

REPORT TO THE SOUTHERN AREA PLANNING COMMITTEE

Date of Meeting	25th July 2013
Application Number	S/2012/1836
Site Address	Area 12, Old Sarum, Salisbury, SP4 6BY
Proposal	Erection of 22 dwellings and associated car parking, landscaping and infrastructure
Applicant	Charles Church Wessex
Town/Parish Council	Laverstock
Grid Ref	415380 134121
Type of application	Full Planning
Case Officer	Amanda Iles

REASON FOR REPORT TO COMMITTEE

Cllr Ian McLennan has requested that all applications at the Old Sarum site for additional dwellings be considered by Area Committee.

Members should note that the applicant has appealed against non determination in respect of the planning applications for Areas 10, 11, & 12 although at the time of preparing this report these appeals have not been validated by the Planning Inspectorate.

1. Purpose of report

To consider the above application and to recommend of the Area Development Manager that planning permission be **REFUSED** with reasons.

2. Report summary

The main issues in the consideration of this application are as follows:

1. Principle of additional dwellings
2. Heritage assets/impact on conservation area
3. Impact on character of the area/compliance with Design Code
4. Impact on residential amenities and loss of open space
5. Impact on highway system/parking
6. Affordable Housing
7. Other matters
8. S106 Heads of Terms

The Parish Council object

Neighbourhood Responses:

27 letters commenting on the application received

3. Site Description

The site is located on the north western edge of a developing mix use development, between existing built out housing and the Portway road. The land forms part of the intended public open space area shown on the Masterplan.

The application site forms part of a 39 hectare mixed use development permitted by outline planning permission S/05/211, which will eventually include 630 dwellings, employment uses, new school, new retail opportunities, and a community building, including public open space. This wider development site is located around an existing football stadium, and an existing modest housing development. The development is served off the Portway. Improvements to this part of the Portway road were secured as part of the outline planning permission, including traffic calming measures and traffic light junctions.

The wider area around the site contains Old Sarum Airfield, which was recently designated as a Conservation area, and to the south west lies Old Sarum Scheduled Ancient Monument. The wider landscape is designated as being a Special Landscape Area.

4. Relevant Planning History

The wider area forms part of the Old Sarum allocation within the Salisbury District Local Plan, and an associated development brief and design code document specifies the need for a local centre at this location. The site also benefits from outline planning permission S/2005/211 which granted outline consent for a local centre, including a shop, and land for a doctors surgery. These facilities were also secured via a S106 legal agreement.

There are several other planning applications currently submitted and awaiting determination for additional dwellings at Old Sarum:

S/2012/1674 – Mod Playing Fields – Reserved matters application for 44 dwellings, including provision of playing pitch and open space, and additional car parking.

S/2012/1826-ModPlayingFields,OldSarum,Salisbury,
Modification of s106 agreement associated with planning permission s/2005/0619 to take account of revised layout.

S/2012/1778 – Area 9a& 9b – Erection of 40 dwellings, car parking, and landscaping.

S/2012/1834- Area 10 - Erection of 69 dwellings and associated car parking, landscaping and infrastructure.

S/2012/1835- Area 11 - Erection of 35 dwellings with associated car parking, landscaping and infrastructure.

S/2012/1829 -Local Centre - Reserved matters application for the erection of 30 dwellings, local facilities, car parking and landscaping.

S/2012/1644 – Community centre, Vary condition 2 of S/2011/1123 to amend the layout for the community building.

5. Proposal

This is a full application for the erection of 22 dwellings, car parking and landscaping.

6. Planning Policy

Given the scale of the wider development most of the policies within the Adopted South Wiltshire Core strategy (incorporating saved policies from the Salisbury District Local Plan) could be construed as being in some way relevant to this proposal. However, for the purposes of this application, the following policies are considered most relevant:

H2D, G1, G2, G3, G9, D1, R2, R5, R6, C6, C7, C8, CN11 and CN20-23.

CP1, CP3, CP6, CP14, CP18, CP19, CP20, CP21, CP22

In addition the following are relevant:

Adopted Supplementary Planning Guidance "Creating Places"

Policy WCS 6 of the Waste Core Strategy

NPPF

Draft Wiltshire Core strategy policies:

CP1, CP2, CP3, CP20, CP23, CP24, CP43, CP45, CP48, CP49, CP50, CP51, CP52, CP57, CP58, CP60, CP61, CP62, CP67, CP68, CP69

7. Consultations

Laverstock & Ford Parish Council

Object as the proposal will result in additional houses over and above the originally agreed 630 with resultant impact on the community facilities, school and already challenging parking situation.

Highways Agency

No objection

RSPB

Identified the increased recreational pressure on the Salisbury Plan Special Protection Area

Natural England

No objection

English Heritage

The application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.

MoD

No safeguarding objections

Environment Agency

No objection subject to conditions

Highways Department

Awaited

Housing Department

Object, as proposal does not intend to provide any affordable housing

Ecology Department

No objection subject to a contribution being paid towards the stone curlew project.

Archaeology Department

No objection subject to condition

Environmental Health

Object (see below)

Open space Department

Technically object, until additional financial contributions required for impacts of additional dwellings on play space and equipment provision are provided via a S106

Education Department

No objections subject to additional financial contributions for primary and secondary provision

WC Waste and Recycling

No objections subject to additional contributions in line with policy

Wiltshire Police

Highlighted some areas of poor natural surveillance

Wiltshire Fire & Safety

Identified some areas where building regulations will need to consider access and facilities for the fire service and water supplies for fire fighting and requested developer contributions towards additional or enhanced fire and rescue service infrastructure.

8. Publicity

27 letters of objection were received regarding:

1. Land previously identified as green space will be built on
2. More houses than originally planned are to be built
3. The proposal will increase ground water run-off and flooding
4. Vehicle movements will be increased in the area with resultant increase in air pollution and noise

5. The infrastructure is not sufficient to support extra people
6. The school will not be sufficient to meet the needs of the enlarged estate
7. There is no children's or youth's play area proposed
8. The density of the housing will increase disallowing natural light
9. The estate is already overcrowded with insufficient parking
10. Parking spaces "nose to tail" for two cars on a driveway is impractical so people will park on the street
11. House prices will decrease if more houses are built
12. Existing archaeology will be destroyed
13. The open area of the settlement of Old Sarum will be blighted
14. The surrounding conservation areas will be built on affecting ecology
15. The existing road crossing on The Portway is poorly designed
16. Loss of green space
17. Loss of amenity space
18. The density of development is too high
19. The increased traffic will create safety issues
20. The proposal will affect the surrounding road network which is already busy
21. The community hall and shops have not been built
22. There is no affordable housing and instead there will be another area of concentrated affordable housing
23. The open space we currently use for country walks and nature trails

Salisbury Civic Society

- Strongly object to the loss of the open space and the strategic landscaping

Old Sarum Residents Association

- Object strongly to additional dwellings – 630 dwellings should be the limit
- No additional benefits to residents and extra strain put on facilities and services
- Exacerbate existing parking problems
- The density of the dwellings is too high
- There is too much affordable housing

One email from COGS (Cycling Opportunities Group for Salisbury), objecting to the proposal due to:

- i) Additional dwellings not in the Local Plan
- ii) No residential travel plan submitted
- iii) No targets or monitoring of sustainable transport initiatives is proposed
- iv) No improvements to the cycle network are proposed
- v) The design of the development does not assist promotion of sustainable transport modes and prevent dominance by cars
- vi) Parking spaces are excessive in number
- vii) No cycle parking in the public areas has been proposed

9. Planning Considerations

9.1 Principle of additional dwellings

The wider mixed housing and employment site originally appeared in the draft Salisbury District Local Plan in 1998, and was eventually formally allocated as a development site in 2003 as part of the adopted Local Plan. In 2005, a development brief for the site was

adopted, which sought to provide more specific guidance for the future development of the site. The land subject of this application formed part of this allocation.

Also, in 2005, an outline application was approved for mixed development on the allocated land. After prolonged negotiations, a detailed section 106 legal agreement was completed, which secured various planning gains in line with those outlined in the Development Brief and subsequent outline planning permission was finally issued in June 2007. The land subject of this application formed part of the land within this outline consent.

The provision of 22 dwellings is not so clear cut. At the time of writing, 628 dwellings have been permitted within the wider housing scheme. As the original policy envisages 630 dwellings including the local centre site, the majority of the proposed dwellings (20) would be over and above the provision of housing originally envisaged. However, no upper limit for the number of dwellings to be provided was conditionally imposed on the original outline consent. Officers therefore advise that this application should not be refused in principle simply with regards to the number of dwellings exceeding the original 630 figure. Instead, the impact on these additional dwellings (but not the principle) should be considered on the surrounding environment. The following paragraphs cover this issue.

Therefore whilst the principles of the wider development have been agreed, the current housing scheme being proposed therefore needs to be assessed against the criteria within the adopted Development Brief and the Design Code, the impact on the adjacent Conservation Area, the Scheduled Ancient Monument, and the surrounding landscape.

9.2 Impact on heritage assets/Conservation Areas

The site is located close to the Scheduled Ancient Monument of Old Sarum and the newly designated Old Sarum Conservation Area. English Heritage has not objected to the scheme requesting that the application is determined in accordance with national and local policy guidance, and on the basis of local specialist conservation advice.

Similarly, the development will be readily visible from the Conservation Area surrounding the Airfield. However, in this particular instance, the Conservation Area was designated because of the historical significance of the adjacent Old Sarum airfield, and not because of any intrinsic character which existing in the surrounding landscape or the buildings. It may therefore be difficult to argue that any development on sites adjacent to the Conservation Area would not preserve/enhance the character of that Conservation Area.

9.3 Impact on character of the area/Compliance with Design Code

As part of the outline planning application, a detailed design code was submitted. This outlined in some detail how the various buildings and spaces on the site as a whole would be treated and designed. As part of the outline planning permission, a condition was attached to that consent which essentially required all future development to be carried out in accordance with the details pursuant to the design code, unless otherwise agreed.

The Design Code splits the larger allocated site up into 3 broad residential neighbourhood areas (see page 27 of Design Code), namely:

Urban Core - The highest density area including the planned school and retail area, with densities of typically 45 dwellings per hectare.

Medium Density – Intended as a natural progression between the Urban Core and Rural edge areas, with typical density of 30-35 dwellings per hectare.

Rural Edge – This is the lowest density area of between 20-25 dwellings per hectare. This application falls within this area, and is defined as a “Country Lane” type character.

This site was not originally proposed for housing and therefore was not identified as a character area in the Design Code. However, it is close to the rural edge of Area 2 and therefore it is considered that it should reflect this character area.

The Design Code states that this will represent a rural edge character with large houses and has areas of both low and medium density. Detached buildings will predominate with occasional semi-detached and short terraces. Buildings will be predominately 2 storey with the occasional 2.5 storey feature building. There will be no consistent building line with buildings arranged informally with variable width of front gardens. Brick and render will be the predominant materials with natural stone and flint used on some buildings.

Whilst it is considered that the proposal would accord with the general description of the above character area, the very fact that the dwellings are being proposed on an open area of land adjacent to the originally planned “Country Lane” dwellings seems to defeat the fundamental purpose and concept of this character area, in that the originally planned dwellings would not then be situated on the edge of the development. The proposal is therefore contrary to the Design Code 2007.

As a result, it is considered that a refusal of the scheme in terms of the way the design and built form affects the character of the immediate area is justified.

9.4 Impacts on residential Amenities and loss of open space

The application site is shown in the agreed Masterplan as forming part of a larger public open space, which had been formed due to the highly sensitive nature of the archaeology in this part of the site.

This sensitivity had been ascertained at a very early stage of the development of the layout of the housing site, and from then on the masterplan layout was developed and the concept of the Rural Edge and the Country Lane aesthetic created. This concept was then agreed as part of the masterplan, along with the other planned “character areas”.

The Council Archaeology department has now re-evaluated its previous position, and considers that part of this sensitive area could be developed without impact to the buried archaeology.

The NPPF makes it clear that:

“Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics.

Planning policies and decisions should aim to ensure that developments:

- *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- *establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;*
- *optimise the potential of the site to accommodate development, create*

and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;

●● respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;

●● create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and

●● are visually attractive as a result of good architecture and appropriate landscaping.

59. Local planning authorities should consider using design codes where they could help deliver high quality outcomes. However, design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally”.

The applicants argue simply that as there is an over provision of open space on the development, that it would therefore be acceptable to develop part of the over–provided open space for housing.

However, this over-provision of open space had been acknowledged by the Council as part of the original S106 (completed between 2005 to 2007), and for some time before that. Therefore it is clear that the applicants, Persimmon Homes, were at that early stage in agreement with evolving a Masterplan concept which involved the “over-provision” of open space, and indeed to a certain extent the character of the whole scheme was predicated on that fact, with both the western and northern boundaries of the scheme being referred to as the “rural edge”, with housing designed to overlook the planned open spaces.

The original concept and masterplan for this area intended this area of the scheme to have a rural character, and to have an open aspect with some housing looking across an area of open space and beyond. It is considered that the visual amenity of those dwellings along the planned northern edge of the development (the country lane) opposite the site would suffer a significant reduction in their amenity in terms of over dominance and reduced privacy.

Furthermore, whilst it is acknowledged in purely technical/numerical terms there appears to be a surplus of public open space provided at the Old Sarum site, areas of openness such as originally planned offer visual relief from the harder urban character of the associated development. It is clear from the third party comments received that residents of Old Sarum already consider the existing housing estate to have too many dwellings and to be too cramped, and it is clear that the loss of this planned open space area would be objectionable to local residents.

In officers opinion, the proposal does result in the loss of an area which the Council has always intended to also utilise as public open space, and to act as a landscape buffer to the development. Notwithstanding this, as it has already been agreed that the land will be taken over by the Council in due course, in future years the land could be utilised by the Council in whatever way it chooses, and the Council’s parks officer confirms that it is his intention to utilise the area as part of the open space network.

As a result, it is considered that the loss of the proposed open area and its development for housing as proposed would have a significant detrimental impact on the open character and visual qualities of the area, and would adversely affect the amenities of adjacent dwellings.

Vibration and noise issues

There is currently an environmental health issue related to an ongoing industrial operation and the creation of vibration emanating from one of the adjacent industrial units. A number of existing properties on the Old Sarum site have apparently experienced this vibration. The Council's environmental health officers have indicated that they would normally object to the construction of additional dwellings in this area due to the nuisance caused by this vibration issue, at least until a full study and remedial work is undertaken as part of the scheme.

The Council's Environmental Health officer objects to this application due to the lack of information related how the existing vibration issue will be mitigated.

9.5 Impacts on Highway System/Parking

The application site has outline consent, and was always envisaged to be suitable for housing development, albeit within the planned 630 dwelling limit.

Officers are already aware that existing residents of Old Sarum consider there to be a traffic/parking issue on the estate, which appears to be as a result of the combination of quite narrow roads and the parking of cars on the highway, instead of in allocated rear parking courts. The addition of more dwellings above and beyond the 630 dwellings originally planned for has therefore cause significant concern among the local populace.

The Highways Department have raised some issues with regard to the parking and have requested that a vehicle swept path analysis be submitted to show that service vehicles can negotiate the road network, and drawings to shown the forward visibility splays at bends in the road and between roads and private roads and pedestrian routes.

The comments of the Highways officer are awaited regards following the submission of amended plans and details.

9.6 Affordable Housing

Under Core Policy 3 of the South Wiltshire Core Strategy the application requires a target of 40% affordable housing provision. In the Design & Access Statement the applicant has suggested that the 40% affordable housing (9 units) will in this instance be provided on Area 10 instead, which is also subject to a current separate planning application (S/2012/1834).

However, the Council's Housing officer has raised an objection to that proposal as an even balance of affordable housing provision across the site should be achieved, and deal with each application on its own merits, on the basis that there is no guarantee that the application for Area 10 will achieve consent. In the event of that separate consent not being granted, the applicant would not have met the affordable housing policy requirements.

As a result, the proposal is considered to be contrary to Core Policy CP3 of the South Wiltshire Core Strategy, and the guidance provided in the NPPF at paragraphs 47 to 50, which aims to provide high quality affordable housing, and inclusive, balanced and mixed communities.

9.7 Other Matters

Ecology

The area within which the Old Sarum development is located is ecologically sensitive.

The Council Ecologist considers that there will be an impact on wildlife due to the increased urbanisation and loss of arable/grassland habitats. Where hedgerows fall within the curtilage of new properties there is no security that the hedges will be managed or even retained further reducing habitat. Therefore she has requested that conditions be added requiring the submission of a Construction Environmental Management Plan (CEMP) and a landscaping plan. A landscaping plan has subsequently been submitted so this condition is no longer required. As the development is within 15km of the Salisbury Plain SPA a contribution is required towards the Wessex Stone Curlew Project under Core Policy 22 a contribution will be required per dwelling.

Archaeology

The application site and the larger area of open space is archaeologically sensitive, and it is understood that this was part of the reasoning behind the land being kept free of development as part of the masterplan. An archaeological investigation was undertaken as part of outline application S/2005/0211, and the application site contains three Bronze Age barrows which were excavated in the autumn of 2006.

The National Planning Policy Framework (NPPF) policy 128 states that *'Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.'* The application is accompanied by an EA chapter which addresses the archaeology of the site. The non-technical summary also addresses this subject.

The Non-technical summary discusses the area of this application, saying: *'The archaeology open space is located and designated to preserve the remains of a barrow cemetery clearly shown on aerial photographs and by geophysical survey to occupy this area of the site. The current area also includes an area to the north of the barrow group where a large ring ditch runs into the site from the east. It is this area that is subject of the Area 12 application. The proposals would still ensure the preservation of the main barrow group as it is probable, given the large size (c.60m diameter) and the fact it does not appear to respect the orientation of the barrow group, that the ring ditch is unrelated to the cemetery. The overburden in this area of the site is currently 20-30cm and the site has been regularly ploughed in the past causing high levels of truncation as was demonstrated by previous investigations on the barrow group to the west under the school. It has therefore been agreed with the Council's archaeologist that subject to a comprehensive programme of archaeological excavation and 'preservation by record', that Area 12 land can be removed from the area to be preserved in situ. The remainder of the open space would need to be preserved as a Heritage Asset, due to the importance of the main barrow group.'*

Only part of the large circular feature falls within the application site on the aerial photography transcription. It is also important to note that the feature observed may not be all of the archaeology on the Area 12 application site and so the whole site would need to be part of the mitigation proposals.

It is therefore clear that significant archaeological features are present within the site boundary. It is also likely that the proposed development would have an impact upon these remains. It is therefore considered that proportionate mitigation measures are required to

ensure that any archaeological features or deposits likely to be affected by any part of the development are properly recorded by archaeological excavation. The Council's archaeologist is therefore prepared to consider a programme of mitigation that allows areas to be preserved in situ, however in that case there would need to be robust measures to ensure that later development (including permitted development works) did not take place in a manner that would negate that preservation.

The Council's Archaeologist therefore no longer objects to the development of part of this land, as it is considered the site as proposed would avoid the most sensitive buried archaeology. 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.

Drainage

The application was accompanied by a drainage report which indicates that the additional dwellings being proposed would have limited impacts.

Concerns have been expressed regards the impact of additional dwellings on the drainage capacity of the infrastructure. However, no objections have been received from any consultee regards this matter, and it is considered that a refusal on this matter alone would be difficult to justify.

Waste and Recycling

The previous S106 Agreement related to the outline planning permission secured contributions towards the provision of waste and recycling facilities. However, the S106 was completed in 2007, and the Council's policies and requirements regards waste and recycling provision have altered in the 6 years since then.

The Council's waste and recycling officer has no objections subject to appropriate provision being secured via a legal agreement.

Education Provision

WC Education officer have indicated no objections to the proposed additional housing subject to additional financial contributions being required towards primary and secondary educational facilities. This provision should be secured via a S106 Agreement.

Public Art

The previous S106 for the outline secured a fixed sum towards Public Art, which helped provide the existing sculpture adjacent to the development. In accordance with policy D8, the additional dwellings should therefore provide additional funding. This provision should be secured via a S106 Agreement.

Community Hall

A community centre has formed part of the masterplan, and planning consent has already been granted. As part of the original S106, a financial contribution of a maximum of £909k was agreed towards the building of the centre by the developer. Additional dwellings at Old Sarum will place additional pressure of this facility, and it considered that any additional dwellings should provide additional funding. This provision should be secured via a S106 Agreement.

9.8 S106 Heads of Terms

The original S106 Agreement associated with the outline planning permission secured a number of financial contributions and other mitigation measures. Whilst some of these were fixed provisions not based on the number of dwellings, others were secured on the basis of only 630 dwellings being created. As this is a full application, a fresh S106 would be required to secure similar contributions to help mitigate against the impacts of the development, subject to legal advice. As a result, (and subject to legal advice) it is considered that the following contributions be made towards the mitigation of the impact of the development:

- Public open space facilities
- Affordable housing
- Waste and recycling facilities
- Educational facilities
- Public art contributions
- Stone Curlew project
- Additional contribution towards the community centre project
- Transport facilities/infrastructure, including green travel plan, bike and bus vouchers

10. Conclusion

The proposal would result in the development of a large area of intended public open space. Whilst there is an acknowledged over-provision of such land to serve the housing development, the proposed area was intended by the agreed Masterplan to have a more rural and spacious visual quality, as well as helping to provide a strong character and sense of place to the development. It is considered that the loss of the proposed open area and its development for housing as proposed would have a significant detrimental impact on the open character and visual qualities of the area, and would adversely affect the amenities of adjacent dwellings, contrary to the agreed masterplan.

In the absence of a signed S106 Agreement, the proposal would also fail to mitigate against the impact of the additional dwellings in terms of additional provisions towards local infrastructure, services and facilities.

Secondly, the proposal is considered to be contrary to Core Policy CP3 in that it makes no provision for affordable housing within the application scheme, and seeks to separate the location of affordable from market housing, contrary to the guidance provided in the NPPF, which aims to provide high quality affordable housing, and mixed healthy communities.

Furthermore, in the absence of a suitable report demonstrating whether and to what extent these areas are affected, the Local Planning Authority considers that the future occupiers of the proposed units may suffer a significant adverse impact to their residential amenity to the detriment of the enjoyment of their property from vibration and noise emanating from an adjacent commercial operation.

RECOMMENDATION: REFUSE, for the following reasons:

1. The proposal would result in the development of a large area of intended public open space. Whilst there is an acknowledged over-provision of such land to serve the housing development, the proposed area was intended by the agreed Masterplan to have a more rural and spacious visual quality, as well as helping to provide a strong character and sense of place to the development. It is considered that the loss of the proposed open area and its development for housing as proposed would have a significant detrimental impact on the open character and visual qualities of the area, and would adversely affect the amenities of

adjacent dwellings, contrary to the agreed masterplan, and contrary to policies Salisbury District Local Plan policies H2D, G2, D1, R5, R6, C6, C7, C8 as saved within the Adopted South Wiltshire Core Strategy, Adopted South Wiltshire Core Strategy policies CP21 & CP22 and the NPPF, particularly paragraphs 58 & 59 in relation to design codes and provision of attractive and quality open spaces.

2. Under Core Policy 3 of the South Wiltshire Core Strategy the application requires a target of 40% affordable housing provision. The proposal suggests that the 40% affordable housing (9 units) will be provided on another separate parcel of land (Area 10), which is subject to a current separate planning application (S/2012/1834). The proposal when considered in isolation would not therefore provide any affordable housing provision.

However, the proposal would create an uneven balance of affordable housing provision across the site, and furthermore, in the event of that separate consent not being granted, the applicant would not have met the affordable housing policy requirements.

As a result, the proposal is considered to be contrary to Core Policy CP3 of the South Wiltshire Core Strategy, and the guidance provided in the NPPF at paragraphs 47 to 50, which aims to provide high quality affordable housing, and inclusive, balanced and mixed communities.

3. The proposal would result in additional dwellings, and hence additional impacts, on existing and proposed facilities. To mitigate the impacts of the development, provision would therefore need to be made towards the following:

- Additional affordable housing
- Additional contributions towards the planned community centre
- Additional contributions towards the existing educational facilities
- Additional public art contributions
- Contributions towards the Wessex Stone Curlew project
- Additional contributions towards public open space and equipment
- Additional contributions towards sustainable transport infrastructure, including bus and cycle vouchers
- Waste and recycling facilities

However, in the absence of any provision being made at this time for mitigation towards the enhancement of these facilities or any financial contribution offered towards them, the proposal is considered to be contrary to policies CP3, CP21 & CP22 of the adopted South Wiltshire Core Strategy, policy WCS 6 of the Waste Core Strategy and saved policies D8, R2 & G9 of the Salisbury District Local Plan and guidance provided in the NPPF regards planning obligations.

4. The site is located close to existing commercial and industrial units, and there is a known vibration/noise problem associated with the processes carried out by one of the occupiers of the industrial estate, which currently affects existing residential amenity in the area. In the absence of a suitable report demonstrating whether and to what extent these areas are affected, the Local Planning Authority considers that the future occupiers of the proposed units may suffer a significant adverse impact to their residential amenity to the detriment of the enjoyment of their property. On this basis, the proposal is considered to be contrary to saved policy G2 of the Salisbury District Local Plan, as saved within Appendix C of the South Wiltshire Core Strategy, and guidance in the NPPF, in particular paragraph 123.