

REPORT TO THE STRATEGIC PLANNING COMMITTEE

Date of Meeting	16 April 2014
Application Number	13/04870/OUT
Site Address	Wilton Hill (Erskine Barracks), Wilton, Salisbury SP2 OAG
Proposal	Outline and Full application for the demolition of existing buildings and development of 292 residential dwellings, public open space, associated access and infrastructure works. Part Outline application for demolition of existing buildings and development of mixed use community comprising; residential, employment and commercial facilities in an Enterprise Hub (Use class B1,D1,D2,A3), Employment units (Use class B1,B2,B8), commetresila produce growing, Veterans accommodation delivered by a registered provider (Use class C2), Care home (Use class C2), Local convenience store (Use clas A1), Retirement accommodation (Use class C3), and associated access and infrastructure works including potential for a combined heat and power facility and food waste collection facility. All matters reserved accept for access.
Applicant	Redrow Homes
Town/Parish Council	Wilton Town
Ward	Wilton and Lower Wylye Valley
Grid Ref	410477 131664
Type of application	Hybrid – Outline and part Full
Case Officer	Andrew Bidwell

Reason for the application being considered by Committee

The application relates to an allocated site in the South Wiltshire Core Strategy. The Local Division Member, Cllr Edge, has called the application to Committee in view of the significant amount of local interest and the unique circumstances of the proposal.

1. Purpose of report

To consider the application and the recommendation of the Area Development Manager (South) that planning permission is approved subject to the applicant entering into a Section 106 agreement.

2. Main Issues

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

- Key policy issues and principle of development
- Design / layout and visual amenity
- Affordable housing
- Impact on highway safety
- Landscape character / open space
- Impact on protected species
- The 'veterans' hub' and employment land
- Section 106 issues

The application has support from Wilton Town Council.

Third party responses:

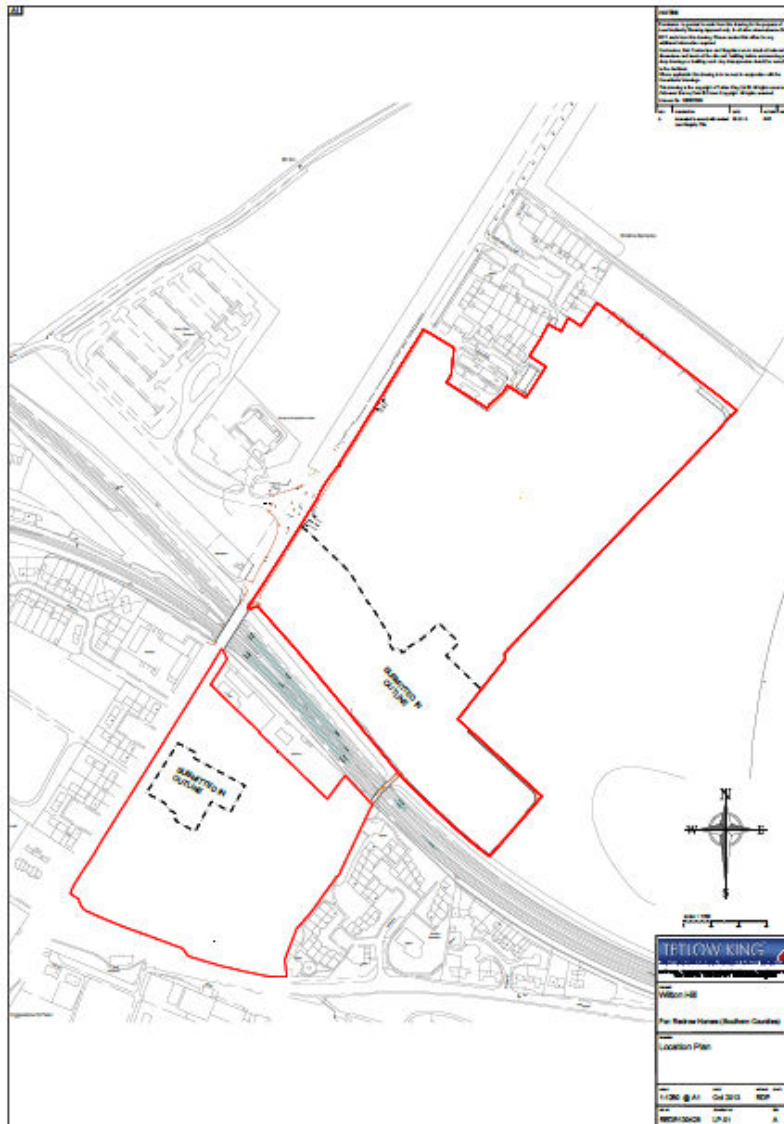
Objections -

Support -

Comments only -

3. Site Description

The 13.5 ha application site is located at the corner of Wilton Road (A36 trunk road) and The Avenue, Wilton. It is divided into two parts by a railway line - the south part is approximately 4.7 ha (including an area of land owned by Wilton Estates) and the north part is approximately 8.8 ha. The larger part of the site is occupied by a now vacant military camp. A pedestrian bridge over the railway links the two parts of the site, but this outside of the application site being in separate ownership.



Site Location

The site is defined as a 'strategic allocation' in the South Wiltshire Core Strategy (SWCS), and is the subject of a specific 'development template'. Policy CP2 of the SWCS states that planning permission will be granted for 450 dwellings and 3 ha of 'employment and other uses' at the site. The template states that the site will deliver the following:

- Around 450 new dwellings of which 40% will be affordable;
- A minimum of 3 hectares of employment land to provide around 1,200 new jobs and to include some start-up units;
- New 1 FE primary school and secondary contributions; and
- Public open space.

The site is adjacent to the settlement boundary of Wilton and is in easy reach of the town centre approximately 0.7 km to the south - a ten minute walk.

To the north the site borders a small housing estate named Thornton Crescent and open countryside. The eastern side of the site borders open countryside (north of the

railway) and a housing estate named Fugglestone (south of the railway); and to the western side, The Avenue. On the opposite side of The Avenue is some further housing, the recent Wilton Diocesan Board of Education development and a 'park and ride' site. Close by to the south of the site is the grade I Listed Wilton House and the grade I listed Wilton House Registered Park and Garden.

Bus services run into Salisbury town centre every 10-20 minutes in peak hours and a frequent bus route also runs along the Salisbury Road.

The application site was last occupied as the UK Land Forces Head Quarters (a military use), but is now vacant. That occupier relocated to Andover, vacating the site at the end of March 2011.

4. Relevant Planning History

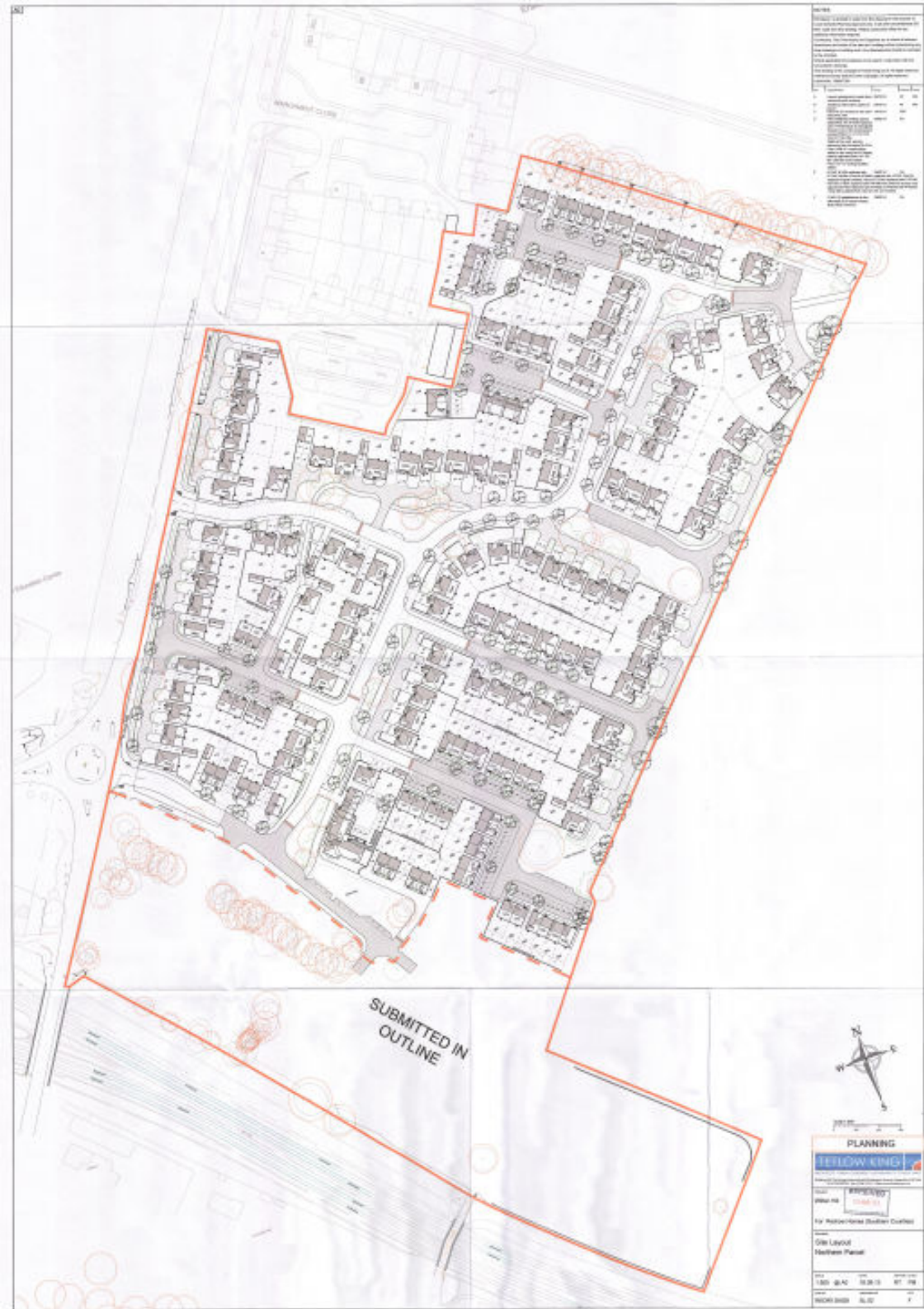
This site has an extensive and lengthy planning history including developments carried out under the old Crown exemption. Much of the planning history is not relevant and does not significantly impact upon this proposal.

Relevant planning history -

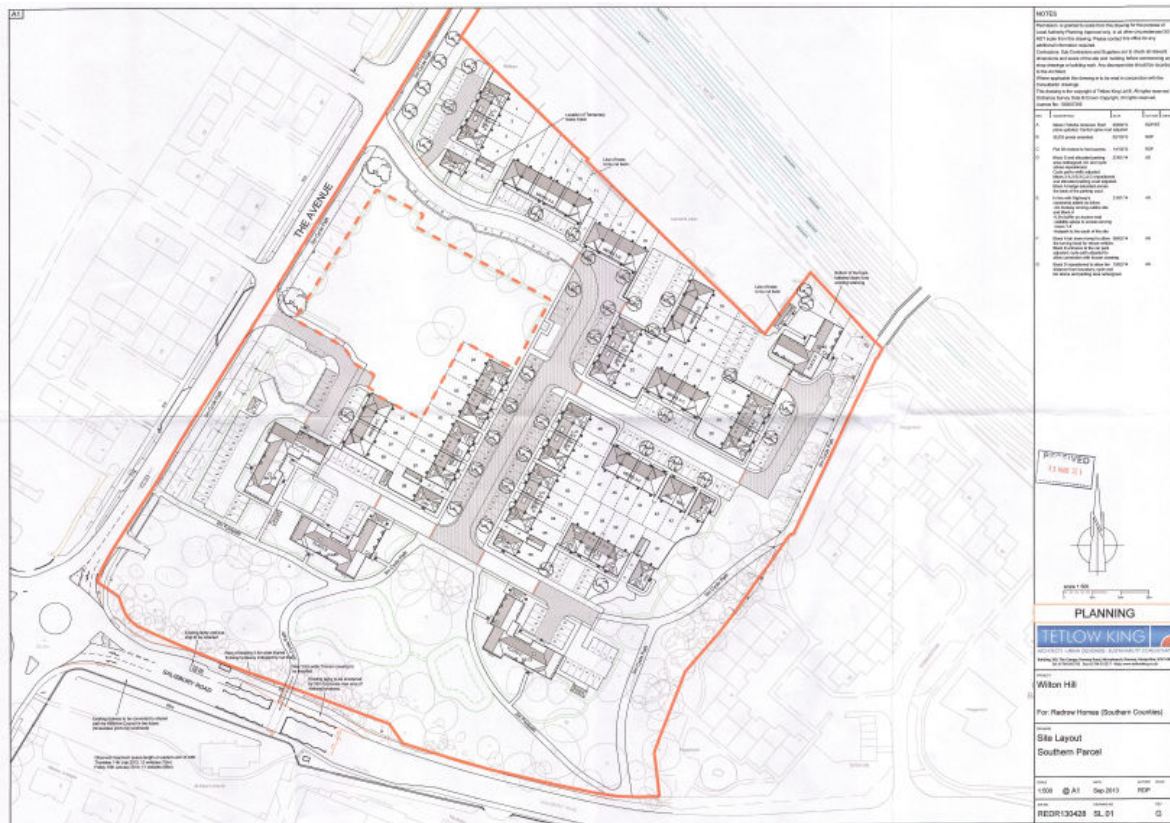
S/2012/0517/OL - Demolition of existing buildings and erection of 450 houses and 3 hectares of employment space and access - approved with conditions and a Section 106 agreement dated 14th February 2013.

5. The Proposal

This application is for part outline and part full planning permission (a 'hybrid application'). The full element of the application is for 292 'conventional' dwellings (including 30 affordable dwellings) on approximately 10 ha of the site. The outline element relates to the remaining land, and is for an 'enterprise hub' and accommodation and training/employment facilities for military veterans (including a care home) on approximately 2 ha, Class B1, B2 and/or B8 employment development on approximately 1 ha, and a neighbourhood retail store of approximately 400 sq m.



Site Layout - northern



Site Layout - Southern

The outline part of the application is proposed to provide the employment to ‘replace’ the historic military use of the site. The last military occupier has moved to Andover, and so the employment this occupier provided has not actually ceased. The land will be used for the core community facilities and include the enterprise hub (comprising a café, leisure uses, training space, etc.), employment floor space for Class B1, B2 and B8 uses, the veteran’s accommodation facility, and a potential combined heat and power energy centre, and approximately 40 retirement homes.

The layout of this area is to be determined at the reserved matters stage. However, indicative plans show that the expected quantum of development proposed is appropriate for the site.

Along with the 292 dwellings, highway access arrangements for the outline proposal are in detail and a Transport Assessment and Travel Plan have been provided.

6. Planning Policy

Relevant Policies: including -

National Planning Policy Framework (NPPF)

Particularly paragraph 159 which states that councils should understand and plan for the housing needs of service families.

National Planning Practice Guidance (NPPG)

Adopted South Wiltshire Core Strategy

Core Policy 2. Strategic allocations and UKLF development template
Core Policy 3. Affordable housing
Core Policy 5. Employment land
Core Policy 18. Lifetime homes standards
Core Policy 25. Air quality

Salisbury District Local Plan “saved” policies: Include amongst others
G1 General principles for development
G2 General criteria for development
G9 Planning obligations
H22 Urban sites outside housing policy boundaries
R2 Open space and recreation
TR1 – Transport, Salisbury urban area

7. Consultations

Wilton Town Council: supports the application in principle subject to clarification of the following -

- Whether there are sufficient car parking spaces provided
- Provision of a traffic plan in connection with shared space project around the A36
- Provision of primary education in Wilton town
- Provision of leisure facilities including a skate board park
- Clarification of the body to be responsible for the maintenance of the open spaces
- Provision of energy recycling, including the bulk selling of energy back to the community at reduced rates
- Vigorous enforcement by Wiltshire Council of any breach of condition imposed during the building period

The TC also notes that the applicant has not complied with Wiltshire Council’s street naming policy, and has not consulted the TC on the naming of the streets prior to the submission of the application.

WC Archaeology: Various concerns [which can be addressed by planning conditions].

WC Ecologist: no objection is raised subject to conditions being imposed to cover the following matters -

Phosphates and the River Avon SAC, Salisbury Plain SPA, Tree and Grassland Habitats, Bats and Reptiles and Invasive Non native plants.

WC Landscape Architect: the application documents have been studied in relation to landscape and no objections in principle are raised. The design broadly addresses the design objectives listed in the development template in the South Wiltshire Core Strategy.

WC Open Spaces Officer: a holding objection is currently in place until the following matters are agreed:

1. The equipped play space on-site provision and off-site contribution level.
2. The youth and adult open space off-site contribution level.
3. The adoptable areas and the commuted sums to be sought.

The above matters can be addressed in a S106 agreement.

WC Education: no objections subject to an appropriate financial contribution being paid based on the agreed formula.

WC Affordable Housing Officer: Initially significant concerns and issues arose concerning affordable housing provision, tenure split, property types / size mix, code level and nominations. The housing team had confirmed that although further information has been submitted by the applicants to justify the approach adopted (earlier in the application process), an objection was maintained to the application in principle. This was based on the level of provision of affordable housing; the application was not supported in terms of the detail of the affordable housing including tenures and property sizes, spread through the site and other matters.

However, greater justification from the applicants has led to a much clearer and better understanding of the housing offer and these matters are addressed in full in the affordable housing section below.

WC Highways: Final comments awaited in view of on-going negotiations.

This site is designated in the SWCS for development and the proposal is, therefore, supported. However, that support relies on the development contributing to the Core Strategy Transport Policy which requires new housing development to contribute to the overall impact of all housing developments up to and including 2025. To that end, a financial contribution will be sought. The developer will therefore be expected to enter into a Section 106 Agreement for the payment of the Transport Contribution amongst other items which are discussed below.

Also, the development site must be capable, in road safety and capacity terms, of satisfactorily meeting or mitigating its impact on the existing road network. The developer has submitted statements to quantify these impacts but there are some areas which need to be further clarified.

The areas in need of further clarification are referred to in more detail in the 'Highways' section of the officer's appraisal below.

WC Conservation Officer: No objections to the proposals. The setting of the Church of St Peter and the northern side of the grade 1 registered park at Wilton House would be unthreatened by the outline plan shown, with a substantial belt of trees and green space at its southern edge, with indicative buildings one would expect to be of modest height behind.

WC Environmental Health Officers:

Land Quality / contamination -

A range of Land Quality Assessment reports have been submitted with the application and these have been assessed. It is recommended that any planning permission granted would need to be conditioned to ensure that the work including that referred to in the reports is carried out appropriately and to the satisfaction of this LPA.

This will include:

- Removal of Underground service tanks (UST's) will need to be confirmed.
- Area directly beneath the UST's and the over ground tank will need to be sampled to ensure no contamination - some remediation / validation may be required following this.
- Asbestos survey will be required to establish its presence in the buildings and control measures required.

Noise -

The Avenue and areas adjacent to the railway line are identified as a potential source of noise that would have an impact on the occupants of the dwellings proposed. Therefore it is recommended that conditions be attached to secure a suitable scheme for the amelioration of the effects of traffic noise on the future occupants of the proposed development.

Consultations are ongoing in these regards including matters to be covered in the section 106. An update will be given at the meeting.

WC Waste & Recycling: no objection.

The submitted document "Outline Waste Audit" has been reviewed and it follows the councils waste guidance document closely, particularly in relation to the service to households, and includes an encouraging level of relevant detail.

WC Arts Service: Through the Core Strategy Wiltshire Council have developed further public art policies. No objections were raised to the previous application in relation to public art and a financial contribution has been agreed.

Negotiations are ongoing to secure public art for this application to be in line with Salisbury Local Plan Policy D8 / Objective 10 of Salisbury's Creating Places Design Guide SPG.

It is likely that the existing main gates to the Barracks off the park and ride roundabout will be refurbished, retained and maintained as part of the public art scheme for this proposal. In addition a financial contribution will be sought for the site generally.

Environment Agency: No objection to the proposals subject to conditions being attached to any permission granted. Conditions will cover: Contaminated Land, Flood Risk, Land Contamination, Drainage, Water Quality / Water Resources, Water Supply, Foul Drainage, Construction Environment Management Plan, Site Waste Management Plan, Pollution Prevention during Construction.

Wessex Water: No comments have been received to date. However, Wessex water have considered the Water Supply Reports compiled by Entec, submitted with the previous application which address matters connected with Wessex Water as water and sewerage undertaker for the area. The strategy for foul and surface water drainage and water supply appear to be in accordance with Wessex Water's understanding of discussions held with Entec regarding servicing the proposed site.

Further detail can be considered with the developer during Section 104 (Foul and Surface Water) and Section 41 (Water supply) application (Water Industry Act).

Highways Agency: Initial issues addressed.

English Heritage: no objection.

Advice - note that the application area lies in proximity to a number of sensitive, designated heritage assets. These include:

- the Scheduled Monument known as '*Bowl barrow 430m north west of Northdown Barn*' (ref. 1017705);
- the Coombe Bissett Conservation Area, encompassing a number of Listed Buildings; and
- the Grade I Registered Park and Garden at Wilton (ref. 1000440).

The applicants have commissioned a comprehensive Environment Statement (ES) that has robustly examined the potential impacts of the proposals to the historic environment in chapters 6 (Landscape and Visual) and 8 (Cultural Heritage). We have looked closely at the ES and our records of heritage assets in this locality and have come to the conclusion that the proposals *will not* result in 'substantial harm' (NPPF paras. 132 - 134) to the significance of the designated heritage assets noted above or to those located further away from the proposed site.

Sport England: No comments.

The Georgian Group: Partial outline planning permission does not seem to be the most appropriate way to deal with a site of this nature. The Group advises that detailed permission should be applied for all parts of the site so that the future of the site can be decided consistently and comprehensively rather than in a potentially piecemeal fashion. The parts of the site being submitted under outline permission are the parts of the site that will have the greatest impact on views from the Wilton Park Registered landscape.

The Group is concerned about the impact that these proposals would have on the setting of the Grade I listed Wilton House, the Grade I registered landscape of Wilton Park, and the impact on other historic buildings within the vicinity.

Salisbury Campaign for Better Transport: Object to the application on the following grounds:

The link between the northern and southern halves of the site provided by the footbridge across the railway line was considered a key part of the sustainability of the development when previous outline application S/2011/0517 was approved by Wiltshire Council's Strategic Planning Committee on 16/11/2011. This condition was subsequently removed before the formal approval of the application on 14/2/2013 and the current application does not include this bridge within the site. We believe it to be essential that this link forms part of the development in order to maintain permeability of the site and to facilitate access within the site by sustainable means.

There is insufficient attention paid to the requirement for safe cycling routes both into Wilton and into Salisbury from this site.

The provision of safe crossing points across the A36 needs more thought, given the requirement for those returning from Salisbury by bus to cross the A36 to the east of the A36/A30 roundabout. Also the proposal to relocate the existing pelican crossing to the west of the A36/A30 roundabout further to the east needs to be given careful thought taking into account the needs of existing users as well as those from the new development. Rather than formal crossing points, consideration should be given to a 'shared space' solution on the A36 which could help to better integrate the new development with the rest of Wilton Town and provide a better 'sense of place' than the existing A36 street scene.

Salisbury Civic Society: The overall proposal has some promising aspect but others that are particularly disappointing and it is the hybrid nature of this application that raises many uncertainties regarding the delivery of good design and sustainable development in line with the principles set out in the National Planning Policy Framework. Although the scheme attempts to tick the boxes generally regarding the retention of existing trees, semi-natural planting, the creation of streets with defined frontages, boundary treatment, the integration of SUDS and ground infiltration for drainage into the open space system, there are a number of important aspects which cause concern which are, Housing Density, Layout and Design, Shared Space, Green Infrastructure, Planting, Connectivity, Community Integration

Salisbury Sustrans: Objection on the basis that the submitted transport assessments and travel plans are inaccurate and the proposed measures to support sustainable access to the site inadequate. While supporting the objective of developing the site for new homes and employment the current proposals will create a community which is physically isolated from Wilton. Residents or employees will predominantly rely on trips by car to access the site or services and amenities which should be accessible on foot or by bike.

Change step: Unqualified support for the proposals - consider that WC housing officers should reconsider their objections to this innovative and needed scheme.

Wiltshire Fire & Rescue: Wiltshire Fire & Rescue Service does not receive funding to mitigate the risk generated by new growth in Wiltshire, and considers that the burden of related infrastructure cost should be passed on to developers through Section 106 of the Town & Country Planning Act 1990 and the Community Infrastructure Levy when adopted by local authorities. Wiltshire Fire & Rescue Service's requirements are written into the local planning policies in the Swindon Council and Wiltshire Council Core Strategy Documents and the Infrastructure Delivery Plans.

It follows that a financial contribution will be required and used to support the provision of services in this case.

8. Publicity

The application was advertised by site notice, press advert and neighbour consultation.

Letters of objection and support have been received together with others making observations.

Summary of key relevant points arising:

- This development will contribute much to the people and habitat of Wilton. Concrete decisions on affordable family homes are needed. Support plans for multi-generation sustainable housing, linking footways and good play provision.
- The 2.23 hectares shown (under retail A1 use and various dwellings) should be included in the land which the detailed application is proposing for housing use.
- The veterans' hub and various care and retirement living dwellings are appropriate, but they should be part of the mix of the residential land use on the site and not postured as 'employment use'.
- The need for a retail shop should be included with the residential land area as it is only required in order to serve the homes being proposed.
- Poor ecological assessment of the site with lack of available information on ecology which should be a material consideration.
- The link between the northern and southern half of the sites is retained and improved for pedestrians and cyclists.
- Links for cyclists to destinations listed in the Travel Plans are improved to enable the proposed journeys to be undertaken directly and safely.
- The link between the northern and southern half of the sites must be retained and improved for pedestrians and cyclists.
- The proposals in the application leave cyclists very poorly served.
- Object to the plans for 292 dwellings as the A36 and adjoining roads are already congested.
- A comprehensive, long term vision is needed. Would like to see Wiltshire Council taking a lead in grasping the opportunities offered by these developments. Whilst there is a need to re-think traffic management, I believe

there is also an opportunity to boost the tourist economy and improve outdoor leisure facilities for local people.

9. Planning Considerations

9.1 Policy issues and Principle of development

Key spatial planning considerations:

The March 2011 Statement *Planning for Growth* indicates that the

“Government’s clear expectation is that the answer to development and growth should wherever possible be “yes”, except where this would compromise the key sustainable development principles set out in national planning policy”.

The Statement goes on to say that, when deciding planning applications, account should be taken of *“the need to maintain a flexible and responsive supply of land for key sectors, including housing”* and Local Planning Authorities should *“ensure that they do not impose unnecessary burdens on development”*.

National Planning Policy Framework:

The National Planning Policy Framework (NPPF) makes it clear that there should be a presumption of favour of sustainable development. It states:

“14. At the heart of the planning system is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan making and decision taking. Local planning authorities should plan positively for new development, and approve all individual proposals wherever possible. Local planning authorities should:

- prepare Local Plans on the basis that objectively assessed development needs should be met, and with sufficient flexibility to respond to rapid shifts in demand or other economic changes;*
- approve development proposals that accord with statutory plans without delay; and*
- grant permission where the plan is absent, silent, indeterminate or where relevant policies are out of date.*

The housing section of the NPPF states that:

110. The presumption in favour of sustainable development means that Local Plans should be prepared on the basis that objectively assessed development needs should be met, unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole. Applications should be considered in accordance with the presumption. Planning permission should be granted where relevant policies are out of date, for example where a local authority cannot demonstrate an up-to-date five-year supply of deliverable housing sites.

The adopted South Wiltshire Core Strategy:

This document is the current development plan for South Wiltshire. Key policies include CP1, CP2, CP3 and the template for this particular allocated site.

Likewise the emerging Wiltshire Core Strategy is an important material consideration.

9.2 Principle of development

Core Policy 2. Strategic Allocations and UKLF development template:

The principle of development on this site is established by its allocation in the SWCS. The development template in the Strategy sets out details of the quanta of development, the place shaping requirements, and the additional infrastructure made necessary by the development.

9.3 Design / Layout / Scale and visual amenity

The proposal has been the subject of a very extensive and lengthy pre-application community consultation process. This has included public meetings held at Wilton Community Centre in order to inform the local community and to provide the opportunity for comments and feed-back. Invitations to these community consultation events were sent to residents and businesses within the vicinity of the site, Wilton Town Council and Salisbury City Council, and Wiltshire Council members and the local MP.

The outcomes of this process are set out in the Design & Access Statement and the Statement of Community involvement which accompany the application.

Design Concept -

In terms of design concept, the proposal largely reflects the key issues which evolved from the pre-application process. In particular, the proposal delivers an integrated, distinctive and responsive place for people to live and work.

In terms of access, the applicant's Design and Access Statement explains that integrating the proposal has resulted in a development that makes the most of existing networks of roads and footpaths around and through the site, improving existing junctions, adapting existing internal roads and extending them into a network of new streets, footpath and cycle connections. This will provide good connections to the town centre and local services. The focus on pedestrian, cycle and public transport access will help to reduce residence reliance on private cars.

In creating a memorable place the proposal provides a mix of residential, commercial, community and open spaces accessible to a wide range of people.

Regarding the pedestrian bridge over the railway, this is in the ownership of a third party, and it came to light during the processing of the previous application that its availability to provide access between the two parts of the site is complicated by this. In the event, the previous application was granted planning permission without this bridge providing access, primarily because the separate road bridge at The Avenue

provides adequate connectivity. This principle applies equally to the current application. The layout of the proposal can be arranged to provide potential access over the foot bridge, should at some future date it become available.

Whilst the design concept considers the site as a whole, site topography dictates that the proposed layout is in two parts. The upper northern part of the site will accommodate the higher proportion of dwellings whereas the lower part section will provide a greater proportion of homes as apartments / flats. The southern section will be slightly more dense than the north but, the site as a whole will achieve density of dwellings per hectare that is considered to be appropriate for this location within easy walking distance of town centre facilities and public transport provision.

The layout will result in distinct areas that provide variety of built form, architectural design, density and landscape character. This will exude a memorable sense of place with a distinct local character.

In order to be responsive to issues raised through the public consultation process the proposal creates an accessible network of green links and public open spaces throughout the site. This maximises opportunities for biodiversity, recreation, high quality landscape and sustainable drainage systems to be utilised. The green links will provide legible overlooked routes through and around the site that will benefit existing and new residents. These green routes will also add character to the site, incorporating retained mature trees and hedgerows as well as new play spaces. Views through to the north and east and the countryside beyond the site will also be retained or created.

Scale / Massing / Density –

The scale and massing of the buildings, including building heights, varies across the site. The scale is designed to respond to local topography and the context of the surrounding area made up of predominantly 1 and 2 storey buildings. In general the scale and density increases towards the southern part of the site where development will be set away from existing buildings and the site is lower and flatter.

Whilst the design approach adopted is very good overall, officers are continuing to negotiate improvements on some aspects of design and amended plans are being considered at the time of writing this report. Due to the on-going negotiations and as comments are awaited on the latest design proposals, the Committee will be updated at the meeting and the plans shown will comprise the latest amendments. The applicants have to date been very keen to assist the council in evolving the whole scheme aimed at providing an exemplary approach to design.

9.4 Historic environment issues

As part of the proposal a Cultural Heritage Statement has been submitted. This identifies that the development has a low to minimal risk relating to historic sites and their setting, and in regard to potential heritage assets.

The statement identifies that the northern part of the site adjoins the conservation area and refers to the nearby Grade I Listed house and park.

The southern part of the site is not visible due to the existing tree belt and site topography.

In considering the extant application agreement was reached with English Heritage on matters of what they would expect in the event of the re-development of the site. These include limiting building heights to two stories due to the site being on a rising slope. This has been accommodated with this application as building heights will be limited to two stories in the northern part of this site which includes the higher areas.

Whilst the proposal does not carry the two storey limitation across the whole site, this is considered to be acceptable as the remainder of the site is not visible from the historic Wilton House and the historic park land. As such it is difficult to foresee how preventing buildings in excess of two stories is justified from a historic environment / visual amenity point of view, and furthermore the WC Conservation Officer does not object to the proposal on this basis.

9.5 Archaeology

This site is of archaeological interest for a number of reasons. It is directly adjacent to the Grade I designated Wilton Registered Park and Garden, elements of which lie outside the designated area and within the site. There are also a number of other archaeological sites in the immediate vicinity, including prehistoric enclosures and medieval finds. In addition, the brickearths in this area have the potential to contain archaeological and palaeoenvironmental evidence which relates to the Palaeolithic period. The mapping of the head deposits particularly identifies deposits of this period in the southern part of the site. Extant deposits from this period are rare and have the potential to contain remains of national and international importance.

The National Planning and Policy Framework (NPPF) contains the following Policy:

128. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. 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.

A previous application on this site included a desk based assessment, however there is no such document with this application. Given the archaeological potential for the site and the presence of a designated heritage asset (the Registered Park & Garden) directly adjacent to the site the WC Archaeologist would prefer to have this. In light of this the archaeologist recommends that a heritage assessment is submitted for the application. She also recommends that an archaeological field evaluation is carried out prior to the determination of the application.

The WC Archaeologist, therefore, recommends that no decision on approval of this scheme should be made until the results of a field evaluation have been made known. She further states that if the results are positive, it may be necessary for a further programme of archaeological works as an appropriate planning condition to be carried out prior to development, or to recommend preservation *in situ* of the remains.

However, in the Cultural Heritage Statement it is stated that the applicant will put all measures in place to ensure archaeological site investigations are undertaken by a suitably qualified archaeological contractor in line with an agreed programme of work, endorsed by Wiltshire Council.

In light of this statement, and in view of the very productive working relationship between all parties in this case, there is no reason to doubt that archaeological matters will not be properly dealt with. As such it is not considered necessary to require pre-determination work but, pre-commencement conditions are recommended instead.

9.6 Employment and economic development issues

The case for the applicant -

The applicant's rationale for the employment generating aspects of the proposal are set out as follows:

Generating and sustaining high quality employment opportunities is a key objective of the Wilton Hill scheme. The current planning permission allows for substantial office accommodation associated with large corporate tenants. We have commissioned a report by local property agent Philip Holford, from Mydleton and Major, to assess the local commercial property demand for this type of accommodation and also learn lessons from other business park schemes in the locality.

The report confirms that a large scale office based business park on the 3 ha at Wilton is not viable for this site and that not only is there no demand for this type of accommodation now, but that in Wilton, it is unlikely to ever materialise.

In the current economic climate (a very different one from the original permission) we believe it is essential to establish a more realistic and thoughtful approach to employment on this site. It is not just about allocation of land, it is about ensuring a lasting sustainable employment generation base that can be flexible, meet local demand and create new opportunities for local people in perpetuity. It is also important that the local community is more empowered to actually deliver this new employment strategy and activity and take charge of its current and future development, as they are best placed to do so.

It is also important to state that there was no substantial job loss from the closure of Erskine Barracks and this is confirmed by the MoD.

Our proposals under this new scheme have the following core objectives:

- *Wilton Hill will create and secure new employment opportunities both on and off the site;*
- *Encourage employment that will contribute to place making and the vibrancy of the Wilton Hill community;*
- *Support community driven approaches to creating, building and sustaining employment by contributing a community owned and run Enterprise Centre;*
- *Create specialist training and job opportunities for more vulnerable veterans and those who are facing redundancy from the services more generally;*
- *Provide affordable and accessible child care on site to enable those who want to work do so;*
- *Meet existing needs as well as future potential by enhancing the infrastructure and support for small businesses and start-up's in Wilton – which are the main source of current employment.*

The veterans care community will be a significant employment generator on the site with in excess of 100 jobs (full time and part time) in care related professions. The Veterans' Hub will also create 30 new sheltered jobs for its residents and this work is already underway with OurEnterprise establishing a new veterans' start-up business in Salisbury in partnership with local colleges and Charities (including Remploy) so that once the hub building is completed the business and its related employment is ready to move in.

At the core of the employment building strategy is a new enterprise hub owned, operated and managed by the community. This will be approximately 20,000 square feet of enterprise accommodation, with a super fast broadband link as a key feature of the offer. This facility will support home workers, who want hot desking space and somewhere more sociable to work, small businesses who need modest office space and incubator space for local business people to support and mentor new start-up's and a specific enterprise offer to encourage young people to find either training, employment or start their own business. There will also be a link to the childcare facility.

The community run Enterprise Hub will create in excess of 140 Full time jobs based on calculations from the HCA Employment Densities Guide 2nd Edition 2010.

It is also important to point out that the benefit of the community owning and operating the enterprise hub secures the building use for this purpose in perpetuity and enables multiple job creating opportunities by incubating new start-ups as well as providing facilities for more established small business.

There is also a further employment area that can accommodate up to 5,780 sqm of floor space. Based on those assumptions this can generate an additional 470 jobs approximately. This is based upon 4,768sqm/10 per full time employee = 474.

The planning policy perspective -

The Council's Economy and Enterprise Service have been consulted on this proposal. The Service has pointed out that there is at present a comparative shortage of development sites for employment uses that can be delivered in the immediate or short term in the county. This issue was commented on in the 2011 Roger Tym and Partners Wiltshire Workspace and Employment Land Review:

The shortage of readily available land has been raised as a key issue that must be addressed sooner rather than later if existing larger employers are to be retained and new enquiries catered for. Agents and key stakeholders consulted during the course of this study have identified a number of businesses that have either relocated outside Wiltshire or are considering doing so because they cannot find suitable land on which to expand their operations.

Businesses in the local area who are looking to expand their operations in the near future may decide to relocate if they cannot obtain a site locally. This could result in job and business losses. A range and diversity of available sites in the area has to help support the retention and growth of locally based businesses and also support attracting inward investors.

Furthermore, the Service considers that reference to the context of this site is very important. When it was announced that the MOD were largely vacating this site the council immediately set up the Wilton Task Force, a group comprising the MOD, the council and the local community. The principal purpose of this group was to ensure that the impact of the loss of 1,200 jobs from the Wilton area could as far as possible be mitigated. In this context, the employment component of this site has always been a high priority. The policy supporting mixed use provision came through positive discussions with Defence Estates and a consensus that the site could help meet local needs across a broader range of land uses, as well as potentially raising its attractiveness to the market. It is within this context of evidence that the core strategy policy was written, i.e. mitigating job losses.

With this in mind, the following is material:

1. The applicant has chosen to include retail and veteran extra care housing and a veteran care home as 'employment' uses (albeit that the veterans' facilities also provide training and employment for the veterans within the 'hub'). These are not Class B employment uses. That said, there is no opposition to the veterans' facilities planned for the overall site per se, and the job creation numbers contained in the employment report are encouraging.
2. The total Class B employment proposed for the scheme is a reduction from the 3 ha required by Core Policy 2. The applicant has provided independent evidence suggesting that there is a lack of demand for this amount of office space, but has not demonstrated any evidence supporting why they have not considered the inclusion of a greater amount of light industrial, general industrial and storage and distribution uses instead.
3. There is concern that the proposed location of the Class B2 and B8 uses which are proposed will not be commercially attractive. The application provides that

the employment uses lie to the rear of the site and are to be accessed via the residential area. It is anticipated that this location is unlikely to appeal to prospective tenants and occupiers as not only does it fail to offer any visual prominence on the A36 for businesses, it also fails to provide adequate separation between the proposed commercial and residential uses. Such a configuration could hinder marketing of the commercial elements.

The balancing exercise -

As is evident, it is necessary to balance the aims of the core strategy policies with the unique circumstances of this application offer. It is clear that a good proportion of the applicant's proposed employment offer is quite different to what the strategy policies originally envisaged for the site in that it is 'wrapped-up' with, and incorporated in, other uses including the veterans' accommodation and an enterprise hub. However, it is this overlap of uses which, in fact, helps to tip the balance in favour of the proposal – the veterans' training and employment facilities are implicitly part of the veteran's accommodation, and there is also interdependency with the enterprise hub and, potentially, with the conventional employment uses. It is also relevant that although these are not all Class B employment uses, they will still provide employment, and create trained veteran employees ready for the civilian job market, as evidenced in the applicant's independent report and as further summarised in the following table.

Permanent on-site employment	Jobs
Sheltered veteran jobs for injured, sick, disabled	40
Veteran care jobs	100
Enterprise hub jobs	200
Specific employer jobs (currently confidential)	300
Jobs generated from veteran enterprise activity	200
Training (per annum)	
Veterans in on-site training	1,000
Off-site (per annum)	
Veterans and reservists fast track paid training/employment	1,000
<i>Total jobs/training</i>	<i>2,840</i>

Finally, it is significant that there is local support for an enterprise hub and the veterans' facilities which, in terms of localism, is a material consideration to be given appreciable weight.

So, on balance it is considered that this is an acceptable form of exceptional development in terms of its employment offer and the benefits it will provide to the community and to military veterans, this notwithstanding the strict incompatibility with the allocation and employment policies of the SWCS.

9.7 Affordable Housing

SWCS Policy CP3 is the affordable housing policy. It requires 40% affordable housing provision on large sites such as this. It is supported by Policy CP10 which

sets out the specific affordable housing needs for the Wilton Community Area.

Depending on how rigidly the definition of affordable housing is applied, the application offers between 8% and 28% of the houses as affordable which is clearly less than the Policy CP3 requirement. It follows that the proposal is strictly contrary to the policy and the related development template.

The proposed mix is set out in the following table:

House types	Open market houses	Specific needs houses	Specific needs as % of open market
Open market houses	262		
Policy CP3 affordable houses		30	8.2%
+ Veterans (houses)		+ 30	16.5%
+ Veterans (other accommodation)		+ 40	27.6%
Total	262	100	27.6%

Wiltshire's position -

There is a high level of conventional affordable housing need across Wiltshire with 1,668 applicants currently in need of affordable rented accommodation, 343 of who are in immediate need for housing in the South West Wiltshire Community Area which includes Wilton. There are no other large strategic sites coming forward in the South West Wiltshire Area to help address that housing need. Normally any reduction from 40% could only be supported if firm evidence that it would render the development unviable is provided.

In addition to the needs for affordable rented accommodation there is also a need for intermediate housing in the form of shared ownership accommodation. This would form part of the overall affordable housing provision. House prices in the Wilton area are beyond the reach of many people, and in many cases shared ownership is the only way to access home ownership and avoid costly open market rented housing. There are currently 35 applicants on the Home Buy Agent's register who already live in Wiltshire and are expressing an interest in shared ownership housing in Wilton. In view of this background the WC Housing Officer, therefore, recommends that the affordable housing provision on this site is split between 75% affordable rented housing and 25% shared ownership housing.

General needs affordable housing versus supported housing -

The proposal includes specific needs housing in the form of conventional affordable housing and specialist veterans' accommodation. When broken down, the actual percentage of proposed 'conventional' affordable housing compared with the total number of proposed houses is 8.2% (assuming that all the veterans' accommodation falls within the Class C3 category, making the total number of houses proposed 362). Factoring in the veterans' accommodation as a specialist form of affordable housing this percentage increases to 16.5% - 27.6% (the latter figure again

assuming that all the veteran's accommodation falls within the Class C3 category). Such an approach does not comply with Policy CP3.

The proposed level of general needs affordable housing is below the Policy CP3 expectation and would not significantly help to address the identified need in the local area, and with no other large sites in the pipeline in the South West Wiltshire Community Area, that need would continue to become more acute.

Other material considerations -

Notwithstanding the policy position, there are a number of material considerations which also need to be considered in the 'mix'. Firstly, the proposed veterans' accommodation is a form of affordable housing which the Council as local planning authority has a duty to consider. The NPPF is relevant in this respect stating that local planning authorities should have an understanding of the need for housing in their areas, including affordable housing for different groups in the community, which would include military veterans. It is of note that the Council's recently published report entitled Veteran Population in Wiltshire refers to, amongst other things, levels of homelessness amongst veterans in the county. As set out above, factoring in the proposed veterans' accommodation as a specialist form of affordable housing pushes the provision to up to potentially 28% of the total number of units being proposed.

Secondly, it is relevant that the veterans' hub is not just about providing accommodation. As already stated in the employment section of the report, the accommodation is part of a bigger picture where training and employment will be provided for the accommodated veterans to enable them to more ably enter civilian life and obtain employment. These other elements of the hub make up a key part of the overall facility beyond just the accommodation.

Thirdly, there is support for the veterans' accommodation from a good proportion of the local community. Both the Community Land Trust and Wilton Town Council are broadly in agreement with the current proposals, and this support reflects the general views of many local residents.

Fourthly, the promoter of the veterans' accommodation has stated that elements of the accommodation could also be made available for local people at times when demand from veterans is low, and that priority will be given to veterans with a local connection in any event, in accordance with the new allocations policy.

The balancing exercise -

Having regard to these material considerations it is considered that in this particular case there are unique circumstances which justify flexible application of Policy CP3 to allow veterans' accommodation on this site as an alternative form of affordable housing to that normally required. It is also considered appropriate in this case to allow a reduced overall provision of affordable housing in view of the manner in which the veterans' hub will function, with critical training and employment space being provided rather than just residential accommodation.

The unique circumstances of this proposal would not set a precedent for other strategic sites offering only conventional affordable housing.

Care Home -

The applicant also proposes a care home. However, as this is a Class C2 Use it cannot be considered as contributing towards the overall affordable housing provision on the site.

Allocations policy -

The Council's allocations policy has recently been reviewed so as to give priority to applicants with a local connection to the area in which a site is being developed, provided that they are considered to be in housing need. It is therefore important to ensure that any affordable housing being provided on a site is meeting an identified local need, hence the importance of the evidence required to support the need for veterans' accommodation for those with a local connection.

Affordable housing distribution on-site -

The original proposal was for the affordable housing (veterans and general needs) to all be located at the south end of the site, with the north of the site accommodating the open market residential homes. Policy CP3 of the SWCS requires affordable homes to be evenly distributed throughout a development and to be indistinguishable from the open market dwellings.

The applicant has since provided amendments to the proposal. The amendments will now locate affordable housing on both halves of the site.

9.8 Education Issues and provision

A new assessment of education need has been completed by the WC Education Officers in relation to this application, which is intended to replace the existing application and its attendant S106 agreement, should it be approved.

The new assessment is based on the reduced figure of 292 units of housing. For the purposes of the assessment, it is assumed that 40% affordable housing is being proposed, although in the event of a different proposal the assessment can be adjusted.

The Education Officer states:

Assuming 40% affordable housing of 292 units 117 are affordable units, and 175 are open market. Applying the standard 30% discount for affordable housing reduces these by 35 units to 82 units and so the qualifying properties for assessment are 175 + 82 = 257 units. These generate a need for 79.67 rounded to 80 primary places and 56.54 rounded to 57 secondary places.

A new primary school to serve this area of Salisbury/Wilton is required and will be built as part of the development at Fugglestone Red. This applicant is therefore

required to contribute towards this project by funding the capital cost of the 80 primary places that its development generates.

At secondary level, work has been undertaken in recent months using the latest pupil data on the availability of places in the Salisbury schools. As a result, an allowance for existing spare places across the city is being applied to draft Core Strategy sites of one spare place per 30 units of build, and this is applicable to applications in respect of the strategic sites coming forward.

As this is a combined application for outline and full planning approval, Education Officers caveat that as the number of places required is derived directly from the housing number and mix, the current uncertainty in this regard and any changes to those details will necessitate a revised assessment, in order to ensure that the contributions required reflect the “final” number/mix of units approved at reserved matters stage. The assessments use the pupil data, forecasts, capacities and details of other developments within the same designated area/s current at the time they are made, and are application specific. As such, was this application not to progress for any reason, the situation at the relevant schools, and the contribution requirements quoted today, would be unlikely to remain unchanged. The capital cost multipliers applicable to the ensuing S106 agreement will be those in operation at the time of its signature/completion. At the moment, assessments are using the 2012/13 figures quoted above, but they are likely to be updated for the remainder of 2013/14 financial year on a newly costed basis, and in the very near future.

Should the S106 need to be concluded before the housing number and mix are finalised, then it can be arranged to include appropriate formulae to allow for calculation at a later date. Standard S106 payment triggers for a development of this size would be 50% upon commencement of development and the remainder at the midway building point i.e. before starting construction of the 147th housing unit.

9.9 Impact upon highway safety / Infrastructure

Access and Movement –

The access and movement strategy has been devised to exploit the sustainable location of the site by promoting walking, cycling and the use of public transport. The layout provides direct safe and convenient connections between new homes, areas of open space, the local centre, surrounding neighbourhoods and the existing public transport network.

The master plan aims to create a walkable neighbourhood that reduces the reliance on the private car through a network of connected streets, footpaths, cycleways and convenient access to improved bus services. The layout is designed to be a seamless network of streets and spaces that both serve and are enclosed by a continuous edge of development.

The master plan illustrates the access and movement within the site. One of the key design principles for the site is to improve access and connectivity to Wilton and the surrounding area.

Vehicular access –

The main access will be off the park and ride roundabout with a second access off the existing part-time access to the north. Two accesses are proposed into the southern site, which are also existing junctions, although the southern one is gated and not currently used on a regular basis.

Internal movement –

The proposed layout is based on the re-use of the existing internal road-network where possible and four existing access points to The Avenue. The grid of streets will also be designed to provide pedestrian/cycle only connections where necessary to maintain connectivity within the site and to the surrounding areas, and to manage traffic as appropriate. It will also include a green link in accordance with the Wiltshire council Green Infrastructure Strategy. All routes will be designed to be overlooked by development to encourage natural surveillance.

Parking Provision –

Vehicular parking provision is based on the standards provided in Appendix B of the Wiltshire Local Transport Plan (LTP) 3. Residential parking will be provided in a mixture of on street allocated bays and off- street private drives and garages.

The Wiltshire Local Transport Plan (LTP) 3 doesn't include cycle parking standards and for this reference has been made to Appendix 6 of the Salisbury District Local Plan. This is considered to be an appropriate source for reference regarding such provision in this case.

Travel Plan -

A separate Transport Assessment and a Residential Travel Plan has been produced which sets out the objectives and targets, initiatives and an implementation programme to be taken through the process of planning, design, construction and occupation of the development.

In order to achieve the sustainability targets, the travel plan sets out a range of proposed measures. These measures include physical infrastructure, and soft measures. An implementation programme is identified in the Travel Plan document, setting out various stages during which the measures would be implemented.

These measures will include walking and cycling, public transport, car parking and parking management and workplace travel plan good practice measures.

The Transport Assessment and Travel plan are sizable documents. The above is a summary of the main aspects of their contents and details with full content available via the council's web site.

The WC Highways Officers have been involved in ongoing negotiations with the applicant. Whilst this has resulted in notable improvements to the highways aspects of this development, there remain some outstanding matters at the time of writing

this report. The Committee will be updated in this regard at the meeting. The outstanding matters are set out below:

With regard to the internal layout, swept paths plans are required of the entire site to ensure that a large refuse vehicle can turn. Particular areas of concern are around flats A & D.

Site Layout 01 (Southern Parcel):

- 1. The access serving the outline site and flats A requires a 2m footway into the site to link with the outline site and to provide a safe pedestrian route.*
- 2. The roads serving the outline site and flats A does not need to be adopted.*
- 3. The access road serving the remainder of the southern site requires a 0.5m buffer strip.*
- 4. The access serving mews plots 1-4 is located close to the junction. Appropriate sight lines from this access are to be provided and maintained.*
- 5. A footpath to the south of the site needs to be added or relocated to link with the proposed pedestrian crossing on the A36.*

Site Layout 02 (Northern Parcel):

- 6. The current parking standards (Wiltshire Local Transport Plan 2011-2026) state that garages are not included as part of the allocated parking provision except where there are overriding design considerations. Generally garages that are oversized will be accepted, thereby allowing an element of storage, based on the internal dimensions of 6m by 3m. The proposed single garages (drawing ref: GAR01.pe) meet these requirements, but garages included in the dwellings with integral garages do not. This would appear to relate to certain house types. So, unable to accept the parking provision for these dwellings as either the garages should be enlarged or an additional parking space is necessary.*
- 7. House type KEN4 are four bedroom dwellings but some have only been allocated 2 parking spaces (e.g. plots 169, 170, 190, 191 194-197, 270-273, 289-292).*
- 8. The road serving the outline employment / retirement site is inadequate in width and should measure a minimum of 6.5m along the entire length to accommodate the larger vehicles likely to be accessing the site.*
- 9. There is the potential for conflict between the employment traffic and vehicles reversing from plots 111-116. These plots should be provided with a turning facility.*
- 10. A surfaced bin collection point is required at the entrance to plots 148-152.*
- 11. A sight line to the roundabout should be provided and maintained for plot 111. The vegetation shown on the front boundary may interfere with visibility.*
- 12. Low key (rumble strip) traffic calming features are required close to plots 134/135 and plots 139/140 to ensure speeds remain at or below 20mph.*
- 13. The on-street layby parking adjacent to the access serving plots 155-157 (opposite plot 139) could obstruct visibility for vehicles emerging from the access. The layby should be adjusted in position.*
- 14. It is necessary to ensure that proposed trees will not interfere with short sight lines at the adoptable highway junctions.*

15. Although more a S38 matter, need to know how the cycleway will be treated particularly when it crosses the carriageway i.e. change of surface material / colour.

The above points will require the submission of revised plans and negotiations are ongoing in this regard.

In the event that the development proceeds and the existing pedestrian bridge linking the 2 sites remains, there will be pressure from residents to open the bridge for regular pedestrian and cycle use. While acknowledging the difficulties in achieving a safe and adoptable route across the bridge, this should be fully investigated between the applicant, Network Rail, the LPA and the Highway Authority.

Wiltshire Council officers are currently undergoing negotiations with the applicants and Network Rail to secure a possible way forward. However, the Committee should note that the extant planning permission does not include the footbridge over the railway and thus it would be unreasonable to require that this link be included now, particularly as it is in the ownership of a third party. Officers will, however, continue discussions in this regard.

Highways Section 106 –

In the event that this application is approved, there will be planning obligations to secure the following:-

1. Contribution to measures in the Salisbury Transport Strategy of £2900 per residential dwelling unit index linked. (This is the reduced contribution taking into account previous MoD traffic levels as agreed on the previous planning permission and contained in the Section 106 Agreement.)
2. Highway contribution of £40,000 index linked, to short term safety measures at the junction of The Avenue and the A360, as an interim scheme prior to the upgrade of the junction as part of the Fugglestone Red development.
3. Footpath Link contribution of £26,500 index linked towards the provision of an off-site footpath link between the site and the Fugglestone Red development.
4. A Toucan formal pedestrian crossing of the A36 east of The Avenue / A36 roundabout.

Implementation of the full residential travel plan including provision of up to £250 sustainable travel tickets and vouchers per household, (£150 per household where one or more residents are eligible for concessionary travel), and appointment of a travel plan coordinator for five years from first occupation.

On balance it is considered highly likely that all outstanding highways matters can be secured satisfactorily. Therefore, there are no overriding highways objections to this proposal.

9.10 Highways Agency Issues

Comments have been received by a number of residents who in conjunction with the Town Council express a preference for the proposed Toucan crossing over the A36 to be located to the west of the roundabout at the bottom of The Avenue.

The S 106 for the extant permission has the crossing located on the east which was considered to be acceptable to the Highways Agency at the time. However, following negotiations with the Agency regarding several matters which include the crossing facilities on the A36 to serve the proposed Wilton Hill development, the EA has confirmed that it cannot accept the relocation of the crossing to the west of the roundabout because the road width is not adequate from a safety point of view. Other reasons include that the pavement width is too narrow to accommodate pedestrians and a cycle route safely and the land needed to improve widths is not owned by the Agency but, is part of a private garden area. This means that the owners of the land could ask a high price for it thus a ransom strip situation could develop. The HA would - in any event - not support the crossing to the west as preferred and as such, negotiations in this regard have not continued. The new toucan crossing will be located on the east side of the roundabout as previously agreed although it will be moved further east away from the roundabout to allow more space for vehicles to anticipate the crossing when in use and to wait without causing tailbacks that could block the roundabout.

The applicants have produced plans and reports including a revised layout for the crossing, a Stage 1 Road Safety Audit (RSA) and Non Motorised User Audit (NMUA) to support the proposals and have submitted these to the Highways Agency for their review. The RSA raised a few minor issues that will be addressed through the detailed design process. Subsequently the HA has confirmed that these reports are acceptable and the plans and reports have been received as part of the application. Wiltshire Council officers have also considered the plans and reports and the council is satisfied that all outstanding matters which affect our interests have been addressed.

9.11 Landscape character / public open space

Landscaping and trees -

The majority of trees to be lost to this development are low category due to their poor condition or small size. Some high to moderate category trees will also be lost but they are either well within the site or close to retained trees that will buffer their impact and their loss will have no significant impact on the character of the area. All the significant boundary tree cover will remain intact and there is plenty of space for significant new tree planting which is included as part of a comprehensive new landscape scheme.

The WC Landscape Officer has been consulted and no objections have been raised. Furthermore given the very extensive pre-application consultations - where all aspects of landscaping were considered - it is highly unlikely that any notable adverse impacts will occur.

On balance, therefore, there is no objection to this proposal in terms of the approach adopted for landscaping of the site.

A landscape and open spaces contribution will be sought via the section 106 agreement.

On and off site recreation provision (Policy R2) and public open space -

Community Infrastructure Levy Regulations 2010 – Regulation 122 states that planning obligations must be:

- a) Necessary to make the development acceptable in planning terms;
- b) Directly related to the development; and
- c) Fairly and reasonably related in scale and kind to the development

In order to make the development acceptable in planning terms, the standards for the provision of public open space in association with new residential developments are set out in Clause 2 of the Local Plan – Appendix IV.

With regards to Clause 6 of the Local Plan – Appendix IV, South Wiltshire is deficient in the provision of both children’s and adults facilities throughout, therefore Wiltshire Council has adopted the upper target figures for the provision of both children’s equipped play facilities and youth and adult facilities.

Clause 7 of the Local Plan – Appendix IV details how the population level is calculated on any new development. The calculation and the proposed population level is as follows:

	Number of Bedrooms	Occupants per	Number of Dwellings	Population
	2	3	67	67 x 3 = 201
	3	4	86	86 x 4 = 344
	4	5	139	139 x 5 = 695
Total			292	1240

Provision for onsite Children’s Use: Clause 2 of the Adopted Local Plan – Appendix IV - fairly and reasonably relates in scale and kind to the development by calculating the Provision of the Public Open Space in accordance with the proposed dwelling mix and population.

Therefore the calculations are as follows:

Population	Calculatio	Required Provision
1240	Equipped Children’s Play Grounds 0.3	0.3720ha
1240	Casual or Informal Play Space 0.5 hectares x	0.6200ha

In order to directly relate the equipped play space to the development, it has been noted that it is proposed to provide play space which centres on a play

trail that will weave its way through the development, at intervals connecting into the play trail, there will be local areas of play (LAP's) providing a space primarily aimed at children up to the age of 6.

Page 35 of the Design and Access Statement details an area of the play trail. However it is noted that the Play Trail continues in a Southerly direction and is also present on the southern side of the development. The current detail on the Play Trail on the Southern side appears to be limited. Where detail of the Play Trail is currently available, it has been estimated that the Equipped Play Trail Equipment comprises an area of approximately 84sqm (0.0084ha).

Further the detail on the LAP's currently appears to be limited and therefore it was requested that an increased level of detail on the LAP's and Play Trail Equipment is provided, in particular exactly what areas in total (m²) will house the equipment of the LAP's and Play Trail. Once this information is held the areas will be off-set from the offsite contribution to be sought in lieu of the full Equipped Play Provision being provided on site. The Off-site contribution will be sought towards the closest existing Equipped Play Space, located 300m away from the development proposals at Wilton Road.

With the current detail in mind there is an on-site under provision of 0.3636ha (0.3720ha – (0.0084ha)), however Environmental Services will accept a reduced level of Equipped Play Space on-site, with the on-site deficit to be made up by means of an off-site financial contribution. The contribution can be sought via the section 106 agreement.

It has been noted by the current level of detail provided to date that the approximate area of on-site Equipped Play space is 84sqm (0.0084ha) and therefore this will be taken into consideration with regards to the sum to be sought in lieu of the Equipped Play Space on-site deficit. The above off-site contribution can be reduced further when the full level of detail of the on-site Equipped Play Space area has been made available to Environmental Services.

The financial contribution will be allocated towards the upgrading of the Equipped Play Space at the nearest Equipped Play Space located on Wilton Road, approximately 300m from the development, therefore directly relating this request to the development.

The Casual Play Space is directly related to the development, as it has been estimated that there is approximately 1.25ha of Casual Play Space on the proposed development and therefore the provision level for Casual/Informal Play Space is adequate for the development.

No onsite Youth and Adult provision has been proposed, however it is noted from the Design and Access statement that any future s106 agreement will provide for a financial contribution towards provision of off-site Open Space. The Youth and Adult offsite contribution will be calculated in accordance with Policy R2, the adopted Local Plan.

Consultation with Wilton Town Council has taken place and it has been confirmed that the Contribution should be sought towards the upgrading of the Tennis Courts and provision of a Skate Park both located on Wilton Road, approximately 300m from the development proposals.

Summary -

There are no overriding objections to the proposal in regards to recreation and open space matters. However, as demonstrated above, in order to make the development acceptable in planning terms some improvements to the following provision is necessary and these can be agreed via a Section 106 agreement.

- Equipped Children's Play Grounds
- Casual/Informal Play Space
- Youth and adult Space

Maintenance Requirements -

Developers will be expected to demonstrate to Wiltshire Council that adequate arrangements for the ongoing maintenance of recreational and amenity space associated with the development have been made. (Clause 19 of the Adopted Local Plan – Appendix IV), such provision may be required in perpetuity.

A maintenance sum will be requested for all adoptable areas, and therefore will be calculated on receipt of a detailed adoption plan, Management Plan and Planting Schedule for all adoptable areas.

Prior to adoption the open space should be fully laid out, equipped and ready for use before either Wiltshire Council or its nominee accepts responsibility.

Therefore the proposal more than meets this element of the policy. There is no provision for youth / adult space on site, but a financial contribution will be made towards this provision to be spent off site in the locality. This contribution will be required by the section 106 for the site.

9.12 Ecology / Impact upon protected species

The application includes a full ecology assessment that considers the impact of this proposal on protected species and wildlife habitat. The Ecology assessment report details habitat on the site, possible impacts and potential mitigation.

The proposed development includes a number of measures designed to minimise effects on biodiversity and ensure compliance with relevant legislation. In addition the scheme includes measures to enhance biodiversity.

The measures contained within the reports submitted with the previous application were assessed by the WC Ecologist and an initial stage appropriate assessment was carried out. The conclusions of the assessment are as follows:

Need for an Appropriate Assessment

Under Regulation 48 (3) of the Habitats Regulations 1994 and based on the supporting information provided within the Ecology Assessment, Wiltshire Council is of the opinion that the proposals either alone or in combination with other plans or projects would not be likely to have a significant effect on the important interest features of the River Avon Special Area of Conservation SAC or any of the features of special scientific interest of the River Avon System Site of Special Scientific Interest SSSI.

It is therefore the view of the LPA as the competent authority in this case, that a further full appropriate assessment is not required as the proposed development either by itself or in combination with other developments is unlikely to have a significant effect on the SAC.

In regard to this application the WC Ecologist has been consulted and the following sets out his views:

An Ecological Appraisal prepared by Hankinson Duckett Associates (Oct 2013), is submitted as part of the proposal. The report provides a good standard of survey and evaluation for the development site (although detailed bat and reptile surveys are still outstanding).

The sections on assessment and mitigation are considered to be weak because there are no firm proposals for mitigation. At present therefore it is difficult to determine whether the application will lead to a net ecological loss or net gain. The NPPF looks for development to achieve overall enhancement (para 109) which must be possible for a development of this scale and inclination. Conditions can be imposed which, in the absence of further information from the applicant, would meet these requirements.

River Avon SAC – phosphates -

The development lies in the catchment of the River Avon SAC. Wessex Water has previously confirmed that housing numbers proposed in the Core Strategy to 2026 could be accommodated within existing headroom at all Sewage treatment works. Further modelling is needed to demonstrate that this is still the case in the light of revised housing numbers and the 2011 census figures. However, Natural England and the Environment Agency have confirmed in a draft letter of intent on 7 December 2012 that Wiltshire Council should be able to rely on the EA's Review of Consents when undertaking appropriate assessments of the effects of proposed development on the River Avon SAC. This is the position of the HRA for the current Wiltshire Core Strategy submission draft. At present therefore it is not anticipated that the proposed development of 292 dwellings at Erskine Barracks will lead to likely significant effects in the SAC.

Conditions should however be imposed regarding water efficiency, a Construction Environment Management Plan to protect the River Avon SAC.

Salisbury Plain SPA -

The effects of recreational disturbance on stone curlew (a special feature of the SPA) have been well researched and found to be potentially significant, particularly in relation to dog walkers. The Habitats Regulations Assessment for the South Wiltshire Core Strategy identified that recreational pressure arising from new development is likely to have an adverse effect on Salisbury Plain SPA. Since then further work has been undertaken to support the Wiltshire Core Strategy. This demonstrates that the most effective and efficient way to control impacts will be through collecting developer contributions to support the Wessex Stone Curlew Project. This Project employs an ecologist to ensure that stone curlew breeding sites are monitored and managed appropriately to ensure birds can continue to breed despite pressures from recreation and military activities.

The application proposes to create 292 new dwellings on land lying within 15km of the eastern part of Salisbury Plain SPA. In accordance with council policy therefore this development will be required to make a contribution per dwelling through a S106 agreement.

Tree and grassland habitats -

Much of the application site is of low value for biodiversity including most of the buildings and hardstanding. Of higher value is the large number of trees, developing scrub and semi-improved grassland which possibly reflects effects of a calcareous substrate on unfertilised amenity grassland. Many of the mature trees on site will be retained but there is no indication of what proportion this will comprise and in what ratio they will be replaced.

The Design and Access Statement mentions that rough grassland in open spaces will contain wildflower or herb rich grassland but there is no indication of the distribution or extent of this. Ideally, all non-intensively used grassland areas should comprise a low maintenance, species rich mix to provide the dual advantages of a more relaxed cutting regime and enhanced biodiversity. The Council's Land Adoptions Team is supportive of this approach.

In order to address this issue a condition can be applied to enable the council to be sure that ecological gain is achieved by this scheme. In addition, we need to see that these measures can be managed suitably for wildlife in the long term and therefore officers also suggest a condition for a management plan. Given the amount of vegetation that may need to be cleared it is considered to be necessary that restrictions are imposed on the period when vegetation can be removed to avoid impacts to breeding birds.

Bats -

Bat surveys by ENTEC in Summer 2010 identified a soprano pipistrelle maternity roost (building 6) as well as two less significant common pipistrelle roosts (buildings 92a and 18). The only additional building identified in Summer 2013 which was found to contain bats was building 16b. This was considered to be a night roost for brown long-eared and pipistrelle bats. However there was some uncertainty over buildings 43a and 43b and a number of trees were also identified as having potential for bat roosts. Accordingly the Ecological Appraisal states emergence surveys were underway at the time the application was submitted and that a report should be

available before application is determined. (this does not appear to have been submitted to date and an update will be given)

Assuming that the outstanding bat report confirms conditions are unchanged for the 4 roosts in buildings that will be demolished, the planning authority must consider in broad terms whether Natural England is likely to issue a licence for this under the Habitats Regulations 2010. The roosts are modest in size and comprise relatively common species. In this situation, the development, which is identified as a strategic allocation in the South Wiltshire Core Strategy, is likely to be considered to be of overriding public interest. Likewise it is likely the applicant will be able to demonstrate no satisfactory alternative and that measures can be put in place to ensure the population will be maintained at a favourable conservation status. Therefore there is little doubt that a Natural England licence will be forthcoming.

Details of the alternative roosts can be obtained by condition.

Reptiles -

The results of the reptile survey should be submitted before determination so that we can be sure that the development can address the scale of mitigation required (e.g. a large reptile population would require suitable land set aside for translocation).

Invasive non-native plants -

Two species identified on the site, Rosa rugosa and Cotoneaster horizontalis are listed on Schedule 9 of the Wildlife and Countryside Act. Section 14 (2) of the Act makes it illegal to plant or cause these species to grow in the wild. The applicant will therefore need to remove them under supervision and dispose of them to a licensed tip. This can be covered by a condition.

Additional information has been requested in this regard and members will be updated at the meeting.

Whilst this matter is outstanding at the time of producing this report, the acceptable outcome of the appropriate assessment carried out, together with the mitigation measures proposed in the Ecology Assessment, and on agreement of the applicant to contribute to the preservation of protected species in the Section 106 agreement, the absence of it is not considered to amount to a reason to oppose the application.

Based on the above comments and given that this proposal is reduced overall (particularly for fewer dwelling and less light industrial use) than the previous approved scheme, affects on habitat are likely to also be reduced. Therefore it is considered highly unlikely that this proposal will have any adverse impacts that cannot be satisfactorily mitigated through planning conditions. Therefore, there is no objection to the proposal from an ecology point of view.

9.13 Flood Risk and Drainage, Environment Agency issues

The NPPF sets out the requirements for consideration of flood risk during each stage of the planning process. It advises that a site specific Flood Risk Assessment is carried out for all development falling in Flood Zones 2 and 3 from the Environment Agency Flood Maps and for any development greater than 1ha in area. The aim of

the FRA is to steer development away from areas of high flood risk, known as the Sequential Approach, and to prevent increased flood risk in other areas of the catchment as a result of increased run-off or impediment of flood waters from new development.

A flood risk Addendum Statement / assessment was submitted with this application which confirms the site as being within Flood Zone 1 of the Environment Agencies Flood Zone areas. Flood Zone 1 is the lowest risk flood zone representing areas at risk of fluvial flooding with less than 0.1% probability of occurring in one year. These areas are not at risk from fluvial flooding, but due to the size of the development, an increase in surface water run-off may result from the impermeable surfaces leading to increased flooding downstream of the development.

As such careful consideration must be given to the affect of surface water drainage derived from the site. A separate water study / drainage assessment has been undertaken and submitted with the application. This includes an assessment of existing and proposed run-off rates, it is expected that run-off rates will decrease as a result of the development.

Surface water flows will discharge into Wessex Water sewers at a nominated point.

The site is considered to be at low risk of flooding from fluvial, surface run-off and groundwater sources. Flood risk from other sources such as sewers, reservoirs or, canals does not exist at the site and are not considered to pose a significant risk to the site.

However, the development has the potential to increase flood risk downstream of the site, as a result of changes in hard standing and subsequent changes in surface run-off rates. Therefore the overall drainage proposals are designed to existing run-off rates in accordance with the advice in PPS25. The report submitted entitled "Water Study" which assesses existing and proposed run-off demonstrates that there will be no increase in surface water run-off and flood risk as a result of the development.

Conditions will be imposed requiring details of a drainage strategy in line with the submitted flood risk assessment. Otherwise, there are no concerns in regard to the impact of this development from a flood defence and drainage point of view.

Contamination issues:

The site lies within a designated Source Protection Zone 3 (SPZ3), which is a zone of protection surrounding a public drinking water borehole. Therefore groundwater is particularly sensitive in this location.

Whilst there is no in principle objection to the proposed scheme we have some reservations regarding the level of contamination investigation work carried out. The submitted site investigation report shows no clear proposals for the collection of data or further assessment in relation to risks to controlled waters, as we would expect for a site in such a location, and with such past site uses.

However, the desktop study, seemingly prepared after the site investigation report, identifies a number of potentially contaminative activities that have (or may have) taken place across the site. These activities are outlined in Section 3.1.1 of the desktop study report and include above ground oil tanks, electrical substations and a

variety of solvents.

The potential for such contaminants concurs with the Environment Agencies EA, understanding of the likely activities that may have occurred at this site. Whilst the facility, in recent years, provided largely administrative functions it is understood that there was a helicopter landing area (fuel filling points?) and a transport engineering (vehicle repair?) depot within the curtilage of the application. There is no detailed information on activities or infrastructure associated with these areas nor do the reports provide any details of associated surface water drainage systems (location and condition of any soakaways and interceptors etc).

It is also suspected that a number of buildings may have been heated with oil fired heating systems (either recently or in the past) as is common for military installations and therefore we consider that there may have been a number of such tanks distributed around the site.

The targeting of such features is not evident in Table 2.1 of the assessment report and it is clear from section 3.1 of this report that no geochemical (environmental) sampling has been carried out. A reliance on visual olfactory evidence cannot be considered to be protective of controlled waters.

It is noted that the assessment report makes no conclusions or recommendations in relation to contamination.

In summary, it is considered that the reports carried out have not benefitted from the findings of a detailed walkover survey and it is not certain that the intrusive investigations carried out have been appropriately targeted. It appears that the emphasis of the assessment report has been for engineering (foundation and drainage design) purposes rather than geo environmental reasons.

Whilst the reports are sufficient for the purposes of 'preliminary information' we consider that the site has not been adequately characterised and that further intrusive works and geochemical sampling will be required. In accordance with the EAs advice therefore any granted permission must be conditioned with full land contamination conditions in order to secure an appropriate assessment of risks to controlled waters.

The appropriate conditions will be imposed accordingly.

Please note that proposals for surface water soakaways cannot be considered in detail until such time that a land contamination assessment confirms that soakaway sites are free from contamination.

23. Climate Change and Renewable Energy

The application also includes an Energy Statement report. The purpose of this report is to explore the possible options for incorporating renewable or, low carbon energy systems alongside the proposed development. Whilst this report has been submitted with the application, The South Wiltshire Core strategy does not make and specific reference to renewable energy provision given the lack of an evidence base.

However, whilst it also does not include a general policy requirement for on-site renewable, policy for the UKLF site specifically identifies the need for 10% renewable energy generated on or, near the site.

Nevertheless the report has considered the opportunities to include renewable energy via the use of renewable low carbon technologies. This is a response to (amongst other things) the need to consider how future regulatory standards, to be introduced through the buildings regulations, can be met.

In combination with passive design measures and more efficient homes, the key technologies identified as having potential for this site include micro-generation (solar thermal, solar PV) and a communal heating network. Whilst the report demonstrates a range of opportunities to reduce emissions etc it also provides a basis to inform further testing and agreement on an energy strategy for the site. Negotiations in this regard with the council's climate change team, the developers and other interested parties have resulted in greatly improved sustainability.

As a result of successful negotiations officers can advise that;

- The Energy Strategy shows a substantial improvement on the original submission.
- Data and methodology have been submitted exactly following proposals laid down in discussion and consultation.
- The commitment to CSH 4 and BREEAM 'Excellent' is to be commended.
- This gives the scheme real potential as a beacon of sustainability in Wiltshire.
- If the renewables are correctly commissioned and the Waste proposals adopted there will be genuine innovation
- Assuming conditions enforce these and that CSH BREEAM documentation is adhered to this scheme is exemplary.

Furthermore, the Energy Statement will be listed in the plans condition attached to any decision to approve. In so doing it will be clear that these matters are very high on the council's agenda and very careful consideration of their inclusion is expected.

In any event triggers for the delivery of these features will be carefully negotiated and incorporated into the section 106 agreement.

Section 106 issues / Heads of Terms:

24. Other matters:

Environmental Impact assessment EIA:

An Environmental impact screening opinion was requested from Wiltshire Council on the need to undertake an Environmental Impact Assessment EIA in line with the (Environmental Impact Assessment) (England and Wales) Regulations 2011 as amended. Wiltshire Council considered that the proposed development falls under

Schedule 2 development and the council is satisfied, in conjunction with statutory consultees, that there is no need for an EIA in this case.

25. Conclusion

For the reasons set out above in this report and subject to the conditions and a section 106 agreement, this unusual Hybrid planning application is considered to have (amongst other things) made good overall use of a vacant previously developed site within the defined development boundary of Wilton. The proposal is sustainably located where it will benefit from good public transport links to the town centre where a high level of amenities and local facilities exist.

Although bespoke to this particular proposal, the proposal includes a significant amount of business use that will compensate for job losses in the locality due to (amongst other things) the relocation elsewhere of the existing occupiers of the site, whilst creating new job opportunities in this sustainable location within easy walking distance of the Town centre.

The proposal will also make a significant contribution adding to and improving the local road network and infrastructure whilst ensuring a safe integration of other modes of sustainable transport including Public Transport, cycling and for pedestrians.

Therefore it is considered that on the basis that Wiltshire council is generously prepared to accept the bespoke characteristics of the employment offer, as the overall approach adopted to design and sustainability is very good, in combination with appropriate conditions and a section 106 agreement, the proposals is supported.

However, in terms of the affordable housing offer, as with employment, the offer is unusual and bespoke expressly designed for this proposal. Although unusual and bespoke, the housing offer will nonetheless provide accommodation covering a range of identified housing need. Furthermore, for the reasons set out above in accepting the housing offer and taking into account the uniqueness of this particular proposal which is highly unlikely to be repeated in the foreseeable future, the council is not considered to be at risk from precedent.

On balance therefore, in this particular case, including the employment and the housing offer, the proposal is considered to be in general accordance with the aims and objectives of relevant national and local planning policy and the Development Template for the site.

RECOMMENDATION

Subject to the applicant entering into a S106 agreement covering the matters set out below, (and any subsequent changes to these matters that may arise as a result of ongoing negotiation – delegated to the Area Development Manager) APPROVE –

- Pedestrian (Toucan) Crossing
- Education – Primary Places

- Education – Secondary places
- Public Art
- Public Open Space Provision Comprising:
 - Casual or Informal Play Space
 - Commuted Sum for Future Maintenance
 - Commuted Sum for Off Site (Adult and Youth)
- Transport Contribution - per dwelling
- Travel Plan contribution
- Ecology contribution
- Affordable Housing
- Waste and recycling
- Sustainable Energy scheme
- Wiltshire Fire & Rescue contribution

And subject to the following conditions (and any subsequent changes to these conditions that may arise as a result of ongoing negotiations – delegated to the Area Development Manager) -

- 1 The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 No development shall commence until a phasing programme for the entire site has been submitted to the local planning authority and approved in writing. The phasing programme shall state that the employment land development (Class B1, B2 and/or B8 uses) shall be substantially completed prior to occupation of 100 of the open market houses on that part of the site with full planning permission. It shall also state that the affordable houses on that part of the site with full planning permission shall be substantially completed prior to occupation of 100 of the open market houses on that part of the site with full planning permission. The development shall be carried out strictly in accordance with the approved phasing programme.

REASON: To ensure appropriate and timely delivery of the entire development in accordance with the agreed scheme.

- 3 No development (other than demolition and site clearance works) shall commence on the employment land, the enterprise hub and associated workshop units, the veteran's accommodation and the neighbourhood retail store until details relating to the following reserved matters relating to each of these developments have been submitted to and approved in writing by the local planning authority:
 - (a) The layout and scale of the development;
 - (b) The external appearance of the development; and
 - (c) The landscaping of the site.

Each development shall then be carried out in accordance with the approved details.

REASON: The application was made IN PART for outline planning permission and is granted to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 3(1) of the Town and Country Planning (General Development Procedure) Order 1995.

- 4 There shall be a minimum of 30 conventional affordable homes on that part of the site with full planning permission, and a minimum of 30 veterans' houses (meeting the definition of a dwellinghouse under Class C3 of the Town and Country Planning (Use Classes) Order) in the veterans' accommodation. For the purposes of this condition "veterans' houses" comprise houses occupied by veterans as defined in the planning application or occupied as conventional affordable housing being defined as social rented, affordable rented and intermediate housing provided to specified eligible households whose needs are not met by the market.

REASON: To clarify the terms of the planning permission and to ensure appropriate delivery of affordable housing in accordance with the proposal and the policies of the development plan.

- 5 The details of the development which are required pursuant to Condition no.3 above shall generally accord with the illustrative site layout plan and the indicative details contained within the planning statement and the design and access statement that have been submitted in amplification of, but do not form part of, the outline aspects of the application.

REASON: For the avoidance of doubt.

- 6 An application for the approval of all of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

- 7 Prior to first occupation a capacity improvement scheme for the A36 / The Avenue roundabout as outlined on Mayer Brown plan b/RHSalisbury.1/05/A shall have been completed in accordance with details to be first submitted to and approved by the Local Planning Authority.

REASON: In the interest of highway safety

- 8 Prior to first occupation a parking bay layby on The Avenue as outlined on Mayer Brown plan b/RHSalisbury.1/04 shall have been provided in accordance with details to be first submitted to and approved by the Local Planning Authority.

REASON: In the interest of highway safety

- 9 Prior to first occupation of the employment units a full travel plan for the employment uses, based on the framework travel plan, shall have been submitted to and approved by the Local Planning Authority. The travel plan shall then be implemented.

REASON: In the interest of highway safety

- 10 No development shall commence until a detailed scheme for the widening of the existing footway on the east side of The Avenue to provide a width of 3 metres (except at the existing road bridge over the rail line) for pedestrian and cycle use including a signing scheme, has been submitted to and approved in writing by the LPA; and the scheme shall be constructed in accordance with the approved design before the first occupation of the development or to an agreed programme.

REASON: In the interest of highway safety

- 11 No development shall commence until details of 3 bus stops along the Avenue, (one northbound and two south bound) including a southbound stop located close to and south of the existing Park and Ride roundabout on The Avenue, and two stops to serve the southern development parcel towards the southern end of The Avenue, with bus shelters and real time information systems for the two southbound stops, and with a half width layby for the southbound stop near the Park and Ride roundabout have been submitted to and approved by the LPA; the bus stops and shelters to be provided in accordance with the approved details prior to first occupation of the development.

REASON: In the interest of highway safety

- 12 The four vehicular access points shall be constructed and made available for use prior to first occupation of any part of the development which gains access to the particular access point.

REASON: In the interest of highway safety

- 13 No development of the northern parcel of development shall commence until full engineering drawings for the roundabout access point to the northern parcel of development has been submitted to and approved in writing by the Local Planning Authority, and the access point shall be constructed in accordance with the approved details before first occupation of that part of the development which gains access via the roundabout access.

REASON: In the interest of highway safety

- 14 Prior to the first occupation of each dwelling, the internal access roads within the site, including footpaths and turning spaces, that provides vehicular, cycle and /or pedestrian access to it shall be constructed, properly consolidated and surfaced to at least base course level between the dwelling and the existing adopted highway.

REASON: In order to ensure that an adequate means of access is available when the dwellings are occupied in the interests of sustainable development, highway

safety and residential amenities.

- 15 As part of each reserved matters application, a schedule of materials to be used for the external walls and roofs of all buildings relating to that reserved matters application shall be submitted to the local planning authority for approval in writing, and where so required by the local planning authority samples and/or sample panels of the materials shall be made available and/or constructed on site for inspection. The development shall thereafter be carried out in accordance with the approved details.

REASON: In the interests of the character and appearance of the development and to ensure that it visually integrates with the surrounding area

- 16 All soft landscaping comprised in the approved details for any subsequent reserved matters submission for the landscaping of the site shall be carried out in the first planting and seeding season following the commencement of the development relating to that reserved matters submission or in accordance with a timetable for implementation that shall have been submitted to, and approved in writing by, the local planning authority prior to the commencement of development within that reserved matters submission.

All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

All hard landscaping shall also be carried out in accordance with the approved details for any subsequent reserved matters submission for the landscaping of the site prior to the occupation of any of the development relating to that reserved matters submission or in accordance with a programme to be agreed in writing with the local planning authority prior to the commencement of development within that reserved matters submission.

REASON: To ensure the satisfactory implementation of all approved landscaping works, in the interests of visual amenity.

- 17 No development shall take place on any area of land within any subsequent reserved matters approval until such time that details of the required earthworks, that shall include details of the proposed grading and mounding of land areas including the levels and contours to be formed showing the relationship of proposed mounding to the existing surrounding landform, the re-use/disposal of the existing spoil heaps within the site and the location of the storage of excavated materials, relating to that particular area of land have been submitted to, and approved in writing by, the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

REASON: To ensure that the proposed earthworks will relate satisfactorily to existing features within the site and its surroundings in the interests of visual amenity.

- 18 No development shall take place until such time that a lighting scheme for the site to include details of all street lighting, lighting for footpaths, communal parking areas and public areas and including details of the intensity of the lighting and the design of all lighting columns and lanterns relating to that particular area of land has been submitted to, and approved in writing by, the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details prior to the first occupation of the dwellings within that particular area of land and shall thereafter be retained.

REASON: To ensure that the lighting scheme respects the overall design qualities required from the development and to minimise the impact of the lighting scheme in the interests of visual amenity.

- 19 No development shall take place until such time that a scheme for the provision of foul drainage works to serve the development, hereby approved, has been submitted to, and approved in writing by, the Local Planning Authority. No dwelling shall subsequently be first occupied until all necessary works for the drainage of foul water from that dwelling have been implemented in accordance with the approved scheme and made available for use.

REASON: To ensure that the development is provided with a satisfactory means of foul drainage.

- 20 No development shall take place until such time that a scheme for the discharge and attenuation of surface water from the buildings, roads and other hard surfaced areas, together with details of a maintenance schedule of the surface water drainage scheme, have been submitted to, and approved in writing by, the Local Planning Authority. Such scheme shall include details of the temporary infiltration basin and the pollution prevention measures, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development. The surface water drainage scheme shall subsequently be implemented in accordance with the approved scheme and made available for use as those parts of the site become occupied and shall thereafter be maintained and retained in accordance with the maintenance schedule in perpetuity.

REASON: To ensure that the development is provided with a satisfactory means of surface water drainage, to prevent the increased risk of flooding and to minimise the risk of pollution and to protect the groundwater and the interest features of the River Avon Special Area of Conservation (SAC) and the River Avon System Site of Special Scientific Interest (SSSI).

- 21 No development shall commence on site until a scheme to deal with contamination of the land has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include an investigation and assessment to identify the extent of contamination and the measures to be taken to avoid risk to the public, buildings and the environment when the site is developed. The site shall be fully decontaminated in accordance with the approved scheme before any part of the development is first brought into use.

REASON: In the interests of public health and safety.

- 22 Prior to the commencement of development a scheme of acoustic insulation and ventilation to protect the dwellings affected by noise from the railway shall be submitted to and approved in writing prior to development taking place. This scheme should be designed to address night time and day time noise levels.

REASON: In the interest of public health and safety

- 23 Prior to the commencement of development specific proposals for B2 use containing specific and detailed assessment of the impact of the uses on adjacent uses shall have been submitted to and approved in writing by the LPA.

REASON: In the interest of public health and safety

- 24 No burning of waste shall take place on the site during the demolition and construction phase of the development.

REASON: In the interest of public health and safety

- 25 If during development, contamination not previously identified, is found to be present at the site no further development shall be carried out until a remediation strategy detailing the nature and extent of the unforeseen contamination, any remedial works to be undertaken to deal with the unsuspected contamination and a timetable for these works has been submitted to, and approved in writing by, the Local Planning Authority. The remediation strategy shall be approved in writing by the Local Planning Authority prior to the remediation works being carried out on site. The remediation works to deal with the unforeseen contamination shall thereafter be implemented in accordance with the approved details and timetable of works.

On completion of the works, a validation report detailing the implementation of the agreed remedial works and measures shall be submitted to, and approved in writing by, the Local Planning Authority prior to the first occupation of any of the dwellings hereby approved.

REASON: In the interests of the protection of Controlled Waters and to protect the interest features of the River Avon Special Area of Conservation (SAC) and the River Avon System Site of Special Scientific Interest (SSSI).

- 26 Details of a scheme of water efficiency measures to reduce the water consumption of the dwellings relating to any reserved matters application shall be submitted to, and approved in writing by, the Local Planning Authority. The approved measures shall subsequently be implemented and made available for use prior to the first occupation of the dwellings and shall thereafter be retained.

REASON: In the interests of sustainable development and prudent use and conservation of water resources.

- 27 Vegetation clearance works will be undertaken in accordance with the recommendations in paragraphs 5.6 and 5.7 of the Reptile Survey Report (Hankinson Duckett Associates, December 2013).

REASON: In the interest of ecology

Breeding birds:

Breeding birds may occur in vegetation and buildings due to be cleared. All birds are protected during the breeding period and given the size of the site, there is potential for harm to local populations of birds. It is appropriate to include a condition to ensure that birds and their nests etc are not harmed during the works.

- 28 Before any demolition or vegetation clearance works commence, all areas of the site which may support breeding birds will be identified by a professional ecologist who will prepare a written plan for avoiding harm to breeding birds taking into account the constraints that other species such as bats and reptiles may also impose. The works will be completed in accordance with the written plan.

REASON: In the interest of ecology

- 29 The development, hereby approved, shall be carried out in accordance with the recommendations and mitigation measures detailed within the submitted ecological survey reports prepared by Hankinson Duckett Associates and dated October 2013 and December 2013. On completion of the works, no development shall take place until such time that a validation report detailing the mitigation works that have been undertaken at the site that has been prepared by the ecologist that has overseen the implementation of the mitigation works has been submitted to, and approved in writing by, the Local Planning Authority.

REASON: To ensure adequate protection of protected species in the interests of nature conservation.

- 30 No development shall commence on site until a scheme for the provision and management of compensatory habitat creation has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be completed in accordance with the approved details, before the development is first brought into use or in accordance with the approved timetable detailed in the approved scheme.

REASON: To mitigate against the loss of existing biodiversity and nature habitats.

- 31 No development shall commence on site (including any works of demolition), until a Construction Method Statement, which shall include the following:
- a) the parking of vehicles of site operatives and visitors;
 - b) loading and unloading of plant and materials;
 - c) storage of plant and materials used in constructing the development;

- d) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- e) wheel washing facilities;
- f) measures to control the emission of dust and dirt during construction;
- g) a scheme for recycling/disposing of waste resulting from demolition and construction works; and
- h) measures for the protection of the natural environment.
- i) hours of construction, including deliveries;

have been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement without the prior written permission of the Local Planning Authority.

REASON: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase.

- 32 No deliveries before and during the construction period shall be taken at or dispatched from the site and no construction works shall take place other than between the hours of 7:00am and 6:30pm on Mondays to Fridays, 8:00am and 1:00pm on Saturdays and at no time on Sundays or public holidays, unless otherwise agreed in writing by the LPA. This condition shall not apply to the internal fitting out of the dwellings.

REASON: To minimise the disturbance which noise during the construction of the proposed development could otherwise have upon the amenities of the immediate surrounding neighbourhood.

- 33 The first submission of reserved matters shall include the submission of a waste audit identifying the waste generated by the development together with measures to be implemented to reduce, re-use and recycle any waste produced by the development and a scheme for the provision of facilities for the recycling of waste within the development for approval in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details and the provision of facilities thereafter retained.

REASON:
In the interests of sustainable development.

- 34 No development shall commence 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 by the Local Planning Authority; and the approved programme of archaeological work has been carried out in accordance with the approved details.

REASON: To enable the recording of any matters of archaeological interest.

- 35 The development hereby approved shall be carried out in complete accordance with the plans and specifications set out in the following List and Table:

Planning Statement, including a Cultural heritage Statement, received 14/10/13
 Design and Access Statement October 2013, received 14/10/13 (as updated - see amended plans)
 Ecology Appraisal October 2013, received 14/10/13
 Residential Travel Plan, October 2013, received 14/10/13
 Proposed Site Redevelopment Transport Assessment, October 2013, received 14/10/13
 Energy Statement, received 14/10/13
 Air Quality Assessment, September 2013, received 14/10/13
 Noise and vibration Assessment, September 2013, received 14/10/13
 Ground Condition Assessment Report, September 2013, received 14/10/13
 Ground Condition Desk Top Study, October 2013, received 14/10/13
 Arboricultural Impact Appraisal and Method Statement, dated October 2013, received 14/10/13
 Outline Waste Audit, September 2013, received 14/10/13
 Employment Report, October 2013, received 14/10/13
 Proposed Employment Uses, Wilton Hill, Framework Travel Plan, September 2013, received 14/10/13
 Statement of Community Involvement, October 2013, received 14/10/13
 Flood Risk Assessment April 2011
 Water Study Report, April 2011

The Amended and Additional documents and drawings - all received 2014:

Design & Access Statement Addendum A, dated February 2014
 Supplemental Employment Land Statement, dated February 2014
 BREEAM Pre-assessment Report, dated 21st February 2014
 Energy Statement, dated 25th February 2014
 Phase 2 Contamination Assessment, dated March 2014
 Material Planning Considerations Statement, dated 22nd January 2014

Drawing / document title	Drawing no.	
Architectural drawings (full application)		
Whole site		
Site layout – detailed planning application	CSL.01 Rev C	
Affordable housing layout – submitted 4 th April 2014	AHL.01	
Southern parcel:		
Site layout	SL.01 Rev G	
Boundary materials layout	BML.01 Rev A	
Dwelling materials layout	DML.01 Rev B	
House Type Brunswick Elevations	HT.BRU.e	
House Type Brunswick Floor Plans	HT.BRU.p	
House Type Cavendish Elevations	HT.CAV.e	
House Type Cavendish Floor Plans	HT.CAV.p	
MEWS3-A Elevations – Sheet 1	MEWS3-A.e1 Rev A	
MEWS3-A Elevations – Sheet 2	MEWS3-A.e2 Rev A	
MEWS3-A Floor Plans – Sheet 1	MEWS3-A.p1	

MEWS3-A Floor Plans – Sheet 2	MEWS3-A.p2	
MEWS3-B Elevations – Sheet 1	MEWS3-B.e1 Rev A	
MEWS3-B Elevations – Sheet 2	MEWS3-B.e2 Rev A	
MEWS3-B Floor Plans	MEWS3-B.p	
MEWS3-C Elevations – Sheet 1	MEWS3-C.e1 Rev A	
MEWS3-C Elevations – Sheet 2	MEWS3-C.e2 Rev A	
MEWS3-C Floor Plans	MEWS3-C.p	
MEWS4-A Elevations – Sheet 1	MEWS4-A.e1 Rev A	
MEWS4-A Elevations – Sheet 2	MEWS4-A.e2 Rev A	
MEWS4-A Floor Plans Sheet 1	MEWS4-A.p1 Rev A	
MEWS4-A Floor Plans Sheet 2	MEWS4-A.p2 Rev A	
MEWS4-C Elevations – Sheet 1	MEWS4-C.e1	
MEWS4-C Elevations – Sheet 2	MEWS4-C.e2	
MEWS4-C Floor Plans - Sheet 1	MEWS4-C.p1	
MEWS4-C Floor Plans - Sheet 2	MEWS4-C.p2	
Plots 32-40 Elevations – Sheet 1 of 2	P.32-40.e1 Rev A	
Plots 32-40 Elevations Sheet 2 of 2	P.32-40.e2 Rev A	
Plots 32-40 Floor Plans - Sheet 1 of 3	P.32-40.p1 Rev A	
Plots 32-40 Floor Plans - Sheet 2 of 3	P.32-40.p2 Rev A	
Plots 32-40 Floor Plans - Sheet 3 of 3	P.32-40.p3 Rev A	
Plots 62-73 Elevations - Sheet 1 of 2	P.62-73.e1	
Plots 62-73 Elevations - Sheet 2 of 2	P.62-73.e2	
Plots 62-73 Floor Plans – ground floor	P.62-73.p1	
Plots 62-73 Floor Plans – first floor	P.62-73.p2	
Plots 62-73 Floor Plans – second floor	P.62-73.p3	

Plots 74-85 Elevations - Sheet 1 of 2	P.74-85.e1	
Plots 74-85 Elevations - Sheet 2 of 2	P.74-85.e2	
Plots 74-85 Floor Plans – ground floor	P.74-85.p1	
Plots 74-85 Floor Plans – first floor	P.74-85.p2	
Plots 74-85 Floor Plans – second floor	P.74-85.p3	
Plots 99-110 Elevations – Sheet 1 of 2	P.99-110.e1	
Plots 99-110 Elevations – Sheet 2 of 2	P.99-110.e2	
Plots 99-110 Floor Plans – ground floor	P.99-110.p1	
Plots 99-110 Floor Plans – first floor	P.99-110.p2	
Plots 99-110 Floor Plans – second floor	P.99-110.p3	
Bin/Cycle Stores Floor Plans and Elevations	BSC01.pe	
Bin/Cycle Stores Floor Plans and Elevations	BSC02.pe	
Northern parcel:		
Site Layout	SL.02 Rev G	
Boundary materials layout	BML.02 Rev C	
Dwelling materials layout	DML.02 Rev C	
Street Elevations – Sheet 1	SE.02-1 Rev A	
Street Elevations – Sheet 2	SE.02-2 Rev A	
Site Sections	SS.02	
House Type Cambridge Floor Plans & Elevations	HT.CAM.pe	
House Type Cambridge Variation A Plans / Elevs	HT.CAM-A.pe	
House Type Henley Elevations	HT.HEN.e	
House Type Henley Floor Plans	HT.HEN.p	

House Type Kenilworth 4 Floor Plans / Elevations	HT.KEN4.pe Rev B
House Type Letchworth Elevations	HT.LET.e Rev A
House Type Letchworth Variation A Elevations	HT.LET-A.e
House Type Letchworth Floor Plans	HT.LET.p
House Type Marlborough Elevations	HT.MAR.e Rev B
House Type Marlborough Floor Plans	HT.MAR.p Rev B
House Type Oxford Floor Plans & Elevations	HT.OXF.pe
House Type Oxford Variation A Plans / Elevations	HT.OXF-A.pe
House Type Richmond Elevations	HT.RIC.e
House Type Richmond Variation A Elevations	HT.RIC-A.e Rev A
House Type Richmond Floor Plans	HT.RIC.p Rev A
House Type Shaftesbury Floor Plans & Elevations	HT.SHA.pe Rev A
House Type Warwick Floor Plans & Elevations	HT.WAR.pe
House Type Worcester Floor Plans & Elevations	HT.WOR.pe
HT Malvern-Ledbury Block Elevations Sheet 1 of 2	HT_MAL-LEDe1 Rev A
HT Malvern-Ledbury Block Elevations Sheet 2 of 2	HT_MAL-LEDe2 Rev A
HT Malvern-Ledbury Block Floor Plans	HT_MAL-LEDp Rev A
Plots 279-288 Elevations Sheet 1 of 3	P.279-288.e1 Rev A
Plots 279-288 Elevations Sheet 2 of 3	P.279-288.e2 Rev A
Plots 279-288 Elevations Sheet 2 of 3	P.279-288.e3 Rev A
Plots 279-288 Floor Plans Sheet 1 of 3	P.279-288.p1 Rev A
Plots 279-288 Floor Plans Sheet 2 of 3	P.279-288.p2 Rev

Plots 279-288 Floor Plans Sheet 3 of 3	P.279-288.p3 Rev A	
House Type Shaftesbury-A Floor Plans & Elevations	HT.SHA-A.pe	
House Type Windsor+ Floor Plans & Elevations	HTR.WIN+.pe	
House Type Windsor+ Variation A Plans & Elevs	HT.WIN+-A.pe	
House Type Windsor+ Variation B Plans & Elevs	HT.WIN+-B.pe	
House Type Windsor+ Variation C Plans & Elevs	HT.WIN+-C.pe	
Plot 117 – House Type Warwick Floor Plans & Elevations	P117.pe	
House Type Highgate5 Elevations	HT.High5.e	
House Type Highgate5 Elevations	HT.High5-A.e	
House Type Highgate5 Plans	HT.High5.p	
House Type Teme Elevations	HT_TEMEe	
House Type Teme Plans	HT_TEMEp	
House Type Daqrt+Tavy3+Tavy Elevations Sheet 1 of 2	P165-168_18- 185e1	
House Type Daqrt+Tavy3+Tavy Elevations Sheet 2 of 2	P165-168_18- 185e2	
House Type Daqrt+Tavy3+Tavy Plans	P165-168_18- 185ep	

Drawings originally submitted remaining part of the application

Location Plan	LP.01	Tetlow King
Site Survey (existing) Sheet 1	701EB01A (sheet 1)	Site line
Site Survey (existing) Sheet 2	701EB01A (sheet 2)	Site line
Architectural drawings (outline application)		Tetlow King
Land use plan/site layout (indicative)	Sections 3 and 5 of design and access statement	
Highway drawings (full application)		Mayer Brown
Southern site access (see Appx 6 of transport assessment)	b/RHSalisbury.1/01	
Secondary northern site access (see Appx 6 of transport assessment)	b/RHSalisbury.1/02	
Northern site access roundabout (see Appx 6 of transport assessment)	b/RHSalisbury.1/03	
Proposed road longitudinal sections (northern parcel) sheet 1 of 2	548-1300-SK-005 rev A	
Proposed road longitudinal sections (northern parcel) sheet 2 of 2	548-1300-SK-006 rev A	
Proposed road cross sections (northern parcel) sheet 1 of 2	548-1300-SK-007 rev A	
Proposed road cross sections (northern parcel) sheet 2 of 2	548-1300-SK-008 rev A	
Proposed road longitudinal sections (southern parcel)	548-1300-SK-009	
Proposed road cross sections (southern parcel)	548-1300-SK-010	

Reason

In the interest of clarity as to the approved plans and specifications