowbarrow on the grounds that they would both be unsuitable for housing because of the adverse effect on views towards the Cathedral and the city and it continues to be our strong contention that the plan will not be effective in preserving or enhancing the setting of the Cathedral. Whilst H3.3 is low level valley site and H3.4 is on high ground, it is considered that the issues are the same.

The landscape assessments provided by consultants for both sites state that selective views to the Cathedral could be maintained by careful adjustments to the alignment of housing, roads, open space etc. However, this would restrict views to specific viewpoints and there would be a loss of the important wider landscape setting which particularly enhances the scale of the Cathedral in a unique and dramatic way.

Some of Salisbury's unique qualities derive from the geography and landscape of the area, and the fact that the city is situated in a valley bowl where four rivers come together. This enables local people and visitors to be able to enjoy long distance views of the medieval cathedral in its landscape setting not only from the surrounding chalk downs and high ground but along the river valleys as well. This is what the experience of arrival in Salisbury is about – being able to appreciate and wonder at the way the medieval Cathedral acts as a landmark and beacon which is still dominating the city after 800 years. It would have impressed early pilgrims and travellers and continues to do so today, and we contend that these unique qualities need to be safeguarded for future generations to experience.

To this end Salisbury Area Greenspace Partnership has produced a draft plan illustrating the potential for establishing Valley Parks/Reserves and Downland Country Parks as part of a green infrastructure strategy for the Salisbury area, including peripheral and radial greenways to improve connectivity for cyclists and people on foot, and both sites H3.3 and H3.4 have been identified for protection in this way. Reference 'Working towards a Green Infrastructure Strategy for the Salisbury Area' Draft Ideas ver 5 September 2018.

Development on site H3.3 would lead to a loss of long views to the Cathedral seen across a foreground of open fields in the River Nadder valley on one of the main approaches or gateways to Salisbury from the west and from the footpaths in the area.

Development on site H3.4 would lead to a loss of expansive and panoramic views of the Cathedral and city within the wider landscape from the high ground particularly for those on foot moving around the hillside. These views include Old Sarum, Salisbury Plain, the city of Salisbury, as well as the Avon Valley and surrounding high ground.

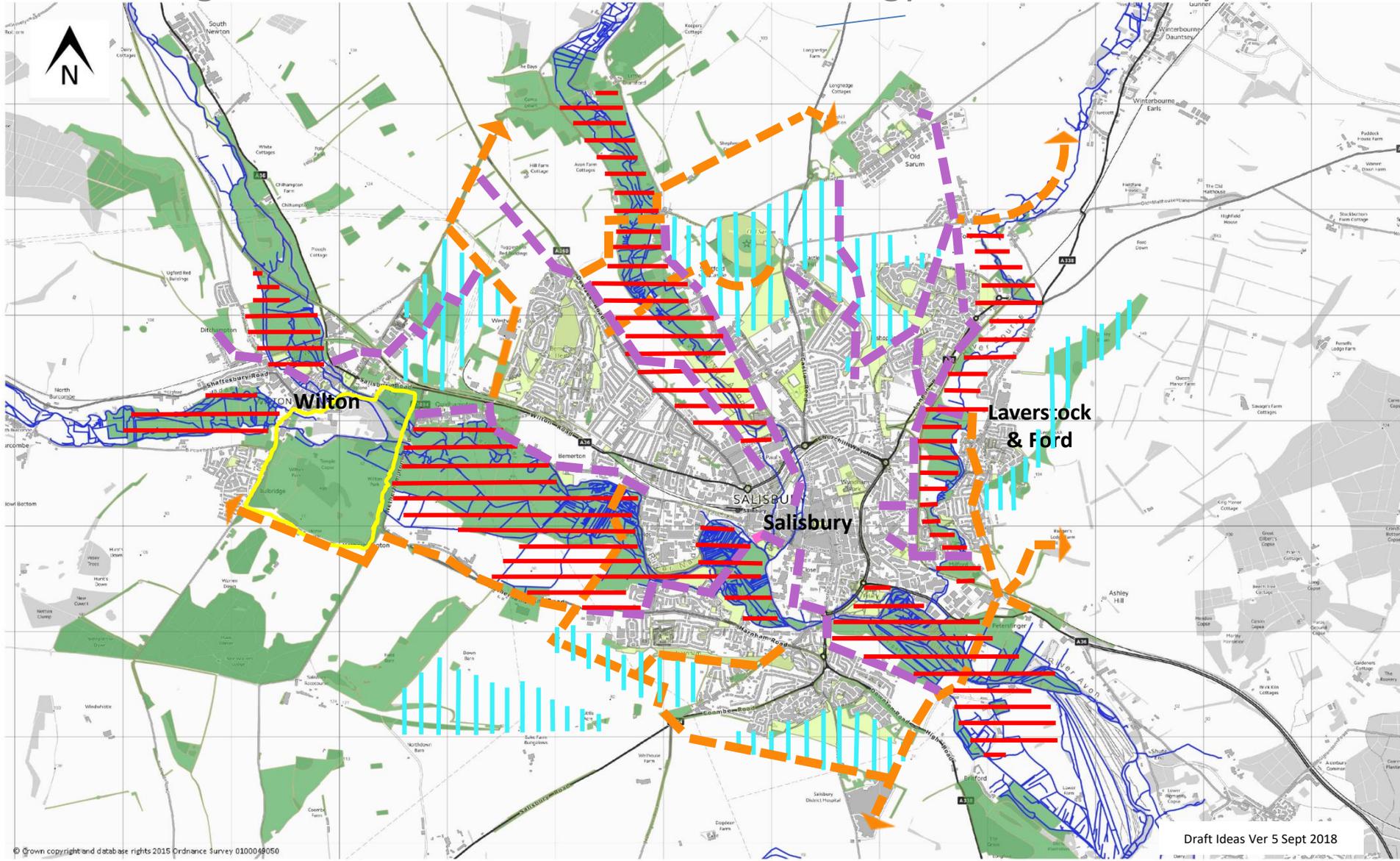
Salisbury Area Greenspace Partnership is not convinced that Wiltshire Council's planting proposals are appropriate. It is considered that planting to integrate and buffer development on these sites would be counterproductive as it would further close down the long and expansive views referred to above.

Finally, it is suggested that the potential housing numbers lost from sites H3.3 and H3.4 could be made up on site H3.1, land on the south side of Netherhampton Road without impinging on

the 75m contour and by reverting to the larger area shown on Figure G.3, page 83 of the Salisbury Community Area Topic Paper, June 2017. On this site a well-designed and generous green infrastructure would be extremely effective in integrating and buffering new development but would require the larger site area to optimise the possibility of a successful outcome.

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on behalf of Salisbury Area Greenspace Partnership
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Working towards a Green Infrastructure Strategy for the Salisbury Area.....



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Draft Ideas Ver 5 Sept 2018

OS Mapping supplied by Wiltshire Council
Where everybody matters

- Valley Park/Reserve
- Downland Country Park/Reserve
- Historic Park
- Peripheral Greenway
- Radial Greenway

Salisbury Area
GREENSPACE PARTNERSHIP