

Southern Area Planning Committee

16th May 2024

7a) PL/2024/00694 - Rear of Newhaven, Larkhill Road, Durrington

Change of use of land and building adjoining Newhaven, Larkhill Road, Durrington from a vehicle repair workshop to a mixed use of a vehicle repair workshop and for the storage and distribution of logs **Recommendation: Approve with conditions**





Site Location Plan

Aerial Photography

Site plan showing area for use as log storage and distribution



Site access



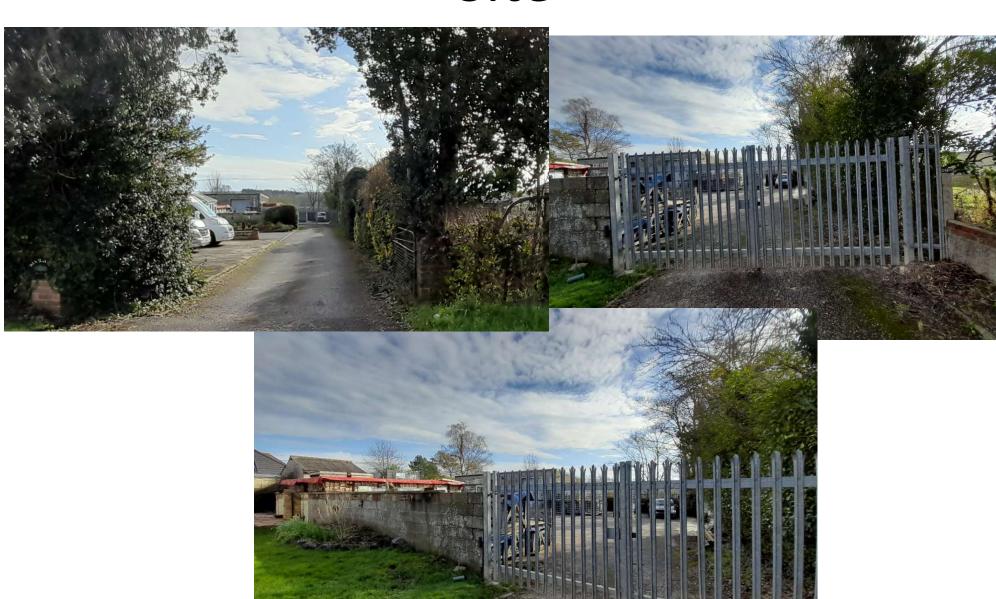
Access looking east



Access looking west



Site

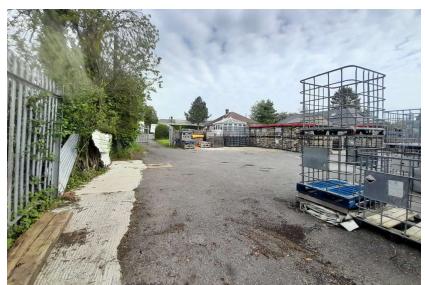


Existing on site photos









Existing on site photos





Site in relation to Newhaven



Photos from Tresses



Photo looking from farm track to west of site with Treetops on right



7b) PL/2023/10726 - Salisbury East Goods Yard, (former Eastern Sidings), Adjacent to Royal Mail Delivery Office off Fisherton Street, Salisbury, Wilts, SP2 7QP

Provision of car parking facility close to station to support redevelopment of forecourt to front of Salisbury Railway Station, providing a temporary car park facility for maximum of three years for use by passengers, with creation of 89 no. parking spaces for passenger use and 8 no. spaces marked out for Royal Mail use **Recommendation: Approve with conditions**





Site Location Plan

Aerial Photography

Photo of site from Fisherton Street







Photo within site towards entrance/Fisherton Street



Views of Spire View and St Pauls Road







View looking into the site from Spire View direction

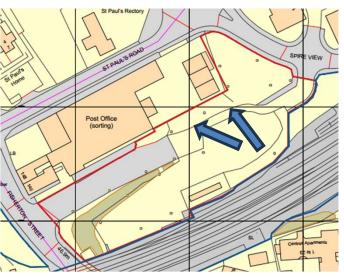


View of site from Spire View minirounabout



Views of Sorting Office within site



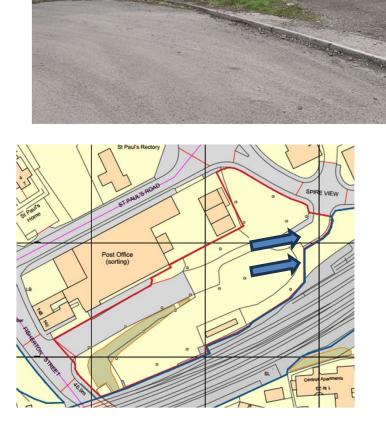




Views of the site towards railway line

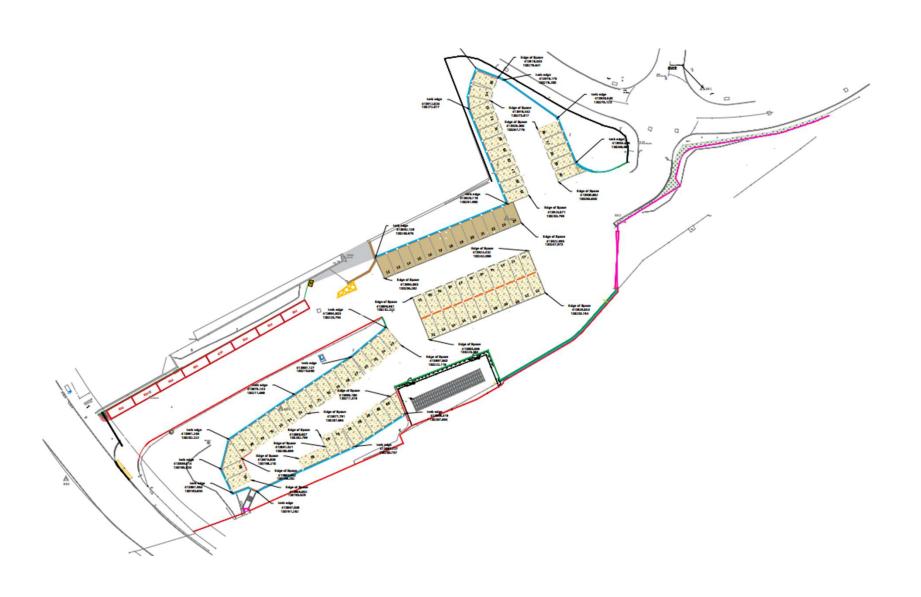


View of the site towards Spire View exit

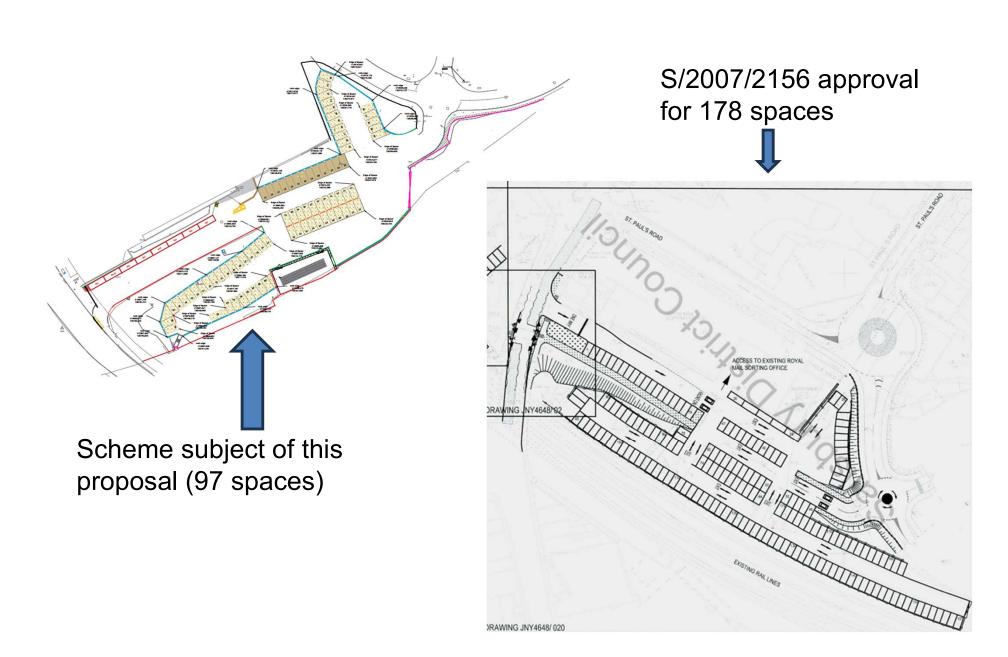




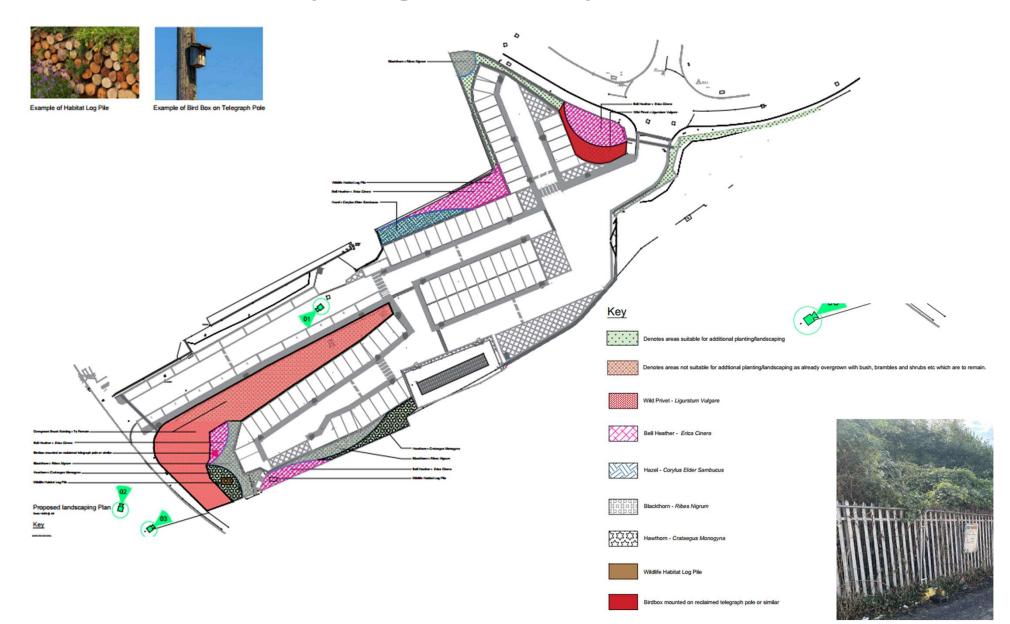
General Layout of Proposal



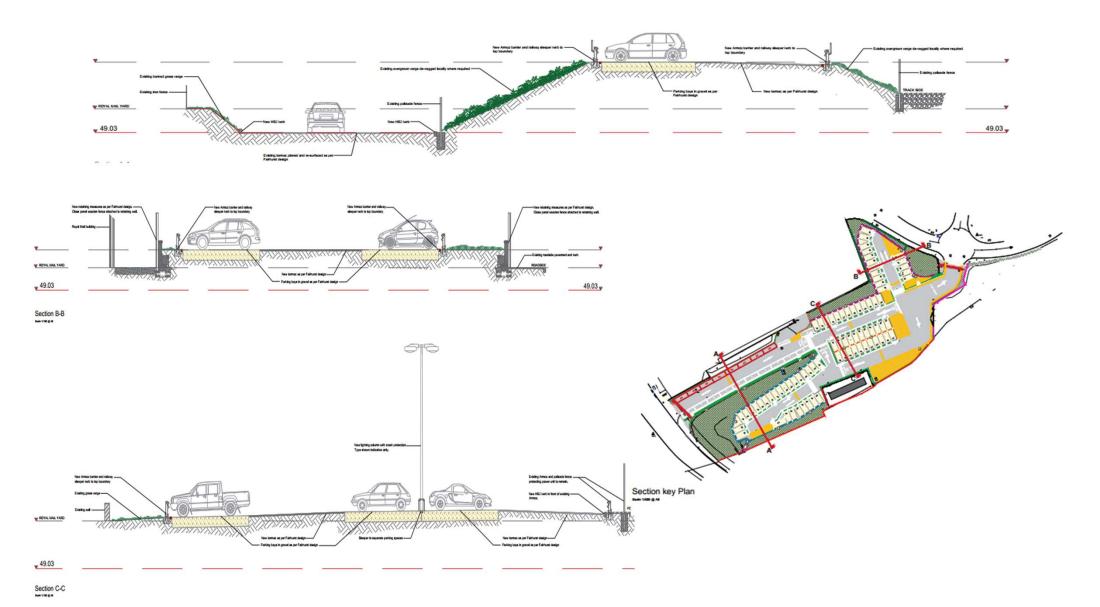
Comparison of site layout



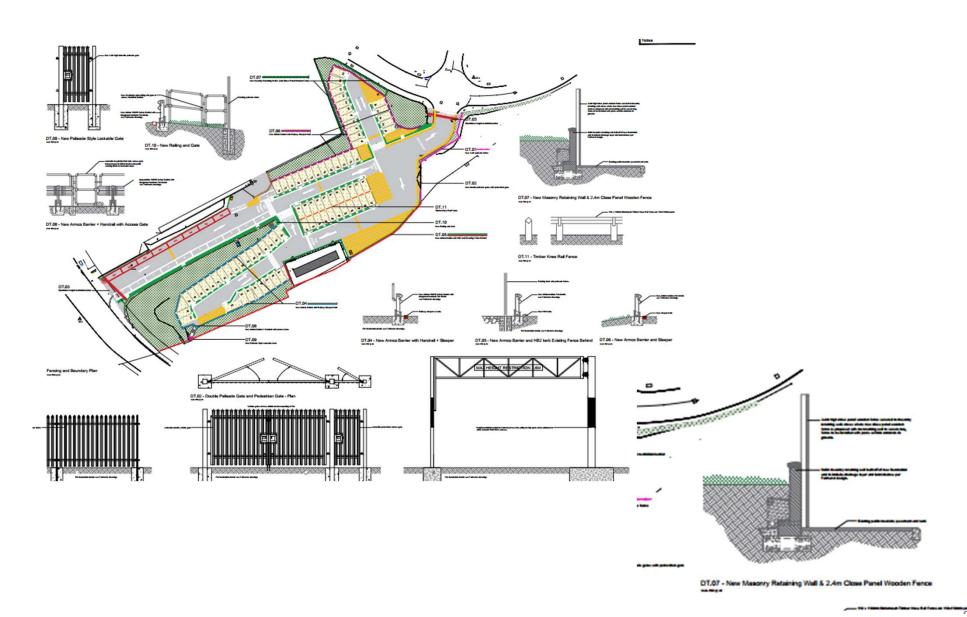
Proposed layout with landscaping/BNG provision



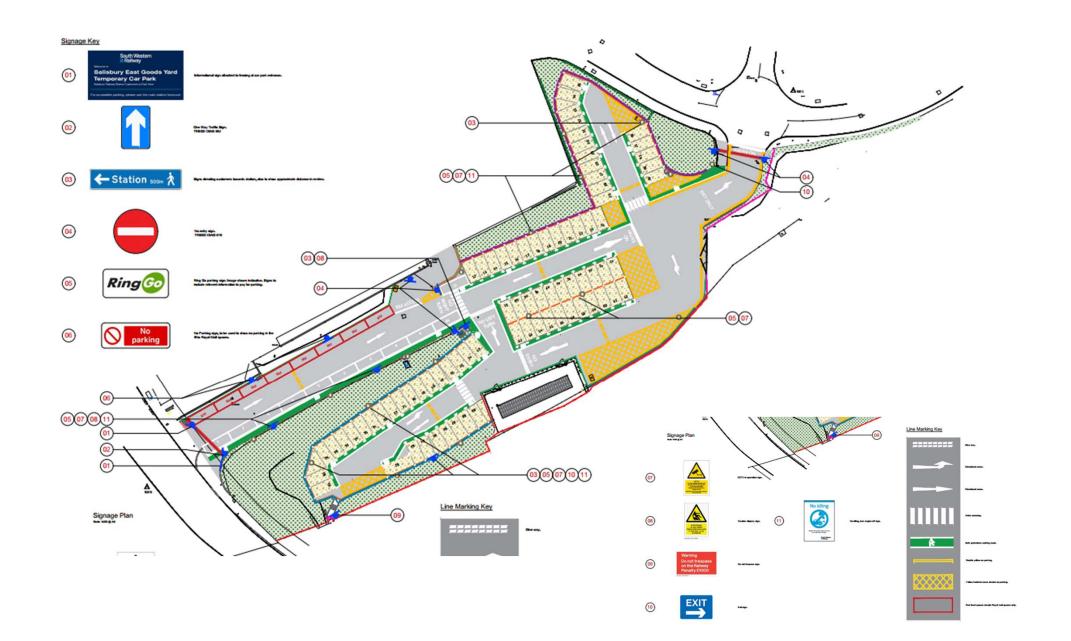
Site Sections



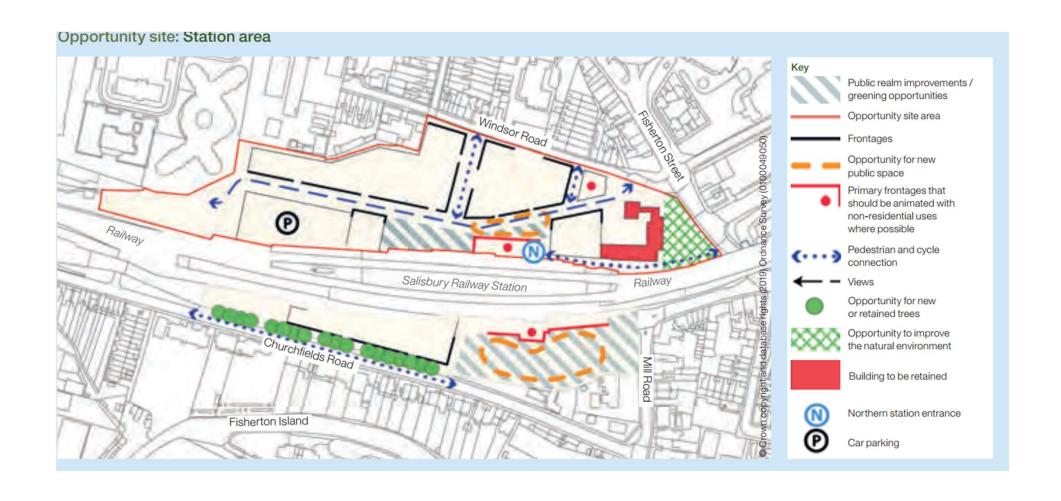
Proposed Fencing/Gate Detail



Signage and Direction of Travel



Masterplan for redevelopment of Salisbury Railway Station



7c) 20/00337/FUL - Land to the east of Odstock Road and to the south of Rowbarrow, Salisbury, Wiltshire

Erect 86 dwellings together with garages, car barns, and refuse/cycle stores. Lay out gardens and erect means of enclosure. Creation of new vehicular access to Odstock Road. Lay out internal roads, including drives and pavements. Provision of associated public open space, play areas and landscape planting

Recommendation: Approve subject to conditions







View from top of Culver St Car Park



View from top end of Castle Road



View of site from Ring Road



View from Blakey Road





Views of Rowbarrow site from Downton Road



Views towards Rowbarrow from Lower and High Roads Britford





Existing Rowbarrow development (proposal site to rear)



Site through avenue

Site from Odstock Road



Site from Odstock Road





Odstock Road and access



Tree belt from Odstock Road







Views of the site from east



Views of eastern edges of site









Views across the site west to east





Views southwards from adjacent Rowbarrow









Views along northern edge of site



Views from existing Rowbarrow of western end of site





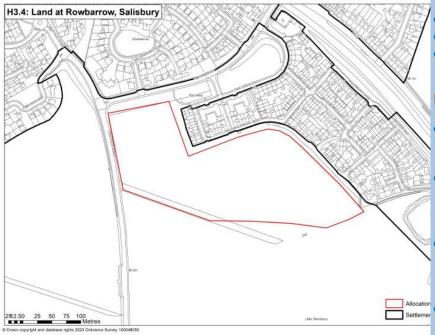




Site allocation policy

H3.4 Land at Rowbarrrow, Salisbury

Figure 5.16 H3.4 Land at Rowbarrow, Salisbury



Policy H3.4

Land at Rowbarrow, as identified on the Policies Map, is allocated for development comprising the following elements:

- approximately 100 dwellings;
- vehicular access from the Odstock Road to the west; and
- improvements to cycling and walking routes through the site to link into the existing network.

Development will be subject to the following requirements:

- sensitive design and layout, which ensures the significance of heritage assets and their settings are not subject to unacceptable harm. This shall be informed by appropriate heritage and archaeological assessments;
- a strong landscape framework that maintains and enhances the existing woodland belts, including open space provision in the southern part of the site and a green corridor extending along the southern boundary of the site from the existing beech tree shelterbelt;
- a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to inform site layout and design of the site so that surface water is controlled and does not exacerbate flooding off site; and
- provision made for transport network improvements necessary to accommodate the scale of development envisaged, as identified through a comprehensive transport assessment.

Development will take place in accordance with a masterplan approved by the Council as part of the planning application process. The design and layout will take account of all policy requirements, including the timely and coordinated provision of necessary infrastructure to achieve a comprehensive development of the site.

Design and access statement – Masterplan for allocation

4.0 Illustrative Masterplan

4.1 Illustrative Masterplan

The adjacent Illustrative Masterplan accompanied a pre-submission inquiry to Wiltshire Council to allocate the land for housing in September 2017

The Masterplan sought to illustrate the site could deliver a sensitive and development through the following objectives:

- Creating positive identity, ensuring the development response to the hillside setting and aligning key vistas with Salisbury Cathedral
- Connected and safe walkable neighbourhood which responds to adjoining areas by integrating with recreational routes.
- Working with local landscape and heritage assets by retaining and enhancing local features and adding new ones where possible.
- Quality of life, with homes for local need, space to live and play, good access to facilities and a place for people to be proud.

4.2 The Masterplan intended to comprise the following key features:

- Up to 100 new homes over a net development area of 3.34ha.
- An average density of 29dph.
- A new hillside park of 2.2ha.
- Retained tree belts and woodland.
- Enhance planting around the boundary of the site.
- · Streets aligned with key vistas.
- Storm water drainage dealt with through soakways.
- Provision of 40% affordable housing
- · A mix of house types suitable for this part of the city.



Site allocation Masterplan



5.0 Constraints and Opportunities

5.1 Constraints and Opportunities

There are significant topographical constraints created by the location and linear nature of the site, together with opportunities for connections as illustrated on the Constraints and Opportunities plan and detailed below.

Constrainte

- Respect and retain the mature trees and landscape buffers to the north and east of the site.
- Access with 'right turn lane' on Odstock Road, mid way along the western boundary.
- Ensure neighbouring development is respected.
- Sustainable surface water and drainage solution to consider the change in levels across the site.
- · Respect and the Scheduled Ancient Monument site to the south.

Opportunities:

- Deliver a mix of much needed quality affordable and market homes.
- Protect and enhance the natural environment and existing landscaping.
- Retain and utilize existing informal pedestrian routes onto and through the site, together with formal links to open spaces.
- Create well defined streets and spaces, utilising the existing landscape and topography.
- · Offer views to Salisbury Cathedral.
- Create a layout with clear street hierarchy, corner turning dwellings and focal buildings.



Rights of way, Linkages and paths



Original layout -108 dwellings



Archaeology constraints



Ecology matters

APPENDIX I: White helleborine distribution map





1: a flowering spike of white helleborine *Cephalanthera damasonium*) on site



Photo 2: white helleborine in good abundance within the beech (*Fagus sylvatica*) woodland strip.

White helleborine is a scarce plant with a restricted and localised distribution in southern England. It occurs in woodland and scrub on calcareous soils, in particular favouring beech (*Fagus sylvatica*) woodlands. It is listed as a Species "of principal importance for the purpose of conserving biodiversity" covered under Section 41 (England) of the Natural Environment and Rural Communities Act (NERC) 2006, and as a UK Biodiversity Action Plan Priority Species for conservation. The species current conservation status in England

is 'Vulnerable'

Revised layout 101 dwellings



95 house layout deferred by SAC



Revised 85 dwelling layout



Revised Landscape Plan

Native scrub of hawthorn,

blackthorn, rose, guelder rose, elder and wild privet Proposed swales



Landscaping Plan



Ecological Features



Plots 1-14



PLOT 13 TYPE SC PLOT 14 TYPE TH





Plots 50-79 facing open space Plots65 -71







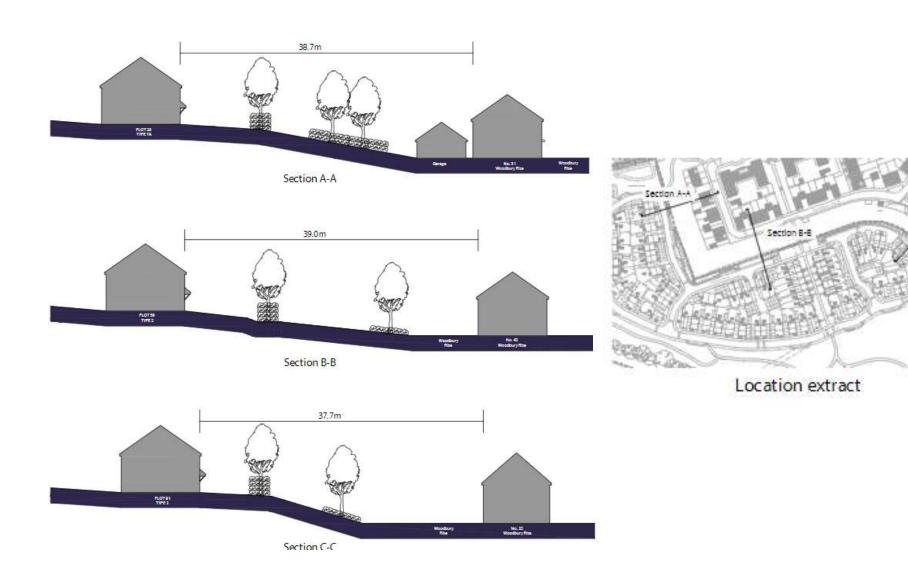
Plots 58-40 facing north towards existing rowbarrow



Plots 79 – 65 facing north towards



Relationship of new houses with existing



Affordable housing



Building heights





KEY Materials Brick - Red Brick - Orange Tile Hanging - Red Tile - Grey Tile - Red Bellway aar

Parking -201 spaces





Highway Works to Odstock Road

- New Right turning lane
- Pavement/cycleway widened to 3 metres along eastern side of Odstock Road
- Pedestrian refuge provided in Odstock Road
- Cycle crossing point



Revised 85 dwelling layout







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