

DH 1 – Local Resident

1. Opposed to the re-use of any of the industrial buildings on the site for industry or storage. Such uses are inappropriate in the countryside and would be of very limited economic benefit. Such uses could also prejudice the future management of the SSSI and adversely affect the setting of listed buildings in East Dean.
2. The floorspace of the existing buildings would potentially generate more jobs than could be supported locally. This would lead to workers commuting in from outside by car since public transport is not a realistic option. Re-use would also generate additional traffic which would increase the risk of accidents at the nearby level crossings in East and West Dean.
3. The site should be returned to countryside and managed as a nature reserve with the selective demolition of the most intrusive buildings. This should be achieved with the minimum amount of enabling development. Public access should be provided in the form of public footpaths (but not cycleways).
4. Any existing pollution should be removed by the MoD and not left for other future owners to deal with.
5. The draft Planning Position Statement could prejudice the interests of the former owners of the site, in the light of the MoD's obligation to offer the land back to them.

DH 2 – Highways Agency

1. Provided that development is permitted in accordance with the draft Planning Position Statement, it is unlikely that the A36 trunk road would be adversely affected by these proposals.

DH 3 – Salisbury District Council Environmental Services Department

1. Any development permitted on site should be conditioned to protect local residents from potentially disturbing noise and other potential nuisances.
2. A contaminated land assessment should be produced prior to any redevelopment of the site.

DH 4 – English Nature: Wiltshire Team

1. The joint Declaration of Intent between English Nature and the MoD would enable a suitable wildlife body nominated by English Nature to purchase the SSSI, the 'blast banks' immediately south of the SSSI and the former marshalling yard (designated as a SINCC). The management of other parts of the site for nature conservation, such as the mown grassland within the security fence, would be welcomed. It would provide greater opportunities for biodiversity but is beyond the scope of the joint Declaration of Intent.

2. Any future use of the underground bunkers would need to be agreed with English Nature. The bunkers lie within the SSSI and are subject to the restrictions that apply in such areas.
3. There is a need for back-up land and suitable access arrangements for moving stock in order to facilitate grazing on the SSSI.

DH 5 – South Wiltshire Agenda 21

1. The redevelopment of the site might provide the opportunity for local employment in the form of small units for woodland crafts from timber sourced locally (i.e. from woodlands such as Bentley Wood, Frenchmoor and Blackmore Copse).
2. The provision of a footpath/cycleway from the village railway station and nearby bus stops could enable non-car users to visit the site.

DH 6 – Local Resident

1. Permitting the re-use of the existing buildings gives the site a commercial value. This will encourage prospective purchasers to pursue a level of commercial activity which will have an unacceptable negative impact on local infrastructure, environment and community, in order to achieve an adequate return.
2. The commercial value given to the site will preclude the interests of any prospective purchaser seeking only a minimal level of return from the land, such as a wildlife trust. Since the local community would like to see the land taken over by such a body, the statement is ignoring the wishes of the local people.

DH 7 – Local Resident

1. The roads across the site could be used as cycleways. A new cycle / pedestrian entrance could be created on the eastern side of the site at the bottom of the drive to Dean Hill Barn Farm.

DH 8 – Local Resident

1. The existing yellow lighting throughout the site causes major light pollution and should be removed.
2. The site should be returned to meadows with all but a few of the buildings on site demolished.
3. A small-scale development of affordable homes (especially for the elderly) should be provided close to West Dean.

4. A cycleway and footpath should be created to give a traffic free route from East Dean railway level crossing to West Dean.
5. The majority of the site should be managed by a conservation group if possible.

DH 9 – Local Resident

1. A north – south footpath across the site (from grid ref. 268267 to 268260) would provide a useful link.
2. The level of housing provision should be limited because of the poor road network and poor public transport in the area.
3. The site should not be used to house ‘travellers’.
4. The narrow gauge railway within the site should be retained, although it is recognised that the layout would have to be modified if the tunnels were to be used commercially.

DH 10 - CPRE Hampshire – Test Valley District Group

1. Support the broad approach of the draft Planning Position Statement.
2. Welcome the statement that the site’s location and nature of the road network will preclude any large-scale development.
3. Endorse the statement that new development should be of a high quality design, so that it is visually attractive, locally distinctive and in keeping with the character of the village.
4. Concerned about the re-use of the buildings along the northern edge of the site and the possible re-use of the underground bunkers, in view of their substantial capacity. Question whether it is appropriate in principle to accept replacement buildings of the same volume.
5. No objection to some limited redevelopment but the draft Planning Position Statement encourages redevelopment of a totally unacceptable scale in a fragile rural environment.

DH 11- East Dean Parish Council

1. The 2 options outlined in the draft Planning Position Statement were not explained at the workshop.
2. The local community wants a nature reserve with public access, houses for local people and some amenities.

3. The draft Planning Position Statement should refer to East Dean as well as West Dean. An amended form of wording has been suggested.
4. The draft Planning Position Statement should refer to the questionnaire surveys undertaken locally.

DH 12 - Defence Estates South West

1. Do not agree with the statement that the re-use of the existing commercial buildings will require planning permission. Any lawful use instigated by the Crown can be continued by a third party (e.g. a purchaser of the land) without the risk of enforcement action.
2. Do not agree with the statement that any un-used and dilapidated commercial buildings should be permanently removed from the site. These buildings can be left as they are and a purchaser would be immune from enforcement action to remove them.
3. The draft Planning Position Statement should reflect the provisions in Circular 18/84 which allow the existing uses to be continued by a purchaser of the land. As currently drafted, the Planning Position Statement could blight the sale of the site resulting in a loss to the Department and even no sale at all.
4. Support the option to relax existing planning policies to allow an element of value-generating development linked to the provision of community benefits.
5. The correct title of the property is DMC Dean Hill.
6. The site area is 585 acres (237 hectares).
7. The site is brownfield land with a range of buildings and structures scattered across it.
8. It may not be possible to secure a comprehensive approach to the sale / development of the site. A piecemeal approach may be unavoidable because the MoD may be obliged to offer back parcels of land to former owners under the Crichel Down Rules.
9. The third 'key objective', which indicates that any future use of the site should respect current planning policies, is contrary to the proposed 'comprehensive approach' which would permit some development contrary to the established policy framework. The objective should be deleted or amended.
10. Under the 'Comprehensive Approach' all components of the package being sought are non-value generating – some value-generating development would be needed to fund the benefits being sought.
11. As stated under 'Conserving the Environment' the removal of any existing buildings would be a benefit to the local community and improve the appearance of the adjacent conservation area. However, it should also be recognised that it is a cost to the developer and is only likely to be achieved in association with value-generating development.

12. Under 'Avoiding Hazards' there is no obligation for the MoD to agree the extent of contamination with the Council. The land will be marketed with a land quality statement which is made available to the purchasers. Their bids would reflect the potential contamination issues and remediation costs
13. Under 'Meeting Economic / Social Needs' it is recognised that there is a need for affordable housing in the local area. The provision of affordable housing, or housing for the elderly, would need to be provided in association with a proportion of commercial development such as private sector housing.
14. Under 'Integrating Transport & Land Use' do not agree that any commercial re-use of the existing buildings should be for low traffic-generating uses. The impact of traffic generated by any proposed development would need to be considered against the levels of traffic generated by the lawful use of the existing buildings and structures on site.

DH 13 - CPRE South Wilts Group

1. Any development should be appropriate to this rural landscape with its limited transport access.
2. Land contamination could be a serious problem and further details of decontamination proposals should be provided.

DH 14 – Local Resident

1. Certain restrictions, covenants etc. should be in place to prevent people in the future exploiting various planning regulations and thus destroying this exceptional site.

DH 15 - West Dean Parish Council

1. Support the formation of a nature reserve. The draft Planning Position Statement should make clear that any enabling residential development in the Hillside Close area should be limited to that necessary to meet the affordable housing requirements determined by the 2003 Housing Survey and to that required to fund the formation of a nature reserve.
2. Enhancement of the area to include landscaping must be a condition of the development.