

REPORT TO THE SOUTHERN AREA COMMITTEE

Date of Meeting:	18 th April 2013		
Application Number:	S/2012/0521/Full		
Site Address:	Old Sarum House, Portway, Old Sarum, Salisbury. SP4 6BY		
Proposal:	Construction of a three storey, 120 bedroom care home (72 specialist nursing beds and 48 dementia beds) including associated site works, landscaping and car parks.		
Applicant / Agent:	Mr A Marshall, Brackley Investments Ltd / The Orders of St John's Care Trust		
City/Town/Parish Council	Salisbury City Council		
Electoral Division	Laverstock & Ford	Unitary Member	Cllr Ian McLennan
Grid Reference:	Northing: 414730	Easting: 133378	
Type of Application:	Small Scale Major		
Conservation Area:	Cons Area: NA		LB Grade: NA
Case Officer:	Mrs Amanda Iles		Contact Number: 01722 434312

Reason for the application being considered by Committee:

Councillor McLennan requested that it be determined by committee due to the departure from the allocated employment use of the site.

1. Purpose of report

To consider the above application and to recommendation of the Area Development Manager that planning permission be **GRANTED** subject to conditions.

2. Report summary

1. Principle of development and employment issues
2. Highway considerations
3. Amenities of adjoining and nearby property and future occupiers
4. Character and appearance of the area and heritage assets
5. Arboricultural Impact
6. Ecological Impact and flooding
7. Archaeological Impact

3. Site Description

The application site forms part of a mixed use development allocation in the Salisbury Local Plan comprising a total of 39 hectares which included 630 dwellings and 6 hectares of employment land.

The application site is 0.8 hectares of the aforementioned employment land which is bounded to the south by The Portway, the allocated employment land to the north, the newly built residential development to the east and the Shaw Trust, Bradbury House and the former Sarum Centre to the east. To the south-east of the site is the Old Sarum Business Park with the airfield beyond.

4. Relevant Planning History

Application number	Proposal	Decision
S/2005/0211	Mixed use development comprising new residential, employment uses and community facilities and associated infrastructure	Approved 17/05/07
S/2010/1155	Construction of a 2 storey, 80 bedroom care home, including associated site works, landscaping and car parking	Withdrawn 28/11/10
S/2013/0305	Reserved matters application for the development of road, footpath and cycle way following outline approval s/2005/0211 (mixed use development comprising new residential, employment uses and community facilities and associated infrastructure).	Not yet determined

5. Proposal

Permission is sought for the construction of a three storey, 120 bedroom care home with associated site works, landscaping and car parks. The building will provide 72 specialist nursing beds and 48 dementia beds.

The building will be constructed from facing brick with contrasting soldier courses, knapped flint panels and eternity flat cladding panels with an artificial slate roof.

6. Planning Policy

Salisbury District Local Plan policies G1, G2, D1, D2, D7, H2D, H24, E1B, CN11, CN20, CN21, CN22, CN23, R3, PS2, T11, T12, T14 as 'saved' within the Adopted South Wiltshire Core Strategy

Adopted South Wiltshire Core Strategy CP5, CP19, CP20, CP22

Wiltshire & Swindon Waste Core Strategy DPD WCS 6

Wiltshire Care Strategy

NPPF(particularly paragraphs 22 and134).

7. Consultations

Laverstock & Ford Parish Council

Support subject to:

- Adequate parking being provided on site to limit on-road parking
- The Travel Plan being a live document which is reviewed
- The facility should have community integration

Spatial Planning Department

The proposal is not in accordance with the NPPF nor is it in line with the South Wiltshire Core Strategy and its strategic aims and the proposal is therefore contrary to policy. The

site in question is allocated for predominantly B1 uses and the site is identified strategically for such uses to 2026 to meet the employment strategy for Salisbury City including the decant of Churchfields Industrial Estate. The proposal is therefore also not in accordance with the economic vision of the Core strategy nor does it meet the requirements of CP5. In addition it is confirmed that there is not an oversupply of employment land at Salisbury City.

Environmental Health Department

Final comments of EHO awaited at the time of writing. Negotiations and discussions continue regards the likely impact of noise/vibration on future residents of the proposal. A formal report into these issues has been undertaken by the applicant, and is being considered.

Environment Agency

No objection subject to conditions (see below)

Highways Department

No objection subject to conditions (see below)

County Ecologist

No objection

Defence Infrastructure Organisation

The MOD has no safeguarding objections to the proposal

Wiltshire Fire & Rescue Service

The scale of the project and the complex approach to the fire safety will necessitate the need for joint consultation by the Building Regulations Authority, designer and Fire Authority.

Natural England

No objection

Highways Agency

No objection

Archaeology Department

No objection subject to condition (see below)

Wessex Water

Scottish & Southern is the water and sewerage undertaker for the site.

Scottish & Southern

No comment received

English Heritage

Object on grounds of visual impact on Old Sarum Ancient Monument and surrounding landscape

8. Publicity

The application was advertised by site notice, press advert and neighbour consultation which expired on 10th May 2012.

1 letter of support was received with a letter of observation from the same party concerned about the use of the land, as a shop and pub were expected.

1 letter of objection was received regarding the following:

1. The garden area will be less than for the original (withdrawn) application and there is potential for the site to be extended north
2. A plan has not been submitted showing the height of both the proposed building and the housing opposite (*it is considered that sufficient documentation has been submitted to determine the application*)
3. As access will be to the front of the development there will be greater noise and visual disturbance for adjoining residents
4. Have sufficient turning facilities been provided?
5. Turning vehicles equipped with a loud reversing alarm would cause unnecessary and prolonged noise disturbance in the area.
6. Will deliveries be limited to a normal working day?
7. What will the frequency and timing for refuse collections be?
8. A noise assessment has not been submitted although it is referred to
9. Will waste be treated within the site such as incinerating or composting?
10. Will the travel arrangements co-ordinator be responsible for ensuring overflow parking on Ramsbury Drive will be discouraged?
11. Will the bus service continue after the Persimmon subsidy ends?
12. Will a Construction Management Plan be submitted and monitored throughout the works?

9. Planning Considerations

9.1 Principle of development and employment issues

The site forms part of an allocated employment site of 6 hectares which was given outline consent under S/2005/0211 in accordance with policies H2D and E1. The site is also the subject of an adopted development brief (stipulating B1 use) and the S106 on the outline consent confirms that the employment use on the site should be B1 and B2.

The NPPF provides a presumption in favour of sustainable development and seeks to make it easier for jobs to be created, improve the conditions in which people live and work and widen the choice of housing (paragraph 9). However, it also makes it clear in paragraph 11 that “planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise”.

The Council has an up to date development plan in the form of the South Wiltshire Core Strategy. Policy CP5 (which replaced policy E16 of the Salisbury District Local Plan) states that the development of land or buildings previously or currently used for, or allocated for, activities falling within uses classes B1, B2 or B8 will not be granted unless it can be demonstrated that:

- i. the proposed development will generate the same number or more jobs than could be expected from the existing use, or any potential employment use; or
- ii. where the proposal concerns loss of employment land of more than 0.25ha within Salisbury city or the settlements of Amesbury, Downton, Mere, Tisbury or Wilton, it is replaced with employment land of similar size elsewhere in that settlement; or
- iii. it can be shown that the loss of a small proportion of employment floorspace would facilitate the redevelopment and continuation of employment use on a greater part of the site, providing the same number or more jobs than on the original whole site; or
- iv. the site is not appropriate for the continuation of its present or any employment use due to a significant detriment to the environment or amenity of the area; or
- v. there is valid evidence that the site has no long term and strategic requirement to remain in employment use; the ability of the site to meet modern business needs must be considered, as well as its strategic value and contribution to the local and wider economy, both currently and in the long term; site appraisal criteria, as provided by the Employment Land Review, must be applied and an objective assessment made of the sites potential contribution to the economy, in line with other sites in the area; it must be shown that the site is no longer viable for its present or any other employment use and that, in addition, it has remained unsold or un-let for a substantial period of time, following genuine and sustained attempts to sell or let it on reasonable terms for employment use, taking into account prevailing market conditions.

Understandably, the Spatial Planning Department of the Council have objected to the proposal on policy grounds, indicating that the proposal is contrary to national employment policies, and policy CP5 of the SWCS.

However, in this particular instance, it is considered that there may be other material considerations and mitigating factors which need to be assessed, and which may outweigh the pure planning policy issues.

Firstly, the applicants suggest that some 120 new jobs will be created from the proposal, and this would be in line with Council aims to improve the local economy. Furthermore, the need for both dementia and specialist care has identified in Salisbury through Wiltshire Council's 'Care Strategy'. This states that 338 additional dementia beds and 539 additional nursing beds are required countywide and the proposal will meet part of this need in South Wiltshire.

Therefore, it could therefore be argued that criterion i) of policy CP5 is satisfied by this proposal, and that other Council care policies are also satisfied with regards care home provision.

Members should however consider this in the context that the applicant intends to shut two care homes (Bemerton Lodge and Stratford Court) in Salisbury. Although the applicants

plan is to redevelop these sites for care purposes, as no information regarding these future proposals has been submitted, there will be no guarantee that this will be the case. The applicant's Planning Statement states that the development will provide an additional 16 bed spaces over and above the number of bed spaces currently provided on the existing aforementioned care home sites. There is therefore the possibility that the actual number of jobs created by this scheme will not be significantly different to those that already existing in the area.

Secondly, the employment land on which the proposal is proposed is not being replaced with employment land of a similar size elsewhere in the Salisbury area, and little explanation has been provided as to how the redevelopment of the site could "kick start" other employment uses at Old Sarum. However, it is somewhat debatable whether criterion ii) of policy CP5 applies to this particular proposal, as the site is actually located in the Parish of Laverstock & Ford, and not Salisbury City, although it is obviously close to the boundary of the latter.

In terms of the impact of the proposed care home use, it is also considered that there may be visual and general amenity benefits in utilising this site as a residential care home rather than a more traditional employment use, given the close proximity of the site to other existing residential properties, and its prominent position facing The Portway. Whilst there would be a number of deliveries and visitors each day to the site, the care home use is likely to generate less overall traffic impacts than a traditional employment generating use. Although it is unlikely that the proposed use would prevent Class B1 uses coming forward (office/light industrial), some concern remains that other types of employment uses that may generate more noise and disturbance may not be compatible with a care home/residential type use. However, it is acknowledged that with the positioning of the parking to the north of the care home site, the impact of any future adjacent noise-generating industrial uses would be somewhat mitigated. It potential could be argued that criterion iv) of policy CP5 might be satisfied by the proposal if it is considered that is some amenity benefit.

In terms of other potential employment uses for the site, the site has been marketed since February 2006, and it appears to have been through a 'targeted' exercise rather than an open market exercise, where the landowner has highlighted 32 parties that were contacted regarding the site. This process appears to have resulted in the sale of the site in November 2007 but the developer withdrew from the purchase in June 2009. There have apparently been enquiries on the site throughout the recession even though the site does not appear to have been actively marketed.

No information has been submitted to demonstrate that other land elsewhere in Salisbury would be more appropriate. The only justification given for siting the care home here is that being greenfield land the land value is lower making the proposal more viable. There has been no identification of synergies with other land uses surrounding the site. Although there will be a hairdresser, shop, cinema room, pub and tea room due to the dependent care needs of residents it does not appear that such facilities will be available to the wider community.

However, (as identified at paragraph 5.3 of the South Wiltshire Core Strategy) there is an oversupply of employment land within South Wiltshire at the current time, although some of this oversupply is not in the optimum location. The 29ha of employment land identified as required for Salisbury and Wilton includes the 6ha of employment land at Old Sarum, and is required to meet employment needs to 2026 including the decant from Churchfields Industrial Estate. As a consequence, it is not straight forward to simply assume that the proposal conflicts with criterion v) of policy CP5.

From a policy point of view, it could therefore be argued that some of the aims of policy CP5 of the SWCS are in fact partially satisfied by the proposal. Furthermore, paragraph 22 of the NPPF states:

Planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Land allocations should be regularly reviewed. Where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities.

The employment site was granted consent in 2007. To the best of officer's knowledge, there have been no firm schemes or proposals to date to develop the employment area.

Saved Policy PS1 (of the previous Salisbury District Local Plan) is supportive of the development of health and social services within or adjoining settlements providing there is sufficient amenity space it is close to shops, community facilities and bus routes and saved Policy H24 has similar aims. Old Sarum now forms a settlement in its own right with community facilities and shops planned and bus services are in place. Furthermore, the building is designed with amenity space. Therefore it is considered that the scheme would comply with both of these policies, and accords with more general sustainable development aims.

Therefore, although there is arguably some conflict with the current local employment policies, given the above factors, and in particular the number of jobs likely to be created, the apparent need for the care home use, and the likely visual and amenity benefits compared to a traditional employment use in this location, in this particular instance, it is considered that the scheme accords generally with aims of local and national planning policy,

9.2 Highway considerations

The Highways Department have no objections to the proposal in principle but have requested that a swept path analysis be submitted to demonstrate that larger service vehicles can adequately turn within the site. Sufficient parking provision has been provided (54 spaces) and there is less concern with regard to small private vehicles turning as it is likely there will be spaces available to facilitate this. Therefore a condition is added requiring a swept path analysis to be submitted.

A third party has questioned how the travel plan co-ordinator will deal with the highway issues relating to the development. This arises from paragraph 1 of page 84 of the S106 which requires no development to commence on the employment land until a travel plan co-ordinator has been appointed "to identify coordinate and facilitate the implementation measures intended to reduce the number of car trips made to and from the employment land". Any development will need to comply with this unless a further addendum is made to the S106. A Travel Plan has been submitted with this application, within which it is stated that a travel plan co-ordinator will be appointed. In addition to sufficient parking facilities, the site is served by 3 bus routes with one route stopping immediately outside the main entrance and cycle parking facilities for both staff and visitors provided. With regard to concern raised by a third party, parking on Ramsbury Drive cannot be controlled via this application and the bus service continuation will be a matter for the bus company.

9.3 Impact on Amenities

Both the impact on the proposal on existing amenities, and the impact of adjacent existing uses on the proposed occupiers of the care home needs to be considered.

i) Impact on surrounding uses on the proposal

The site is located adjacent to existing residential properties, and also close to the commercial and industrial users on the Sarum Industrial Park to the south east.

Following the completion and occupation of the dwellings at the Old Sarum development, the Council has been in receipt of complaints from a large number of occupants of the dwellings concerning a very low frequency repetitive “thumping” sound which can occur anytime between 06:00 and 21:00 during the week. The source of the vibration and noise was identified as the cutting shear/guillotine within the Equinox factory. Since then, and in accordance with the Council’s duties under the Environmental Protection Act 1990, the Council served a statutory nuisance abatement notice on the company requiring them to abate the nuisance. The company appealed this notice to the Magistrates Courts and the appeal was heard in November 2012. At the appeal hearing Equinox claimed that they had implemented “best practicable means” to abate the nuisance and that any requirement to carry out further works or reduce operating times would risk putting them out of business. The Court accepted Equinox’s claims and quashed the statutory nuisance abatement notice. The effect of the Courts judgement is that Equinox can continue to operate as they have been. This unfortunately means that the company will continue to cause a statutory nuisance.

It is proposed to build the half of the building closest to Equinox on elastomeric bearings (with the remainder trench filled) to prevent the transfer of vibration into, and creation of re-radiated noise within the care home. This, in combination with the levels of background noise which will exist within a facility of this kind, should mean that the operation of Equinox will not cause significant problems within the proposed care home. The required data to demonstrate this has been recently submitted to the authority but, at the time of writing, the Environmental Health Officers and their consultant have not yet considered the data, although it is understood that the environmental objections may have been overcome. It is anticipated that formal confirmation of the EHO views will be received prior to the meeting with suggested conditions to mitigate any impact.

Notwithstanding the above, the proposal site would be located on and directly adjacent to land allocated for employment purposes. The policy and associated allocation documents envisage the land being used for more traditional employment uses, and not for residential type uses. If the land adjacent to this proposal is therefore built out as intended, there is a possibility of more traditional factories and other industrial uses being located quite close to the proposed care home, and utilising the roadway adjacent the site. There is therefore the potential for the occupiers of the care home to suffer future detriment from any adjacent uses. Environmental Health have stated that the presence of a significant residential development in this location may well influence or limit the uses to which that land can be put in the future and may lead to quite restrictive planning conditions being attached to the commercial/industrial development as and when planning applications for the development are received.

In officer’s opinion, whilst the EHO concerns are valid, it would be difficult to refuse the care home application based on the perceived impact on care home residents caused by a future development which has yet to be submitted or agreed by the LPA. It should be noted that a number of other residential properties have been permitted around and adjacent to

the employment allocation site, and the care home as proposed would be located within a similar proximity. However, the approval and construction of this residential type use does make it more likely that the most appropriate future commercial uses on adjacent sites would be those which cause limited disturbance, thus restricting likely future development to Class B1 office type uses.

ii) Impact of care home on surrounding uses

While the use will result in greater noise and disturbance to local residents than the existing unused area of land a care home is not considered to be any worse than an employment use as originally intended. Indeed, it is considered that a care home is likely to have less impact on adjacent residential amenities than most industrial uses, in terms of general noise and disturbance created, including less heavy vehicles.

The proposal may result in slightly more overlooking and overshadowing than an employment use but given the fact that the road will provide some separation and the building is set well back from the road frontage this is not considered to be significantly detrimental.

With regard to the comments raised by a third party there is no suggestion that waste will be burnt or composted on site although this is not considered pertinent to this application and it is not considered enforceable or reasonable to condition the timing of bin collection.

9.4 Impact on character of area and heritage assets

The site lies just to the north-west of the Old Sarum Airfield Conservation Area with its Grade II* listed hangers, and to the north-east of Old Sarum Castle, a Scheduled Ancient Monument (SAM) and listed building. Although the three storey building would relate in height to the existing town house developments along the Portway, the Conservation Officer feels that the scale and layout of the building, being institutional, would be oversized in the landscape and should the trees on the south-western boundary be removed it would be even more visible. Therefore as the trees are currently not offered any protection by reason of being within a Conservation Area, or subject to a TPO, the Conservation Officer has significant concerns that the proposal is insufficiently considerate of its sensitive heritage setting.

English Heritage have commented that there is very limited information submitted to identify and assess the significance of designated heritage assets and how such consideration has informed the design process, as required by paragraph 128 of the NPPF. They consider that the scheme “will create a mass and bulk which is contextually alien in its design and likely to be an unduly dominant presence”. Therefore they feel that the development will not be appropriate, given the context of the surrounding heritage assets and rural landscape and the proposal will not be significantly detrimental to the nearby Conservation Area, SAM and listed buildings.

While the concern regarding the design and setting of the building within the context of heritage assets and rural landscape is understood, paragraph 134 of the NPPF requires harm to be weighed against any public benefits the proposals may deliver. In officers opinion, whilst the building will be quite dominating at close quarters, at long distances, its dominance is likely to significantly diminish. When viewed from the Old Sarum monument and adjacent vantage points, it seems likely that the development will be viewed against the expanding Old Sarum development (and the future Longhedge development adjacent). From the adjacent Old Sarum aerodrome Conservation Area, the building is unlikely to be

readily visible at all, apart from at the southern tip of the Conservation area, where again, it will be read against the context of the surrounding development.

Therefore, in conjunction with the fact that the building will be read with the housing development beyond and the industrial units to the south-east, it is considered that on balance the scale is acceptable.

In terms of design, due to its specific requirements, resulting in a large institutional building it is difficult to prescribe an ideal design approach. The breaking up of the building with the different roofs and facing materials is welcomed as is the use of flint which is locally distinctive. The use of brick and artificial slate will also reflect the materials used on housing development currently under construction. However, there is some concern with regard to the use of eternity cladding which could fade over time and does not appear to reflect anything in the surrounding area.

It is proposed to incorporate landscaped garden areas to provide suitable amenity space for residents within the central area of the site with a planted embankment formed from the excavations on the site around the site boundary. Balconies will also be a feature while a roof-terrace overlooks the central sensory garden from the first floor mall seating area. Therefore, while it would be preferable if there was a greater garden area it is considered that sufficient provision has been made in accordance with 'saved' policy R3. The landscaping will also soften the visual appearance of the building as will the existing trees. Therefore, while there are some concerns with regard to the design of the building, it is considered on balance that the building will be visually acceptable within the context.

9.5 Impact on existing mature trees

The root protection zone of the line of lime trees on the south-western boundary has been avoided. However, concern has been raised by the arboricultural officer that the building will be located so close to the trees that they will cause the rooms on that elevation to be very dark and consequently in the future the trees may have to be removed. Most of the living areas of the residents will face towards the internal courtyard and, although some of the bedrooms will look towards the trees the applicants have stated that they welcome this as some residents will prefer to have sunny rooms and other shaded.

The trees are not statutorily protected but as they are not currently threatened it would be difficult to refuse this application on these grounds. However, should they be removed in the future it would be regrettable as they provide screening of both this site and the rest of the Old Sarum development from Old Sarum Scheduled Ancient Monument.

9.6 Ecological Impact and Flooding

The Environment Agency have no objection to the proposals but have requested that conditions be added requiring a scheme for water efficiency measures to be submitted, a Construction Environmental Management Plan to be submitted and informatives regarding surface water soakaways. The site is in Flood Zone 1 where the chance of flooding in any year is 0.5% (1 in 200) or less. The submitted Flood Risk Assessment deals with the potential of surface water runoff as the site has an overall fall of approximately 2 metres from the South-east towards the North-west. Therefore the floor level has been chosen to reduce the risk of the building flooding due to surface water runoff.

The proposal has been assessed by the County Ecologist under the procedure for the River Avon SAC and the development does not meet any of the threshold criteria and therefore it is concluded that there will be no likely significant effects providing conditions are imposed

to deal with the following issues. Firstly the development must use a sustainable urban drainage system to dispose of surface water drainage which the Flood Risk Assessment indicates will be possible. Although the Environment Agency has not identified the need to include such a condition this is likely to be as the site falls between their threshold criteria. Secondly a condition should be imposed requiring water efficiency measures to be submitted as also required by the Environment Agency. Natural England concur with this approach. Therefore the conditions discussed above have been added.

With regard to protected species a badger sett was found within 300m of the site in 2004. However, given that the area has been the subject of large scale development from 2008 until the present time it is considered unlikely that this will still be used and as such there is considered to be limited impact on protected species resulting from the proposal.

9.7 Archaeological Impact

An archaeological investigation has been undertaken as part of outline application S/2005/0211, which showed the site contains three Bronze age barrows which were excavated in the autumn of 2006. While the excavation has been completed, the Archaeology Department feel the area outside the excavation needs to be the subject of an intensive watching brief during the initial stages of the construction. As such a condition relating to this has been added.

10. Conclusion

Whilst there is some acknowledged conflict with local employment policies, on balance, given the need for care facilities in South Wiltshire, the number of jobs created, and the likely amenity improvements, it is considered that the proposal is acceptable in principle, will not be significantly detrimental in terms of visual impact or residential amenity, and due consideration has been given to highways, ecology, archaeology, trees and flooding. As such the proposal is judged to be in accordance with the saved Salisbury District Local Plan policies G1, G2, D1, D2, D7, H2D, H24, E1B, CN11, CN20, CN21, CN22, CN23, R3, PS2, T11, T12 and T14, South Wiltshire Core Strategy policies CP5, CP19, CP20 & CP22, Wiltshire & Swindon Waste Core Strategy DPD WCS6 and the NPPF (particularly paragraphs 22 and 134).

11. Recommendation

Planning Permission be GRANTED for the following reason:

The Council is required to give a summary of the reasons for this decision and its conditions, and a summary of the development plan policies and proposals relevant to the decision and its conditions. These are set out below:

The decision to grant planning permission has been taken on the grounds that the proposed development would not cause any significant harm to interests of acknowledged importance and having regard to the National Planning Policy Framework and the following policies in the South Wiltshire Core Strategy, namely saved Salisbury District Local Plan policies G1, G2, D1, D2, D7, H2D, H24, E1B, CN11, CN20, CN21, CN22, CN23, R3, PS2, T11, T12 and T14, South Wiltshire Core Strategy policies CP5, CP19, CP20 & CP22, Wiltshire & Swindon Waste Core Strategy DPD WCS6 and the NPPF (particularly paragraphs 22 and 134).

In accordance with paragraph 187 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

Subject to the following conditions:

(1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

(2) Development shall be carried out in accordance with the following plans:

FS323-120-02	Submitted on 17/04/12
FS323/120-03A	Submitted on 17/04/12
FS323-120-04A	Submitted on 17/04/12
FS323-120-05A	Submitted on 17/04/12
FS323-120-06A	Submitted on 17/04/12
FS323-120-08	Submitted on 17/04/12
FS323-120-07	Submitted on 17/04/12
FS323-120-09	Submitted on 17/04/12
FS323-120-10	Submitted on 17/04/12
FS323-120-11	Submitted on 17/04/12
FS323-120-12	Submitted on 17/04/12
FS323-120-13	Submitted on 17/04/12
FS323-120-14	Submitted on 17/04/12
FS323-120-15	Submitted on 17/04/12
FS323-120-16	Submitted on 17/04/12
FS323-120-17	Submitted on 17/04/12
FS323-120-18	Submitted on 17/04/12
FS323-120-19	Submitted on 17/04/12
FS323-120-20	Submitted on 17/04/12
FS323-120-21	Submitted on 17/04/12
FS323-120-22	Submitted on 17/04/12

No variation from the approved documents should be made without the prior approval of this Council. Amendments may require the submission of a further application. Failure to comply with this advice may lead to enforcement action which may require alterations and/or demolition of any unauthorised buildings or structures and may also lead to prosecution.

REASON: For the avoidance of doubt.

(3) No development shall commence on site until details and samples of the materials to be used for the external walls and roofs have been submitted to, and approved in writing by, the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: In the interests of visual amenity and the character and appearance of the area including the setting of the heritage assests.

POLICY- G2 (General Development Guidance), D1 (General Design Guidance), G2 (General Design Guidance), C6 (Development within a Special Landscape Area), C7 (Development within the Landscape Setting of Salisbury & Wilton), CN8 (Development affecting a Conservation Area), CN9 (Development affecting a Conservation Area), CN11

(Development affecting a Conservation Area), CN20 (Development affecting a Scheduled Ancient Monument)

(4) No development shall commence until a scheme for water efficiency has been submitted to, and approved in write by, the Local Planning Authority. The scheme shall be implemented in accordance with the agreed details.

REASON: In the interests of sustainable development and prudent use of natural resources

POLICY: G2 (General Development Guidance)

(5) No development shall commence until a Construction Environmental Management Plan, incorporating pollution prevention measures, has been submitted to and approved by, the Local Planning Authority. The plan shall subsequently be implemented in accordance with the approved details and agreed timetable.

REASON: To prevent pollution of the water environment

POLICY: G2 (General Development Guidance)

(6) Notwithstanding the layout shown on the approved site layout drawing FS323-120-13, no development shall commence until a swept path analysis to demonstrate access for a 10.8 metre refuse vehicle. Where the provision of these details may require adjustments to parking layout, any such adjustments shall also be shown on the revised layout drawing. The development shall be carried out in accordance with the approved revised site layout drawing.

REASON: To ensure sufficient turning provision throughout the site

POLICY - G2 (General Design Guidance)

(7) No development shall commence until the detailed design of the surface water drainage scheme for the application site has been submitted to, and approved in writing by, the Local Planning Authority. The relevant scheme shall be based on sustainable drainage principles, have due consideration of the hydrological and hydro geological context of the site and be in accordance with the design criteria set out within the approved Flood Risk Assessment (reference 80139-FRA). It shall also include details of how it is to be maintained and managed after completion, and is to be implemented in accordance with the approved details, before the development is completed.

REASON: To prevent the increased risk of flooding, to improve and protect water quality, and to ensure future maintenance of the surface water drainage scheme.

POLICY: G2 (General Development Guidance)

(8) No development shall take place within the application site until a written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to, and approved in writing by the Local Planning Authority. The approved programme of archaeological work shall be carried out in accordance with the approved details.

REASON: To safeguard the identification and recording of features of archaeological interest.

POLICY - CN21 (Impact on Archaeology), CN22 (Impact on Archaeology), CN23 (Impact on Archaeology)

(9) Development shall be carried out in accordance with the "Waste Minimisation Statement" submitted dated March 2012.

REASON: To ensure the minimisation of waste during construction

POLICY: WCS 6 (Waste Guidance)

Informative – Environment Agency

With regard to condition four above the development should include water efficient systems and fittings. These should include dual-flush toilets, water butts, water saving taps, showers and baths, and appliances with the highest water efficiency rating (as a minimum). Greywater recycling and rainwater harvesting should be considered.

Any submitted scheme should include detailed information (capacities, consumption rates etc on proposed water saving measures). Manufacturer's specifications should not be submitted. Applicants are advised to refer to the following for further guidance:

www.environment-agency.gov.uk/homeandleisure/drought/31755.aspx
www.savewatersavemoney.co.uk

Informative – Environment Agency

The surface water soakaways may require the approval of the Local Authority's Building Control Department and should be constructed in accordance with the BRE Digest No 365 dated September 1991 or CIRIA Report 156 "Infiltration Drainage, Manual of Good Practice".

Informative – Environment Agency

With regard to condition five above safeguards should be implemented during the construction phase to minimise the risks of pollution from the development. Such safeguards should cover:

- The use of plant and machinery, oils/chemicals and materials
- The use and routing of heavy plant and vehicles
- The location and form of work and storage areas and compounds
- The control and removal of spoil and wastes

The applicant should refer to the Environment Agency's Pollution Prevention Guidelines at: www.environment-agency.gov.uk/business/topics/pollution/39083.aspx

Informative – Archaeology

With regard to condition eight above the work should be conducted by a professionally recognised archaeological contractor in accordance with a written scheme of investigation agreed by this the County Archaeologist and there will be a financial implication for the applicant.

Informative - Wiltshire Fire & Rescue Service

The scale of the project and the complex approach to the fire safety will necessitate the need for joint consultation by the Building Regulations Authority, designer and Fire Authority.