

Topic Paper

14



Addendum

Revisions to take account of Issues and Options Consultation results

Design



TOPIC PAPER – Design and Inclusive design

SUPPLEMENTARY REPORT

Executive summary

This is an addendum report which supplements and updates the original background topic papers on Design (Topic Paper number 14) and Inclusive Design (Topic Paper number 16) in light of the results of the Council's Core Strategy Issues and Options consultation exercise entitled **Salisbury and South Wiltshire: Our Place in the Future**. These original background topic papers are part of the Council's evidence base and incorporate the relevant policy context and specific social, economic and environmental issues which affect the district and upon which future design policies could be tailored to effectively address.

The aim of this report is therefore to provide a summary of the strategic questions asked, and responses received, in relation to design and inclusive design and explain any spatial patterns that have clearly emerged. It also explains how the *Preferred Options* on design and inclusive design have emerged from (a) the consideration of all the responses received and (b) an analysis of how they relate to the Sustainability Appraisal (a statutory requirement) and (c) an analysis of how they relate to national and regional planning policy.

Introduction, purpose of document and context.

This document is the second element of the series topic papers that were published in order to present a coordinated view of the assessment of the evidence upon which we based our Core Strategy Issues and Options consultation. In order to make it easier for stakeholders to understand how we had reached our conclusions and as a key part of identifying the challenges facing our district and feasible options for addressing them, a series of 16 topic papers were written. These were as follows:

Topic 1 - Climate Change

Topic 2 - Housing •

Topic 3 - Settlement Strategy

Topic 4 - Supporting Communities

Topic 5 - Biodiversity •

Topic 6 - Flooding •

Topic 7 - Agriculture •

Topic 8 - Retail •

Topic 9 - Economy

Topic 10 - Tourism & Leisure

Topic 11 - Planning Obligations

Topic 12 - Waste & Pollution

Topic 13 - Conservation

Topic 14 - Design

Topic 15 - Transport

Topic 16 - Inclusive Design

The Issues and Options that were identified within the topic papers formed the basis for the consultation document, "Salisbury and South Wiltshire, Our Place in the Future". This document represented a 'joined up' consultation exercise incorporating questions relevant to the Community Strategy and Salisbury Vision, as well as the LDF Core Strategy Issues and Options. This document was the subject of a 10-week public consultation between the 26th July and 5th October 2007. Over 50 public

events were undertaken, to promote the process, and over 6,131 responses were received.

Review of Original Topic Papers

The next stage in the process is to review the initial evidence base in the topic papers and update where necessary and analyse the results of the consultation to formulate a set of preferred options. Where factual errors, anomalies or areas requiring clarification have been highlighted by the consultation, then these changes have been indicated on the original topic papers to show their evolution.

Analysis of Results of the Issues and Options Consultation

The next stage in the process is to review our analysis of the evidence base within the topic papers to take account of the outcome of the consultation and also update them where there has been a change in the evidence available to us since their publication. This review of the topic papers is an essential step on the road to producing the Core Strategy Preferred Options paper, which builds on the response of stakeholders to the issues and options we presented in the 'Our Place in the Future' paper.

Assessing the local need - Why are we developing policies on Design and Inclusive Design?

The need for this topic to be included within the emerging Local Development Framework has emerged clearly from an analysis of national and regional planning policy and an appraisal of the growing body of specialist literature and guidance given to local planning authorities. Furthermore original work that has formed part of the base of evidence which will inform the Local Development Framework process has highlighted that there is a need for a new and effective set of policies to help meet our objectives.

What are we trying to achieve - what are our overall objectives?

The core objectives as envisioned at the outset of this project were to develop a set of planning policies, which contribute to the following patterns of land use:

- social progress which recognises the needs of everyone
- effective protection of the environment
- prudent use of natural resources
- maintenance of high economic growth and employment

On a more specific level the desired outcomes at the outset of this project are to apply the fundamental principles of good design, which are:

Character – a place with its own identity

Continuity and enclosure – a place where public and private spaces are clearly distinguished

Quality of the public realm – a place with attractive and successful outdoor areas

Ease of movement – a place that is easy to get to and move through

Legibility – a place that has a clear image and is easy to understand

Adaptability – a place that can change easily

In addition to the list above, incorporating inclusive design principles, applying sustainable design and construction measures and designing to deter crime and anti-social behaviour are now integral to good urban design.

Taking a spatial approach

It would be a crude mistake to develop a set of policies which are based on a 'one size fits all' premise. South Wiltshire is a rich and varied part of the country and the issues and challenges within it vary from place to place. For example, is it the case that the demand for affordable housing is uniform across the area or does it vary between settlements and should our policies reflect this? We feel that they should and this way we should produce spatial strategies that are rooted in the distinctive character of specific places and are tailored to solving their particular sets of problems. This is in a nutshell for us, what spatial planning is all about.

One of the drawbacks we have encountered in the past is that of plans and strategies being delivered over disparate areas, when it makes much more sense from the customer's perspective to have them coordinated and covering the same areas. This is often called co-terminus service delivery and is based on joining up services and policy solutions so that they are more tailored to where they are needed.

To align our policy solutions to the areas where the issues are arising, we have taken a detailed look at the diverse character of our district and assessed if there are broad areas which share similar characteristics and present similar sets of challenges.

The Wiltshire community areas were defined in the early 1990's in response to a review of local government boundaries that set greater store by 'natural' communities, i.e. areas that described real patterns of local life (shopping, employment, schooling, etc.) as opposed to administrative boundaries.

A number of dimensions were used to define these areas of local life including:- secondary school catchment areas, local convenience shopping patterns, postcode town boundaries, pre-1974 urban and rural district council boundaries, housing market areas, journey to work catchment areas, a historical study of patterns of local life by local historian, Dr. John Chandler, and the local geology/topography of the county. Six of Wiltshire's twenty community areas are in Salisbury district, namely:

- City community area
- Four Rivers community area (also known as Wilton area)
- Mere community area
- Nadder Valley community area (also known as Tisbury area)
- Southern community area (also known as Downton area)
- Stonehenge community area (also known as Amesbury or Northern area)

On analysis the justification for the Community areas appears just as valid today as it did when they were formed, being as they were based on a sound understanding of the hierarchy and function of settlements and how communities view their sense of place. Furthermore the issues and challenges identified do reflect the similarities within these existing areas and also the diversity between them.

However there is little point in rigidly sticking to a spatial pattern of interpreting the District if it is not appropriate to certain issues or challenges. For example the Military issues reach outside of the District to the north of the plain and similarly there is a huge synergy between Wilton and Salisbury. Therefore while, where appropriate the Community Plan areas will form the basis of our spatial model, it will not be pursued dogmatically, and where the functional relationship between places dictates we will

promote a flexible approach. In other words the areas defined by the community plans should best be considered as soft verges rather than cliff edges.

FINDINGS OF THE 'OUR PLACE IN THE FUTURE' CONSULTATION ON THE CORE STRATEGY ISSUES AND OPTIONS

What did we ask?

The “Our Place” consultation sought views from everyone in the district. Consultation material included the main document with a questionnaire, household surveys which were sent to every household in the district, a young people’s questionnaire, focus groups and public meetings.

‘Our Place’ consultation document

In the “Our Place” consultation document the issue of design was raised in several options. The main options relating to design were covered in Issue 10, option 38 but the issue of design was also part of Option 29. Respondents were asked to rate whether they strongly agreed, agreed, neither agreed or disagreed, or strongly disagreed to the following statements:

Option 29: Crime and Safety

- Buildings and places should be designed in a way that helps to reduce crime and the fear of crime

Option 38: Making sure new buildings are appropriate to our district

- The “40 foot rule” restricting the height of new buildings in Salisbury has served the City well and should be retained.
- The “40 foot rule” is too crude - a more flexible approach would encourage much needed new development in the City.
- We should impose higher standards to raise the quality of design for new development.
- We should adopt clear design guidance for all new development.
- New development should address the needs of all - particularly the elderly and disabled.
- Buildings and places should be designed in a way that helps to reduce crime and the fear of crime.
- We should require developers to demonstrate the steps they have taken to reduce crime and make places safe.

Salisbury Vision – ‘Our Place’ consultation document

The ‘Our Place’ consultation also contained a section on the Salisbury Vision that set out a number of options related to design, which were set out under option 43. They asked respondents to say whether they strongly agreed, agreed, neither agreed or disagreed, disagreed or strongly disagreed with the following statements:

Option 43: Public Realm Strategy

- The Vision proposes a major investment in the public areas of the City, such as Market Square, Chequers, Market Walk and Cheese Market, as well as

the creation of new high quality public spaces such as Fisherton Square and Confluence Park.

- The Vision proposes that the public areas of our city centre could be upgraded through the implementation of high quality new seats, signs, lighting, surface treatments.
- The Vision proposes the enhancement of the Market Square into a high quality public space, which is a major focus for the City and an area for meeting, markets and events.
- The Vision introduces the idea of creating distinct character areas within the city centre, such as a cultural quarter based around the Playhouse and City Hall.
- The Vision proposes the “greening” of the city through projects such as the planting of a green necklace around the ring road, upgrading our existing parks, enhancing the water meadows as a visitor and educational attraction and the development of a new park between the watercourses on the Central Car Park.

Householder survey

As part of the ‘Our Place’ consultation, a householder survey was also sent to all households in the district.

Related to design, respondents were asked to rank the following key planning priority from 1 to 10 (10 being a high priority and 1 being a low priority):

- Improving the design of buildings and public spaces

Related to the Salisbury Vision, with specific reference to design, respondents were asked to tick the following option if they supported it:

- Improvement of the Market Place as a central place for pedestrians
- The provision of a new Fisherton Square linking Fisherton Street with the rest of the City and arts venues
- Enhancing the street scene in the chequers
- The development of a Harnham eco-park enhancing access to and understanding of the water meadows
- The provision of a new park in the heart of the City adjacent to the Millstream and River Avon
- The creation of a green “necklace” of trees around the City centre and the ring road

Young people’s survey

A separate survey was designed for younger people to complete and give their views. The options were as per those set out above under “Householder Survey”.

Analysis of responses

The following section analyses the feedback from consultation. This section considers the results from the “Our Place” questionnaire, householder survey, and

young peoples' survey. These results can be broken down into the responses relating to:

- Option 29 and Design Issue 10: Option 38: and key planning priorities
- The Salisbury Vision

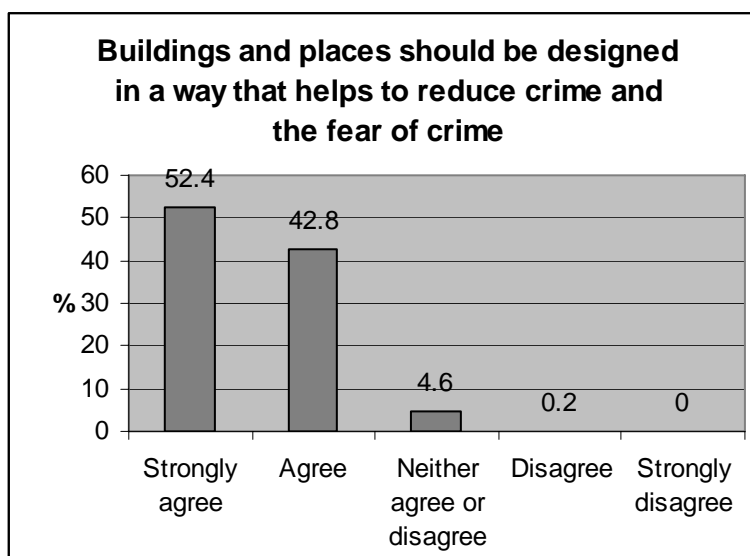
This section analyses the results both on a district wide level and on a more spatially based level to determine the design issues throughout the district. Much of the consultation deals with design in a general sense rather than dealing with specific design issues in settlements. As such, some of the recommendations have district wide implications or establish principles which can be applied in all instances across the district. Other responses are more spatially specific, particularly those in relation to the 40ft rule in Salisbury, and also the Salisbury Vision projects.

Design Issues and Future Planning Policies

Under Issue 6 of the "Our Place in the Future" questionnaire, a specific question on design was raised under option 29.

Option 29: Crime and Safety

Part of option 29 asked for respondent's views on the statement that buildings and places should be designed in a way that helps to reduce crime and the fear of crime. An overwhelming majority of respondents (95%) either agreed or strongly agreed with this statement, as illustrated in the following bar chart:



Questionnaire Respondents also had the opportunity to make written comments regarding this. The key comments included:

- Buildings can be designed to help to reduce crime and is already being done on new estates.
- Crime can be designed out in a large number of cases.
- Home zones (car free areas) encourage safe use of streets and therefore more people are likely to interact with one another in these settings. More people meeting together in the street can cut crime and the fear of crime. It also strengthens communities and encourages neighbourliness.

- Design of street space can help reduce crime by creating streets for people. The principles of home zones should be adopted in residential areas, not only in new developments. In towns reducing space and speed of traffic encourages walking and cycling and results in increased interaction between people. It has been shown that getting more people out in the street cuts crime and the fear of crime, strengthens communities and encourages neighbourliness.
- Encouraging walking & cycling, meaning that more people are out and about on the streets, will help to make streets safer.
- Design techniques to reduce crime and the fear of crime are well-known and need to be implemented.
- I do not think in Salisbury that the design and buildings can help reduce crime. You either have criminals or you do not. Places do not make the crime. There is far too much CCTV and lighting. More CCTV and such cause more resource depletion and lighting affects wildlife. Policing is up to the police.
- New developments should not have narrow passages or under passes where crime can be easily committed.
- The cause of crime is high population density by packing people closely together- people need their space. Create spaces and activities and parkland for people/ children and they may/ should be discouraged from committing crimes. CCTV is not the answer- it is an anti-inflammatory. Education and better quality of life is the cure.
- There will be costs for additional design.

PPS1 reinforces the need for planning authorities to plan positively for the achievement of high quality and inclusive design for all development, including creating safe environments. One of the key objectives should be ensuring that developments create safe and accessible environments where crime and disorder or fear of crime does not undermine quality of life or community cohesion.

Crime, or perhaps more specifically the fear of crime, is one of the four primary areas for action identified in the Community Strategy and is a common theme running through most, if not all, of the District's Local Community Plans. As such there would appear to be some justification for including a more explicit and ambitious policy for ensuring that proposals for new development take the issue of security and community safety fully into account in their layout and design.

Therefore, a district-wide preferred option will be carried forward through policies that require developers to demonstrate how they have taken steps to reduce crime and anti-social behaviour to make places feel safer; and through policies that will ensure that new developments are healthy, safe and secure places to live, for example by following Lifetime Homes and Secure by Design principles.

Issue 10, Option 38: Design

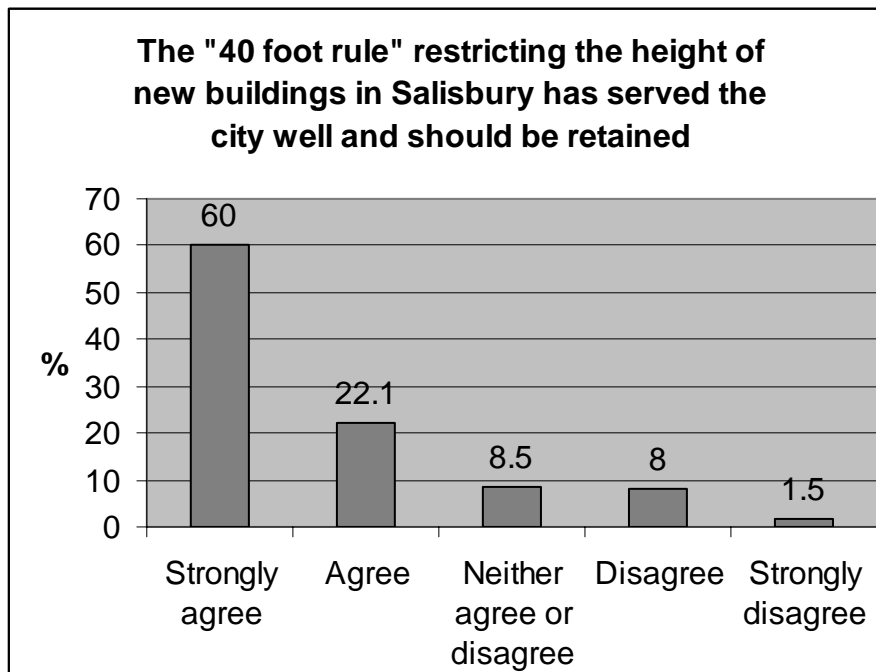
Issue 10, Option 38 of the "Our Place" questionnaire dealt specifically with design and included the following options:

- The "40 foot rule" restricting the height of new buildings in Salisbury has served the City well and should be retained
- The "40 foot rule" is too crude – a more flexible approach would encourage much needed new development in the City
- We should impose higher standards to raise the quality of design for new development
- We should adopt clear design guidance for all new development

- New development should address the needs of all – particularly the elderly and disabled
- We should require developers to demonstrate the steps they have taken to reduce crime and make places safe

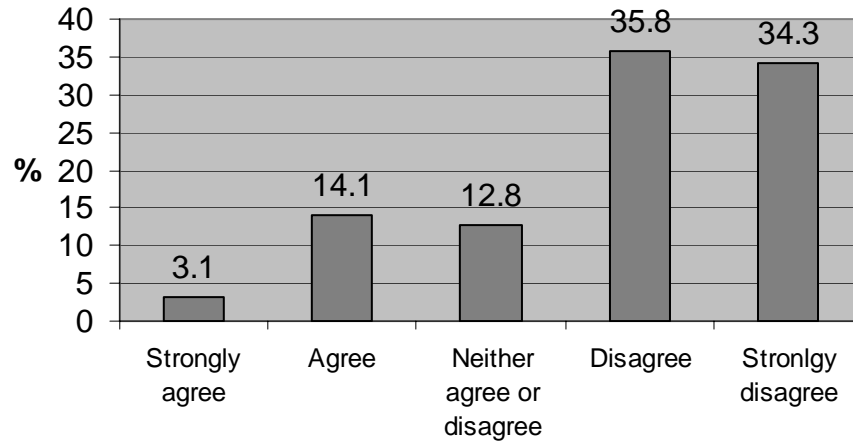
The “40 foot rule” restricting the height of new buildings in Salisbury has served the city well and should be retained

The consultation identified that 82% of respondents either agreed or strongly agreed that the 40ft rule has served Salisbury well and should be retained.



This can be compared to only 17% of respondents who agreed or strongly agreed that the 40 foot rule is too crude and that a more flexible approach is needed. 65% of respondents disagreed or strongly disagreed that the 40 ft rule is too crude. The results are illustrated on the following pie chart:

The "40 foot rule" is too crude - a more flexible approach would encourage much needed new development in the city



Questionnaire respondents were given the opportunity to comment on this option. Clearly these comments are all spatial as they all relate to Salisbury. Some of the key comments made include:

40 ft Rule

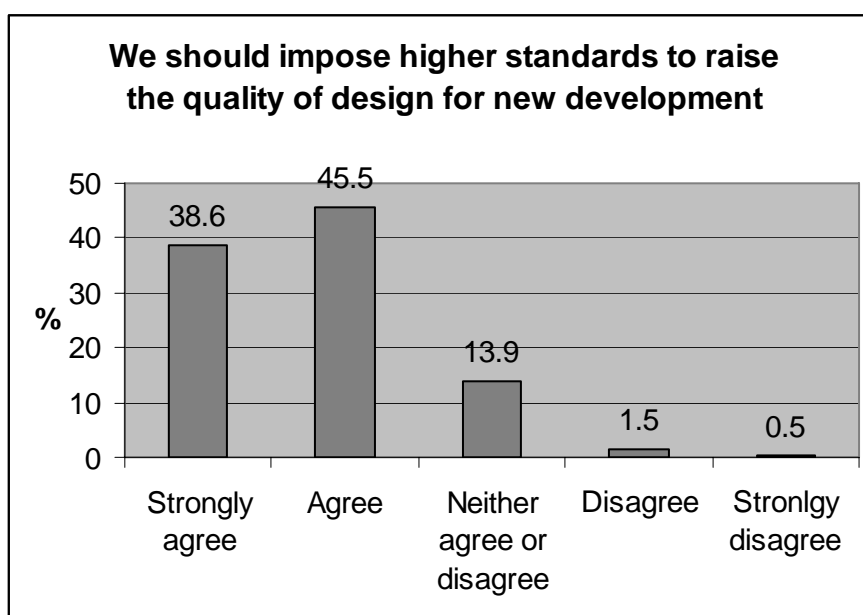
- Suggest 40ft rule should be released outside a ring of 1 mile around the cathedral (or two kilometres?)
- The 40 foot rule has played a key role in maintaining the ambience in the centre of Salisbury. It should not be abandoned.
- If you abandon the 40ft rule, developers will always exploit the flexible approach and win any disputes on appeal. Beware!
- The 40 foot rule for the city centre valley with a little higher being permitted where the sight of the Cathedral is not impeded i.e. on the outskirts.
- Exceeding the 40 ft rule needs sensitivity. Will depend on their proximity to the Cathedral and their design.
- We should keep Salisbury as a low sky line city. No sky scrapers.
- St Paul's Cathedral has been spoilt by the towering office blocks that now surround it. Is that what we want to happen to our Cathedral, or any of the other historic buildings in the city?
- 40 foot rule has preserved the unique views coming into Salisbury and from within the City. We must never lose it.
- Would have thought it might be possible to identify important vistas and areas of Salisbury where '40 foot rule' should be retained.
- The 40ft rule is fine within the city centre. Further out greater flexibility should be allowed. A general ban on building above the horizon in the hinterland around Salisbury and further afield should be considered.
- Good design standards and their strict implementation for the choices detailed are supported. The '40 ft rule' was introduced to protect the cathedral views. Where the view could be obscured the rule should be maintained. Otherwise a mix of building of different heights is of interest (but the facade is more important!)

- Higher rise buildings will spoil the city. The cathedral must remain the dominant feature and the city must maintain its 'medieval' style. It must not become another Basingstoke.
 - Developers need to know exactly the rules. 40 feet is clear, it works. Don't make any exceptions. It is the community's responsibility to reduce crime, not the developers'.
 - The 40 ft rule has protected Salisbury from some of the more unsightly developments.
 - What is good is that you see Salisbury Cathedral from nearly everywhere in Salisbury. Keep the 40ft rule.
 - 40 foot rule has preserved the unique views coming into Salisbury and from within the city. We must never lose it.
-
- I am sure there are situations where the 40 foot rule could be safely waived.
 - The height rule could be relaxed where the increased height does not interfere with the view
 - 40 foot rule does sound too restrictive. Some flexibility in certain circumstances is possible.
 - Design in the built environment is an important consideration in the development of a site. Whilst the 40 foot rule restricting the height of new buildings has been used for many years, this is considered to be an inflexible approach and does not encourage development in the district e.g. three-storey townhouse development on suitable brownfield sites. High standards can be imposed to raise the design of development, and this could be achieved through a design guide produced by the council.
 - The '40' ft rule could be used as a general principle but shouldn't stop well designed architecture that fits in with its environment. Case by case treatment would seem appropriate.
 - Perhaps the 40 ft rule could be relaxed a little - maybe going up a storey would prevent building out a little more.
 - The 40 ft rule is certainly too crude a criterion, not least because it relates to height above local ground level and not to height above ground level in the close.
 - 40 foot rule does sound too restrictive. Some flexibility in certain circumstances is possible.
 - A 50ft rule should be made available for all new planning applications.

The responses show that there is overwhelming public support for retaining the 40ft rule. There is no doubt that the policy has been very successful and has played a major part in preserving the unique character of the city. There is, however, also a tension between the 40ft rule and national and regional policy which seeks to ensure that we make the best use of land when considering developments for sites. Within the city this does lead to pressure for building that may breach the 40ft rule.

It is therefore proposed to carry forward as a spatially-specific preferred option that the 40 ft rule should be retained, and to ask whether we should keep it as it, or whether we should update it to ensure the treasured views of the Cathedral are protected, but in a manner which allows some flexibility in locations where it is unequivocally proven that some increased height would have no negative impacts.

We should impose higher standards to raise the quality of design for new development



With regards to raising the quality of design for new development, the bar chart above illustrates that 84% of respondents agreed or strongly agreed with this, compared to only 2% who disagreed or strongly disagreed.

Comments made specifically related to this option include:

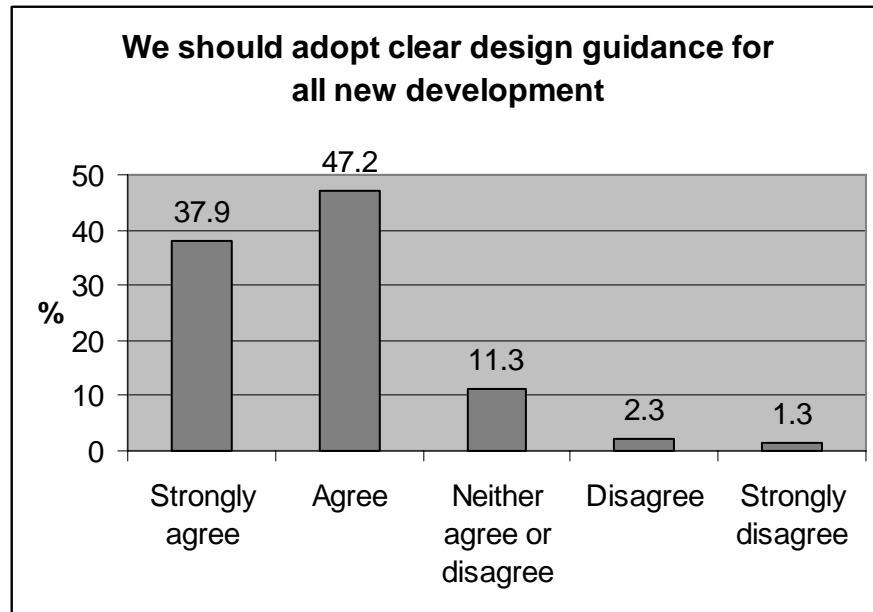
- We feel strongly that policies should be put in place to resist the uniform, standardised design solutions, both in the form of bland housing estate-type layouts and global business brands wanting to build the same types of building everywhere. We therefore agree that you should impose higher standards to raise the quality of design for new buildings.
- Who is to decide high standards?
- Design is very subjective. There should be some flexibility otherwise there will never be any innovation.

Imposing higher standards would be in line with regional and national planning policy guidance. PPS1 makes it clear that good design, including consideration of access issues, is crucial to the delivery of sustainable development, not separate from it. Planning authorities are advised to plan positively for the achievement of high quality and inclusive design for all development.

This will therefore be carried forward as a district-wide preferred option, a policy that will ensure sensitive design and appearance of new developments to sustain local identity in Salisbury and the towns and villages; and establishing a policy framework which sets out clear standards, guidance and skills to ensure a consistent and objective scrutiny of the design quality of new proposals and then delivers high quality outcomes.

We should adopt clear design guidance for all new development

The following bar chart also illustrates that the majority of respondents (85%) agreed or strongly agreed that clear design guidance should be adopted for all new development.



Comments made specifically to clear design guidance include:

- Design guides are meaningless and too general
- What is clear design guidance – what design? Who decides what is suitable? We are back to residences / acres or floor / amenity space. Blanket height restrictions lead to low ceilings. Restrict the number of floors and you will get variety in roofscape without high rise.
- Whilst clear design guidance is needed, it is vital that concept statements are drawn up for each major development at an early stage in order that the maximum public benefit is achieved.
- “We should adopt clear design guidance etc” – this depends on the guidance encompassing environmental, safety and security issues plus strong aesthetic considerations. Who would provide such guidance?
- We need to introduce aesthetic requirements so that dwellings and other buildings are not merely functional, but Tudor, Georgian, Glass and so on.

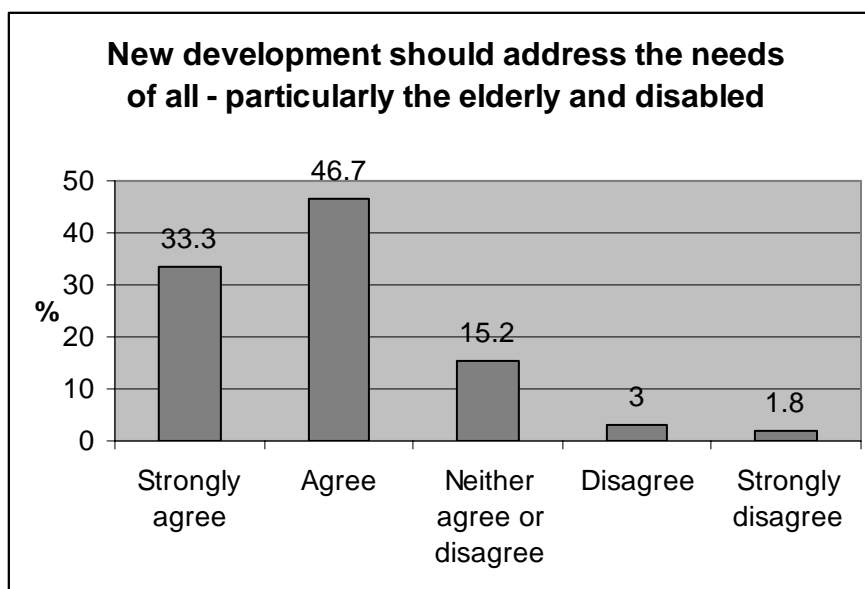
PPS1 makes clear the need for planning authorities to plan positively for the achievement of high quality and inclusive design for all development and at all scales. The Council already has adopted design guidance called “Creating Places” Design Guide SPG. This is arguably the Council's most important document in terms of helping to improve the design quality of all new development proposed in the district. It introduces the district's special landscape character and goes on to provide detailed guidance for a wide variety of development forms and circumstances, for example, large scale housing developments, town infill scenarios, individual dwellings and commercial and industrial development.

However, whilst this document provides clear guidance, some of the current Local Plan policies upon which it hangs are still lacking.

It is therefore proposed to have a district-wide preferred option that looks at establishing a policy framework which sets out clear standards, guidance and skills to ensure a consistent and objective scrutiny of the design quality of new proposals and then delivers high quality outcomes.

New Development should address the needs of all – particularly the elderly and disabled

As illustrated in the following bar chart, 80% of respondents agree or strongly agree with the statement that new development should address the needs of all, particularly the elderly and disabled.



Comments related specifically to this option include:

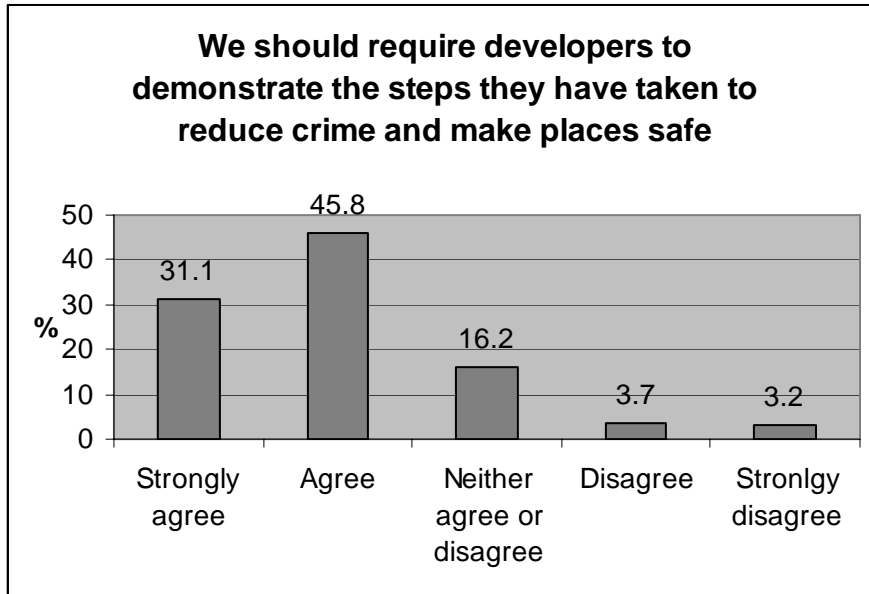
- Access in new developments already a statute book

PPS1 makes clear that development plans should contain clear and comprehensive inclusive access policies that consider people's diverse needs.

It is therefore proposed to put forward as a district wide preferred option that when permitting new development of all types, we need to ensure that the design of new buildings address the needs of the district's unique population profile, especially the elderly, as a reflection of our ageing population, and the disabled.

We should require developers to demonstrate the steps they have taken to reduce crime and make places safe

77% of respondents agreed or strongly agreed that we should require developers to demonstrate the steps they have taken to reduce crime and make places safe, as demonstrated in the following bar chart:



These results reflect the responses made to the first part of option 29, which states that buildings and places should be designed in a way that helps to reduce crime and the fear of crime and this will be carried forward as a district-wide preferred option in the Core Strategy.

Comments made in relation to this option include:

Designing Out Crime

- More control is needed on quality of design for new developments. The most appalling design you could ever wish to see is the Pilgrims Way at Laverstock. Poorly laid out houses with dark alleys and parking areas behind and in between buildings are not safety conscious and rife for crime.
- It is not the developers job to reduce crime
- It is the work of the police to reduce crime and make places safe. I appreciate this can be done by improving house security, but who is going to pay for this increased security?
- Reducing crime is always a local / government problem not developers.
- Crime reduction is our responsibility – citizens and government – not developers.
- It is the community's job to reduce crime – not the developers
- It is the work of the police to reduce crime and make places safe. I appreciate this can be done by improving house security, but who is going to pay for this increased security?
- It seems the developers are expected to pay for everything surely they can't be held responsible for crime prevention.

Other comments that came out of the consultation on Issue 10 included:

Environmentally Friendly Design

- Better design standards must include the highest quality insulation and energy conservation to avoid excess consumption. A radical redesign of the city centre is needed because it is still dominated by the car. Why are people still driving through the city centre - because they can. This should be physically prevented. Street design can then be more people friendly.

- Developers to demonstrate measures toward environmentally friendly building design/materials - Low carbon footprint etc....
- High standards of building design should be required, covering appearance, energy use, water use and drainage and biodiversity along the lines of the well developed eco-homes standard, as well as to ensure local distinctiveness.
- We all want high building standards that are eco friendly. However you can't expect builders to build at a loss.
- All new buildings should be climate neutral and achieve high environmental and aesthetic standards
- Design should be eco-friendly as well as aesthetically pleasing.
- This section should include reference to the need for buildings of high environmental quality, possibly linking in with the new Code for Sustainable Homes and the BREEAM standard. The option contained within the Climate Change Topic Paper, concerning a possible Sustainable Design and Construction SPD, would be strongly supported by the Trust.

Modern Designs

- In other cities modern and old buildings work well together. Stop building ugly red brick boxes next to historical buildings.
- Guidance should allow modern designs, materials and methods.

Taking account of existing environment

- We have enough development bureaucracy. Building standards are already high. More important is the appropriateness of design to the setting and environment.
- Development should enhance or at least blend with existing environment.

Other

- Good design makes a vital contribution to making our places attractive, pleasant to use and appealing to visitors
- No more sticks are needed. Most modern design is substantially better than in the 60s and 70s. Why not simply encourage good design by making the planning process more favourable to those whose designs tick the most architectural and ecological boxes. Guidance would be a positive step.
- We should retain historic shop facades but enlarge the working premises behind as in Glasgow's merchant city, many continental developments, instead of demolition and new build.
- The Design and Access statement requirement for new development should be referred to in the LDF.
- Clear building regulation rules are good the trouble is they change daily.

The following are comments that were made specifically in relation to Salisbury:

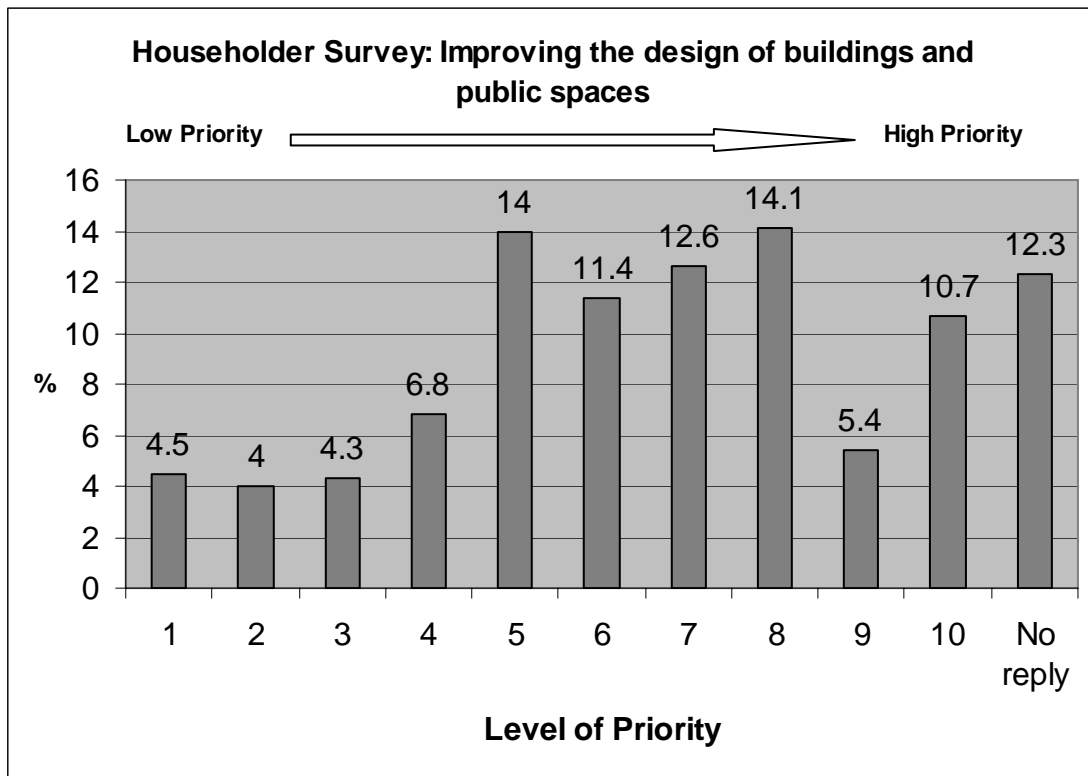
Spatial Comments

- The Square is the most distinctive feature of the City - to conceal it through planned development would be foolish.
- Salisbury is visited for its quaintness- not for its office blocks.
- Common sense needs to be applied but a lot can be done to remove some of the Salisbury eyesores that still remain.

- If new development occurs at Churchfields, the relocation sites for these companies offer the opportunity to have a more attractive and sustainable development than the current development.
- The re-development of Churchfields presents an opportunity for innovative design without the constraints of proximity to the medieval heart of the city. Here the 40 foot rule could be waved, whereas in the Maltings redevelopment it should probably be retained.
- Many shop fronts in Salisbury have detracted from the historic character and appearance of the city centre.
- Shopfronts in Salisbury centre often clash with the overall design and appearance of buildings- there should be better control of them.
- Salisbury is visited for its quaintness- not for its office blocks.
- We should keep Salisbury as a low sky line city. No sky scrapers.
- St Paul's Cathedral has been spoilt by the towering office blocks that now surround it. Is that what we want to happen to our Cathedral, or any of the other historic buildings in the city?
- The Square is the most distinctive feature of the City - to conceal it through planned development would be foolish.
- It is a bad idea to build towering smokestack-style which will look like monstrosities next to Salisbury's medieval, Edwardian and Georgian time-honoured architectural mix. A bit of preservation of the city's look. We certainly don't need more modern frontages like that of boots, the Library, Burger King and a few of the other horrors.
- All developments in the city should match our historical architectural.....modernity has little place in The City of Salisbury.
- No modern designs- keep the character of Salisbury - it is what people travel thousands of miles to see. Other towns all look the same- boring!
- If new development is going to take place they should state what they intend to do about making their development fit in with the cultural and historical importance of Salisbury and making sure it stays that way.
- Salisbury is sadly lacking in quality modern architecture and design

Householder Survey

The householder survey asked respondents to score key planning priorities from 1 to 10, 10 being a high priority and 1 being a low priority. With regards to design, respondents were asked to score "Improving the design of buildings and public spaces". The results are illustrated in the following bar chart:



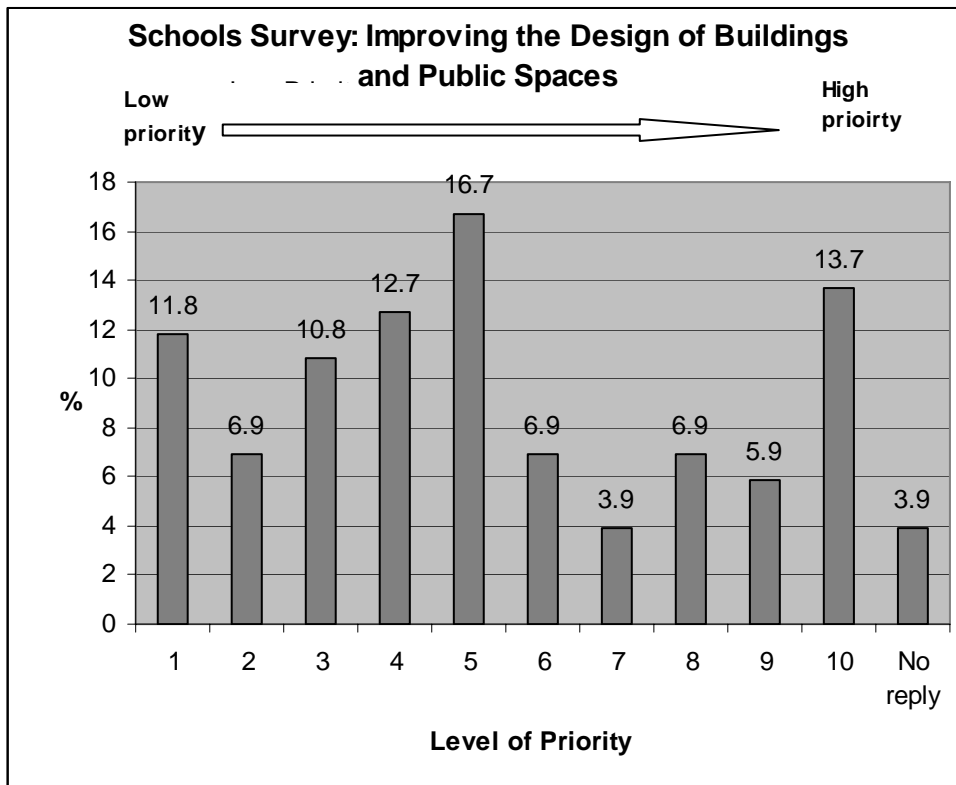
The results regarding this are not entirely clear cut. Whilst just over 14% of respondents scored this planning priority with 8, an equal number of respondents also only scored this planning priority with 5. The mean is 6.24.

Respondents also had the opportunity to make written comments on this planning priority:

- Most of the redesign - redevelopment and refurbishment (referred to in this questionnaire) is only necessary because of the lack of protection to its previous form- over many years. Look to the facilities and environment in German towns and villages.
- Salisbury lacks good modern design- planners spend too much time protecting the past. Look to the future.
- I have marked "improving design" low because "design" is very personal and at present I don't like the preferred type of buildings!
- Our children deserve to be taught in well designed, clean, safe and appropriate environments.
- It depends on how you define improving the design of buildings.

Young People's Survey

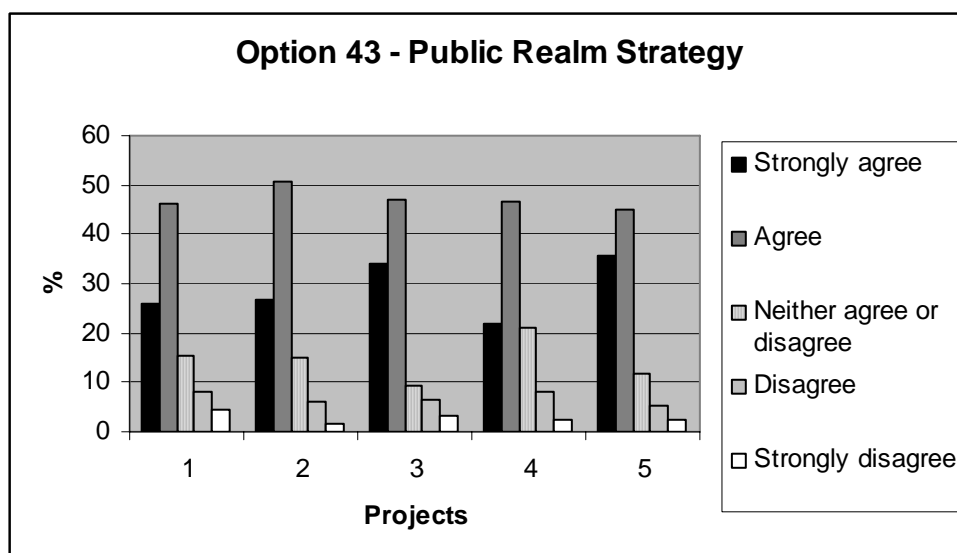
The Householder survey was also sent to local schools. This attracted 102 responses. With regards to design, respondents were asked to score "Improving the design of buildings and public spaces". The results are illustrated in the following bar chart:



Whilst nearly 17% of young people gave improving the design of buildings and public spaces a priority rating of 5, the second highest result, nearly 14%, felt that this deserved the top priority rating of 10. The mean of these results was 5.27.

The Salisbury Vision

Respondents to the “Our Place” questionnaire also had an opportunity to comment upon the Salisbury Vision. Respondents were asked to indicate whether they strongly agree, agree, neither agree or disagree, disagree or strongly disagree on a number of Salisbury Vision projects. The results are indicated in the following bar graph:



Projects	
1	<i>The Vision proposes a major investment in the public areas of the City, such as the Market Square, Chequers, Market Walk and Cheese Market, as well as the creation of new high quality public spaces such as Fisherton Square and Confluence Park.</i>
2	<i>The Vision proposes that the public areas of our city centre should be upgraded through the implementation of high quality new seats, signs, lighting, surface treatments.</i>
3	<i>The Vision proposes the enhancement of the Market Square into a high quality public space, which is a major focus for the City and an area for meeting, markets and events.</i>
4	<i>The Vision introduces the idea of creating distinct character areas within the city centre, such as a cultural quarter based around the Playhouse and City Hall.</i>
5	<i>The Vision proposes the “greening” of the city through projects such as the planting of a green necklace around the ring road, upgrading our existing parks, enhancing the water meadows as a visitor and educational attraction and the development of a new park between the watercourses on the Central car park.</i>

Overall, these projects were looked upon favourably by respondents.

Of the total number of responses, over 72% of respondents agreed or strongly agreed with the proposal to invest in the public areas of the City and create new high quality public spaces.

Over 77% of respondents also agreed or strongly agreed that public areas should be upgraded through the implementation of high quality new seats, signs, lighting, and surface treatments.

81% of respondents agreed or strongly agreed with the proposal to enhance Market Square.

Over 68% of respondents agreed or strongly agreed with the idea of creating distinct character areas. 80% of respondents agreed or strongly agreed with the proposal of “greening” the city.

Respondents also had an opportunity to comment on the proposed projects put forward in the Salisbury Vision. Clearly, all of these comments are spatial as they related specifically to Salisbury. Some of the comments are as follows:

- Where do the cars go - especially for the disabled?
- I have serious concerns that all this improvement will lead to loss of character and end up ruining the city
- A new city park alongside the river and the millstream is a good idea. To be able to walk over the water meadows would be a delight but Harnham eco park is a yuck name.
- More crafted, historically referenced buildings, seating, lighting etc.. Would enhance the city.
- If you redevelop Central Car Park - where do the shoppers park?
- The vision only mentions the Harnham Water Meadows. Other similar areas around the city should be included.
- Planning a green necklace around the ring road will be a pointless operation and a waste of public money.
- How will all the suggestions in this questionnaire be paid for?
- The city has great parks - I see no need to spend extra resources in this direction.
- Remove all car parking from the market square, create a new quality surface that unites it as one large open space, install an impressive water feature of some kind, but do not clutter the square.
- No.1 priority is to rebuild the city hall to be compatible with living in the twenty-first century
- All these schemes are mere money making for developers. Most don't need doing, others will do more harm than good. The city is already green - people often remark on it. The view over old roofs to the cathedral surrounded by trees is very beautiful and is the sort of thing that tourists like. Most of the ring road is already green, with grass areas and trees, bulbs and shrubs. Certainly that section between St Paul's and Castle Road roundabouts does need something to be done but the rest of it is excellent. Unless of course you think Milton Keynes with its miles of dusty ever greens is good.
- I have reservations about the proposed development of the water meadows. They are owned by a charitable trust. The suggested eco-park could seriously compromise the integrity of a valuable historical site.
- These proposals will change the whole face of an Old City into a developers dream and a citizen's nightmare.
- Laverstock also has water meadows, which must be addressed and saved. They make a natural break between Laverstock and the city.
- Care to be taken to ensure that areas such as the water meadows do not become over commercialised and lose their charm.
- Water Meadows should be left alone. They are a unique and natural area. If you remove all car parking in the city centre it will die. Park and ride is not available in the evenings.
- There is a real danger of losing the character of Salisbury that has its origin in piecemeal development over many centuries. The creation of character areas smacks of over-centralised direction. Natural evolution is far preferable, as has happened in the area around St Edmunds church, which has something of a quarter latin feel to it.

- Very positive for city but should not be at the cost to rural development and the city enhancements should be accessible to district wide residents.
- Don't get too carried away, the rate payers will have to foot the bill - we already feel that we do not make good use of our money, bad road surfaces, dangerous pavements, too many floral decorations. No compulsory purchase of private land or moving thriving businesses. Help things on but don't change everything. So many places are all alike and individuality is gone.
- It is much better to have a mix in the area rather than divide it up into characters. Spreads any nuisance or criminality.
- If you follow your vision Salisbury will lose all its present character and no longer be Salisbury.
- These developments would massively improve the city centre.
- Market place only needs pedestrianisation. Demolition in Fisherton street should only be of more recent mistakes and retain facades with historic character, even if working interiors to rear of facades are extended are excellent ideas.
- I agree the development is necessary, but I find your proposed designs horrible. People want to live in Salisbury because it is a sweet, quaint medieval city. Your vision of Salisbury in 25 years would make me want to move back to London. Development and improvement yes, but not so outlandish.
- The market square should be the subject of great focus. I can imagine a wonderful area with fountains, more people encouraged to visit it, no vehicle parking in the main square and activities throughout the year e.g. medieval markets, jaguar owner's club meetings, high technology displays to cover old and new thinking, etc.
- Please don't make everything of concrete and no bilious green lighting. Please keep it lovely and not too terribly new. Please eschew the ultra-modern except where absolutely necessary.
- Any city is always enhanced by running water - and a really well designed fountain in the centre of the Guildhall square, would add immensely to the environment - beautiful, calming, interesting, cooling etc...
- The watercourses in Salisbury are of European Importance as a Special Area of Conservation, and any opportunities to enhance them would be welcomed.
- All excellent ideas which, if implemented, would greatly enhance Salisbury as a place in which to live and work or just to visit.
- Support these improvements to improve the quality of existing public spaces. particularly wish to see car parking removed from the market square. There should be further provision of cycle parking, with some provided under cover if possible.
- We support improvements to the public realm which create 'streets for people' rather than cars. Pedestrian-friendly streets encourage people to linger, reduce crime and increase economic prosperity. We would like to see more tree planting, not just along the ring road but in other open spaces within the city. The river margins should be restored to their natural banks as much as possible for the benefit of wildlife and enjoyment of people. Hard landscaping should use sustainable drainage systems to avoid run-off and consequent flood risk.
- Playhouse and city hall 'cultural centre' good- moving the library a tremendous waste of a good building- it is in the right place now. Watermeadows need planning and finance help to create a new visitor centre.

- The Market Square as it is retains the passage of time. it doesn't need to be 'done' over- I don't like the idea of Fisherton Square, encourage the culture by all means, but do not destroy some of the areas which are a part of the city's character as it is.
- I am concerned that the creation of a square adjacent to Fisherton Street would cause the loss of small retail premises in an area historically occupied by small retailers. These small retailers are an important part of the retail mix in Salisbury. Any development of the Salt Lane and Brown Street car parks should retain an open aspect i.e. a view of the sky and not too cramp a feeling. The markets using the market square should be encouraged at every opportunity as a counter balance to the dominance of supermarkets and large stores in the retail sector.
- Enhancement of the meadows should not be restricted to just the Harnham watermeadows.
- Please don't put too many signs in the market square- the present number is bewildering for visitors.
- The quality of the shops should also be considered with preference given to locally run individual enterprises rather than huge chains. This would enhance Salisbury's individuality and make it an interesting place to shop like Bath.
- Overall, the vision re public realm is good- provided no car parking spaces are lost in the city centre. Also, some of the architecture in the suggested 'pictures' appears overly modern in approach and would look totally out of place.
- Central Salisbury is very poorly maintained and compares badly with cities of similar historic importance and needs a substantial facelift.
- Decide on a few acceptable materials for pavements etc and stick to them. a quick survey in the city will reveal a huge range of inappropriate and ugly materials (including asphalt patching!) which looks awful.
- Re: proposal for market square - most important to the square is to remove the car parking and pedestrianise Blue Boar row. That in itself would greatly enhance the area.

Householder survey and Young People's Survey – Salisbury Vision

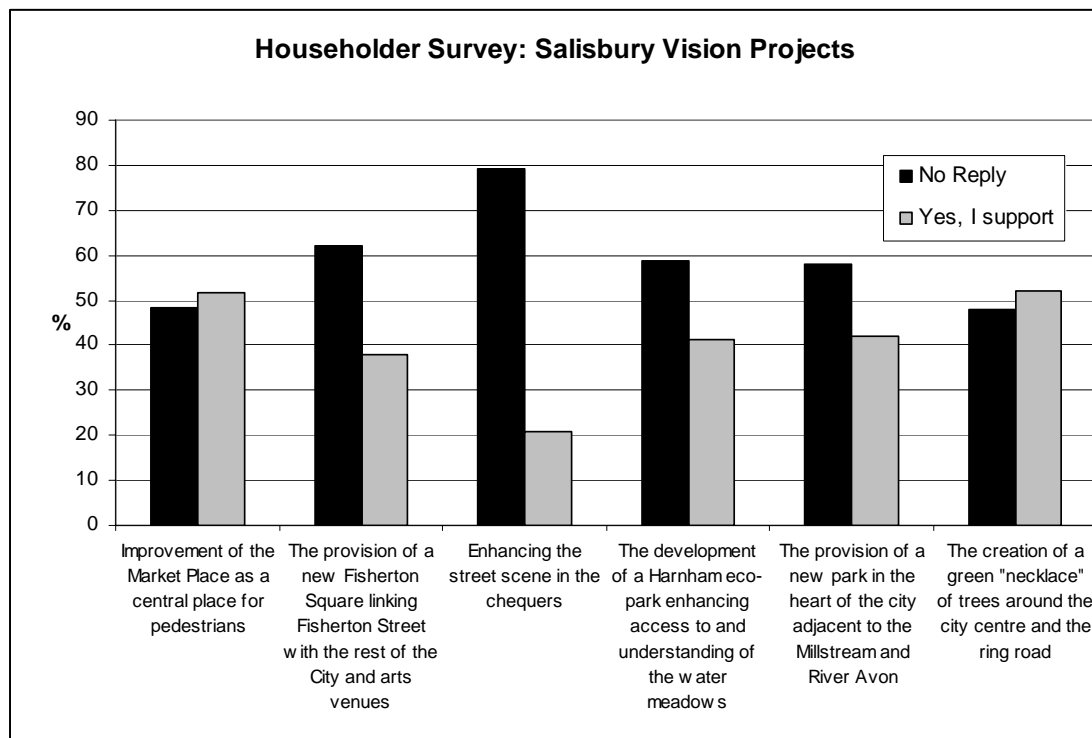
The householder and young people's survey also asked respondents about potential projects set out in the Salisbury Vision. In the householder and schools survey, questions on the Vision were asked in a slightly different way to those in the main consultation documents. In these surveys, respondents were asked to tick the Vision projects which they supported. In light of this, analysis of these results needs to be undertaken with a note of caution. Due to the way in which the questions were asked, no firm conclusion as to the nature of non 'yes' votes can be arrived at. The absence of a 'yes' vote for a Vision project does not automatically mean that the respondent does not support the project as the respondent could equally have no view on the matter.

In these surveys, Salisbury Vision projects referred to that were relevant to design included:

- Improvement of the Market Place as a central place for pedestrians
- The provision of a new Fisherton Square linking Fisherton Street with the rest of the City and arts venues

- Enhancing the street scene in the chequers
- The development of a Harnham eco-park enhancing access to and understanding of the water meadows
- The provision of a new park in the heart of the City adjacent to the Millstream and River Avon
- The creation of a green “necklace” of trees around the City centre and the ring road

The results are indicated in the following bar chart:

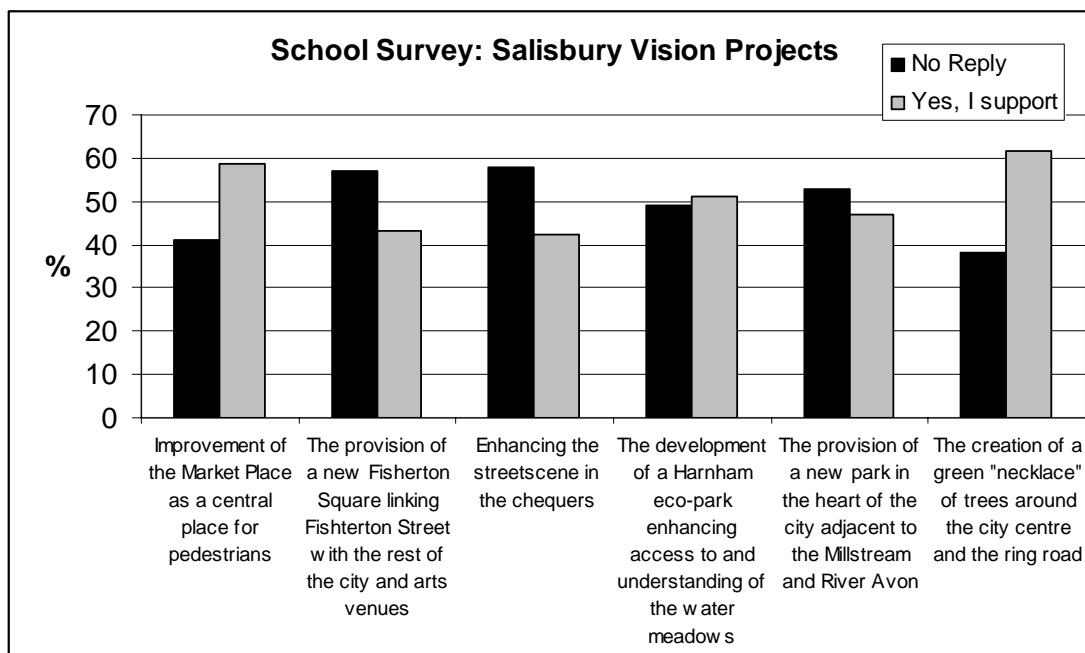


Respondents also had the opportunity to make comments related to these projects. Again, because these projects are all specific to Salisbury, the comments made are all spatial. A selection of the main comments from the householder survey include:

- Improve shop front design, encourage local company initiatives, improve cycle access.
- The new park in the City and Fisherton Square sound interesting but would like to know more
- Basic improvement of pavements/roads before high flown expensive projects i.e. Fisherton square.
- More trees and plants in the centre. Smarten up corner of Market Square near to Poultry Cross
- Gardens and foundations, seating in Market Square. Keep lorries away from city centre. I would ban car parking in the Market Square and encourage a more cafe culture there
- Outdoor activities in the Market Square instead of car parking
- Fountain/ sculpture/ flower beds for the market square.
- Make the Market Square a proper cafe area - it's half hearted.
- Buy the fountain from Fountains Way and restore it to its former glory - relocate it into the Market Square.

- Some recent buildings which have been approved are very poor. e.g. the playhouse extension.
- New or refurbished City Hall to enhance Fisherton Street. Reconsider opening the original entrance on F.S.
- Completely rebuild the City Hall - its outdated and "grim" centre for entertainment. Why not link it to the theatre more and provide a gallery there also?
- Public areas, approaches to the city need to be inviting to attract visitors (i.e. not like Southampton Road).

The Young People's survey also asked school pupils about the same Vision projects and which of these projects they would support. The results are as follows:



School pupils also made the following comments related to this:

- Maybe we should have more space to chill out like more fields and less people to annoy
- I would improve the look of the streets

Implications for the six community areas

In order to try and interpret and present the results in a spatial manner the feedback has now been analysed and disaggregated in order to show how the feedback relates to the six community plan areas.

Mere and District

Local centre: Mere

No spatial implications with regard to design have arisen from the consultation.

Main Village: Zeals

No spatial implications with regard to design have arisen from the consultation.

Cluster villages

No spatial implications with regard to design have arisen from the consultation.

Other Villages

No spatial implications with regard to design have arisen from the consultation.

Rural issues

No spatial implications with regard to design have arisen from the consultation.

Nadder Valley**Local centre: Tisbury**

No spatial implications with regard to design have arisen from the consultation.

Main village: Hindon

No spatial implications with regard to design have arisen from the consultation.

Cluster villages: Ludwell, Donhead St Andrew, Donhead St Mary, Charlton

No spatial implications with regard to design have arisen from the consultation.

Other villages:

No spatial implications with regard to design have arisen from the consultation.

Rural issues

No spatial implications with regard to design have arisen from the consultation.

Stonehenge**Northern urban cluster: Amesbury, Bulford, Durrington**

No spatial implications with regard to design have arisen from the consultation.

Main Village: Shrewton

No spatial implications with regard to design have arisen from the consultation.

Main Village: Porton

No spatial implications with regard to design have arisen from the consultation.

Main village: Winterbourne Dauntsey/Earls/Hurdcott

No spatial implications with regard to design have arisen from the consultation.

Cluster villages: Winterbourne Dauntsey / Winterbourne Earls, Hurdcott,

No spatial implications with regard to design have arisen from the consultation.

Winterbourne Gunner, Idmiston, Porton, Gomeldon

No spatial implications with regard to design have arisen from the consultation.

Other villages:

No spatial implications with regard to design have arisen from the consultation.

Rural Issues:

No spatial implications with regard to design have arisen from the consultation.

Four Rivers: Ebble, Nadder, Wylye, Till

Local centre: Wilton

No spatial implications with regard to design have arisen from the consultation.

Main village: Dinton

No spatial implications with regard to design have arisen from the consultation.

Cluster villages: Great Wishford, South Newton, Stoford

No spatial implications with regard to design have arisen from the consultation.

Other villages

No spatial implications with regard to design have arisen from the consultation.

Rural issues

No spatial implications with regard to design have arisen from the consultation.

Southern

Local centre: Downton

No spatial implications with regard to design have arisen from the consultation.

Main Village: Alderbury

No spatial implications with regard to design have arisen from the consultation.

Main village: Whiteparish

No spatial implications with regard to design have arisen from the consultation.

Main village: The Winterslows

No spatial implications with regard to design have arisen from the consultation.

Cluster villages: Morgans Vale, Woodfalls, Redlynch, Lover, Bohemia

No spatial implications with regard to design have arisen from the consultation.

Other villages

Laverstock – The most appalling design you could ever wish to see is the Pilgrim's Way at Laverstock. Poorly laid out houses with dark alleys and parking areas behind and in between buildings are not safety conscious and rife for crime.

Rural issues

No spatial implications with regard to design have arisen from the consultation.

Salisbury City

All of the comments on the 40 foot rule under Option 38; and comments on the Salisbury Vision under Option 43 referred to above are clearly spatial comments that relate specifically to Salisbury and it is unnecessary to repeat them here. Other comments made that are specific to Salisbury include:

- I do not think in Salisbury that the design and buildings can help reduce crime. You either have criminals or you do not. Places do not make the crime. There is far too much CCTV and lighting. More CCTV and such cause more resource depletion and lighting affects wildlife. Policing is up to the police.

- Salisbury lacks good modern design – planners spend too much time protecting the past. Look to the future

Follow-up work required as result of consultation

There does not appear to be any follow up work required.

THE IDENTIFICATION OF PREFERRED OPTIONS FOR THIS TOPIC AREA

This section carries out some cross-cutting analysis which analyses the options from the consultation against national and regional guidance, the sustainability objectives, the deliverability of each option and how spatially distinctive they are. Based on this, a sound recommendation can be made on those options that should be taken forward into the preferred options.

Preferred Option from Stakeholder feedback	Sustainability Appraisal*	Alignment with national and regional policy**	Deliverability***	Other and action****
Buildings and places should be designed in a way that helps to reduce crime and the fear of crime / Require developers to demonstrate the steps they have taken to reduce crime and make places safe	Positive. In accordance with SA objective 2, 4, 22	Accords with regional and national planning policy guidance. One of the key objectives of PPS1 is to ensure that developments create safe and accessible environments where crime and disorder or fear of crime does not undermine quality of life or community cohesion.	Yes	A district-wide preferred option will be carried forward through policies that require developers to demonstrate how they have taken steps to reduce crime and anti-social behaviour to make places feel safer; and through policies that will ensure that new developments are healthy, safe and secure places to live, for example by following Lifetime Homes and Secure by Design principles.
Retain the “40 foot rule” restricting the height of new buildings in Salisbury.	Neutral. Contrary to SA objective 11 In accordance with SA objectives 22 and 23.	Could conflict with national and regional planning policy guidance which seeks to the most efficient use of land; an upper limit for the height of new development could mean that the most efficient use of a site is not made.	Yes. This is the policy in the current Local Plan which has been used since the Local Plan was adopted in 2003.	Carry forward as a spatially-specific preferred option that retains the 40 ft rule, and asks whether we should keep it as it, or whether we should update it to ensure the treasured views of the Cathedral are protected, but in a manner which allows some flexibility in locations where it is

Preferred Option from Stakeholder feedback	Sustainability Appraisal*	Alignment with national and regional policy**	Deliverability***	Other and action****
				unequivocally proven that some increased height would have no negative impacts.
Replace Salisbury's "40 foot rule" with a more flexible approach.	Positive In accordance with SA objectives 11, 22 and 23.	In accordance with national and regional planning policy guidance which emphasises the efficient use of land.	Yes	Carry forward as a spatially-specific preferred option that retains the 40 ft rule, and asks whether we should keep it as it, or whether we should update it to ensure the treasured views of the Cathedral are protected, but in a manner which allows some flexibility in locations where it is unequivocally proven that some increased height would have no negative impacts.
Introduce a 50ft rule for all new planning applications	Neutral. Could be contrary to SA objective 11 In accordance with SA objectives 22 and 23.	Could conflict with national and regional planning policy guidance which seeks to the most efficient use of land; an upper limit for the height of new development could mean that the most	Yes – this approach would just require an amendment to the current policy, which has been in use for some years.	Carry forward as a spatially-specific preferred option that retains the 40 ft rule, and asks whether we should keep it as it, or whether we should update it to ensure the treasured views of the

Preferred Option from Stakeholder feedback	Sustainability Appraisal*	Alignment with national and regional policy**	Deliverability***	Other and action****
		efficient use of a site is not made.		Cathedral are protected, but in a manner which allows some flexibility in locations where it is unequivocally proven that some increased height would have no negative impacts.
Impose higher standards to raise the quality of design for new development.	Positive In accordance with SA objectives 22, 23	In accordance with regional and national planning policy guidance which makes it clear that good design, including consideration of access issues, is crucial to the delivery of sustainable development not separate from it.	Yes	To carry forward as a district-wide preferred option a policy that will ensure sensitive design and appearance of new developments to sustain local identity in Salisbury and our towns and villages; and establishing a policy framework which sets out clear standards, guidance and skills to ensure a consistent and objective scrutiny of the design quality of new proposals and then delivers high quality outcomes.
Produce and adopt clear design guidance for all new development.	Positive In accordance with SA	In accordance with regional and national planning policy guidance.	Yes	To carry forward as a district-wide preferred option to establish a

Preferred Option from Stakeholder feedback	Sustainability Appraisal*	Alignment with national and regional policy**	Deliverability***	Other and action****
	objectives 22, 23			policy framework which sets out clear standards, guidance and skills to ensure a consistent and objective scrutiny of the design quality of new proposals and then deliver high quality outcomes.
New development should address the needs of all – particularly the elderly and disabled	Positive In accordance with SA objectives 1, 2	In accordance with regional and national planning policy guidance. PPS1 requires that development plans should contain clear and comprehensive inclusive access policies.	Yes	To carry forward as a district-wide preferred option through policies which ensure that the design of new buildings addresses the needs of the district's unique profile; and ensure homes are designed which are safe and adaptable, for example, by following Lifetime Homes Standards, Secured by Design principles and including live/workspace.
The Design and Access statement requirement for new development should be referred to in the LDF	Positive In accordance with SA objectives 2, 3, 22	In accordance with national and regional guidance	Yes	To carry forward as a district-wide preferred option.
Environmentally friendly	Positive	In accordance with	Yes	To carry forward as a

Preferred Option from Stakeholder feedback	Sustainability Appraisal*	Alignment with national and regional policy**	Deliverability***	Other and action****
design/code for Sustainable Homes/BREEAM	In accordance with SA objectives 1, 7, 8	national and regional planning policy guidance		district-wide preferred option. This issue is dealt with in more detail in the Climate Change Topic Paper Addendum.