

AGENDA

Meeting: Southern Area Planning Committee

Place: The Guildhall, Market Place, Salisbury, Wiltshire, SP1 1JH

Date: Thursday 28 April 2022

Time: 3.00 pm

Please direct any enquiries on this Agenda to Lisa Alexander, of Democratic Services, County Hall, Bythesea Road, Trowbridge, direct line (01722) 434560 or email lisa.alexander@wiltshire.gov.uk

Press enquiries to Communications on direct lines (01225) 713114/713115.

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Membership:

Cllr Richard Britton (Chairman)
Cllr Sven Hocking (Vice-Chairman)
Cllr Trevor Carbin
Cllr Brian Dalton
Cllr Nick Errington
Cllr George Jeans

Cllr Charles McGrath
Cllr Ian McLennan
Cllr Nabil Najjar
Cllr Andrew Oliver
Cllr Rich Rogers

Substitutes:

Cllr Ernie Clark
Cllr Kevin Daley
Cllr Bob Jones MBE
Cllr Ricky Rogers

Cllr Bridget Wayman
Cllr Graham Wright
Cllr Robert Yuill

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Public Participation

Please see the agenda list on following pages for details of deadlines for submission of questions and statements for this meeting.

For extended details on meeting procedure, submission and scope of questions and other matters, please consult [Part 4 of the council's constitution](#).

The full constitution can be found at [this link](#).

For assistance on these and other matters please contact the officer named above for details

AGENDA

Part I

Items to be considered when the meeting is open to the public

1 **Apologies**

To receive any apologies or substitutions for the meeting.

2 **Minutes of the Previous Meeting**

To approve and sign as a correct record the minutes of the meeting held on 31 March 2022 (to follow).

3 **Declarations of Interest**

To receive any declarations of disclosable interests or dispensations granted by the Standards Committee.

4 **Chairman's Announcements**

To receive any announcements through the Chair.

5 **Public Participation**

The Council welcomes contributions from members of the public.

Statements

Members of the public who wish to speak either in favour or against an application or any other item on this agenda are asked to register **no later than 10 minutes before the start of the meeting**. If it is on the day of the meeting registration should be done in person.

The rules on public participation in respect of planning applications are linked to in the Council's Planning Code of Good Practice. The Chairman will allow up to 3 speakers in favour and up to 3 speakers against an application, and up to 3 speakers on any other item on this agenda. Each speaker will be given up to 3 minutes and invited to speak immediately prior to the item being considered.

Members of the public will have had the opportunity to make representations on the planning applications and to contact and lobby their local member and any other members of the planning committee prior to the meeting. Lobbying once the debate has started at the meeting is not permitted, including the circulation of new information, written or photographic which have not been verified by planning officers.

Questions

To receive any questions from members of the public or members of the Council received in accordance with the constitution which excludes, in particular,

questions on non-determined planning applications.

Those wishing to ask questions are required to give notice of any such questions in writing to the officer named on the front of this agenda no later than 5pm on Thursday 21 April, in order to be guaranteed of a written response. In order to receive a verbal response questions must be submitted no later than 5pm on Monday 25 April. Please contact the officer named on the front of this agenda for further advice. Questions may be asked without notice if the Chairman decides that the matter is urgent.

Details of any questions received will be circulated to Committee members prior to the meeting and made available at the meeting and on the Council's website.

6 **Planning Appeals and Updates** *(Pages 7 - 8)*

To receive details of completed and pending appeals and other updates as appropriate.

7 **Planning Applications**

To consider and determine planning applications in the attached schedule.

7a **APPLICATION NUMBER: 20/00337/FUL - Land to East of Odstock Rd & South of Rowbarrow, Salisbury** *(Pages 9 - 76)*

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

7b **APPLICATION NUMBERS: 20/10860/FUL & 21/00267/LBC - The White Hart, St John's street, Salisbury** *(Pages 77 - 118)*

Proposed Extension of White Hart Hotel providing 22 No. new hotel bedrooms, relocation of back of house facilities infill of ground floor and façade changes to St Johns Street.

7c **APPLICATION NUMBER: PL/2022/00133 - Gardners Cottage, Pound Street, Ebbesbourne Wake** *(Pages 119 - 134)*

Proposed alterations and extension to existing dwelling.

7d **APPLICATION NUMBER: PL/2022/00888 - Bevisfield, Cow Drove, Chilmark, Salisbury, SP3 5AJ** *(Pages 135 - 178)*

Proposed replacement dwelling (revised design) and erect detached garage

7e **APPLICATION NUMBER: PL/2021/10078 - Land at the corner of Pigott Close & Salisbury Road, Netheravon, SP4 9QF** *(Pages 179 - 196)*

Erection of one pair of semi detached two storey dwellings and associated infrastructure.

8 **Urgent Items**

Any other items of business which, in the opinion of the Chairman, should be taken as a matter of urgency

Part II

Items during whose consideration it is recommended that the public should be excluded because of the likelihood that exempt information would be disclosed

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Southern Area Planning Committee

MINUTES OF THE SOUTHERN AREA PLANNING COMMITTEE MEETING HELD ON 31 MARCH 2022 AT SALISBURY ARTS CENTRE.

Present:

Cllr Richard Britton (Chairman), Cllr Sven Hocking (Vice-Chairman), Cllr Trevor Carbin, Cllr Brian Dalton, Cllr George Jeans, Cllr Charles McGrath, Cllr Ian McLennan, Cllr Nabil Najjar and Cllr Rich Rogers

63 Apologies

Apologies were received from:

- Cllr Nick Errington

64 Minutes of the Previous Meeting

The minutes of the meeting held on 3 February 2022 were presented.

Resolved:

To approve as a correct record and sign the minutes.

65 Declarations of Interest

Declarations of interest were received from:

Cllr Rich Rogers, who declared a non-pecuniary interest in agenda item 7a, PL/2021/08473, 1 Bourne View, Allington, SP4 0AA as he knew the owner of the site. Cllr Rogers declared that knowing the applicant did not prejudice his view and that he would keep an open mind while he debated and voted on the item.

For transparency, Cllr Nabil Najjar declared an interest in agenda items 7b and 7c, due to him being the portfolio holder for Arts, Heritage and Tourism. This was a non-pecuniary interest and therefore Cllr Najjar declared he would keep an open mind while he debated and voted on the items.

66 Chairman's Announcements

The Chairman explained the meeting procedure to the members of the public.

67 **Public Participation**

The committee noted the rules on public participation.

68 **Planning Appeals and Updates**

The committee received details of the appeal decisions as detailed in the agenda.

69 **Planning Applications**

The Committee considered the following planning applications.

70 **APPLICATION NUMBER: PL/2021/08473 - 1 Bourne View, Allington, SP4 0AA**

Public Participation

Peter Banks spoke in objection to the application.

Jonathan Ross spoke in support of the application.

Richard Hughes (Development Management Team Leader, South) presented a report which recommended that planning permission be approved with conditions for the erection of a single 2-storey 3 bed dwelling (outline with some matters reserved).

Key details were stated to include the principle of development, character of the area, residential amenity, highways issues, trees and ecology.

The officer ran through the slides as published in agenda supplement 1, which included maps showing the site, proposed site plans, indicative elevations and floorplans, and pictures of the proposed site. The officer explained that the road to the site was owned by Wiltshire Council but was not an adopted road. The road to the site was narrow. There was a parking area next to the site which local residents used. The proposal included 2 parking spaces.

Members of the committee then had the opportunity to ask technical questions of the officer. In response the officer explained where within the site the dwelling was located, which was towards the access and car parking area, with the end elevation parallel to the A338. The officer stated that he believed the neighbouring parking area was owned by Wiltshire Council. In response to further questions, it was stated that the dwelling was not large, but average for a modern house and that its proposed location was about a metre away from the bank along the A338.

Members of the public then had the opportunity to present their views, as detailed above.

The unitary division member, Cllr Rich Rogers, spoke in objection to the application. Cllr Rogers stated that there was a lack of clarity regarding the

shared access, the access road in the close was very narrow, there was already a lack of parking in the area which would be exacerbated by the development. He explained that Wiltshire Council had previously contacted residents regarding double parking in the narrow access road, a problem he felt that had arisen due to the lack of available parking. Cllr Rogers highlighted visual impact as an issue as the proposed dwelling would be prominent when viewed from the A338, which would alter the existing rural character of the area. He also stated that the proposed dwelling was too big for the site and that any future residents would be exposed to noise and pollution from the A338.

Cllr Rogers proposed a motion that the application be refused, against officer recommendation, for the same reasons the 2008 application had been refused. Including that the proposal was an overdevelopment of the site which would exacerbate existing parking and highway issues in the area, and have an adverse impact on residential amenity, and the general amenity of the rural area. This motion was seconded by Cllr Carbin.

During debate Members of the Committee expressed a variety of views, including that the location of the site meant that residents on the estate had to use cars as there was little public transport available and depriving people of parking spaces would not stop them using cars; parking was already an issue in the road; that the location of the dwelling on the plot could be improved if the dwelling was moved to be in line with existing houses, this would also mean an extra parking space could be added to the plans; that the Committee could not predetermine any future applications; and that whilst the parking included with the application met requirements, more cars would clearly add to an existing issue.

At the conclusion of the debate it was;

Resolved:

That planning permission be refused for the following reasons:

REASONS: (1)

- 1. On the basis of the indicative layout provided, the proposal has failed to satisfactorily demonstrate that the site can accommodate a 3 bedroomed dwelling with adequate on-site parking. As a result, the proposed development would constitute an overdevelopment of the site which would exacerbate existing parking and highway issues in the area and be unsympathetic to the general amenity and character of the rural area and detrimental to residential amenity, contrary to the provisions of the Wiltshire Core Strategy (2015) policies CP57 (Ensuring High Quality Design and Place Shaping); the National Planning Policy Framework (July 2021); and the National Design Guide 2021.**

71 **APPLICATION NUMBER: 20/10860/FUL & 21/00267/LBC - The White Hart Hotel, St John's Street, Salisbury, SP1 2SB**

Public Participation

There were no public speakers on this item.

Richard Hughes, (Development Team Leader, South) presented a report which recommended that subject to confirmation from Wiltshire Council Ecology that the revised generic assessment had been agreed between the Council and Natural England, to approve, subject to conditions the proposed extension of White Hart Hotel providing 22 No. new hotel bedrooms, relocation of back of house facilities, infill of ground floor and façade changes to St Johns Street.

Attention was drawn to the following late observations; Wiltshire Council ecology had confirmed the phosphate matters as resolved, and the applicant had sent in a summary of issues that had been resolved as part of the planning process.

Key details were stated to include the principle of development, scale and design, impact on the historic environment/heritage assets, residential amenity, highway/transport considerations, drainage/flood risk and the impact on the River Avon Special Area of Conservation/Phosphates.

The officer presented in detail the slides as published in agenda supplement 1, which included photos of the site, the evolution of the hotel and surrounded listed buildings, plans of the previously refused scheme, plans of the extant permission (19/04857/FUL), plans of the originally submitted scheme, plans of the revised scheme, the extent of the proposed demolition, details of elevations, the relationship to adjacent properties and an overshadowing survey.

It was noted that there were 2 related applications for this item, a Full application and a Listed Building Consent application. There were many comments in the report relating to the original scheme which had now been radically changed. The wall along St. Ann's Street had extant permission for 9 serviced apartments. The under croft would be affected by some minor works. The site was very close to neighbouring dwellings and the relationship to those was important. The glass link had been removed from the application due to Natural England objections. The proposal would mean that parking spaces in the car park would reduce from 68 spaces to 59 spaces. The overshadowing survey showed that there would be some shadowing caused by the proposal, although the current hotel already caused overshadowing, so the proposal would have little effect.

Members of the Committee then had the opportunity to ask technical questions of the officer. Clarification was sought on the material to be used for the roof of the extension. The officer confirmed that the proposal was for a standing seam metal roof.

The unitary division member, Cllr Sven Hocking, spoke in objection to the application. Cllr Hocking highlighted that economic development, business and

tourism were all important but that these had to be balanced against neighbouring properties amenity as he felt that there would be a negative affect on the neighbours. Cllr Hocking stated that the materials to be used, such as the metal roof and cladding were both issues as these did not fit with the surroundings.

Cllr Hocking therefore proposed that the applications be refused on the grounds of neighbour amenity and visual amenity. This was seconded by Cllr Rich Rogers.

A debate followed where many Cllrs felt that the materials to be used, in particular the metal roof and the cladding on the facades were an issue as these would impact on the listed building and did not fit with neighbouring dwellings and surroundings. There was general favour in principle for the development for economic and tourism reasons, however the design was an issue for many. There was a debate as to whether refusal was best option as it was thought that if the applicant went to appeal they would lose, some thought that approval with extra conditions regarding the materials to be used would be the best option and others felt that deferring the application to seek clarity on the materials to be used would be better. Members also expressed surprise and disappointment that no one representing the application had come to speak at the meeting.

Clarity was sought from the planning officer on the various options available.

Cllr Sven Hocking withdrew his motion to refuse permission which was supported by his seconder Cllr Rich Rogers.

Cllr Hocking then proposed a motion to defer the application in order to seek clarity on the materials and overall design of the building given the close proximity of the building to adjacent dwellings and the impact on the listed building. This was seconded by Cllr Rich Rogers.

There was no further debate and it was;

Resolved:

That planning permission for be deferred (for both 20/10860/FUL and 21/00267/LBC) in order to seek clarity on the materials and overall design of the building given the close proximity of the building to adjacent dwellings and the impact on the listed building.

72 **APPLICATION NUMBER: PL/2021/08150 (FUL) & PL/2021/08151 (LBC) - Pond Close cottage, Ansty, SP3 5PU**

Public Participation

Mr Jonathan Manser (agent) spoke in support of the application.

Miss Patricia Maxwell-Arnot of Donhead St Andrew Parish Council spoke in objection to the application.

Richard Hughes (Development Management Team Leader, South) presented a report which recommended that subject to any further comments from WC Ecology, then planning permission should be approved subject to conditions for the demolition of an existing two storey residential annexe and modern conservatory at Pond Close Cottage (Grade II Listed), and the creation of a new two storey guest annexe, connected to the existing cottage by a discrete, single storey link.

The officer took the Committee through the slideshow detailing the location of the site, pictures of the site, views of the site from a public footpath and the proposed plans. It was explained that the site consisted of a grade II listed cottage, with a conservatory and an old farm building to the north of the main dwelling which had been converted to ancillary accommodation and used as an annexe for many years. The proposal included the removal of the conservatory from the main dwelling and the demolition of the 2 storey annexe, which would be replaced by a new 2 storey flat roofed annexe connected to the main dwelling by a glass link corridor. The new annexe was to be a contemporary building made with traditional materials. It was highlighted that there were 2 applications for this item, the FUL application and the Listed Building Consent.

Members of the Committee then had the opportunity to ask technical questions of the officer. In response to questions the officer stated that the link from the annexe to the main dwelling was required, so that it was not a separate dwelling and that whilst this was an unusual application as the annexe was so large, it was not unique. The officer confirmed that Members could condition that the annexe was demolished prior to building work being commenced on the new annex in order to ensure a new dwelling was not created, however he highlighted that it would be very hard to build the new annexe without demolishing the current annexe as some of the footprint of the buildings was the same.

Members of the public then had the opportunity to present their views, as detailed above.

Cllr Brian Dalton read a statement on behalf of the unitary division member, Cllr Nick Errington, and spoke in objection to the application. It was highlighted that the statement was written prior to the publication of supplement 1. Cllr Errington had stated that he was aware of the concerns of Donhead St. Andrew Parish Council regarding the impact on the 17th century building and the wider landscape and that he shared these concerns. The site was located within the Grade II Registered Park and Garden of Wardour Castle. The proposed annexe was modern, out of place and not the right design for the location. The site was also in a Dark Sky Park and there could be issues with light pollution. Screening of the site, in particular from the footpath could be an issue and it would have been good to know the size and species of the proposed planting for screening purposes.

Cllr Brian Dalton proposed a motion to refuse planning permission on the grounds that it did not comply with CP57 (High Quality Design and Place Shaping), CP58 (Ensuring the Conservation of the Historic Environment), NPPF

174 and 176 (Conserving and enhancing the natural environment). This was seconded by Cllr George Jeans.

A debate followed where one of the issues raised was whether this was an annexe, or simply a separate house, which at some point could be separated and possibly sold on. Members questioned whether it could be conditioned that the annexe could not be separated. The planning officer confirmed that this was already covered by condition 8.

Many Members expressed their support for the application and felt that the contrast between the old cottage and the proposed new annexe would be positive. They also felt the screening would be adequate and that Members had to trust that officers had looked into any light pollution issues. Others did not like the juxtaposition of the old and new.

The motion was put to the vote and the motion to refuse fell.

Cllr Sven Hocking then proposed a motion to approve, with conditions as per the officer recommendation, with an additional condition that the existing annexe be demolished before the new annexe is built. This was seconded by Cllr Richard Britton.

There was no further debate and it was;

Resolved:

That planning permission for application PL/2021/08150 (FUL) be granted with the following conditions:

Conditions: (9)

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

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

- 2. The development hereby permitted shall be carried out in accordance with the following approved plans:**

1214_001 (Location Plan) dated 18/12/20

1214_003-revE (Proposed Site Plan) dated 10/03/22

1214_P010 (Demolition Plan) dated 18/12/20

1214_P110-revA (Proposed Basement Plan) dated 02/07/21

1214_P111-revD (Proposed Ground Floor Plan) dated 13/07/21

1214_P112-revC (Proposed First Floor Plan) dated 13/07/21

1214_P113-revA (Proposed Roof Plan) dated 13/07/21

1214_P300-revE (Proposed Elevations AA – Annexe and house west elevation) dated 11/02/22

1214_P301-revC (Proposed Elevations BB – Annexe and house south elevation) dated 13/07/21
1214_P302-revD (Proposed Elevations CC – Proposed east (whole) elevation including house and link to annexe) dated 13/07/21
1214_P303-revB (Proposed Elevations DD – Proposed east (part hidden) elevations of house and annexe) dated 13/07/21
1214_P304-revC (Proposed Elevations EE – Proposed north side elevations of house and link to annexe) dated 13/07/21
1214_P305-revE (Proposed Elevations FF – Proposed north east side elevations of house and annexe) dated 11/02/22
1214_400-revB (Existing and Proposed Site Section AA – north elevation) dated 21/07/21
1214_401-revC (Existing and Proposed Site Section BB – front view of house and annexe) dated 21/07/21
638-P-00-100 P02 (Proposed Landscape Plan) dated 12/07/21
638-S-AA-101 P02 (Proposed General Arrangement AA – west elevation of house and annexe) dated 08/07/21
638-S-BB-102 P02 (Proposed General Arrangement BB – north side elevation of house and link) dated 12/07/21
638-S-CC-103 P02 (Proposed General Arrangement CC – north side elevation of house and annexe) dated 12/07/21

REASON: For the avoidance of doubt and in the interests of proper planning.

3. No external lighting shall be installed on-site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage in accordance with the appropriate Environmental Zone standards set out by the Institution of Lighting Professionals in their publication “The Reduction of Obtrusive Light” Guidance Note 01/21 (reference GN01/21), have been submitted to and approved in writing by the Local Planning Authority. The approved lighting shall be installed and shall be maintained in accordance with the approved details and no additional external lighting shall be installed.

REASON: In the interests of the amenities of the area and to minimise unnecessary light spillage above and outside the development site and to avoid illumination of bat habitats

4. No development shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:-
 - location and current canopy spread of all existing trees and hedgerows on the land;
 - full details of any to be retained, together with measures for their protection in the course of development;
 - a detailed planting specification showing all plant species, supply and planting sizes and planting densities;
 - finished levels and contours;

- means of enclosure;
- car park layouts;
- other vehicle and pedestrian access and circulation areas;
- all hard and soft surfacing materials;
- minor artefacts and structures (e.g. furniture, play equipment, refuse and other storage units, signs, lighting etc);
- proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines etc indicating lines, manholes, supports etc);
- retained historic landscape features and proposed restoration, where relevant.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

5. All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the annexe or the completion of the development whichever is the sooner; 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 prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

6. The mitigation measures detailed in the approved Protected Species Report (1372.01 rep 01 KC.docx dated 19/07/2021) shall be carried out in full prior to the first bringing into use/occupation of the development.

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

7. All works shall be carried out in strict accordance with the approved Arboricultural Method Statement (AMS) from Woodland & Countryside Management Ltd dated 19/07/2021.

REASON: In order that the Local Planning Authority may be satisfied that the trees to be retained on and adjacent to the site will not be damaged during the construction works and to ensure that

as far as possible the work is carried out in accordance with current best practice and section 197 of the Town & Country Planning Act 1990.

8. The existing annexe accommodation/building as shown on the approved plans, shall be removed from the site, prior to the new replacement annexe building being commenced. The new replacement annexe building hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling, known as Pond Close Cottage and it shall remain within the same planning unit as the main dwelling.

REASON: The additional accommodation is sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit a wholly separate dwelling. The Council would not wish to see two annexe buildings on the site in the open countryside.

9. The residential annexe development hereby approved shall be designed to ensure it does not exceed 110 litres per person per day water consumption levels (which includes external water usage). Within 3 months of each phase being completed and the accommodation being brought into use, a post construction stage certificate that this standard has been achieved shall be submitted to the local planning authority for its written approval.

REASON: To ensure compliance with the prevailing mitigation strategy for nutrient neutrality in the water catchment within which this development is located.

Informatives: (3)

Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

The applicant is reminded that this planning permission must be read in conjunction with listed building consent PL/2021/08151.

The roof space of the main house and annexe are both used as a bat roost. Under the Conservation of Habitats and Species Regulations 2017, it is an offence to harm or disturb bats or damage or destroy their roosts. Planning permission for development does not provide a defence against prosecution under this legislation. The applicant is advised that a European Protected Species Licence will be required before any work is undertaken to implement this planning permission. Future conversion of the roof space to living accommodation or replacing the roof could also

breach this legislation and advice should be obtained from a professional bat ecologist before proceeding with work of this nature.

Members then considered the associated Listed Building Consent, application PL/2021/08151(LBC). All matters for this application were the same as for the FUL application.

Cllr George Jeans proposed a motion to approve the application, with conditions, as per the officer recommendation, which was seconded by Cllr Richard Britton.

There was no further debate and it was,

Resolved:

That planning permission for PL/2021/08151 (LBC) be granted, with the following conditions:

Conditions (2):

- 1. The works for which Listed Building Consent is hereby granted shall be begun before the expiration of three years from the date of this consent.**

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2. The development hereby permitted shall be carried out in accordance with the following approved plans:**

1214_001 (Location Plan) dated 18/12/20

1214_003-revE (Proposed Site Plan) dated 10/03/22

1214_P010 (Demolition Plan) dated 18/12/20

1214_P110-revA (Proposed Basement Plan) dated 02/07/21

1214_P111-revD (Proposed Ground Floor Plan) dated 13/07/21

1214_P112-revC (Proposed First Floor Plan) dated 13/07/21

1214_P113-revA (Proposed Roof Plan) dated 13/07/21

1214_P300-revE (Proposed Elevations AA – Annexe and house west elevation) dated 11/02/22

1214_P301-revC (Proposed Elevations BB – Annexe and house south elevation) dated 13/07/21

1214_P302-revD (Proposed Elevations CC – Proposed east (whole) elevation including house and link to annexe) dated 13/07/21

1214_P303-revB (Proposed Elevations DD – Proposed east (part hidden) elevations of house and annexe) dated 13/07/21

1214_P304-revC (Proposed Elevations EE – Proposed north side elevations of house and link to annexe) dated 13/07/21

1214_P305-revE (Proposed Elevations FF – Proposed north east side elevations of house and annexe) dated 11/02/22

1214_400-revB (Existing and Proposed Site Section AA – north elevation) dated 21/07/21

1214_401-revC (Existing and Proposed Site Section BB – front view of house and annexe) dated 21/07/21

638-P-00-100 P02 (Proposed Landscape Plan) dated 12/07/21

638-S-AA-101 P02 (Proposed General Arrangement AA – west elevation of house and annexe) dated 08/07/21

638-S-BB-102 P02 (Proposed General Arrangement BB – north side elevation of house and link) dated 12/07/21

638-S-CC-103 P02 (Proposed General Arrangement CC – north side elevation of house and annexe) dated 12/07/21

REASON: For the avoidance of doubt and in the interests of proper planning.

Informatives: (1)

The applicant is reminded that this listed building consent must be read in conjunction with planning permission PL/2021/08150.

73 **Urgent Items**

There were no urgent items

(Duration of meeting: 2.00 - 4.15 pm)

The Officer who has produced these minutes is Tara Shannon of Democratic Services, direct line (01722) 434560, e-mail lisa.alexander@wiltshire.gov.uk

Press enquiries to Communications, direct line ((01225) 713114 or email communications@wiltshire.gov.uk

Wiltshire Council
Southern Area Planning Committee
28th April 2022

Planning Appeals Received between 25/03/2022 and 14/04/2022

Application No	Site Location	Parish	Proposal	DEL or COMM	Appeal Type	Officer Recommend	Appeal Start Date	Overturn at Cttee
PL/2021/05339	Hatts Farm, Semley, Shaftesbury, SP7 9AD	Sedgehill & Semley	To replace a derelict barn for a holiday let and/or staff accommodation.	DEL	Written Representations	Refuse	04/04/2022	No

Planning Appeals Decided between 25/03/2022 and 14/04/2022

Application No	Site Location	Parish	Proposal	DEL or COMM	Appeal Type	Officer Recommend	Appeal Decision	Decision Date	Costs Awarded?
20/07271/CLE	Alderbury Park Caravan And Camping Site Southampton Road Whaddon, SP5 3HB	Alderbury	Continued use of land as a site for touring caravans with toilet block and office in breach of condition 1 and 2 of S/2006/1289	DEL	Inquiry	Refuse	Appeal Withdrawn	13/04/2022	None
PL/2021/08631	95 Moot Lane, Downton Salisbury, SP5 3LE	Downton	Dropped kerb with gravel driveway	DEL	Householder Appeal	Refuse	Dismissed	01/04/2022	None

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REPORT OUTLINE FOR AREA PLANNING COMMITTEES

Report No.

Date of Meeting	28 TH April 2022
Application Number	20/00337/FUL
Site Address	Land to the east of Odstock Road and to the south of Rowbarrow, Salisbury, Wiltshire.
Proposal	(Revised) Erect 86 dwellings together with garages, car barns, and refuse/cycle stores. Lay out gardens and erect means of enclosure. Creation of new vehicular access to Odstock Road. Lay out internal roads, including drives and pavements. Provision of associated public open space, play areas and landscape planting.
Applicant	Savills
Town/Parish Council	Salisbury City Council
Electoral Division	Harnham East
Grid Ref	
Type of application	Full Planning
Case Officer	Richard Hughes

Purpose of Report

To update Members on the adjustments made to the application proposal since the previous resolution to defer, and to recommend the amended scheme for APPROVAL, subject to a S106 legal agreement, and conditions.

This supplementary report should be read in conjunction with the appended original officer report as considered at the 3rd February 2022 Southern Area Planning Committee.

Reason for the application being considered by Committee

At the 3rd February 2022 southern area planning committee, Members resolved to DEFER consideration of the above application, subject to the following matters being reconsidered (as outlined in the minutes of that meeting):

- 1. More information related to the impact on the important archaeology on the site**
- 2. The submission of additional matters related to the ecological and landscape issues/conditions**
- 3. Reconsideration of the vehicular access with regards to cyclists**
- 4. Adjustment of the number of dwellings and the spine road**
- 5. Explore the future operation of the open space and play areas by the city council with maintenance money via a S106**
- 6. That consideration be given to the MUGA being located on the development site**

The scheme has now been revised. The scheme now consists of 86 dwellings, with a larger landscaping area between the access road and the southern belt of protected trees. Additional plans and details have also been submitted related to the points for deferment above, namely:



Previous 95 dwelling layout deferred by Members



Revised 86 dwelling layout

Third parties

At the time of writing, 2 comments have been received on the amend plans, raising the following issues:

- Disappointed at the small number of swift bricks for the scheme 12 for 86 dwellings.
- The scheme does address the issues of the climate emergency in terms of insulation and design

Consultees revised responses and S106 contributions

At the time of writing, the formal comments of the main consultees have been sought regards the revised layout and revised details submitted, although earlier informal comments related solely to a revised sketch layout suggested that there were no objections to the revised layout. Officers will update this point at the meeting.

WC Waste and recycling - The Waste and recycling officer has confirmed that the revised scheme would result in a new s106 contribution for waste and recycling bins will be £7,623.

WC Education - I note that it has now been further reduced, to 86 units. Deducting one bed properties and applying our standard 30% discount for affordable housing results in a lower figure of 72 qualifying properties for assessment.

There remain no cases for S106 contributions at primary or secondary age level.

However, early years colleagues have previously stated their requirement for a S106 contribution towards expansion of provision for nursery age children, from this application. The further reduction in the number of housing units proposed lowers this case by one place, to a total of 9 nursery places at £17,522 per place = £157,698 (subject to indexation and being secured by a S106 agreement to which the Council's standard terms will apply).

WC Ecology – No objections subject to conditions and S106 contribution (see below)

WC Archaeology – No objections subject to a condition

WC Tree officer – No objections

Officer consideration of amended layout

Principle/policy

The revised scheme of 86 units has no more impact in overall policy terms than the 95 dwelling scheme, other than the number of revised units is now somewhat below that indicated by the allocation policy for the site. However, a green corridor is perhaps better achieved by this site, in line with the allocations policy H3.4. Other requirements of that policy are considered to be achieved as before.

Ecology/Biodiversity

The Council's ecologist has now considered the revised 86 dwelling scheme and concluded the following:

The site comprises semi-improved grassland - calcareous indicators were recorded. Plantation woodland is reported to be well-structured. Scrub has a diverse range of species. Clearly therefore the site is of significant biodiversity value. However, it has not been assessed in terms of the UK Habitat Classification and the net change in Biodiversity Units has not been calculated using the Natural England metric. It is highly unlikely this layout would deliver a net gain as required by CP50 and the NPPF, although the Council will wish to see that as much offsetting is provided within the site as possible. Given the advanced stage of this application I recommend this is dealt with by condition. The developer has prepared a biodiversity metric calculation and this is being finalised to demonstrate an overall net gain will be achieved through (i) provision of new habitats on site, (ii) enhancement of existing semi-improved calcareous grassland on site and (iii) through a contribution to offset the net loss of 7.72 habitat units by restoring calcareous grassland at the Council owned farm at Roundbarrow Farm near Pitton. These measures must be secured by condition and S106 as appropriate.

The application has been revised down from 101 to 95 now 86 dwellings, and more open space is provided including a wider buffer to the southern beech plantation. The whole of the development lies within about 150m of the plantation, it will therefore be readily accessible unless fencing is erected to control access. Although people are more likely to access the plantation from the NEAP in its current location compared say, to the north east of the site, many people will access it regardless of the NEAP. All things being equal, if the NEAP can be relocated this may bring some benefit.

The Tree Officers comments of 9 December 2021 demonstrate there is a real risk of the southern plantation becoming an issue for future residents in terms of amenity and liability due to the fact a number of plots are located within 30m of the nearest trees. The experience of all tree officers at the Council has been that mature trees cause fear and frustration for householders and eventually there is no alternative but to remove trees regardless of the ecological implications - which in this situation are significant, as discussed below. Removals and windthrow could result in the removal of an 80m length of the tree line, i.e. a third of the current length. This would make it impossible for the development to achieve a net gain for biodiversity by a significant margin which necessarily means it must be subject to the current layout.

Latest plans submitted 14 Jan 2022 show the development buildings have been pulled back from the line of tree planting shown on the OS Mastermap layer, by a few metres to just over 20m, which is closer to the minimum recommended by the Tree Officer. Now however a longer length of the tree line is vulnerable, to removals approximately 120m. It seems inevitable that trees will need to be removed 'before their time'. I consider this will be acceptable. Streetview shows the beech plantation to be in need of thinning and management and this could gradually lead to a reduction in the beech canopy to create a more diverse woodland in keeping with the new adjacent land use. I consider my recommended condition for biodiversity net gain below, will be sufficient to secure this.

The latest revised landscape plans (rev D) show that trees in the southern plantation will be at least 30m away from the nearest property. This provides as much certainty as is reasonable to require that the southern plantation and any future replacement trees can be retained in perpetuity. This is a very positive outcome for biodiversity at this site.

I note from the landscaping plans, masterplan etc, that extensive wildflower seeding is proposed in the open space. This is currently set out as a complex arrangement of different seed mixes – why bother, the site already comprises semi-improved grassland which will have a better outcome for biodiversity if it is enhanced through management. I recommend, following comments from Mary Holmes and Maxine Russell, that a revised landscape scheme is secured by condition to reflect this. The Landscape and Ecological Management Plan (LC Ecological Services March 2022) provides the relevant information. This is to be conditioned.

Beech plantation on south west boundary – Ecological Appraisal recommends understory planting although none is proposed in the Soft Landscape Management and Maintenance Plan. This however is unlikely to establish as I understand from representation responses this woodland has been unthinned in 70 years. White helleborine has been recorded in some numbers in this and the plantation on the northern boundary. The site is potentially of Wiltshire importance. Insufficient information provided to demonstrate whether the helleborine will be impacted by recreational pressure and if so, how it will be protected (see table above for information required). I note that the northern plantation is owned by Wiltshire Council and therefore mitigation may be needed through a S106 agreement. Condition required to retain, protect and manage both the southern and northern tree belts for their biodiversity value. The White Helleborine Survey undertaken by Lindsay Carrington Ecological Services (May 2020) confirms the population is of county importance and “deserves recognition and conservation”. Management is covered in the Landscape and Ecological Management Plan (LC Ecological Services March 2022) and this should be conditioned. (Note this may conflict with the Soft Landscape Management and Maintenance Plan (ACD 2019).

Breeding skylark in the semi-improved grassland – condition for ECoW. This is now covered in the Ecological Construction Method Statement (LC Ecological Services March 2022). Condition required.

The report evaluates the bat assemblage using a method (Wray et al 2010) of arguable validity. From transect and static data there is a serotine roost nearby, which would raise the assemblage to being of County importance. This species is tolerant of artificial lighting to a degree and the access road avoids tree planting / scrub on the site perimeter. I recommend impact of lighting on bats is addressed through a condition for lighting with wording to ensure regard is taken for bats as part of the street lighting layout.

Coverage of ecological issues in the submitted Waste Audit and CEMP (Savills, December 2019) is inadequate. Condition required to ensure an ECoW is available to minimise biodiversity loss during the construction phase. This is partially addressed in the Ecological Construction Method Statement (LC Ecological Services March 2022). However, it does not address the issue of demarcating the semi-improved grassland from the construction footprint. As the developer is relying on being able to enhance this habitat, it is essential the council has certainty over its protection during the construction phase. See revised condition wording below.

Appropriate Assessment

River Avon SAC

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This development falls within the catchment of the River Avon SAC and has potential to cause adverse effects alone or in combination with other developments through discharge of phosphorus in wastewater.

The Council has agreed through a Memorandum of Understanding with Natural England and others that measures will be put in place to ensure all developments permitted between March 2018 and March 2026 are phosphorus neutral in perpetuity. To this end it is currently implementing a phosphorous mitigation strategy to offset all planned residential development, both sewered and non sewered, permitted during this period. The strategy also covers non-residential development with the following exceptions:

- Development which generates wastewater as part of its commercial processes other than those associated directly with employees (e.g. vehicle wash, agricultural buildings for livestock, fish farms, laundries etc)*
- Development which provides overnight accommodation for people whose main address is outside the catchment (e.g. tourist, business or student accommodation, etc)*

Following the cabinet's resolution on 5th January 2021, which secured a funding mechanism and strategic approach to mitigation, the Council has favourably concluded a generic appropriate assessment under the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. This was endorsed by Natural England on 7 January 2021. As this application falls within the scope of the mitigation strategy and generic appropriate assessment, I conclude it will not lead to adverse impacts alone and in-combination with other plans and projects on the River Avon SAC.

New Forest SPA

The development lies within the 13.8km zone of influence for the New Forest protected sites which includes the New Forest SPA, New Forest SAC and New Forest Ramsar site. It is screened into appropriate assessment under the Habitats Regulations 2017 (as amended) on account of its potential to cause adverse effects through increased recreational pressure, which may occur alone and in-combination with other plans and projects. Many of the special features afforded protection are vulnerable to increased recreation as demonstrated in Natural England's supplementary advice issued for the SPA on 19 March 2019 and for the SAC on 18 March 2019.

The Council has prepared an "Interim recreation mitigation strategy for the New Forest internationally protected sites" (Version 1, 25 March 2022) which identifies the zones of influence within which residential and tourism development have the potential to generate additional recreation pressure. The strategy details mitigation required to avoid and reduce impacts. Provision of Suitable Areas of Natural Greenspace (SANGs) are being provided to reduce visitor numbers at protected sites and where visits are unavoidable, strategic access management and monitoring (SAMM) methods are being used to control people's behaviour.

The strategy explains that residential developments of 50 or more homes will be required to directly provide high quality open space while other development will contribute indirectly through allocation of funds from the Community Infrastructure Levy. Together this package of measures has been endorsed by Natural England on 24 March 2022 who consider the strategy to be sufficient to mitigate for development coming forward through the Wiltshire Core Strategy.

Land at Rowbarrow will comply with the above strategy by providing 2.7 hectares of open space, at least 2.4 ha of which will be set out to comprise Suitable Alternative Natural Greenspace. Landscape plans (ACD BELL22723 11 sheets 1-6 Rev D) and the Landscape and Ecological Management Plan (LC Ecological Services March 2022) demonstrate this area will be set out as a wildflower meadow through management of the existing calcareous grassland which is in poor condition. Localised tree planting will also be undertaken along key routes through the site. The site provides substantially more than the 8ha per 1000 people recommended by Natural England in its Guidelines for Creation of Suitable Alternative Natural Greenspace (with reference to the Thames Basin Heaths), Natural England, August 2021. In addition, it provides walking access to a number of alternative footpaths and publicly accessible sites beyond the development including:

Lime Kiln Way County Wildlife site immediately across the Odstock road

Harnham Slope County Wildlife Site lies 1.6km away by roads and footpaths 3.2km circular route towards the River Avon to the north mostly along footpaths Part circular route of 5km along the byway to the south and west

2.5km circular route round the field containing Little Woodbury Scheduled Monument Many more routes of longer lengths

These provide routes of varied topography, with stunning views across Salisbury and the Ebble valley to the south.

It is expected open space at the development site, and footpaths in the immediate vicinity will provide for everyday walking needs including with dogs. New residents can nevertheless be expected to make infrequent visits to the New Forest and these will be mitigated through the package of measure currently being agreed between the Council and The New Forest National Park Authority.

The Council therefore concludes that, provided the following matters are secured by conditions / S106, the application alone and in-combination with other plans and projects will not lead to adverse effects on the New Forest protected sites.

- 1. Secure Landscape plans, LEMP and CEMP through condition*
- 2. Secure retention and management of the open space as Suitable Alternative Natural Greenspace while in perpetuity*
- 3. Seek a S106 contribution of £8,000 toward compliance of SANG provision:
 - a) in each of the first five years after the open space is laid out,*
 - b) once every five years thereafter until 30 years after the open space is laid out and*
 - c) inclusion of the SANG in a contract for visitor surveys in years 5 and 10 after the open space is laid out**

With regards the above, from the Council's perspective, the revised scheme has addressed the previous ecology concerns subject to suitable conditions and a legal agreement and contributions. At the time of writing, the Council awaits the agreement of Natural England regards the positive HRA.

Landscape and heritage impacts

As per condition 19 of the officers report the applicants heritage consultant has prepared a written scheme of archaeological investigation (WSI) detailing on site works to take place, as well as off site verification of findings with the county archaeology team. Further to this, they have revisited landscaping, ecology and archaeology matters in the round to ensure that a harmonious relationship will exist between the need to preserve the below ground archaeology, the need for a degree of landscape planting (only in non-sensitive areas) and the need to provide biodiversity enhancement. Landscaping and biodiversity enhancement measures have been proposed in coordination with Bellway's heritage consultant. The result is revised landscaping plans, supported by biodiversity net gain calculations and an archaeological WSI.

In officers view, it appears that the revised scheme would now have less visual impact on the wider landscape with the removal 9 dwellings and the creation of larger landscape buffer with the southern belt of trees. Views of the development from the north and west would be more limited than the previous iteration 95 dwelling scheme. It also appears likely that the

revised scheme would have less impact on the protected tree belt, although Members should note that the spine road is closer to the tree belt than the previous scheme. It also appears that the revised scheme has avoided the sensitive archaeology on the site, and correspondingly, would avoid impacts on the protected species in the southern tree belt. Officers advice remains as per the appended report.

Archaeology

The council's archaeologist has confirmed the following:

My comments update my previous comments of 17th January 2022. Please note that my response relates solely to the buried archaeological heritage and not to the historic built environment, which is a matter for your Conservation Officer.

The applicant has submitted a revised layout plan, landscape masterplan, soft landscaping proposals, and an updated Heritage Statement (Savills, March 2022). It is welcome that the layout and landscaping plans have been amended to respect the most sensitive areas of buried archaeological remains that have been identified through evaluation within the redline boundary of the application area. It is also welcome that the line of the ancient trackway in the west of the site will now be marked by an avenue of trees.

I am therefore satisfied with the proposal as regards archaeology, subject to an appropriate programme of archaeological work and a landscaping management plan to ensure the long-term protection of the area of highest archaeological significance, secured by..condition.

The applicant has also submitted a 'Written Scheme of Investigation for archaeological strip, map and sample excavation and monitoring (Savills, March 2022). I have previously been in receipt of this WSI and can confirm that it sets out an appropriate programme of archaeological work.

Amenity impacts

It should also be noted that the scheme now includes an additional area of open space adjacent to its northern boundary with part of the northern tree belt. This should help reduce impacts on that tree belt, and any protected species within it. This secondary open space area also lessens the impacts of the housing on some of the existing housing along the north eastern edge of the scheme in terms of general loss of privacy, although it should be noted that at this edge, the amended scheme now proposes a new internal roadway with dwellings facing towards the existing Rowbarrow development. However, the green buffer is maintained between the existing and proposed scheme at this point, and therefore the impacts of the revised layout are in officers opinion likely to be very similar to the 95 dwelling layout in terms of noise and disturbance, and loss of privacy. Officers advice remains as per the appended report.

Future maintenance of open space

The applicant and Savills have engaged with Salisbury City Council to discuss whether they might wish to adopt the open space and play areas provided. Discussions are ongoing, and the option is there should the City Council wish to adopt and maintain the open space. If not, as previously proposed Bellway Homes will set up a private management company which would be responsible for the maintenance of the open space and play areas. It should be reiterated that this is an entirely normal approach which is employed on many housing

schemes across the country. The final details can be resolved as part of the section 106 agreement, which is the usual practice, resolved post planning approval.

Highways Impacts

The road layout of the scheme remains similar to the 95 dwelling scheme, albeit the spine road have been relocated further south, and adjustments have been made to the detail design of the main access with Odstock Road to make it safer for cyclists to cross. It is considered that the revisions are likely to be acceptable from a highway safety point of view.

Drainage

The revised layout is substantially the same in drainage terms and impacts as the 95 dwelling scheme. Subject to the comments of the relevant consultee, it is considered that the proposal will be acceptable.

Affordable Housing

The revised mixed of affordable and market dwellings is as below:

Unit Type	Number of Dwellings
1 Bedroom Flat (Affordable)	6
2 Bedroom House (Affordable)	20
3 Bedroom House (Affordable)	8
Total Affordable	34
2 Bedroom House (Private)	16
3 Bedroom House (Private)	27
4 Bedroom House (Private)	9
Total Private	52
TOTAL	86

Table 1: Accommodation Schedule

Revised conclusion and planning balance

Subject to the comments of the relevant consultees, it is considered that the revised scheme would have similar or less harm on the various receptors than the 95 dwelling scheme and layout. Thus, officers advice remains as expressed previously.

A copy of the previous officer report, recommendation and conditions is appended to this report. It is considered that the appended report should be read in conjunction with this revised supplementary report in terms of the relevant policies, material considerations, planning issues, and the required S106 and conditions. Notwithstanding, Members should note that whilst the S106 requirements will remain the same, the financial contributions will be reduced in line with the reduced number of dwellings proposed. Furthermore, some of the planning conditions in the appended report will be subject of change to take on board the adjusted scheme and details.

Officers will report the outcome of further consultation on this adjusted scheme and details at the meeting.

RECOMMENDATION: SUBJECT TO THE CONSULTEE RESPONSES NOT RAISING ANY SUBSTANTIVE OBJECTIONS TO THE AMENDED SCHEME, AND

i) NATURAL ENGLAND AGREEING THE POSITIVE OUTCOME TO A HABITATS REGULATIONS ASSESSMENT (HRA) BY THE COUNCIL, and

ii) A SUITABLE S106 LEGAL AGREEMENT BEING ENTERED INTO WITH REGARDS THE PROVISION OF THE FOLLOWING MITIGATION:

- **Provision of 40 percent affordable housing on site (including mix, adaptable standards, and minimum size standard)**
- **Provision and maintenance of public open space, play space (including connecting paths across the open space), together with off site contribution for MUGA**
- **Financial contribution to enhancement of existing footpath system BRIT 8 from the site boundary to the A338 road**
- **Ensure that proposed linking pathways to the surrounding area are provided up to the site boundary with unfettered public access and a scheme for their provision**
- **Financial Contribution to and Provision of waste and recycling facilities**
- **Financial Contribution to educational facilities**
- **Provision of off site traffic works and sustainable transport contributions and a private management company be set up to maintain the roads, footways, street lighting and drainage throughout the estate.**
- **Provision of/financial contribution to a public art scheme**
- **Provision of Biodiversity enhancement contributions namely:**
 - Contributions towards a Council Biodiversity Net Gain project at Roundbarrow Farm in order to deliver a total of 8 habitat units at a cost of £30,000 per unit.
 - Retention and management of the open space as Suitable Alternative Natural Greenspace (as shown on a plan) in perpetuity or for as long as the development site remains in residential use.
 - A contribution of £8000 towards compliance of SANG provision in accordance with requirements of the Council's Interim recreation mitigation strategy for the New Forest internationally protected sites" (Version 1, 25 March 2022) to provide a compliance visit in each of the first five years after the open space is laid out, a compliance visit once every five years thereafter until 30 years after the open space is laid out and inclusion of the SANG in a contract for visitor surveys in years 5 and 10 after the open space is laid out

THEN APPROVE, subject to the following conditions (TBC):

Three Year commencement

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

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

Approved plans

2.The development shall be carried out in accordance with the following amended plans and details:

P1597.01 Rev ZA	Planning Layout
P1597.02 Rev P	Materials Layout
P1597.03 Rev P	Building Heights Layout
P1597.04 Rev S	Tenure Layout
P1597.05 Rev P	Parking Layout
P1597.06 Rev P	Refuse Layout
P1597.07 Rev P	Enclosures Layout
P1597.08 Rev C	Location Plan
P1597.09	Net Areas Layout
P1597.SS.01 Rev E	Preliminary Streetscenes
P1597.SS.02 Rev D	Preliminary Streetscenes
P1597.SS.03 Rev A	Preliminary Streetscenes
P1597.SEC.01 Rev B	Site Sections
P1597.1.01	Type 1 - (S05), Floor & Roof Plans
P1597.1.02	Type 1 - (S05), Elevations
P1597.2.01 Rev A	Type 2 - (Baker), Floor & Roof Plans
P1597.2.02 Rev A	Type 2 - (Baker), Elevations - Brick
P1597.3.01	Type 3 - (Tillman), Floor & Roof Plans
P1597.3.02	Type 3 - (Tillman), Elevations - Brick
P1597.3A.01	Type 3A - (Ploughwright), Floor & Roof Plans
P1597.3A.02	Type 3A - (Ploughwright), Elevations - Brick
P1597.4.01 Rev A	Type 4 - (Cartographer), Floor & Roof Plans
P1597.4.02 Rev A	Type 4 - (Cartographer), Elevations – Brick
P1597.BLKA.01 Rev A	Block A, Ground & First Floor Plans
P1597.BLKA.02 Rev A	Block A, Second Floor & Roof Plans
P1597.BLKA.03 Rev C	Block A, Front & Side Elevations
P1597.BLKA.04 Rev C	Block A, Rear & Side Elevations

P1597.BLKB.01 Block B, Ground Floor Plan
P1597.BLKB.02 Block B, First Floor Plan
P1597.BLKB.03 Block B, Second Floor Plan
P1597.BLKB.04 Block B, Roof Plan
P1597.BLKB.05 Block B, Front Elevation
P1597.BLKB.06 Block B, Side Elevation
P1597.BLKB.07 Block B, Rear Elevation
P1597.BLKB.08 Block B, Side Elevation
P1597.SL.01 Type SL - (Slater), Floor & Roof Plans
P1597.SL.02 Type SL - (Slater), Elevations - Brick

P1597.BO.01 Type BO - (Bowyer), Floor & Roof Plans
P1597.BO.02 Type BO - (Bowyer), Elevations - Tile Hung
P1597.BO.03 Type BO - (Bowyer), Elevations - Brick
P1597.CA.01 Type CA - (Carver), Floor & Roof Plans
P1597.CA.02 Type CA - (Carver), Elevations - Brick
P1597.CA.02 Type CA - (Carver), Elevations - Tile Hung
P1597.CO.01 Type CO - (Cooper), Floor & Roof Plans
P1597.CO.02 Type CO - (Cooper), Elevations - Brick
P1597.GO.01 Type GO - (Goldsmith), Floor & Roof Plans
P1597.GO.02 Type GO - (Goldsmith), Elevations - Brick
P1597.GO.03 Type GO - (Goldsmith), Elevations - Tile Hung
P1597.MA.01 Type MA - (Mason), Floor & Roof Plans
P1597.MA.02 Type MA - (Mason), Elevations - Brick
P1597.MA.03 Type MA - (Mason), Elevations - Tile Hung
P1597.SA.01 Type SA - (Saddler), Floor & Roof Plans
P1597.SA.02 Type SA - (Saddler), Elevations - Brick
P1597.SC.01 Rev B Type SC - (Scrivener), Floor & Roof Plans
P1597.SC.02 Rev B Type SC - (Scrivener), Elevations - Brick
P1597.TA.01 Rev A Type TA - (Tailor), Floor & Roof Plans
P1597.TA.02 Rev A Type TA - (Tailor), Elevations - Brick
P1597.TA.03 Type TA - (Tailor), Elevations - Tile Hung

P1597.TH.01 Type TH - (Thespian), Floor & Roof Plans
P1597.TH.02 Type TH - (Thespian), Elevations - Brick
P1597.TH.03 Type TH - (Thespian), Elevations - Tile Hung
P1597.GAR.01 Rev A Twin Garage - Gable Side, Plans & Elevations
P1597.GAR.02 Single Car barn - Plans & Elevations
P1597.GAR.03 Double Car barn - Plans & Elevations
P1597.GAR.04 Single Garage - Plans & Elevations
P1597.BIN.01 - Bin Store - Plans & Elevations
P1597.BIN.02 - Bin Store - Plans & Elevations
P1597.CYC.01 Rev A - Cycle Store - Plans & Elevations
P1597.Q.01 Type Q - (Quilter), Floor & Roof Plans
P1597.Q.02 Type Q - (Quilter), Elevations - Brick
P1597.3.05 Type 3 - (Tillman), Floor & Roof Plans
P1597.3.06 Type 3 - (Tillman), Elevations - Brick
P1597.3A.04 Type 3A - (Ploughwright), Floor & Roof Plans
P1597.3A.05 Type 3A - (Ploughwright), Elevations - Brick
P1597.CH.01 Type CH Rev A - (Chandler), Floor & Roof Plans
P1597.CH.02 Type CH Rev A - (Chandler), Elevations - Brick
P1597.CO.05 Type CO - (Cooper), Floor & Roof Plans
P1597.CO.06 Type CO - (Cooper), Elevations - Brick
P1597.GAR.05 Car barn - Plans & Elevations
P1597.GAR.06 Garage - Plans & Elevations
P1597.3A.06 Type 3A (Ploughwrights) Floor and Roof Plans
P1597.3A.07 Type 3A (Ploughwrights) Elevations – Brick
P1597.BO.05 TYPE BO (Bowyer) Elevations Brick
P1597.CO.07 TYPE CO (Cooper) Floor and roof plan
P1597.CO.08 TYPE CO (Cooper) Elevations Brick
P1597.SC.04 TYPE SC (Scrivener) Elevations brick
P5197.TH .05 TYPE TH(Thespian) Elevations Tile Hung
P1597.WO.01 Rev A TYPE WO (Woodcarver) Plans and Elevations
P1597.SS.11 & 22 Street scenes

Archaeology

Updated Heritage report and Written Scheme of Archaeological Investigation March 2022

Drainage

Site Appraisal report Rev D March 2019 (Flooding and surface water)

Amending Drainage Technical Note and the following:

- Drawings 501-505: The updated drainage strategy layout showing the proposed site levels and retaining wall locations and heights
- Drawing 554-556: Showing cross sections of the soakaways
- Drawings 508-512: Showing the catchment area layout for the drainage strategy
- The Management and Maintenance strategy report
- Appendix E - the hydraulic calculations for each SuDS component on site.

Landscaping

Updated Tree Survey Plan (BELL22723-03D) and Arboricultural Impact Assessment & Method Statement (BELL22723aia_amsD)

Revised Detailed Landscape Drawings and Landscape Masterplan

BELL22723 10D;

BELL22723 11D;

BELL22723 11D (sheet 1)

BELL22723 11D (sheet 2)

BELL22723 11D (sheet 3)

BELL22723 11D (sheet 4)

BELL22723 11D (sheet 5)

BELL22723 11D (sheet 6)

Landscaping Management and Maintenance plans BELL 22723(ACD December 2019)

Updated LVA to reflect plan amends (parts 1-6)

Revised LEMP March 2022

Transport and Access

043.0017.001 rev E

Transport Assessment Addendum and revised plans (Paul Basham Associates)

Travel Plan December 2019 (Paul Basham Associates)

Transport Assessment Part 1 & 2 December 2019 (Paul Basham Associates)

Ecology report

Updated Ecological Reports (Ecological Appraisal & Phase 2 Surveys 31.03.2022;
Ecological Construction Method Statement 31.03.2022; Landscape and Ecological
Management Plan 31.03.2022)

Lyndsay Carrington Ecological Appraisal and Phase 2 Survey Document October 2018

Updated May and December 2019

White Helleborine Survey ACD December 2019

Waste and sustainable design

Waste Audit and CEMP 2019

Sustainability Statement – Southern Energy Consultants 13th January 2020

REASON: For the avoidance of doubt

Materials

3. Before the relevant dwellings are occupied, details of the materials to be used for the external walls and roofing of the buildings, and hardsurfaces, including paths across the open space areas, shall be submitted to and agreed in writing by the Local Planning Authority. The Development shall be carried out in accordance with the agreed details.

REASON: In the interests of the visual appearance and amenity of the development and area

Water efficiency

4. The residential development hereby approved shall be designed to ensure it does not exceed 110 litres per person per day water consumption levels (which includes external water usage). Within 3 months of each phase being completed and the housing being brought into use, a post construction stage certificate certifying that this standard has been achieved shall be submitted to the local planning authority for its written approval.

REASON: To ensure compliance with the mitigation strategy for nutrient neutrality in the River Avon SAC catchment.

Lighting

5. All lighting provided on site during the construction phase, and with regards the development phase and street lighting, shall be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2011, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2011), and Guidance note 08/18 "Bats and artificial lighting in the UK", issued by the Bat Conservation Trust and Institution of Lighting Professionals and will demonstrate that bat habitat (trees, scrub and hedgerows) on the perimeter of the site will remain below 1 lux. Footpaths across open space will remain unlit for the lifetime of the development.

REASON: In the interests of the amenities of the area and to minimize impacts on biodiversity caused by light spillage to areas above and outside the development site.

Biodiversity Net Gain landscaping

The development will be delivered in accordance with the approved Biodiversity Metric submitted on (date ***) and will achieve no fewer than 8 habitat units and no fewer than 10.17 hedgerow units within the planning permission boundary.

REASON: to comply with CP50 in delivering a net gain for biodiversity.

Protection during construction

7. Before any construction or other works commence, the following habitats will be securely fenced off/protected before works commence, and vehicles, compounds, stockpiles and any construction related activities will be excluded from those protection areas throughout the construction period:

- All retained semi-improved grassland (i.e. grassland within area shown as Wildflower Meadow on the approved Landscape Masterplan.
- Beech tree belt along the south west boundary of the application site and the existing tree belt along the north boundary of the site with Ancient Way, including canopy and root zones as per the approved Tree Protection Plan and Method Statement
- Works should avoid/protect the scheduled ancient monument and archaeological deposits

REASON: Insufficient information provided with the application to comply with policy CP50 and the sensitive archaeology on the site and adjacent.

Ecological Clerk of Works

8. Before construction works commences, a qualified Ecological Clerk of Works will be appointed by the applicant/developer who will attend site regularly (at least once a month) throughout the construction phase of development, documenting each visit, the advice issued as a result of the visit and the effectiveness of all ecological mitigation measures. These documents will be made available to the Council as Local Planning Authority on written request.

The Ecological Clerk of Works will:

- Undertake checks for bats, birds, herptiles, hedgehogs and dormice no more than 48 hours before vegetation is removed / felled and ensure wildlife is appropriately protected
- Ensure habitat protection fencing remains effective throughout the construction period
- Ensure retained semi-improved grassland is managed twice annually with cuttings removed off site throughout the construction period in accordance with the approved revised Soft Landscape Management and Maintenance Plan.
- Anticipate, prevent and respond to pollution that risks entering surface or ground water.

REASON: To ensure compliance with ecological protection and mitigation measures.

Provision of Bat roosts etc

9. Before development commences, details of the location and design of integral bat roosting features, swift bricks, bee homes and hedgehog access holes in garden fencing will be submitted for Local Planning Authority approval. At least 20% of all approved dwellings/apartments will have at least one of these features. The development will be completed in accordance with the approved details, and prior to any of dwellings/apartments affected being first occupied.

REASON: To contribute to offsetting the loss of wildlife as a result of the development.

Parking and turning areas

10. Before the relevant apartment/dwelling is occupied, the garaging/parking/cycle parking and associated turning areas associated with that apartment/dwelling shall be constructed and provided on site, and shall be maintained in perpetuity thereafter for the purpose.

REASON: In order to ensure that suitable parking and turning areas are provided on site

Vehicular access works

11. Prior to first occupation of any dwelling hereby permitted the vehicular access onto Odstock Road shall be provided with visibility with nothing to exceed the height of 600mm above carriageway level between the carriageway edge, and a line drawn from a point 2.4 metres back along the centre line of the access from the carriageway edge, to points on the nearside carriageway edge 90 metres to the north, and 90 metres to the south.

Reason: In the interests of highway safety.

12. Prior to first occupation of any dwelling the ghost island right turning lane outlined on approved highways/access drawing (as per the amended Transport Assessment March 2022) on Odstock Road including a pedestrian refuge, any required street lighting and highway drainage alterations to accommodate the right turning lane, resurfacing of the entire width of Odstock Road over the length of the right turning lane scheme, shall all have been constructed and made permanently available for use in accordance with details to be first submitted to and approved by the Local Planning Authority.

Reason: In the interests of providing safe and convenient access to the development.

Construction Transport Management Plan

13. Prior to commencement of the development a Construction Traffic Management Plan shall be submitted to and approved by the Local Planning Authority. The Plan shall include details of construction vehicle routeing, construction staff vehicle parking areas within the site, local road cleaning, and measures to prevent excessive mud and dust being deposited on the public highway. The site construction shall be carried out in accordance with the approved plan.

Reason: In the interests of highway safety and road user convenience.

Electric Vehicle Infrastructure

14. No development shall commence on site until a scheme of Ultra Low Energy Vehicle infrastructure has been submitted to the LPA. The scheme must be approved by the Local Planning Authority prior to implementation and thereafter be permanently retained.

Reason: Core Policy 55; Development proposals, which by virtue of their scale, nature or location are likely to exacerbate existing areas of poor air quality, will need to demonstrate that measures can be taken to effectively mitigate emission levels in order to protect public health, environmental quality and amenity.

Contaminated Land

15.No development shall commence on site until an investigation of the history and current condition of the site to determine the likelihood of the existence of contamination arising from previous uses (including asbestos) has been carried out and all of the following steps have been complied with to the satisfaction of the Local Planning Authority:

- Step (i) A written report has been submitted to and approved by the Local Planning Authority which shall include details of the previous uses of the site and any adjacent sites for at least the last 100 years and a description of the current condition of the sites with regard to any activities that may have caused contamination. The report shall confirm whether or not it is likely that contamination may be present on the site and the potential impact of any adjacent sites.
- Step (ii) If the above report indicates that contamination may be present on, under or potentially affecting the proposed development site from adjacent land, or if evidence of contamination is found, a more detailed site investigation and risk assessment should be carried out in accordance with DEFRA and Environment Agency's "Model Procedures for the Management of Land Contamination CLR11" and other authoritative guidance and a report detailing the site investigation and risk assessment shall be submitted to and approved in writing by the Local Planning Authority.
- Step (iii) If the report submitted pursuant to step (i) or (ii) indicates that remedial works are required, full details must be submitted to the Local Planning Authority and approved in writing and thereafter implemented prior to the commencement of the development or in accordance with a timetable that has been agreed in writing by the Local Planning Authority as part of the approved remediation scheme. On completion of any required remedial works the applicant shall provide written confirmation to the Local Planning Authority that the works have been completed in accordance with the agreed remediation strategy.

Reason: Core policy 56, To reduce the risks associated with land contamination

Acoustic report

16.Prior to commencement of development an acoustic report shall be submitted to the LPA for approval in writing prior to implementation. The report shall demonstrate that the internal and external amenity standards of BS8233:2014 *Guidance on sound insulation and noise reduction for buildings (or any subsequent version)* and WHO *Guidelines for Community Noise* (1999) can be achieved within the development. The report must include full details of any scheme of mitigation required to achieve this which if approved must be implemented in full and maintained in that way in perpetuity.

REASON: In the interest of amenity

Protection of amenity during construction

17. Notwithstanding the submitted CEMP December 2019, no construction or demolition work shall take place on Sundays or Public Holidays or outside the hours of 0800 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays.

REASON: In the interest of amenity

18. Notwithstanding the submitted CEMP December 2019, prior to commencement of the development a revised Construction Environmental Management Plan (CEMP) shall be submitted to and approved by the Local Planning Authority. The revised Plan shall include additional/revised details of:

- Working hours – to match that stipulated by this consent
- No idling of engines of lorries whilst waiting outside the site
- Details of any on site generators and their locations
- An external lighting plan and positions on site
- Details of piling – must be continuous flight auger piling wherever possible
- Show how the works will avoid/protect the scheduled ancient monument and the archaeological deposits
- Show how the works protected the tree belts along the south and northern boundaries of the site and the sensitive ecology

The site construction shall be carried out in accordance with the approved Plan.

Reason: In the interests of amenity

Archaeology

19. No development shall commence within the area indicated by the approved plans until:

- A written scheme of investigation for a programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved in writing by the Local Planning Authority; and
- The approved programme of archaeological work has been carried out in accordance with the approved details
- A future landscaping maintenance and management plan showing how the sensitive archaeology on and adjacent to the site would remain protected and unaffected in perpetuity, including the ancient trackway marked by an avenue of trees on the approved plans, has been submitted to and approved by the Local Planning Authority. The management plan shall include management and maintenance responsibilities and 'no dig' areas for the open green space.

As regards a) above, this relates to the areas identified by the exploratory archaeological investigation and that will be impacted by the proposed development. This will include areas of the prehistoric field systems and enclosures identified by the exploratory trial trenching in the area of residential development, the trackway that lies along the proposed access road, and areas closest to the Saxon cemetery to ensure that any outlying graves are identified and recorded.

REASON: To record and advance understanding of any heritage assets to be lost and to make this evidence publicly accessible.

Drainage

20. Notwithstanding the drainage details submitted as part of this application, no development shall commence which would involve or relate to drainage provision until a scheme showing the following:

- a) the results of infiltration test; and
- b) confirmation that all finished floor levels are shown to be above the maximum predicted 100 year flood level, and
- c) confirmation that each relevant household will be informed of its responsibility for the maintenance and protection of any sustainable urban drainage systems within its curtilage.

has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme/details.

REASON: In the interests of achieving sustainable drainage

INFORMATIVE

Archaeology

As the applicant/developer is aware, the site contains sensitive archaeology. Consequently, appropriate care needs to be taken when developing this site.

The programme of archaeological work should comprise the following elements:

i) Prior to the commencement of development, the detailed archaeological investigation of areas of archaeological interest identified by the exploratory archaeological investigation and that will be impacted by the proposed development. This will include areas of the prehistoric field systems and enclosures identified by the exploratory trial trenching in the area of residential development, the trackway that lies along the proposed access road, and areas closest to the Saxon cemetery to ensure that any outlying graves are identified and recorded. The programme of archaeological fieldwork may also include archaeological monitoring during development and landscaping works.

ii) A programme of assessment, analysis, reporting, and publication that is commensurate with the significance of the archaeological results. The condition will not normally be fully discharged until this element of the programme of archaeological work has been satisfactorily completed.

Appropriate measures should also be put in place to ensure that the 'area of archaeological interest' that is to be preserved in situ and that part of the Scheduled Monument that lies within the red line boundary are not subject to any construction activities, such as temporary soil bunds, temporary compounds or access routes, or similar, during the course of the development. The measures should comprise part of the Construction Environment Management Plan.

Acoustic report

In discharging this condition the applicant should engage an Acoustic Consultant. The consultant should carry out a background noise survey and noise assessment according to

BS8233: 2014 (or any subsequent version) and demonstrate that internal and external noise levels will not exceed the guideline noise levels contained in Section 7.7 (table 4) of BS8233:2014. The report should also demonstrate that internal maximum noise levels in bedrooms will not normally exceed 45dB LAmax between the hours of 23:00 and 07:00.

Date of Meeting	3 rd February 2022
Application Number	20/00337/FUL
Site Address	Land to the east of Odstock Road and to the south of Rowbarrow, Salisbury, Wiltshire.
Proposal	Erect 95 dwellings together with garages, car barns, and refuse/cycle stores. Lay out gardens and erect means of enclosure. Creation of new vehicular access to Odstock Road. Lay out internal roads, including drives and pavements. Provision of associated public open space, play areas and landscape planting.
Applicant	Savills
Town/Parish Council	Salisbury City Council
Electoral Division	Harnham East
Grid Ref	
Type of application	Full Planning
Case Officer	Richard Hughes

Reason for the application being considered by Committee

The application has been called-in by Cllr Hocking if officers are minded to approve due to the lack of community facilities, highway and visual impacts, relationship with adjacent area.

1. Purpose of Report

The purpose of the report is to assess the merits of the proposal against the policies of the development plan and other material considerations and to consider the recommendation that the application be approved for the reason(s) set out below.

2. Report Summary

The issues in this case are:

- Principle of development, policy and planning history;
- Design, scale and impact to the amenity of the area/Landscape Impacts
- Heritage impacts/archaeology
- Parking/Highways Impact;
- Ecological Impact/River Avon Catchment Area
- Drainage
- S106 matters

3. Site Description

The site is an agricultural field located on the southern outskirts of the city of Salisbury. The site is elevated, and the site itself slopes up from north to south. Along the southern boundary is a belt of mature trees, and a Scheduled Ancient Monument (Woodbury). To the immediate north of the site is the community of Rowbarrow, and beyond that, Harnham. To the west runs the Odstock Road, and off to the south adjacent fields is Salisbury District Hospital. To the north of the Rowbarrow developments is the Downton Road. To the east is a field system and the Park and Ride site and a storage business (an old dairy site), with the small settlement and Britford and its primary school beyond. The Salisbury City is some distance to the north. The Rowbarrow housing to the north of the site contains a convenience store and car park, and therefore is a petrol station and store close by. The surrounding roads are on main bus routes.

4. Planning History

The site itself has no planning history, being an agricultural field. However, the land to the north has been developed over many years into the Rowbarrow community, and subject of the following recent applications:

Adopted Rowbarrow/Downton Road Development Brief 2005

S/2005/0980 – Outline consent at Rowbarrow Phase 2

S/2008/2077 – Reserved matters

S/2009/0970 – Phase 2a

S/2011/205 - Phase 3

5. The Proposal

The proposal as originally submitted indicated 108 dwellings. Following archaeological related issues, and consideration of the various consultee responses and third party concerns, the scheme as amended related to the creation of 101 dwellings, and a further revision has reduced the scheme to 95 dwellings. A new vehicular access would be created off the Odstock Road. The remainder of the site would be provided as public open space, and landscaping.

6. Local Planning Policy

National Planning Policy Framework 2021
National Design Guide

Policy H3.4 - Adopted Wiltshire Housing Site Allocation Plan 2020

Wiltshire Core Strategy

Core Policy 1 Settlement Strategy

Core Policy 2 Delivery Strategy
Core Policy 3 Infrastructure requirements
Core Policy 20 Salisbury spatial strategy
Core policy 41 & 42 Sustainable design and renewable energy
Core Policy 43 Affordable Housing
Core Policy 50 & 52 Biodiversity and Green Infrastructure
Core Policy 51 Landscaping
Core Policy 55 Air Quality
Core Policy 57 Ensuring high quality design and place shaping
Core Policy 58 Heritage assets
Core Policy 61 Transport and New Development
Core Policy 67 - 69 Water resources/flooding/Protection of the River Avon SAC

Wiltshire Local Transport Plan 2015-2026: Car Parking Strategy

Creating Places SPD

AONB Management Plan

Saved Salisbury District Local Plan

Policy C6 Special Landscape Area

Policy R2 Open spaces

Policy D8 Public Art

7. Summary of consultation responses

WC Highways – No objection subject to S106 contributions and conditions

WC Rights of Way – No objection to adjusted plans subject to improvement works to BRIT8 right of way

WC Public protection – WC Public protection have indicated that it has no objections to the proposals subject to a number of conditions.

WC Archaeology – No objections to amended plans

WC Housing – Affordable housing welcomed, S106 required to secure.

WC Open Space and Public Art – No objections subject a S106 to secure play space and play area and public art contribution towards a scheme required via S106

WC Drainage – No objections other than concern over soakaways in the highway

WC Tree Officer – No Objection to the amended plan subject to tree protection measures during construction due to proximity of housing to belt of trees

WC Ecology – No objections subject to various conditions and S106 contribution

WC Landscape – No objections in general but a number of issues need to be clarified. Amended plan awaited.

WC Urban Design – Maintains concerns regards the layout being too road and parking dominated, resulting in poor street scene and amenity for some dwellings in part of the layout, and suggested that additional dwellings perhaps need to be removed near the tree belt.

Historic England – No objections, subject to the scheduled monument and archaeological features being protected and enhanced during works.

Wessex Water – No objections. General comments regards foul water and drainage.
Natural England – no objections. Scheme will need HRA screening

8.Publicity

The original application scheme for 108 dwellings resulted in 56 third party responses, and the revised publicity for the revised scheme of 101 dwellings resulted in a further 11 third party comments. The further adjustment to 95 dwellings resulted in a further 7 comments.

The various comments relating to the following matters:

- Development would remove an area of much used open land
- Keep footpaths and protect the trees
- Development would have too many highway impacts
- Too many homes together with the Netherhampton Development
- Harnham Gyratory and other junction will be overwhelmed
- Traffic will affect hospital route
- Where will all these people work/affect existing infrastructure
- Amenity of adjacent dwellings would be adversely affected
- Noise and dust from construction will affect existing residents
- Landscape character will be affected as will the ecology balance
- Archaeology will be affected
- Need a more spacious layout
- Provide much needed affordable and private housing
- Bring investment into the city
- Provide housing for nurses

Salisbury City Council - objects to this application for the following reasons:

Not being compliant with SCC's climate change objectives and asks for the following planning conditions to be considered:

- 1. Full Fibre Broadband to be installed in all houses.*
- 2. All houses with driveways to have Electric Vehicle charging points installed.*
- 3. All houses to have solar panels installed*
- 4. All houses to be air/heat pumps retro fitable.*
- 5. S106 monies to include amount for schooling.*
- 6. Space for Community facilities.*

SCC also objects to this application for the following reasons:

- 7. Bland design, lack of character.*
- 8. Drainage concerns.*
- 9. Ecological impact.*
- 10. Lack of and the need to create more space for community facilities.*
- 11. A gap along the treeline is required to protect the orchids.*
- 12. Failing to adequately protect the connecting the green spaces*
- 13. Protect the views on higher ground*
- 14. Objects to the planting scheme and asks for the expert comments on appropriate*

planting to be taken into consideration.

15. Lack of housing for Swifts, Bats and Hedgehogs

16. Adverse additional traffic impact on Harnham with no strategy to address this issue. This includes having the entrance into the development from Rowbarrow Road as opposed to Odstock Road which will better benefit pedestrians, cyclists and emergency response vehicles travelling along Odstock Road.

17. Furthermore, SCC fully supports Salisbury Area Greenspace Partnership's comments which are noted on WC's website and asks that Wiltshire Council Ecologists comments are fully adhered too in full.

18. Site entrance onto Rowbarrow would be preferable.

Salisbury Area Greenspace Partnership –

Apart from a strong objection to development south of the spine road, the location of a NEAP close to the Beech tree belt and the urbanisation of Odstock Road due to the proposed revised layout, SAGP is (largely) reinforcing points that have already been made in earlier comments but have not been addressed in either the revised landscape plans or the revised transport plan. Please note that SAGP's previous comments remain relevant and are included in this document.

Whilst it is acknowledged that the developer has unexpectedly had to take into account the archaeology on this site, SAGP consider that this is not sufficient reason to justify the loss of valuable landscape setting and character, and local amenity green infrastructure, or the adverse impact on local ecology, on local cultural and heritage features and in particular on the TPO Beech tree belt. Furthermore, introducing a teenage play facility (or NEAP) close to protected trees which are already under pressure is not considered appropriate.

SAGP would like to see a much more generous greenspace buffer to help protect the Beech trees and their associated orchid population, and to provide a setting for this important asset, and that public access to and enjoyment of the views from the high ground is maintained.

SAGP is also concerned that the harsh urban edge proposed along the western boundary of the site will cause the loss of the rural character of this area and approach to the city.

SAGP maintains its strong objection to the proposal to site 15 dwellings on the south side of the spine road as shown on the revised plans. The design and layout of the scheme is not considered to be sufficiently sensitive for this particular site as required by the inspector but is overdevelopment which will lead to unacceptable harm.

To expand further:

- i) Loss of landscape setting, local GI and increasingly rare chalk downland habitat and ecology*

The current NPPF, July 2021 and the Government's Model Design Guide lay great emphasis on the need for the design & layout of new development to respect the qualities which make each place special. In addition, Wiltshire Council's draft Green and Blue Infrastructure (GBI) and Climate Change Strategies highlight the importance of GBI including trees and species rich grassland for mitigating the impact of climate change, the significant loss of biodiversity and for benefits to public health and wellbeing.

At Rowbarrow the existing species rich downland which supports skylark and a wide range of typical chalk downland plants, the TPO protected belt of Beech trees at the top of the hill and the rare White Helleborine which associates with

Beech, as well as the views to and from the site are all important parts of Salisbury's unique landscape setting, ecology and green infrastructure network and need to be safeguarded with a generous buffer zone.

ii) Impact on cultural and heritage features

The trees are a cultural feature, planted to mark the Queen's coronation in 1953. Part of the tree belt at its south-eastern end is located within the extensive designated area of Little Woodbury Scheduled Monument. The setting of the Little Woodbury Scheduled Monument is also a material consideration. For information, part of Salisbury Conservation Area as well as Britford Conservation Area is missing from the Landscape and Visual Impact Appraisal prepared by Savills Landscape.

iii) Impact on protected trees

The Beech trees are already under pressure and there are signs of misuse. The revised plans now indicate the location of a NEAP rather than a LEAP close to the protected tree belt. A NEAP is a Neighbourhood Equipped Area for Play with equipment shelter for meeting and socialising to serve young teenagers from a wider area. A LEAP is play provision for young children. The presence of a NEAP is likely to exacerbate the problems with regard to the trees and should be relocated away from them towards the northeast corner of the site in line with the comments of the County Ecologist.

Furthermore, a hedgerow shown on the revised landscape plan alongside the mown grass path at the edge of the tree canopy at the western end of the tree belt close to the proposed housing could exacerbate the problem by reducing general surveillance and increasing the possibility of antisocial behaviour in this part of the tree belt itself.

iv) Loss of rural character

The revised plans not only indicate development to the south of the spine road but development which presents a much more urban frontage to Odstock Road on the north side of the spine road. The proposed revised layout shows dwellings sited much closer to the road which significantly reduces the opportunity for native screen planting along this boundary. Only 4 street trees are shown on the revised landscape masterplan with no underplanting along this part of the site frontage. This is at odds with the comments by Wiltshire Council's landscape architect in relation to the previous plan. The landscape architect does not appear to have commented on the current revised plan.

Odstock Road is currently largely rural in character and should remain so particularly as the location of Little Woodbury Scheduled Monument means that the Rowbarrow site will form the limit of urban development in this area.

v) SAGP agree with the inspector and Wiltshire Council landscape architect that 'a strong landscape framework' is needed. The inspector states that such a framework should enhance the existing woodland belts and provide a 'a green corridor extending along the southern boundary of the site' where trees can be planted as 'copses, groups of trees and individual specimen trees'. However, the revised landscape plan indicates more of a scatter of trees in the central area & towards the eastern end of the site and the proposed development up the hill towards the Beech tree belt on the south side of the spine road leaves very little space for tree planting. Furthermore, there is now limited space for tree planting along Odstock Road north of the spine road.

As mentioned in iv) above, the native landscape buffer along Odstock Road frontage required by Wiltshire Council landscape architect (in comments are dated 2 March 2020) to provide connectivity for wildlife and 'break up the harsh urban edge as illustrated in the planning layout (Bellway P1597.01 and the

proposed site access drawing (043.0017.001A)', has disappeared. Furthermore, the revised landscape plan does not show any enhancement tree planting within the buffer strip of land between the existing housing and the proposed development as required by the inspector. This land is currently managed by Wiltshire Council.

vi) Inappropriate approach to planting plans and species selection

The landscape master plan needs to reflect the fact that the existing site is species rich chalk grassland habitat which needs careful protection during construction rather than being disturbed and reseeded. It is helpful that the County Ecologist and County Landscape Architect take the same view and the need for a landscape clerk of works has been specified.

As mentioned in previous comments, SAGP question the use of non-native hedging such as Griselinia and consider a mix of chalk tolerant native species would be far more beneficial for wildlife on this rural fringe of the city; also tree species such as Oak on this dry chalk hilltop site is considered inappropriate site as well as the use of a seed mix for damp conditions in the ditches where for most of the year conditions are dry.

There appears to be no evidence of confirmation that the developers will be undertaking ecological enhancements suggested by their Ecology Consultant in relation to bats, birds, bees and other insects or small mammals such as hedgehogs. These enhancements should be made conditional requirements of any planning consent. Swifts have very recently been added to the Red Data list of endangered species and it is important to specify the use of integral swift bricks to support the declining local population of these birds.

vii) SuDS

SAGP question the location of the large SuDS infiltration crate area close to the Beech belt and which area this is draining as it is located at almost the highest point on the site.

viii) Cycling and walking infrastructure improvements

These were required by the inspector but do not appear to have been addressed in the revised Transport Plan. All footpath links are only shown to the boundary of the site but should be required to link with existing walking and cycling infrastructure in the adjacent housing development. Improvements should also be required to the existing PRow BRIT8 route to the A338 Bournemouth Road as it is an important link to Longford Primary School, to the bus routes on the A338 and the nearby Park and Ride facility.

Finally, it is concerning that there appears to be no comments from either Wiltshire Council's Landscape Architect or Urban Designer about the revised layout and landscape plans.

Salisbury Civic Society – In February 2020, and again in July 2021, the Civic Society put in comments on planning application No 20/00337, which now seeks permission for 95 dwellings east of the Odstock Road in Salisbury, south of Rowbarrow. The aim of the comments was to express the Society's support for the very thorough and well-considered points put in by the Salisbury Area Greenspace Partnership on the proposals.

The Society would now like to support, to an equal extent, the further comments sent on

December 8th 2021 by the SAGP, resulting from its thorough analysis of the amendments to the scheme recently submitted by the applicants, and reiterating earlier points which remain valid.

In particular, as it stated in its last letter, the Society strongly supports the SAGP's objection to the proposal to now build houses right up to part of the very fine belt of trees, on the SW boundary of the site. If further archaeological investigation has shown that it would not be appropriate to build on the SE end of the site, the answer is quite clearly not to shift development to alongside the trees, which are a very important landscape feature. It now seems clear that the site cannot in fact take the number of houses proposed for it, and the scheme needs to be amended accordingly.

The cogent and painstaking analysis of the proposals carried out by the SAGP's landscape architects is a valuable resource, which the Council should be making full use of, particularly given that there appears to be no evidence of any input by the Council's own architect or landscape architect, since their comments when the proposals were first submitted early in 2020. The Society hopes that full regard will be paid to the SAGP analysis, before the application is determined.

Salisbury and Wilton Swifts - (Summary) - we would like to see swift bricks numbers quoted (ratio of 1 per dwelling as per RIBA guidelines) and also marked on the Master Site Plans in order to avoid confusion and omission during the building process. Bellway has installed bricks into other sites eg Harnham Park and has kindly indicated they are willing to do so in this development.

Cycling Opportunities Group for Salisbury COG - Object unless the Travel Plan issues are resolved and secured as part of the application.

Wiltshire Archaeological and Natural History Society - objection to this proposal as it stands due to the loss and destruction of part of a scheduled monument.

9.Planning Considerations

9.1 Principle of development, policy and planning history

Core Policy 2 of the WCS states there is a presumption in favour of sustainable development at the Principal Settlements, Market Towns, Local Service Centres and Large Villages. This application site is now allocated for housing development as part of the recently adopted Wiltshire Sites Allocation DPD. Policy H3.4 indicates that:

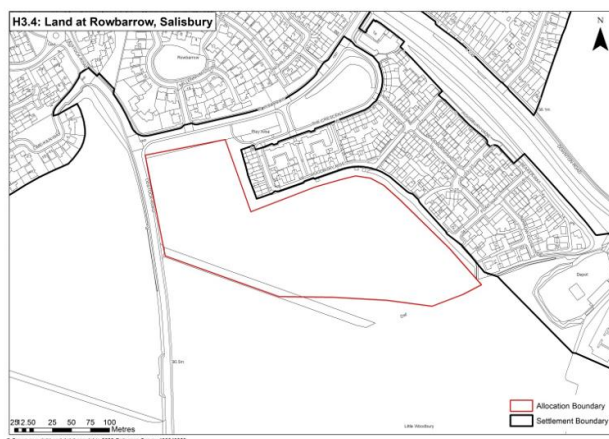
Land at Rowbarrow, as identified on the Policies Map, is allocated for development comprising the following elements:

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

Development will be subject to the following requirements:

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

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



The supporting text of the policy indicates that:

Land at Rowbarrow is allocated for the development of approximately 100 dwellings on 5.56ha of land as shown on the Policies Map. The development of the site would provide housing in a location with a reasonable level of access to the local services and facilities in Salisbury city centre but not within walking distance. There is however, a frequent bus service within 100m of the site and the Park & Ride is in close

proximity.

Development will need to preserve the contribution made by the site to the setting and therefore to the importance of the Woodbury Ancient Villages Scheduled Monument. If necessary land will need to be set aside from development. In line with national policy, detailed design and layout will be guided by an assessment of heritage assets and their significance (including the contribution made by their setting). Scheduled monument consent will be required. The site also has high archaeological potential.

This is a sloping and quite prominent site. In combination with a Heritage Impact Assessment, development will need to take place within a strong landscape framework that maintains and enhances the existing woodland belts affecting the site. Containment provided by the beech shelterbelt on the southern boundary should extend as a green corridor from the end of the shelterbelt eastwards towards the existing Rowbarrow housing development and woodland around the Milk & More Salisbury Depot. This green corridor should include copses, groups of trees and individual specimen trees. The arrangement of any proposed development and open space on the site should provide a setting for rights of way in the area and maintain their views of the Salisbury Cathedral spire and this could be achieved through careful street alignment and locating open space in the southern part of the site. The sloping buffer of land on the northern edge of the site should be enhanced with tree planting and the landscape buffer along Rowbarrow (road) retained.

In order to facilitate development, appropriate contributions would be likely to be sought to help fund additional local school capacity. A new primary school on land south of Netherhampton Road would contribute to the new school places needed to serve the area. Funding contributions may also contribute to improving the existing primary schools at Harnham. Appropriate contributions may also be sought where needed to increase capacity at local GP surgeries in the city, in accordance with Core Policies of the Wiltshire Core Strategy.

The following sections of the report assess the application against the above policy and the various material considerations. Members should however be mindful that as the Council cannot currently demonstrate a 5 year housing land supply, the provisions of the NPPF (paragraph 11) is relevant. This states that applications for sustainable housing that accord with the development plan should be approved, unless there is significant harm to “assets of particular importance”, such as heritage assets or AONB landscape.

The Council recently lost an appeal in Calne on the basis of the sole issue of the housing land supply. Unlike the Rowbarrow site, the site subject of the appeal was not an allocated housing site. The housing was allowed on the basis of their being no significant harm which outweighed the provision of housing. The key paras from the Inspectors report for the land supply state that (abridged):

- 70. The Council’s housing land supply position is dated, and the most recent position is now 2.5 years old. Therefore, it is unclear what the housing land supply position is now, except, that at a minimum, there is a significant shortfall of 928 homes. The Council is in the process of preparing the eLP. However, despite the information on the Council’s website.., I heard evidence.. that the timetable for adoption has slipped, with a pause on consultation of between 3-15 months. This means that it may not be adopted until 2024.*
- 71. Therefore, notwithstanding existing site allocation plans, there appears to be no other practical plan led solution to remedy the shortfall, such that the housing land supply*

shortage is now patently persistent.. and is expected to continue for at least 2 years. There is also a shortage of affordable housing, with a recent undisputed Decision.. detailing substantial shortfalls.

As a result of such decisions, unless the Council can demonstrate that there are significant harms resulting from the proposal which outweigh the requirement for housing, a refusal of permission for significant housing development may be difficult to defend at appeal.

9.2 Heritage Impacts/Archaeology

Policy CP58 of the WCS deals with heritage impacts, and the NPPF indicates that proposals which cause significant harm to heritage assets should be refused (para 201, 202), and introduces the concept of “substantial” or “less than substantial” harm. Those developments which may cause “substantial” or “less than substantial” harm must be weighed against the public benefits of the proposal.

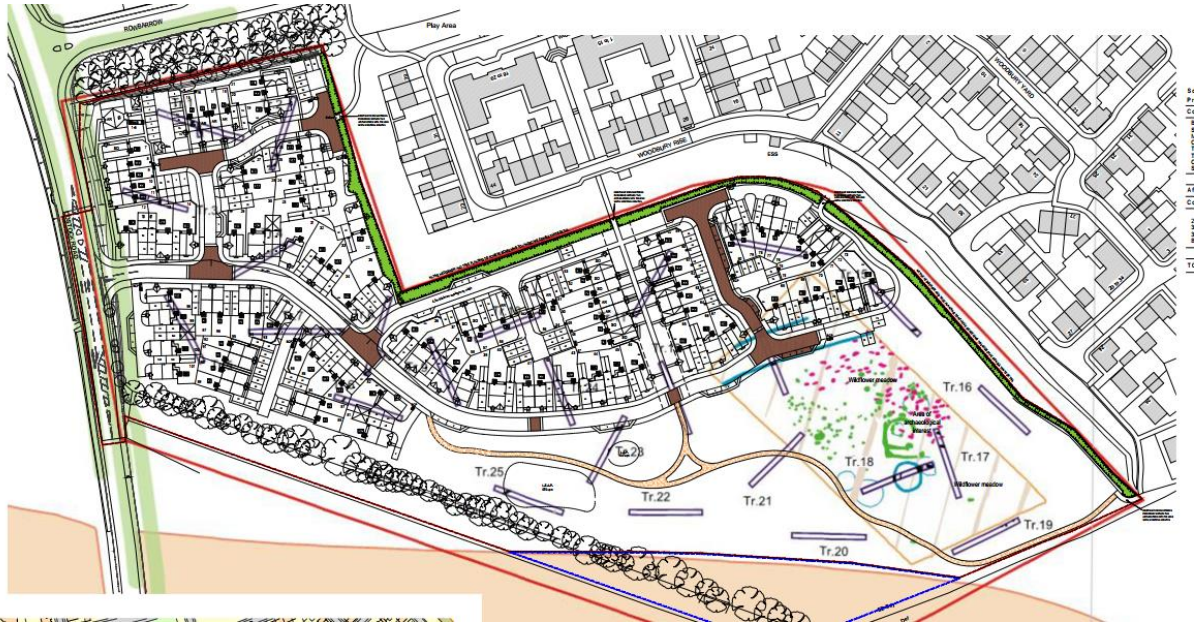
Policy H3.4 indicates that

- **sensitive design and layout, which ensures the significance of heritage assets and their settings are not subject to unacceptable harm. This shall be informed by appropriate heritage and archaeological assessments**

As referred to by policy H3.4 above, the site is located adjacent to archaeology of significant interest, and particularly the Woodbury Scheduled Ancient Monument. As originally proposed as part of the site allocation process and then as part of this application, the layout of the site was purposely designed so that housing was located in the northern half of the site, with open space to the south. This was intended to avoid the sensitive archaeology and the Scheduled Monument, and also achieve the full landscaping aims of Policy H3.4 (see original plan for 108 dwellings elsewhere in this report).

Unfortunately, following input from Historic England and WC Archaeology, it was discovered that the extent of the archaeological features in the area was greater than had been thought, including impact upon the sub-surface remains of the Iron Age holloway that runs directly into Woodbury Hillfort (A Scheduled Monument), but would also impact upon a large number of the graves of a Saxon Cemetery. As a result, a number of the proposed dwellings on the site in the south eastern corner were found to be infringing on the archaeological features.

The applicant has therefore repositioned some of the housing on the south western part of the site, adjacent the tree belt. The plan below shows an earlier amended scheme and the area of important archaeology:



Area of archaeology on site

Further to concerns regards this matter and the positioning of the housing adjacent the tree belt, a further adjustment to the scheme has reduced the scheme to 95 dwellings.

With regards the 95 house scheme, Historic England as commented thus (summary):

Historic England has no objection to the application on heritage grounds. We consider that the application meets the requirements of the NPPF, in particular paragraph numbers 190 and 199.

However we consider that the proposed enhancement and interpretation proposed and outlined in our advice needs to be addressed in order for the application to meet the requirements of paragraph 202 (PPG Paragraph 020) of the NPPF. This can be addressed by Historic England being consulted on a suitable landscaping condition, on any permission granted. We can then agree a suitable landscaping design to ensure the trackway is interpreted in a way that enhances the designated heritage asset through the interpretation of the trackway.

We will also need to be consulted on any management plan for the open space to ensure that there are appropriate management policies and procedures in place for the scheduled area. This is so the Management Company is fully aware of the restrictions in this area and do not undertake works which could lead to prosecution.

The Council Archaeologist has now confirmed that the reduced scheme of 95 dwellings is acceptable, subject to a suitable conditions as extract below:

“The principal archaeological features identified within the red line boundary of the site are as follows:

- 1. A pair of parallel ditches extending north-west from the nationally important Scheduled Monument of Woodbury Ancient Villages (Monument No. 1005652). The ditches appear to form a trackway leading from and to the Woodbury Ancient Villages. Part of the Scheduled Monument lies within the red line boundary but where no development or landscaping is proposed.**
- 2. A Bronze Age round barrow, possibly one of a number forming a barrow cemetery.**

3. An Early Saxon (6th-century AD?) inhumation cemetery, probably of at least 60 graves, focussed on the earlier Bronze Age round barrow. The northern, southern, and western extent of the cemetery appears to have been defined by geophysical survey and trial trenching, although the wide spacing of burials means that further burials beyond the investigated area cannot be discounted. The eastern extent of the cemetery remains unclear. This cemetery is of high importance and may well be of national significance (Heritage Statement, Para. 4.4.8).

4. A prehistoric field system and possible enclosures.”

“Following previous consultation with the Archaeology Service, it is welcomed that the proposed layout of the residential development has been amended to avoid impact on the Saxon inhumation cemetery (or at least on its presumed extent), the Bronze Age barrows, and that part of the ancient trackway that lies closest to the Scheduled Monument of Woodbury Ancient Villages. It is welcomed that the line of the trackway in the west of the site will be marked by a ‘mown path’ within the open green space and will otherwise be ‘preserved’ by the alignment of the proposed access road in the east of the site. The further revised layout of 14th January 2022, especially Plots 81 and 82, has reduced the size of the open space north of the ‘mown path’, which will reduce the visual impact and landscape setting of the ‘mown path’ in relation to Woodbury Ancient Villages, which rather defeats the object, although the revised layout here will not unduly impact on below ground archaeology.

I agree with Historic England’s advice of 8 December 2021 that the route of the ancient trackway would be better marked by an avenue of trees or other planting to provide a more permanent landscape feature to a ‘mown path’. Historic England has advised that this is secured via a suitable landscaping condition on any permission granted so that Historic England can agree a landscaping design that ensures the line of the ancient trackway is interpreted in a way that enhances the designated heritage asset.

The revised proposed layout of the residential development is therefore broadly acceptable, subject to a programme of archaeological work to mitigate the impacts of proposed development on other buried archaeological remains. However, it is noted that the ‘Landscape Masterplan’ (ACD Environmental, Dwg No. 22723 10B) and associated ‘Soft Landscape Proposals’ plans provide for tree planting within the ‘Area of Archaeological Interest’, specifically proposed trees south of the access road and within the area of the Saxon cemetery. It is inconsistent that the development layout has been amended to avoid impact on the Saxon cemetery but that the landscape proposals now provide for tree planting within the area of the cemetery.

I am not currently aware that the landscape proposals have been revised.

The tree planting should therefore be amended in this area of the site to remove any likelihood of impact on graves of the Saxon cemetery or the Bronze Age barrows. The most suitable revised location for tree planting would be in the south-east corner of the site, away from the Saxon cemetery and including a reasonable buffer zone.

Subject to revisions to the tree planting proposals, I am satisfied that the impacts of the development can be mitigated by an appropriate programme of archaeological work secured by condition”.

Consequently, Members will note that due to the ongoing biodiversity matters, at the time of writing, the applicant will be asked to provide various revised planting plans. It is considered that the issues raised by WC archaeology AND Historic England as above can equally be dealt within those adjusted landscape plans. As a result, it is considered that the revised layout and any planting and other works can now avoid a “substantial” or “less than substantial” impact on sensitive archaeology and the setting of the Scheduled Ancient Monument, and therefore, the scheme meets the aims of Policy H3.4 in terms of its protection of the sensitive archaeological features.

This is considered to be of significant weight given the stance of the NPPF. A refusal on this point would therefore be difficult to defend.

9.3 Design, scale and impact on the wider landscape (including the AONB)

The site is located on an agricultural field, within the Special Landscape Area. Some distance to the south is the Area of Outstanding Natural Beauty (AONB). Core Policy 51 of the WCS states Development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures. Proposals should be informed by and sympathetic to the distinctive character areas identified in the relevant Landscape Character Assessment(s) and any other relevant assessments and studies. Further relevance is given to Para 176 of the NPPF which indicates great weight should be given to conserving landscape and scenic beauty in Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty.

Policy H3.4 states that:

- **a strong landscape framework that maintains and enhances the existing woodland belts, including open space provision in the southern part of the site and a green corridor extending along the southern boundary of the site from the existing beech tree shelterbelt;**

The applicant has submitted a range of assessment documents related to the landscape impact of the proposal.

As indicated elsewhere in this report, this proposal was originally submitted for 108 dwellings, with open space to the south. The original submitted layout is below:



ORIGINAL 108 DWELLING SCHEME

Following initial consultation responses, and following significant concern from the Council's Archaeologist and Historic England (as outlined elsewhere in this report), part of the area of the planned housing (in the eastern portion of the site) had to be repositioned to safeguard important archaeology on the eastern part of the allocated site.

As a result of the archaeological constraints, the scheme was initially reduced to 101 dwellings and a replacement portion of housing located in the south western corner of the site. Unfortunately, this relocated area of housing is on the highest part of the site, adjacent the tree belt, along the southern edge of the site. This meant that a continuous green corridor along and adjacent the tree belt to the southern edge of the site could not be achieved as envisaged by policy H3.4.

Consequently, a further layout was submitted which reduced the scheme to 95 dwellings, and moved the dwellings further away from the tree belt, as below:



Scheme reduced to 95 dwellings (first version)

Further to reconsultation on this plan, third party concerns were received related to the impact of the scheme of the landscape character, and the mature tree belt, including representation making reference to the fact that this area and towards the hospital may be being considered as some form of green space area up to the hospital, as part of the emerging Neighbourhood Plan for Salisbury City. However, on this point, even if this area were being considered in this fashion, the Neighbourhood Plan for the city area is in its early stages and does not carry weight in the determination of this application. Furthermore, Neighbourhood Plan policies must not conflict with Core Strategy policies. Therefore, any future Neighbourhood Plan policies cannot over-ride the allocation of this site for housing.

However, regards the above adjusted layout, the Council's tree officer raised concerns about the proximity of the housing to the tree belt, as did the Council's ecologist. WC Landscape officer commented thus:

A). **Mown path** I note that HE would like the ancient trackway was delineated by vegetation, I am happy to support this.

B). **Hoggin path** I am happy to support this but it will have maintenance issues but would have a better appearance. The other consideration is buggy and wheel chair access on a rutted path. An alternative is a resin bound surface which is considerably more expensive.

C). **Area of Archaeological interest** I am happy to support the relocation of trees in clumps to the south east corner which should allow some Partial views across the site from the foot path.

D). **Landscape Masterplan Rev B** The following points have not been addressed (my comments dated 7/9/21):

1. The boundary to Odstock Road requires a native landscape buffer to provide connectivity and break up the harsh urban edge as illustrated in the planning layout (Bellway P1597.01 REV T) and on the proposed site access drawing (043.0017.001A) and referred to on the Landscape Masterplan REV B as SOFT LANDSCAPING rather than seeded.
2. Native planting along the northern edge (north of Block A) to strengthen the existing off site planting.
3. ~~Continuous hedgerow with trees, with breaks for pedestrian through routes, along the boundary with Rowbarrow. The current design breaks the line of the hedge with buildings and parking spaces. This will reinforce the buffer between the developments while maintaining access for cycle/footpath connections. It will also strengthen connectivity for biodiversity.~~ This looks OK now
4. The existing beech tree belt to the south retained and enhanced with understorey planting as recommended in the Ecology report. The proposed LEAP NEAP should be relocated north of the path to provide an adequate buffer to the tree belt. The proposed hedge to the SE corner should be removed
5. Following discussions with Mary Holmes (WC Ecologist) and looking at the recommendations of the submitted ecology report I agree that it would be a better approach to manage the existing grassland (POS to south) to improve the sward rather than re-seed. This is a more sustainable and cost-effective approach.
6. Strengthen the tree planting to the south eastern boundary with copses/groups of trees, though this may need to be coordinated with archaeology.
See note above

E). **Tree Officers comments** I agree with the Tree Officers comments. The liveability concerns as well the threat of tree fall could result in mismanagement of the tree belt and threaten its integrity. Any loss or weakening of the tree belt would leave the development visually exposed. There needs to be a reconfiguring of houses south of the spine road that ensures the amenity of residents and the trees are protected..

F). **The reason for the buffer** It's important not to lose sight of why the buffer was included in the first place:

The applicant's constraints and opportunities plan in the DAS (chapter 5.0) correctly describes the linear buffer south of the proposed spine road as an 'elevated open area, less suitable for development', and it contributes to the settlements character and setting. This is also reflected in the design objectives (DAS chapter 6.0)

- Achieve a development which is appropriate in scale and design and one which preserves the existing settlements' character and setting.
- Create a design led bespoke solution respecting the character of the area.
- Create a development which sits well in its landscape setting and retains and enhances the features of landscape value.

The original proposals are described in chapter 7.0. The layout has evolved incorporating the design objectives and mitigation recommendations in particular:

- A sinuous spine road to demarcate the **lower development edge and upper visual buffer** creating a transition to the countryside
- A large open space to meet **visual mitigation**, recreational and heritage asset protection objectives.

Members should also note the comments of the ecology officer regards the 95 houses scheme which also reflected the above concerns, as did the third party comments outlined elsewhere in this report. Consequently, the applicants again revised the scheme, in order to reposition the housing as far as they were able from the southern tree belt, as the plan below shows. The number of dwellings remains at 95:

Current scheme



An enlarged extract from the amended plan below shows the repositioned dwellings in the context of the tree belt:



With regards to the adjusted plan above, the revised layout has buffer zones of 16.5-28 m between the proposed houses and treeline tree trunks. Space between the proposed footway and the trees will be utilised for further tree planting which with under storey management will protect and enhance the orchids as per the applicants Lyndsey Carrington Associates Helleborine Survey. A revised Tree Protection Plan and Arboricultural/Method Statement has also been submitted. As a consequence, the Council's tree officer has raised no objections, subject to suitable tree protection measures being put in place during construction. With regards to the revised plan, the WC Landscape officer has also confirmed that the revised scheme is now far more acceptable. Likewise, the Council's archaeologist and ecologist have not raised objections.

It is appreciated that several third parties have concerns about constructing any dwellings to the south of the planned spine road on this development, or indeed, any dwellings at all on this site. However, it must be remembered that the site is allocated for approximately 100 dwellings, so a refusal on landscape impact grounds would be difficult to support per se regards the whole site, and notwithstanding, much of the development is located on the less elevated part of the site, and so would not be prominent in the landscape to the north, south or from the AONB. The development would also be seen in the context of the adjacent housing development, and would be reasonably well screened by the undulating landscape, landscape features and planting, and particularly the mature tree line along Downton Road, which currently perform a significant screening function.

Regards the housing repositioned on the most elevated southern part of the site, it is accepted that this small portion of the development will be more prominent in the landscape than the rest of the scheme, particularly elevated points to the north and south/east/west, including within the immediate context. However, this part of the development would also be screened by the mature beech tree planting which exists to the immediate south of this site. Whilst this top southern part of the development may be visible from across parts of the city and Old Sarum monument, it is considered that it would be seen in the context of the two mature tree belts, so when seen from vantage points from the north across the city, the development would be effectively contained between the Downton Road tree belt, and the upper tree belt to the immediate south. Officers have looked at this aspect closely, and from distance and vantage points, during most weather conditions, the top part of the site is not actually as readily visible to the surrounding area as one would first imagine. Thus, in reality, it is officers opinion, that the housing proposed south of the spine road will not have a significant landscape impact, particularly when seen against the mature tree belt.

Furthermore, in mitigation, it is arguable that the removal of part of the development from the eastern part of the application site to preserve the sensitive archaeology actually results in a visual improvement compared to the original, as from officers observations, that eastern part of the site is somewhat visible from northern vantage points (particularly the Southampton Road area and east of the city) as well as the adjacent footpath system to the immediate east of the site. Similarly, given the distance to the AONB boundary to the south, and taken together with the screening offered by the mature tree belt, it is considered that the development would be unlikely to harmful to the landscape character of the AONB to the south. Given that the Council's Landscape officer is now more content with the revised layout, and that a green buffer/corridor will still be provided adjacent the tree belt to the south of the site, the proposal is therefore considered to accord with the local plan allocation policy, and the aims of policies CP51 and C6.

As a result, as it must be accepted that the allocation of the site intrinsically affects the landscape character of the site, it is not considered that the overall visual impact on the wider landscape character would be so significant as to warrant refusal.

With regards the above, Members will however note that the WC Ecology response produced elsewhere in this report (which was drawn up in consultation with the Council's Landscape officer) suggests planning conditions to deal with the detailed landscaping for the site. This is because the development will need to prove that it meets the emerging bio-diversity standards. These bio-diversity standards have yet to be adopted by the Council at the time of writing, and the Council is therefore not yet in a position to agree such landscaping works, it is considered that landscaping conditions are the most appropriate way of dealing with this matter (together with the archaeology protection and enhancement). Once the revised landscaping scheme is submitted to the Council, these will be checked to ensure that a bio-diversity gain can be achieved, as well as protecting and enhancing the sensitive archaeology on the site.

Whilst the third party landscape impact concerns are noted and have been taken into consideration, a refusal on landscape impact grounds would therefore be difficult to justify.

Design and layout of the housing

The proposal should aim to conform to the objectives of Core Policy 57 of the Wiltshire Core Strategy which aims to achieve a high standard of design in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complimentary to the locality. The NPPF has been recently updated to include more reference to design and landscaping matters, including a National Design Guide, which mirror the aims of Policy CP57 and the Creating Places SPG.

The design of the adjacent existing Rowbarrow development to the north was somewhat unusual in that it took the design concept and form of a "country house" surrounded by subservient estate dwellings. It is considered that this concept has worked well in overall design and landscaping terms, with the prominent three storey apartment block being the only part of the previous scheme visible from a distance (namely Southampton Road and northern vantage points). However, as this new housing scheme would be separated from the existing Rowbarrow and its architectural concept, it is considered appropriate that the new scheme need not seek to mimic the design concept of the existing.

However, in terms of general design, the overall design of the proposed dwellings would reflect the visual appearance of the other adjacent housing area (north of Ancient Way), with mostly two storey dwellings. A two and half storey block is planned on the north western edge of the site adjacent the corner of Odstock Road and Ancient Way, although this will be partially screened by existing mature planting along this road. Provided materials used are similar to those used in the adjacent development and are muted in tone, the development would sit comfortably with the existing developments adjacent, and it seems unlikely that the development would be any more prominent in the landscape than existing housing on other elevated position around the city fringes.

The Council's Urban Design officer has raised some issue regards the layout of part of the housing, due to the relationship with the car parking and access arrangements. However, WC Highways do not object to the road layout proposed, and the design issues raised are not considered so onerous as to warrant a refusal of the whole scheme on that basis, as the areas of concern are reasonably typical of modern housing developments, and only a modest number of dwellings would be affected. The rejigging of these areas is also likely to result in other areas of the scheme being rejigged, which may then have a knock -on impact on other issues which have been resolved. The scheme will have significant landscaping surrounding it, including tree planting and hedging along its northern edge, and western edge with Odstock Road. Elsewhere, tree and other planting which enhances biodiversity and protects and

enhances archaeological features will be introduced. In the medium to long term, it is therefore considered that the scheme will become less visible in the landscape, but also lead to enhancement in general terms of the overall landscape character.

Sustainable design

Regards sustainable design matters, some third parties have raised this as an issue, citing that the scheme does not include any solar panels, or heat pump systems etc. The applicants have submitted a Sustainability Statement which outlines why such infrastructure have been discounted, and indicates a range of measures which will be included in the scheme to improve its sustainability and reduce its waste footprint. Many of the measures will be secured by the various planning conditions imposed on this consent if granted (ie waste containers, cycle parking, green travel plan, ecological gains, footpath improvements, electric vehicle charging points). Whilst therefore the scheme does not include any solar panels or similar renewables, a refusal of the scheme on this point would be difficult to justify, given that it is the governments stated position that Planning consents should not go above and beyond or duplicate Building Regulations. Taking a wider holistic approach to sustainable design, officers therefore consider that the aims of policies CP41/42 are not considered to be breached.

9.4 Impact on Amenity

A number of concerns and objections have been expressed by third parties, including residents of the adjacent Rowbarrow development. These are summarised elsewhere in this report. All have duly been taken into account as part of the deliberations associated with this application.

In terms of amenity of existing residents of Rowbarrow, the proposed dwellings would be located to the south of existing housing, within the area allocated for housing by policy H3.4. Whilst some of the third party concerns relate to the loss of this area of land as informal open space and as a visual amenity, it would be impossible to meet the planning policy aspirations for this site without changing the character of the site significantly, and thus affecting the amenities of the adjacent residents by a certain degree. A refusal on this point would therefore be difficult to justify.

Due to the contours of the land, the proposed housing would be naturally elevated several metres above the existing Rowbarrow development. However, the developments would be separated by the existing linear bank area adjacent the existing Rowbarrow development, and for the most part, by the width of roads, so in some parts the new and existing houses would

be more than 30 metres apart, as illustrated below by the sectional drawings:



Whilst many of the new housing along the northern part of the site have been designed with side elevations facing northwards, it is accepted that some of the planned dwellings would face northwards towards the existing housing. However, it is considered that as designed and laid out, the scheme offers a pleasant layout, which offers surveillance of the associated roads and open space areas, and given time, will fit well into the character of the surrounding area.

The alternative to this would be to have some kind of tall screening fence erected along the northern edge of the new scheme which may reduce some overlooking but which in officers opinion would be visually detrimental. Alternatively, significant tree planting along the northern boundary of the site could be a solution. Whilst this latter option may be feasible in principle, any such planting would need to be of a significant width, and/or if the scheme were adjusted to move dwellings away from this northern edge, it would be unlikely that sufficient dwellings would be able to be provided on the remaining part of the site to meet Local Plan aspirations, particularly as the amended scheme is already providing below the number of houses indicated in the Local Plan allocation.

As the Council cannot demonstrate a 5 year supply of housing at the time of writing, any significant under-provision of housing on this allocated site would be an issue. Given that the site has been allocated, and that intrinsically, housing on this site would by definition have some impact on existing amenities, it is therefore considered that the proposed housing would not be so harmful to amenity in terms of overshadowing or loss of privacy as to warrant refusal.

WC Public Protection has indicated:

“Whilst the proposed site is set back from one of the arterial roads into Salisbury with existing housing between, we would still advise the applicant to carefully consider the design of the properties ensuring they are insulated effectively to provide appropriate amenity for future occupants. We would therefore recommend a scheme of insulation is submitted; this can be covered by a condition. The applicant has submitted a Waste audit and Construction Environmental Management Plan (December 2019). There are a few points we would recommend amending and adding to protect the amenity and minimise disturbance for existing residents;

- Working hours to be conditioned to 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 Saturdays. No work on Sundays and Public Holidays.
- No idling engines of lorries whilst waiting outside the site
- Include details of any generators to be onsite and their location
- Include external lighting plan, indicating where the lights will be positioned

- *Where piling is required this must be continuous flight auger piling wherever practicable to minimise impacts.*

- *Contaminated land – Condition recommended to reduce the risks associated with land contamination. If step 1 indicates no likely legacy impacting the proposals then steps 2 and 3 are redundant”*
- *Electric Vehicle charging points provided to meet the Council sustainable design policy CP55.*

As a result, it is considered that the proposal, with some mitigation via conditions, would accord with the aims of policies CP55 & 57 of the WCS. A refusal on amenity grounds would therefore be difficult to support.

9.5 Highway safety/parking

The proposal would be accessed off the Odstock Road with a new vehicular access. It is noted that some of the third party comments refer to an alternative location for an access, but this would not accord with Policy H3.4, which clearly envisages an access to the west off Odstock Road. The policy also states that:

- **provision made for transport network improvements necessary to accommodate the scale of development envisaged, as identified through a comprehensive transport assessment**

A detailed Transport Assessment and draft Travel Plan has been submitted with the application. The Council’s Highways officer has commented thus:

I note that the site is allocated for residential development under WHSAP and policy H3.4. The application includes a Transport Assessment which has considered the transport implications of the proposed development. Assessed in a reasonably robust manner, the development can be expected to generate up to the following trips, where a trip is a one-way vehicular movement:-

*12 hour day 461
AM peak hour 48
PM peak hour 46*

The trips will distribute along the three significant possible access routes to and from the site:-

Odstock Road south

Odstock Road north and hence through the Harnham gyratory junction (the majority of these movements).

Rowbarrow

The proposed development is proposed to be served by a ghost island right turning lane - which is an appropriate form of junction subject to some adjustments as will be set out below, and will assist in ensuring that emergency vehicles to and from the hospital are not unduly impeded.

A number of objectors have suggested that the cycle route on the development side should be continued across the access junction. This would cause vehicles on Odstock Road to stop to give way to cyclists thus impeding emergency vehicles, and therefore I disagree that this would be an appropriate way to deal with the cycle route

The car parking provision of the development is satisfactory.

Policy H3.4 indicates that the development should make provision for network improvements necessary to accommodate the scale of the development. The Salisbury Transport Strategy (STS) at page 66 identifies that the development is expected to contribute to the schemes to improve the Harnham Gyrotory. The Salisbury Transport Strategy identifies at page 73 that the development is expected to contribute to the scheme to improve the pedestrian and cycle route from Salisbury to the hospital.

- *Contribution to the measures of Salisbury Transport Strategy to improve local junctions in the area*
- *Contribution of £10000 index linked and ten year time limited towards installing Real Time Information at the bus shelter local to the development.*
- *Raised kerbs and bus shelter at the northbound bus stop on Odstock Road.*
- *Raised kerbs and replacement bus stop sign at the southbound bus stop on Odstock Road.*

In clarification of the above and in response to the change to 95 dwellings, the Highways officer has indicated the following:

The Planning Layout is generally satisfactory including parking provision and visibility splays. I am satisfied that refuse vehicles will be able to access the parts of the estate necessary. I remain concerned that the paths across the public open space areas are indicated as hoggin surfaced – which will not last in a long-term way without regular maintenance, and will not be as user friendly as a tarmac surfaced path.

I am unable to find that the revised plans include details of drainage. Therefore I am unable to check if the large number of soakaways have been designed out of their carriageway locations (see the concerns expressed in my previous comments). The Council as Highway Authority will not adopt the roads on the estate if the roads include soakaways as this presents a significant maintenance liability and can cause destabilisation of the roads and footways. If you establish that it is still intended to locate soakaways in the roads you should require a clause in the S106 that a private management company be set up to maintain the roads, footways, street lighting and drainage throughout the estate.

Consequently, whilst some of the third party concerns relate to the impact of this development on the surrounding highway systems, a refusal based on highway impacts or parking would therefore be difficult to justify.

Pedestrian Linkages

Policy H3.4 refers to linkages to the existing development being provided.

The site is located sustainably, close to bus routes and within easy cycle and walking distance of facilities. The proposed housing would be linked with the existing Rowbarrow development

to the north via a new footpath link to the east, see plan below. It is considered that this pathway linkage should be secured as part of the public open space matters in the S106.



Original layout (left) and revised connection to BRIT8 footpath (right)

The Rights of Way team have commented thus:

“Footpath BRIT8 runs immediately to the south of this development; the planning layout shows a proposed hoggin path running parallel to BRIT8 along the edge of the proposed open space. I have discussed this with the Countryside Access Officer for the area and he has suggested that either this path should be realigned to incorporate BRIT8 where it runs along the southern boundary. We’d be happy for this section of BRIT8 to be surfaced with a self-binding hoggin as proposed on the path across the open space. Having them parallel seems pointless and potentially detrimental to the PRow so it should be either on the same line or separated out further to make the route clearly distinct. Or if their hoggin path is not realigned to incorporate BRIT8, the line of BRIT8 needs to be acknowledged and protected from any planting schemes. We note on one of the plans that area is marked for increased mixed native shrub planting and we need at least 2m clear along the line of BRIT8 as it is currently used on the ground. Mike Crook previously submitted comments on the Local Plan document which had an interest in this area. Please see the paragraph below:

“The eastern half of BRIT8, from the link into the housing to the main road is very steep. Steps and surfacing must be provided here. Where the route meets the main road, a pavement must be provided to the point where a signalised crossing is available – either at the existing P+R facility or the new access road into the site on the north of the road. The footway link near 14 Barrow Close should be upgraded to provide both pedestrians and cycle access onto Flint Way. This should be a green link across to BRIT16, into the P+R site and the new development – ie not just incorporated into pavements or the internal road network.”

We believe the development here will increase the footfall on the section of BRIT8 which runs from the south eastern corner of the development to the A338 Downton road, so feel it would be appropriate for improvement work to be undertaken here as part of this development rather than waiting for some future development on adjacent land. It would require clearing the vegetation back by at least a metre and installing steps and laying a sealed path surface material i.e. tarmac or the like.”

The Council’s Rights of Way team have indicated that instead of building out a new path adjacent the existing right of way path, that the existing right of way down to the A338 Downton Road be improved. Amended plans have been provided which therefore remove part of the new pathway shown above, and instead, the existing right of way is improved and upgraded. It is considered that this can be secured via the S106 agreement, and enhances the linkages not only for new residents but also of existing residents.

With regards to linkages to the surrounding area, residents could also use the pavement to the west of the site. Between the proposed development and the existing Rowbarrow development there is an area of grass with some landscaping. This is managed by the developer and residents of the existing Rowbarrow development (ie not the applicant). There is already informal pathways across this land leading through the site and the scheme envisages that these informal pathways would remain, and be used by residents of the new housing. The development would also allow residents to access the adjacent field systems, which contain the network of rights of way, and it will be possible for residents of the new development to access the existing shop/facilities on the existing Rowbarrow site, and also Britford School, as the existing Rowbarrow residents do.

Given that the development would facilitate the enhancement of footpath BRIT8 for the benefit of the wider Rowbarrow residents, it is therefore considered that the proposal would be sufficiently linked to the surrounding area to encourage travel by foot and cycle, and would therefore meet the aims of the Council's Transport strategy and policies.

As a result, it is considered that the proposal, with some mitigation via conditions and S106 contributions, would accord with the aims of policies H3.4, CP57, 61- 66 of the WCS.

9.6 Ecological Impact/River Avon Catchment Area/drainage

WCS policy CP50 & 52 (Biodiversity and Geodiversity) and the NPPF requires the Local Planning Authority to ensure protection of important habitats and species in relation to development and seeks enhancement for the benefit of biodiversity through the planning system.

As outline elsewhere in this report, the proposal would be adjacent a mature tree belt along the southern edge of the site, and also a smaller tree belt to the north along Ancient Way. The southern woodland belt is also of ecological value. The site it is also situated within the River Avon Special Area of Conservation (SAC) catchment area. The SAC is designated for several species of wildlife that depend on pristine water quality that is typical of chalk rivers such as the Avon. It is part of a network of sites across Europe designated in order to protect these and other species vulnerable to man-induced habitat change. This SAC is particularly vulnerable to the effects of pollutants including phosphate and nitrogen which may enter the river for example at sewage treatment works or from fertilizers applied to farmland throughout the catchment.

The application is accompanied by ecological survey and related reports which has been reviewed by the Council's Ecologist, who has commented as follows on the 95 dwelling scheme:

The site comprises semi-improved grassland - calcareous indicators were recorded. Plantation woodlands reported to be well-structured. Scrub has a diverse range of species. Clearly therefore the site is of significant biodiversity value. However, it has not been assessed in terms of the UK Habitat Classification and the net change in Biodiversity Units has not been calculated using the Natural England metric. It is highly unlikely this layout would deliver a net gain as required by CP50 and the NPPF, although the Council will wish to see that as much offsetting is provided within the site as possible. Given the advanced stage of this application I recommend this is dealt with by condition (please see amended wording below).

The application has been revised down from 101 to 95 dwellings, and more open space is provided including a wider buffer to the southern beech plantation. The whole of the development lies within about 150m of the plantation, it will therefore be readily accessible

unless fencing is erected to control access. Although people are more likely to access the plantation from the NEAP in its current location compared say, to the north east of the site, many people will access it regardless of the NEAP. All things being equal, if the NEAP can be relocated this may bring some benefit.

The Tree Officers comments of 9 December 2021 demonstrate there is a real risk of the southern plantation becoming an issue for future residents in terms of amenity and liability due to the fact a number of plots are located within 30m of the nearest trees. The experience of all tree officers at the Council has been that mature trees cause fear and frustration for householders and eventually there is no alternative but to remove trees regardless of the ecological implications - which in this situation are significant, as discussed below. Removals and windthrow could result in the removal of an 80m length of the tree line, i.e. a third of the current length. This would make it impossible for the development to achieve a net gain for biodiversity by a significant margin which necessarily means I must object to the current layout.

I note from the landscaping plans, masterplan etc, that extensive wildflower seeding is proposed in the open space. This is currently set out as a complex arrangement of different seed mixes – why bother, the site already comprises semi-improved grassland which will have a better outcome for biodiversity if it is enhanced through management. I recommend, following comments from Mary Holmes and Maxine Russell, that a revised landscape scheme is secured by condition to reflect this.

- Beech plantation on south west boundary – Ecological Appraisal recommends understory planting although none is proposed in the Soft Landscape Management and Maintenance Plan. This however is unlikely to establish as I understand from representation responses this woodland has been unthinned in 70 years. White helleborine has been recorded in some numbers in this and the plantation on the northern boundary. The site is potentially of Wiltshire importance. Insufficient information provided to demonstrate whether the helleborine will be impacted by recreational pressure and if so, how it will be protected (see table above for information required). I note that the northern plantation is owned by Wiltshire Council and therefore mitigation may be needed through a S106 agreement.*
- Condition required to retain, protect and manage both the southern and northern tree belts for their biodiversity value.*
- Breeding skylark in the semi-improved grassland – condition for ECoW.*
- The report evaluates the bat assemblage using a method (Wray et al 2010) of arguable validity. From transect and static data there is a serotine roost nearby, which would raise the assemblage to being of County importance. This species is tolerant of artificial lighting to a degree and the access road avoids tree planting / scrub on the site perimeter. I recommend impact of lighting on bats is addressed through a condition for lighting with wording to ensure regard is taken for bats as part of the street lighting layout.*
- Coverage of ecological issues in the submitted Waste Audit and CEMP (Savills, December 2019) is inadequate. Condition required to ensure an ECoW is available to minimise biodiversity loss during the construction phase.*

Latest plans submitted 14 Jan 2022 show the development buildings have been pulled back from the line of tree planting shown on the OS Mastermap layer, by a few metres to just over 20m, which is closer to the minimum recommended by the Tree Officer. Now

however a longer length of the tree line is vulnerable, to removals approximately 120m. It seems inevitable that trees will need to be removed 'before their time'.

I consider this will be acceptable. Streetview shows the beech plantation to be in need of thinning and management and this could gradually lead to a reduction in the beech canopy to create a more diverse woodland in keeping with the new adjacent land use. I consider my recommended condition for biodiversity net gain below, will be sufficient to secure this.

Appropriate Assessment

River Avon SAC

This development falls within the catchment of the River Avon SAC and has potential to cause adverse effects alone or in combination with other developments through discharge of phosphorus in wastewater. The Council has agreed through a Memorandum of Understanding with Natural England and others that measures will be put in place to ensure all developments permitted between March 2018 and March 2026 are phosphorus neutral in perpetuity. To this end it is currently implementing a phosphorous mitigation strategy to offset all planned residential development, both sewered and non sewered, permitted during this period. The strategy also covers non-residential development with the following exceptions:

- *Development which generates wastewater as part of its commercial processes other than those associated directly with employees (e.g. vehicle wash, agricultural buildings for livestock, fish farms, laundries etc)*
- *Development which provides overnight accommodation for people whose main address is outside the catchment (e.g. tourist, business or student accommodation, etc)*

Following the cabinet's resolution on 5th January 2021, which secured a funding mechanism and strategic approach to mitigation, the Council has favourably concluded a generic appropriate assessment under the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. This was endorsed by Natural England on 7 January 2021. As this application falls within the scope of the mitigation strategy and generic appropriate assessment, I conclude it will not lead to adverse impacts alone and in-combination with other plans and projects on the River Avon SAC.

New Forest SPA

This site lies within the 13.8km zone of influence of this SPA and is therefore screened into appropriate assessment. This was increased from 8km at the beginning of September 2021.

The site delivers a degree of recreational space on site and is linked to other land which provides longer recreational routes. As such, and as for all sites allocated in the WHSAP, the development complies with the generic appropriate assessment for the New Forest currently being prepared by Wiltshire Council. The approach has yet to be finalised with Natural England, which is expected to be before the end of September. At that stage the Council hopes to be able to conclude this appropriate assessment favourably to enable a lawful permission to be granted.

As outlined elsewhere in this report, following the above comments (and those of the wc landscape officer and tree officer), the current scheme maintains 95 dwellings, but is pulled away from the mature tree line along the southern edge of the site.

In this regard the Council's ecologist has now indicated that the development is now acceptable, subject to suitable conditions including revised landscaping plans, and a financial contributions via the S106.

The Council's Ecologist has also advised that the application cannot be approved until a Habitats Regulations Assessment (HRA) has been carried out by the Council (in consultation with Natural England), and that HRA has been positively concluded – ie the ecological impacts of the development have been considered acceptable. This process is ongoing at the time of writing. The Council's Ecologist is content that any permission is made subject to a positive HRA outcome. Thus, should Members be minded to approve this proposal, permission will only be issued if the HRA process is completed positively.

Subject to suitable conditions, and a positive outcome to the HRA process, it is therefore considered the proposal achieves the aims of Core Policies CP 50,52 and CP69 of the WCS. A refusal on ecology grounds would therefore be difficult to justify.

9.7 Open Space and provision of MUGA

With regards to the above biodiversity, landscape, and archaeology issues, discussions have been undertaken with the applicant and the Council's open space officers. The revised open space areas are considered to be acceptable. However, the wc open space officers would normal expect the provision of a public play equipment and a multi use games area (MUGA) to be provided on this site, in the open space area. However, on this particular occasion, the Council's open space officer has suggested that if officers and members are so minded, a financial contribution towards providing a MUGA off site can be sought.

Given that any MUGA would be quite large and urban in its design, and require land to be levelled, it is considered that on this occasion, there would be good visual impact reasons not to place the MUGA within the open space area of this development. Furthermore, as the open space and wider area adjacent is archaeologically and ecologically sensitive, it is also considered that there would be advantages to not having such works in this area, or encouraging intensive use of this area by users.

9.8 Drainage/Flooding

Policy H3.4 refers to flooding matters, stating that:

- **A Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to inform site layout and design of the site so that surface water is controlled and does not exacerbate flooding off site**

Suitable reports have been submitted as part of this application. This site is located in an elevated position, and officers are not aware that the other Rowbarrow developments have caused or been affected by any flooding issues.

The Applicant and Council's Drainage officer have had a protracted exchange regards various Drainage related issues. It appears to have been agreed between the parties that there are no significant flooding/drainage related issues related to this development, subject to suitable conditions.

In regards to the matter raised by WC Highways of soakaways being placed under the carriageways, as this may lead to future maintenance issues. However, it is understood that the road system will be privately run by a management company, and notwithstanding, it is

considered that soakaways, their maintenance, and the maintenance of the highway is not particularly a Planning matter which stop this proposal from being progressed. Such matters are usually a matter for Building Regulations, or a separate Highway or Drainage matter as part of the Council's separate roles as Highway Authority and Drainage Authority.

The proposal is therefore considered to accord with the aims of CP67 of the WCS.

9.9 Community facilities

Policy H3.4 makes no reference to the need for the developer to provide community facilities, other than a reference to GP surgery matters. No evidence has been submitted by any consultee or third party as part of this application which requests and justifies any such contribution over the 2 years this application has been under consideration. It is also understood that no such contribution was requested or sought on the recent Netherhampton Road application to the west of Harnham.

The existing Rowbarrow developments were subject to a community financial contribution, which was intended to provide a community centre on the area of open space land adjacent to Ancient Way. However, due to escalating build costs, and the lack of desire of the Rowbarrow residents to see a large building constructed on the open space, the community centre project folded. The monies collected via the previous S106 agreements was therefore utilised for other community projects.

As a result, officers consider that it would be difficult to include any such provision or contribution as part of any future S106. Notwithstanding, there is no room on the development site for the provision of any such on site facility, given the need to provide sufficient number of dwellings to meet the allocation whilst avoiding harm to the ecological, landscape, and heritage assets. Furthermore, the quantum of the housing in this proposed development would only result in a modest contribution towards such facilities, particularly given the significant level of other contributions that are being requested.

10.0 S106 mitigation matters

The proposal will be required to provide the following mitigation as part of a legal agreement.

- **Provision of 40 percent affordable housing, including 10 percent adaptable units, which meet correct unit mix, and minimum size standard**

The Council's Housing Officer has advised the following:

Policy Requirements:

There are 40 Affordable Housing units proposed on a scheme of 95 dwellings. This meets the policy requirement for 40% on-site Affordable Housing provision within the

40% Housing Zone. This will assist in addressing the need for affordable housing in Salisbury where there is a high level of need for both affordable rented and shared ownership housing.

Tenure

I note that the revised Tenure Layout and Planning Layout (attached) show that some of the units (plots 7, 51, 52 and 53) have switched tenure. This results in a tenure mix of 60% Affordable Rent and 40% Shared ownership as required.

Floorspace

I confirm that the floorspace measurements provided meet the requirement to provide units to at least 85% of the Nationally Described Space Standard.

M4(2) Adaptable Units

I note that all but seven of the Affordable housing units will be provided as M4(2) Adaptable units.

Unit Size Mix

Whilst the unit size mix does not fully reflect need in accordance with Core Policy 45 of the Wiltshire Core Strategy due to a lack of larger units, I acknowledge the constraints highlighted by the applicant and on this occasion, as it only affects one or two units, the unit size mix proposed is considered to be acceptable.

Affordable Rent : 6 x 1 bed / 2 person flats; 12 x 2 bed / 4 person houses; 5 x 3 bed / 5 person houses; Shared Ownership: 11 x 2 bed / 4 person houses; 4 x 3 bed / 5 person houses.

Parking

Whilst not considered acceptable from an Affordable Housing perspective, I acknowledge that a rear parking court (for units 47 to 50, 54 and 55) will be provided on this occasion due to previous re-designs. However, it should be noted by the applicant for the design of future schemes that rear parking courts for Affordable Housing units are not considered acceptable as they can cause management issues for Registered Providers.

Transfer to Registered Provider:

The affordable dwellings will be required to be transferred to a Registered Provider, approved by the Council, or to the Council, on a nil subsidy basis. It is strongly recommended that the applicant makes contact with Registered Providers and Wiltshire Council's Residential Development Team as soon as possible in order to discuss the best option for the affordable dwellings including an indication of transfer prices that can be expected. A list of Registered Providers who work in partnership with Wiltshire Council can be provided on request.

Nominations:

The Local Authority will have nomination rights to the affordable dwellings, secured through a S106 Agreement.

- **Provision and maintenance of public open space, play equipment, and off site contributions towards Youth and Adult provision and a MUGA, including provision of the planned pathways across the open space**

The Council's Open space officer has confirmed that:

The 95 dwellings would generate a requirement for Casual Open Space, Equipped Play and Youth and Adult. The Casual and Equipped Play requirements are both met on-site.

The Youth and Adult requirement would equate to an off-site contribution of **£61,380** to be used towards the cost of providing or improving youth and/or adult sports and ancillary services provision at Churchill Gardens, Salisbury.

The Council will require the provision to be secured in perpetuity and Wiltshire Council will not adopt the Public Open Space. As the provision required exceeds 1000m² the Council would expect to see a NEAP within the development. The NEAP is split into two: the equipped play as one part and the MUGA as the second part, we would accept 50% of the provision as an off-site contribution.

The full provision required is 1152m²: 576m² of this as an off-site contribution of **£82,944.00**. This would go towards providing a MUGA or other area of play within the vicinity of the development. The rest of the provision to be provided as per the NEAP standards on the play spec (excluding the areas related to the MUGA).

- **Financial contribution to enhancement of existing footpath system BRIT 8 from the site boundary to the A338 road**

The Council's Rights of Way officer has requested a contribution of **£10,000 pounds** towards an enhancement of the BRIT8 footpath, running from the site boundary (where an internal path is proposed across the site), and northwards down to the A338 road.

- **Ensure that proposed linking pathways to the surrounding area are provided up to the site boundary with unfettered public access and a scheme for their provision**

In association with the above, footpath linkage, and to ensure that the scheme address the policy requirement of H.3.4, it is considered that a clause is required in the S106 which ensures that users of the proposed pathways through the site can do so unfettered. (Despite there existing informal pathways through the adjacent land which the proposed paths will align to, it is recognised that the land beyond the site boundary to the north and east is not in the control of the applicant and thus public egress onto that adjacent land cannot be controlled by this S106)

- **Provision of waste and recycling facilities**

The Council's Waste and recycling officer has indicated that recycling bins for the development will need to be provided as follows:

Property type category	Contribution per house/per category	Quantity	Total
Individual house	£91	80	£7,280
Bin store for block of 6-10 flats	£581	2	£1,162
		Total	£8,442

- **Provision of educational facilities**

Members will note that policy H3.4 refers to a contribution being required from this development towards the proposed primary school at Netherhampton Road. However, the Council's Education officer has indicated:

We have reviewed the revised application's impact upon local primary and secondary school infrastructure in the light of recently updated school numbers forecasts and latest birth data. As a result, we no longer have cases for developer S106 contributions at primary or secondary age level, as the pupils generated by the development can be accommodated without the need to expand school provision in this area.

Early years contributions requirements: Current cost multipliers per place: 0.04 per dwelling for 0-2 year olds and under (4per 100 dwellings) and 0.09 per dwelling for 3-4 year olds (9 per 100 dwellings). £17,522 per place.

Total required as per calculations above =10 nursery places - £175,220 towards the development of Early Years provision

- **Provision of off site highway works and contributions towards sustainable transport measures and a private management company be set up to maintain the roads, footways, street lighting and drainage throughout the estate.**

Policy H3.4 indicates that the development should make provision for network improvements necessary to accommodate the scale of the development. The Salisbury Transport Strategy (STS) at page 66 identifies that the development is expected to contribute to the schemes to improve the Harnham Gyratory. The Salisbury Transport Strategy identifies at page 73 that the development is expected to contribute to the scheme to improve the pedestrian and cycle route from Salisbury to the hospital.

The Council's Highways officer has requested the following contributions and works:

i)Contribution to the measures of Salisbury Transport Strategy. The development feeds into the same over capacity junctions and parts of the network as the 640 dwelling development at Netherhampton. The Salisbury Transport Strategy (STS) exists to quantify and achieve improvements to capacity and to sustainable transport (public transport, cycling and walking across the city). Measures to be provided through the STS benefit all new Salisbury developments by reducing car trips on the network and encouraging active and sustainable travel. It is equitable that in line with other Salisbury residential developments a pro rata contribution to the STS measures be provided. This can be based on the contribution to the STS secured from the Netherhampton application reference 19/05824. **A contribution of £230,280 index linked and 10 year time limited is therefore required**

- ii) Contribution of **£10000 index linked and ten year time limited** towards installing Real Time Information at the bus shelter local to the development.
- iii) Prior to occupation of the 50th dwelling, raised kerbs and bus shelter at the northbound bus stop on Odstock Road, raised kerbs and replacement bus stop sign at the southbound bus stop on Odstock Road.
- iv) No dwelling hereby approved shall be occupied until a full travel plan based on the submitted framework travel plan, including the appointment of a travel plan co-ordinator, and **contribution of £1000** to the Salisbury Cycling and Walking maps, and the offer of green travel vouchers to each dwelling, is provided.
- v) Prior to occupation of the 90th dwelling a Traffic Order to implement waiting restrictions on the estate roads hereby approved, if that is deemed necessary by the Highway Authority in the event of the roads having been put forward for adoption, or if sought by the Highway Authority and agreed by the developers in the event of the roads not having been put forward for adoption, shall have been prepared, consulted upon, and advertised, with a final report recommending whether to proceed with the Order prepared for consideration by the Cabinet Member for Highways. In the event that the Cabinet Member for Highways approves the Order the amendments shall be implemented. The Highways officer has confirmed that in the interests of avoiding excessive indiscriminate parking within the development to the detriment of road user safety and convenience. The developers will bear the costs of the above condition, irrespective of whether the Order is proceeded with.
- vi) That a private management company be set up to maintain the roads, footways, street lighting and drainage throughout the estate.

- **Provision of public art**

The Council's Public Art officer has indicated that in accordance with Core Policy 3 & 57, saved policy D8, and the Council's Planning Obligations Supplementary Planning Document (October 2016) with refers to the 2011 public art guidance note, **£28,500 (based on £300 per dwelling)** which could be commuted to the Council's arts service to engage an experienced professional public art specialist to devise, manage and deliver the art and design process and programme.

- **Contribution towards Biodiversity Net Gain project**

Following submission of a revised Biodiversity Metric Calculation which has been approved by the LPA (as per the planning condition below), any deficit in on-site mitigation will be paid at the following rates:

- i) **£25,000 per Biodiversity Unit with an additional £5,000 per unit administration charges**
- ii) **£3300 per 100m of Hedgerow Unit, including fencing with an additional £660 per 100m for administration**

11. Conclusion and Planning Balance

The site is allocated for approximately 100 dwellings in the Wiltshire Site Allocation DPD 2020. Therefore the principle of housing development on the site is acceptable in principle. As the Council cannot currently demonstrate a 5 year housing land supply, the provisions of the NPPF (paragraph 11) are relevant. This states that applications for sustainable housing that accord with the development plan should be approved, unless there is significant harm to “assets of particular importance”, such as heritage assets or AONB landscape. Thus, depending on the significance of the impacts of the development, this carried significant weight.

The housing will have general impacts on the character of the site and also introduce more traffic into the area, and thus more noise and general disturbance. However, the allocation process considered general impacts of the development, such as the impact of housing on surrounding landscape features and the highway system, and hence, a refusal of this scheme on the basis that it would be prominent in the landscape or affect the highway system would be difficult to justify. This impact should not carry significant weight.

Furthermore, the amended proposal now includes some housing on the most elevated southern part of the site, it is considered that overall, the landscape harm would not be significant enough to warrant refusal. Indeed, the amended proposal also safeguards important archaeology, and would allow the prominent eastern part of the site to left free of development, thus having a beneficial visual and landscape impact in general terms, and would position some of the new housing away from existing Rowbarrow dwellings to the north. There would also be beneficial biodiversity gains. These benefits are of significant weight.

Additionally, the site would provide good sustainable linkages to the surrounding area and facilities, and subject to a suitable S106 agreement, would provide significant mitigation, including the provision of much needed affordable housing, and improvements to the general highway system, and an adjacent footpath, which is of significant weight.

Consequently, subject to a suitably positive outcome in terms of a Habitats Regulations Assessment by the Council and suitable conditions and a S106 to achieve the required mitigation, it is considered that the proposal would therefore accord with the aims of the allocation policy H3.4, and particularly the aims of saved policies D8, C6, R2, and policies CP 20, 41,42, 43, 50, 51, 52, 57, 58, 61 and 67,69 of the Wiltshire Core Strategy and the aims of the NPPF.

RECOMMENDATION: SUBJECT TO:

- i) A POSITIVE OUTCOME TO A HABITATS REGULATIONS ASSESSMENT (HRA) BY THE COUNCIL, and**
- iii) A SUITABLE S106 LEGAL AGREEMENT BEING ENTERED INTO WITH REGARDS THE PROVISION OF THE FOLLOWING MITIGATION:**

- **Provision of 40 percent affordable housing on site (including mix, adaptable standards, and minimum size standard)**
- **Provision and maintenance of public open space, play space (including connecting paths across the open space), together with off site contribution for MUGA**
- **Financial contribution to enhancement of existing footpath system BRIT 8 from the site boundary to the A338 road**
- **Ensure that proposed linking pathways to the surrounding area are provided up to the site boundary with unfettered public access and a scheme for their provision**
- **Financial Contribution to and Provision of waste and recycling facilities**
- **Financial Contribution to educational facilities**
- **Provision of off site traffic works and sustainable transport contributions and a private management company be set up to maintain the roads, footways, street lighting and drainage throughout the estate.**
- **Provision of/financial contribution to a public art scheme**
- **Provision of Biodiversity enhancement contributions**

THEN APPROVE, subject to the following conditions:

Three Year commencement

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

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

Approved plans

2.The development shall be carried out in accordance with the following plans and details:

P1597.01 Rev Y	Planning Layout
P1597.02 Rev N	Materials Layout
P1597.03 Rev N	Building Heights Layout
P1597.04 Rev Q	Tenure Layout
P1597.05 Rev N	Parking Layout
P1597.06 Rev N	Refuse Layout
P1597.07 Rev N	Enclosures Layout
P1597.08	Location Plan
P1597.09	Net Areas Layout
P1597.SS.01 Rev E	Preliminary Streetscenes
P1597.SS.02 Rev D	Preliminary Streetscenes
P1597.SS.03 Rev A	Preliminary Streetscenes

P1597.SEC.01 Site Sections

P1597.1.01 Type 1 - (S05), Floor & Roof Plans

P1597.1.02 Type 1 - (S05), Elevations

P1597.2.01 Rev A Type 2 - (Baker), Floor & Roof Plans

P1597.2.02 Rev A Type 2 - (Baker), Elevations - Brick

P1597.3.01 Type 3 - (Tillman), Floor & Roof Plans

P1597.3.02 Type 3 - (Tillman), Elevations - Brick

P1597.3A.01 Type 3A - (Ploughwright), Floor & Roof Plans

P1597.3A.02 Type 3A - (Ploughwright), Elevations - Brick

P1597.4.01 Rev A Type 4 - (Cartographer), Floor & Roof Plans

P1597.4.02 Rev A Type 4 - (Cartographer), Elevations – Brick

P1597.BLKA.01 Rev A Block A, Ground & First Floor Plans

P1597.BLKA.02 Rev A Block A, Second Floor & Roof Plans

P1597.BLKA.03 Rev A Block A, Front & Side Elevations

P1597.BLKA.04 Rev A Block A, Rear & Side Elevations

P1597.BLKB.01 Block B, Ground Floor Plan

P1597.BLKB.02 Block B, First Floor Plan

P1597.BLKB.03 Block B, Second Floor Plan

P1597.BLKB.04 Block B, Roof Plan

P1597.BLKB.05 Block B, Front Elevation

P1597.BLKB.06 Block B, Side Elevation

P1597.BLKB.07 Block B, Rear Elevation

P1597.BLKB.08 Block B, Side Elevation

P1597.SL.01 Type SL - (Slater), Floor & Roof Plans

P1597.SL.02 Type SL - (Slater), Elevations - Brick

P1597.BO.01 Type BO - (Bowyer), Floor & Roof Plans

P1597.BO.02 Type BO - (Bowyer), Elevations - Tile Hung

P1597.BO.03 Type BO - (Bowyer), Elevations - Brick

P1597.CA.01 Type CA - (Carver), Floor & Roof Plans

P1597.CA.02 Type CA - (Carver), Elevations - Brick

P1597.CA.02 Type CA - (Carver), Elevations - Tile Hung

P1597.CO.01 Type CO - (Cooper), Floor & Roof Plans
P1597.CO.02 Type CO - (Cooper), Elevations - Brick
P1597.GO.01 Type GO - (Goldsmith), Floor & Roof Plans
P1597.GO.02 Type GO - (Goldsmith), Elevations - Brick
P1597.GO.03 Type GO - (Goldsmith), Elevations - Tile Hung
P1597.MA.01 Type MA - (Mason), Floor & Roof Plans
P1597.MA.02 Type MA - (Mason), Elevations - Brick
P1597.MA.03 Type MA - (Mason), Elevations - Tile Hung
P1597.SA.01 Type SA - (Saddler), Floor & Roof Plans
P1597.SA.02 Type SA - (Saddler), Elevations - Brick
P1597.SC.01 Type SC - (Scrivener), Floor & Roof Plans
P1597.SC.02 Rev A Type SC - (Scrivener), Elevations - Brick
P1597.TA.01 Rev A Type TA - (Tailor), Floor & Roof Plans
P1597.TA.02 Rev A Type TA - (Tailor), Elevations - Brick
P1597.TA.03 Type TA - (Tailor), Elevations - Tile Hung
P1597.TH.01 Type TH - (Thespian), Floor & Roof Plans
P1597.TH.02 Type TH - (Thespian), Elevations - Brick
P1597.TH.03 Type TH - (Thespian), Elevations - Tile Hung
P1597.GAR.01 Twin Garage - Gable Side, Plans & Elevations
P1597.GAR.02 Single Car barn - Plans & Elevations
P1597.GAR.03 Double Car barn - Plans & Elevations
P1597.GAR.04 Single Garage - Plans & Elevations
P1597.BIN.01 Bin Store - Plans & Elevations
P1597.BIN.02 Bin Store - Plans & Elevations
P1597.CYC.01 Cycle Store - Plans & Elevations
P1597.Q.01 Type Q - (Quilter), Floor & Roof Plans
P1597.Q.02 Type Q - (Quilter), Elevations - Brick
P1597.3.05 Type 3 - (Tillman), Floor & Roof Plans
P1597.3.06 Type 3 - (Tillman), Elevations - Brick
P1597.3A.04 Type 3A - (Ploughwright), Floor & Roof Plans
P1597.3A.05 Type 3A - (Ploughwright), Elevations - Brick
P1597.CH.01 Type CH Rev A - (Chandler), Floor & Roof Plans

P1597.CH.02 Type CH Rev A - (Chandler), Elevations - Brick

P1597.CO.05 Type CO - (Cooper), Floor & Roof Plans

P1597.CO.06 Type CO - (Cooper), Elevations - Brick

P1597.GAR.05 Car barn - Plans & Elevations

P1597.GAR.06 Garage - Plans & Elevations

Tree reports

Tree Protection Plan – BELL 22723 03C Sheet 1 & 2

Arboricultural Impact Assessment/ Method Statement BELL 22723 rev C (dated 18/01/2022)

Archaeology

Heritage Statement, Savills, November 2021

Geophysical Survey, SUMO, March 2020

Archaeological Evaluation and Ground Penetrating Radar Survey Report, Wessex

Archaeology October 2020

Drainage

Site Appraisal report Rev D March 2019 (Flooding and surface water)

Amending Drainage Technical Note and the following:

- Drawings 501-505: The updated drainage strategy layout showing the proposed site levels and retaining wall locations and heights
- Drawing 554-556: Showing cross sections of the soakaways
- Drawings 508-512: Showing the catchment area layout for the drainage strategy
- The Management and Maintenance strategy report
- Appendix E - the hydraulic calculations for each SuDS component on site.

Landscaping

Landscaping Management and Maintenance plans BELL 22723(ACD December 2019)

Landscape Masterplan - BELL22723 10B

Soft Landscape Proposals - BELL22723 11B - Sheets 1-6

Landscape and Visual Impact Appraisal (November 2021) (Savills Landscape)

Transport and Access

043.0017.001 rev D

Transport Assessment Addendum and revised plans (November 2021) (Paul Basham Associates)

Travel Plan December 2019 (Paul Basham Associates)

Transport Assessment Part 1 & 2 December 2019 (Paul Basham Associates)

Ecology report

Lyndsay Carrington Ecological Appraisal and Phase 2 Survey Document October 2018

Updated May and December 2019

White Helleborine Survey ACD December 2019

Waste and sustainable design

Waste Audit and CEMP 2019

Sustainability Statement – Southern Energy Consultants 13th January 2020

REASON: For the avoidance of doubt

Materials

3. Before the relevant dwellings are occupied, details of the materials to be used for the external walls and roofing of the buildings, and hardsurfaces, including paths across the open space areas, shall be submitted to and agreed in writing by the Local Planning Authority. The Development shall be carried out in accordance with the agreed details.

REASON: In the interests of the visual appearance and amenity of the development and area

Water efficiency

4. The residential development hereby approved shall be designed to ensure it does not exceed 110 litres per person per day water consumption levels (which includes external water usage). Within 3 months of each phase being completed and the housing being brought into use, a post construction stage certificate certifying that this standard has been achieved shall be submitted to the local planning authority for its written approval.

REASON: To ensure compliance with the mitigation strategy for nutrient neutrality in the River Avon SAC catchment.

Lighting

5. All lighting provided on site during the construction phase, and with regards the development phase and street lighting, shall be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2011, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2011), and Guidance note 08/18 "Bats and artificial lighting in the UK", issued by the Bat Conservation Trust and Institution of Lighting Professionals and will demonstrate that bat habitat (trees, scrub and hedgerows) on the perimeter of the site will remain below 1 lux. Footpaths across open space will remain unlit for the lifetime of the development.

REASON: In the interests of the amenities of the area and to minimize impacts on biodiversity caused by light spillage to areas above and outside the development site.

Biodiversity Net Gain landscaping and archaeology

6. Notwithstanding the landscaping details submitted as part of this application, before development commences, a completed Biodiversity Metric Calculation, a revised Soft Landscape Specification, Soft Landscape Management and Maintenance Plan and Soft Landscape Proposals drawings will be submitted to the Local Planning Authority for approval (including details of how such areas are to be protected during construction). The Biodiversity Metric Calculation will include a drawing showing the location and extent of each

baseline habitat referred to in the metric and the Soft Landscape Specification, Soft Landscape Management and Maintenance Plan and Soft Landscape Proposals drawings will be revised to demonstrate the following:

- i) Sufficient habitat/hedgerow creation and enhancement will be achieved on site to deliver a net gain in biodiversity
- ii) Existing semi-improved grassland within the area shown as wildflower meadows on the approved Landscape Masterplan is retained and enhanced
- iii) The sensitive archaeology on and adjacent the site would remain protected and unaffected in perpetuity, including the ancient trackway shown on the approved plans, the route of which should be enhanced. The management plan shall include management and maintenance responsibilities and 'no dig' areas for the open green space.
- iv) The Soft Landscape Management and Maintenance Plan will include a management plan for the beech plantation on the south west site boundary which will map the full extent of white helleborine and identify thinning and understory planting to enhance the biodiversity value of the plantation. The development will be built out in full accordance with the approved calculation and approved revised landscape documents and communally managed wildlife habitats will be retained for biodiversity for the lifetime of the development. The management of the open green space and landscaping shall be carried out in accordance with the approved management plan.

If, despite every attempt to achieve a biodiversity net gain within the application site, a shortfall in biodiversity units is identified, this will be made up through a S106 legal agreement financial contribution to off-site Council approved biodiversity net gain project at agreed rates per biodiversity/hedgerow unit.

REASON: Additional information is required to conclude the development would comply with CP50 and the NPPF, and to protect and enhance sensitive biodiversity and archaeology on the site

Protection during construction

7. Before any construction or other works commence, the following habitats will be securely fenced off/protected before works commence, and vehicles, compounds, stockpiles and any construction related activities will be excluded from those protection areas throughout the construction period:

- All retained semi-improved grassland (i.e. grassland within area shown as Wildflower Meadow on the approved Landscape Masterplan.
- Beech tree belt along the south west boundary of the application site and the existing tree belt along the north boundary of the site with Ancient Way, including canopy and root zones as per the approved Tree Protection Plan and Method Statement
- Works should avoid/protect the scheduled ancient monument and archaeological deposits

REASON: Insufficient information provided with the application to comply with policy CP50 and the sensitive archaeology on the site and adjacent.

Ecological Clerk of Works

8. Before construction works commences, a qualified Ecological Clerk of Works will be appointed by the applicant/developer who will attend site regularly (at least once a month) throughout the construction phase of development, documenting each visit, the advice issued as a result of the visit and the effectiveness of all ecological mitigation measures. These documents will be made available to the Council as Local Planning Authority on written request.

The Ecological Clerk of Works will:

- Undertake checks for bats, birds, herptiles, hedgehogs and dormice no more than 48 hours before vegetation is removed / felled and ensure wildlife is appropriately protected
- Ensure habitat protection fencing remains effective throughout the construction period
- Ensure retained semi-improved grassland is managed twice annually with cuttings removed off site throughout the construction period in accordance with the approved revised Soft Landscape Management and Maintenance Plan.
- Anticipate, prevent and respond to pollution that risks entering surface or ground water.

REASON: To ensure compliance with ecological protection and mitigation measures.

Provision of Bat roosts etc

9. Before development commences, details of the location and design of integral bat roosting features, swift bricks, bee homes and hedgehog access holes in garden fencing will be submitted for Local Planning Authority approval. At least 20% of all approved dwellings/apartments will have at least one of these features. The development will be completed in accordance with the approved details, and prior to any of dwellings/apartments affected being first occupied.

REASON: To contribute to offsetting the loss of wildlife as a result of the development.

Parking and turning areas

10. Before the relevant apartment/dwelling is occupied, the garaging/parking/cycle parking and associated turning areas associated with that apartment/dwelling shall be constructed and provided on site, and shall be maintained in perpetuity thereafter for the purpose.

REASON: In order to ensure that suitable parking and turning areas are provided on site

Vehicular access works

11. Prior to first occupation of any dwelling hereby permitted the vehicular access onto Odstock Road shall be provided with visibility with nothing to exceed the height of 600mm above carriageway level between the carriageway edge, and a line drawn from a point 2.4 metres back along the centre line of the access from the carriageway edge, to points on the nearside carriageway edge 90 metres to the north, and 90 metres to the south.

Reason: In the interests of highway safety.

12. Prior to first occupation of any dwelling the ghost island right turning lane outlined on approved drawing P.1597.01 rev Y on Odstock Road including a pedestrian refuge, any

required street lighting and highway drainage alterations to accommodate the right turning lane, resurfacing of the entire width of Odstock Road over the length of the right turning lane scheme, shall all have been constructed and made permanently available for use in accordance with details to be first submitted to and approved by the Local Planning Authority.

Reason: In the interests of providing safe and convenient access to the development.

Construction Transport Management Plan

13. Prior to commencement of the development a Construction Traffic Management Plan shall be submitted to and approved by the Local Planning Authority. The Plan shall include details of construction vehicle routing, construction staff vehicle parking areas within the site, local road cleaning, and measures to prevent excessive mud and dust being deposited on the public highway. The site construction shall be carried out in accordance with the approved plan.

Reason: In the interests of highway safety and road user convenience.

Electric Vehicle Infrastructure

14. No development shall commence on site until a scheme of Ultra Low Energy Vehicle infrastructure has been submitted to the LPA. The scheme must be approved by the Local Planning Authority prior to implementation and thereafter be permanently retained.

Reason: Core Policy 55; Development proposals, which by virtue of their scale, nature or location are likely to exacerbate existing areas of poor air quality, will need to demonstrate that measures can be taken to effectively mitigate emission levels in order to protect public health, environmental quality and amenity.

Contaminated Land

15. No development shall commence on site until an investigation of the history and current condition of the site to determine the likelihood of the existence of contamination arising from previous uses (including asbestos) has been carried out and all of the following steps have been complied with to the satisfaction of the Local Planning Authority:

- Step (i) A written report has been submitted to and approved by the Local Planning Authority which shall include details of the previous uses of the site and any adjacent sites for at least the last 100 years and a description of the current condition of the sites with regard to any activities that may have caused contamination. The report shall confirm whether or not it is likely that contamination may be present on the site and the potential impact of any adjacent sites.
- Step (ii) If the above report indicates that contamination may be present on, under or potentially affecting the proposed development site from adjacent land, or if evidence of contamination is found, a more detailed site investigation and risk assessment should be carried out in accordance with DEFRA and Environment Agency's "Model Procedures for the Management of Land Contamination CLR11" and other authoritative guidance and a report detailing the site investigation and risk assessment shall be submitted to and approved in writing by the Local Planning Authority.

Step (iii) If the report submitted pursuant to step (i) or (ii) indicates that remedial works are required, full details must be submitted to the Local Planning Authority and approved in writing and thereafter implemented prior to the commencement of the development or in accordance with a timetable that has been agreed in writing by the Local Planning Authority as part of the approved remediation scheme. On completion of any required remedial works the applicant shall provide written confirmation to the Local Planning Authority that the works have been completed in accordance with the agreed remediation strategy.

Reason: Core policy 56, To reduce the risks associated with land contamination

Acoustic report

16. Prior to commencement of development an acoustic report shall be submitted to the LPA for approval in writing prior to implementation. The report shall demonstrate that the internal and external amenity standards of BS8233:2014 *Guidance on sound insulation and noise reduction for buildings (or any subsequent version)* and WHO *Guidelines for Community Noise* (1999) can be achieved within the development. The report must include full details of any scheme of mitigation required to achieve this which if approved must be implemented in full and maintained in that way in perpetuity.

REASON: In the interest of amenity

Protection of amenity during construction

17. Notwithstanding the submitted CEMP December 2019, no construction or demolition work shall take place on Sundays or Public Holidays or outside the hours of 0800 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays.

REASON: In the interest of amenity

18. Notwithstanding the submitted CEMP December 2019, prior to commencement of the development a revised Construction Environmental Management Plan (CEMP) shall be submitted to and approved by the Local Planning Authority. The revised Plan shall include additional/revised details of:

- Working hours – to match that stipulated by this consent
- No idling of engines of lorries whilst waiting outside the site
- Details of any on site generators and their locations
- An external lighting plan and positions on site
- Details of piling – must be continuous flight auger piling wherever possible
- Show how the works will avoid/protect the scheduled ancient monument and the archaeological deposits
- Show how the works protected the tree belts along the south and northern boundaries of the site and the sensitive ecology

The site construction shall be carried out in accordance with the approved Plan.

Reason: In the interests of amenity

Archaeology

19.No development shall commence within the area indicated by the approved plans until:

- a) A written programme of archaeological investigation, which should include on-site work and offsite work such as the analysis, publishing and archiving of the results, has been submitted to and approved in writing by the Local Planning Authority; and
- b) The approved programme of archaeological work has been carried out in accordance with the approved details.

Regards a) above, this relates to the areas identified by the exploratory archaeological investigation and that will be impacted by the proposed development. This will include areas of the prehistoric field systems and enclosures identified by the exploratory trial trenching in the area of residential development, the trackway that lies along the proposed access road, and areas closest to the Saxon cemetery to ensure that any outlying graves are identified and recorded.

REASON: To record and advance understanding of any heritage assets to be lost and to make this evidence publicly accessible.

Drainage

20.Notwithstanding the drainage details submitted as part of this application, no development shall commence which would involve or relate to drainage provision until a scheme showing the following:

- a) the results of infiltration test; and
- b) confirmation that all finished floor levels are shown to be above the maximum predicted 100 year flood level, and
- c) confirmation that each relevant household will be informed of its responsibility for the maintenance and protection of any sustainable urban drainage systems within its curtilage.

has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme/details.

REASON: In the interests of achieving sustainable drainage

INFORMATIVE

Archaeology

As the applicant/developer is aware, the site contains sensitive archaeology. Consequently, appropriate care needs to be taken when developing this site.

The programme of archaeological work should comprise the following elements:

- i) Prior to the commencement of development, the detailed archaeological investigation of areas of archaeological interest identified by the exploratory archaeological investigation and

that will be impacted by the proposed development. This will include areas of the prehistoric field systems and enclosures identified by the exploratory trial trenching in the area of residential development, the trackway that lies along the proposed access road, and areas closest to the Saxon cemetery to ensure that any outlying graves are identified and recorded. The programme of archaeological fieldwork may also include archaeological monitoring during development and landscaping works.

ii) A programme of assessment, analysis, reporting, and publication that is commensurate with the significance of the archaeological results. The condition will not normally be fully discharged until this element of the programme of archaeological work has been satisfactorily completed.

Appropriate measures should also be put in place to ensure that the 'area of archaeological interest' that is to be preserved in situ and that part of the Scheduled Monument that lies within the red line boundary are not subject to any construction activities, such as temporary soil bunds, temporary compounds or access routes, or similar, during the course of the development. The measures should comprise part of the Construction Environment Management Plan.

Acoustic report

In discharging this condition the applicant should engage an Acoustic Consultant. The consultant should carry out a background noise survey and noise assessment according to BS8233: 2014 (or any subsequent version) and demonstrate that internal and external noise levels will not exceed the guideline noise levels contained in Section 7.7 (table 4) of BS8233:2014. The report should also demonstrate that internal maximum noise levels in bedrooms will not normally exceed 45dB LAmax between the hours of 23:00 and 07:00.

Biodiversity Net Gain

The biodiversity Metric Calculation should be undertaken in accordance with the latest metric made available by Natural England or a metric otherwise approved by the Local planning Authority. Please mark up changes to the Soft Landscape Management and Maintenance Plan and the Soft Landscape Specification as tracked changes to reduce time handling discharge of condition application.

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Wiltshire Council

20/00337/FUL

Land to the east of Odstock
Road and to the south of
Rowbarrow, Salisbury,



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REPORT FOR SOUTHERN AREA PLANNING COMMITTEE

Date of meeting	28 th April 2022
Application Number	20/10860/FUL & 21/00267/LBC
Site Address	The White Hart St. John Street Salisbury SP1 2SD
Proposal	Proposed Extension of White Hart Hotel providing 22 No. new hotel bedrooms, relocation of back of house facilities infill of ground floor and façade changes to St Johns Street.
Applicant	White Hart Hotel Salisbury Ltd
Town/Parish Council	SALISBURY CITY
Electoral Division	ST MARTINS AND CATHEDRAL – Cllr Sven Hocking
Grid Ref	414569 129722
Type of application	Full Planning
Case Officer	Richard Hughes

1. REASON FOR THE APPLICATION BEING CONSIDERED BY COMMITTEE

Members will recall that this matter was deferred at the 31st March 2022 Southern Area Planning Committee for further information and consideration of the materials/design aspect of the development.

Further discussions have occurred with the applicant and the Council's conservation officer. Details of the proposed materials for the development will be provided at the meeting for consideration by Members. The Conservation Officer has agreed the materials selected, namely 'conservation handmade weathered blend' tiles would be the most suitable for the tile hanging walling and a dark coloured standing seam zinc roofing.

The report below remains as previous considered by Members at the 31st March 2022 planning committee.

2. PURPOSE OF REPORT

The purpose of this report is to assess the merits of the proposed development against the policies of the development plan and other material considerations. Having reached a balanced conclusion, the report recommends that planning permission be APPROVED subject to suitable conditions

3. MAIN ISSUES

The main issues to consider are:

1. Principle of the Development
2. Scale and Design
3. Impact on the Historic Environment/heritage assets.
4. Residential Amenity
5. Highway / Transport considerations
6. Drainage / Flood Risk
7. Impact on the River Avon Special Area of Conservation/Phosphates

4. MAIN POLICIES

Wiltshire Core Strategy

Core Policy 1: Settlement strategy
Core Policy 2: Delivery strategy
Core Policy 3: Infrastructure requirements
Core Policy 20: Spatial Strategy: Salisbury Community Area
Core Policy 22: Salisbury Skyline
Core Policy 35&36: Economic regeneration
Core Policy 38: Retail and leisure
Core Policy 39: Tourist development
Core Policy 40: Hotels, bed and breakfast, guest houses and conferences
Core Policy 41: Sustainable construction and low carbon energy
Core Policy 50: Biodiversity and geodiversity
Core Policy 55: Air quality
Core Policy 57: Ensuring high quality design and place shaping
Core Policy 58: Ensuring the conservation of the historic environment
Core Policy 60: Sustainable transport
Core Policy 61: Transport and development
Core Policy 62: Development impacts on the transport network
Core Policy 63: Transport strategies
Core Policy 64: Demand management
Core Policy 67: Flood risk
Core Policy 68: Water resources
Core Policy 69: River Avon SAC
Saved Salisbury District Local Plan policies: D4 (Salisbury Townscape /Chequers)

SPG: Creating Places Design Guide SPG (Adopted April 2006).

National Planning Policy Framework (NPPF) 2021

National Planning Practice Guidance (PPG)

Sections 16 Planning (Listed Building and Conservation Areas) Act 1990

Section 72 Planning (Listed Building and Conservation Areas) Act 1990

Salisbury City Conservation Area Appraisal and Management Plan

5. SITE AND SURROUNDINGS

The White Hart Hotel is located at the junction of St John Street and Ivy Street in Salisbury. It is a relatively extensive site within the historic Eastern Chequers area of the city, occupying a significant part of the 'White Hart' Chequer. The main public facing frontage of the hotel building is to St Johns Street (the main entrance) and Ivy Street but it has a vehicular entrance to Brown Street that serves the hotel and car park. The car park extends to St Ann's Street, which forms the southern side of the Chequer. The hotel is a Grade II* listed building and located within the Salisbury Conservation Area. Although a few commercial uses, there are mainly residential properties which back on to the site in Ivy Street, either side of the access in Brown Street, and St Ann's Street and St John Street on the south side of the site. The Cathedral Close is located within close proximity to the south west on the west side of Exeter Street and St John's Street.

6. THE PROPOSAL

The proposal has been adjusted and is now for an extension and alterations to provide 22 additional guest bedrooms, the relocation of back of house facilities (namely: Staff Canteen, Storage, Staff Change, Historical Data Storage, Maintenance), infill of ground floor facade to St Johns Street. The application scheme involves the replacement of a collection of single storey buildings, including a function room building.

The east section of the current undercroft of the 1970s wing is to be retained for parking with the west section enclosed to provide in house facilities and the proposal also includes re-facing the 1970's façade to part of St John's Street. Externally, some associated hard and soft landscaping is proposed for the car park area and a bicycle store located on the north side of the car park entrance.

A listed building application 21/00267/LBC for associated works has been submitted and is being considered concurrently with this application and the assessment forms part of this report.

The current scheme has been the subject of the following amendments since the original submission:

- The whole of the proposed guest bedroom extension to the rear has been reduced and the external 1st & 2nd floor extension footprint facing 2-4 Ivy Street has been pulled back by 3 metres.
- 3 additional guest bedrooms have been omitted. Therefore the number of guest bedrooms proposed is now 22 no. reduced from the original 26 no. bedrooms
- The whole of the flat roofed area will now be provided with perimeter screen planting to the rear garden of 2-4 Ivy Street.
- The proposed glazed link to the enclosed courtyard has been omitted as has internal adjustments to the stairs and a lift proposal
- The infill extensions front elevation to St. Johns Street has been upgraded and redesigned

RECENT PLANNING HISTORY

19/04857/FUL	9 serviced apartments and removal of walling along St Ann Street frontage. Approved 2019
14/01986/FUL & 14/01990/LBC	Proposed alterations to existing 1970s block including conversion of the parking under-croft, stepped four storey extension including an upward extension to form new level, providing function rooms and a new hotel entrance on the ground floor with 28 No new guest bedrooms above. Proposed internal refurbishment and alterations to existing public areas with associated landscaping. REFUSED 19/01/2017.
S/2009/0740	Conversion of staff accommodation for the white hart hotel to provide 4 no individual houses, no's 86, 88, 90 & 92

	brown street. APPROVED 28/05/09.
S/2009/0741	Conversion of staff accommodation for the white hart hotel to provide 4no individual houses, no's 86, 88, 90 & 92 brown street. APPROVED 28/05/09.
S/2003/0704	L/B application. Extension to existing hotel to include health and fitness centre a further 14 bedrooms to the upper floors and new roof to court yard and associated alterations. REFUSED 07/07/03.
S/2003/0703	Extension to existing hotel to include health and fitness centre a further 14 bedrooms to the upper floors and new roof to court yard and associated alterations. REFUSED 07/07/03.
S/2002/1422	Extension to existing hotel to include health and fitness centre a further 32 / 33 bedrooms to the upper floors and new roof to courtyard. REFUSED 04/09/02.
S/2002/1423	L/B application. Extension to existing hotel to include health and fitness centre a further 32 / 33 bedrooms to the upper floors and new roof to courtyard. REFUSED 04/09/02.

7. REPRESENTATIONS

Third party - A total of 8 responses, stating the following:

- Harmful overbearing impact caused by the proposed extension
- Harmful overshadowing caused by the proposed extension
- Impact on residential amenity
- Lack of privacy
- The previous extension already does not match the existing building
- The White Hart a large building and should stay the size it is too protect the look of the city.
- This extension will also bring in more noise to an already noisy venue.
- Light pollution – lights coming from the carpark are already too bright with ill fitted flood lights.
- Applicants heritage assessment is flawed
- Has due consideration been given to any potential structural disturbance of the listed timber framed building (3 & 5 St John's St) immediately abutting that part of the White Hart where construction work will be carried.
- The White Hart is an important historical asset but it is also a living business and a significant part of the Salisbury community.
- This is the right time for new investment in the City - and in our hospitality sector.
- Most of the visible new build will be at the rear of the building so the familiar public elevations will remain as they are.
- Biodiversity and swift mitigation needed

Salisbury City Council

“...SCC objects to this application because of overdevelopment, poor design and overbearing on the adjacent properties. Based on this objection, SCC asks that WC Cllr S Hocking calls this application in.

Furthermore, SCC asks that WC notes neighbours' concerns, and asks that Conservation Officer's and Heritage Officer's comments be sought.

Lastly, SCC wishes the applicant to know that the Council would support a more sensitive development..."

CONSULTATIONS

Historic England (Initial advice)

Historic England has provided advice to both previous planning applications and a pre-application submission for various schemes to extend the White Hart Hotel in Salisbury. Subsequently, a planning application was submitted and approved for the construction of 9 serviced apartments in 2019 (Ref: 19/4857/FUL).

The White Hart Hotel is Grade II listed and is located within the Salisbury Conservation Area. It forms part of one of the chequers of the medieval town and there has been an Inn on the site since the 17th century. The current building is largely 18th century in date but incorporates a number of separate buildings that have been subsumed by the hotel. The architectural style and remaining historic fabric, together with the legibility of change over time provides an interesting history of the buildings changing form and function. The hotel contributes to the historic streetscape along St John Street providing evidence of the historic layout of this part of Salisbury and its changing social and economic status.*

This application proposes an amended scheme for the extension of the Hotel, based on an updated business needs assessment by the new owners. It is acknowledged that this application makes reference to the previous advice provided by Wiltshire Council and Historic England, and in the main part proposes a scheme that will cause minimal additional harm to the overall heritage significance of the asset.

As such, Historic England does not wish to provide detailed comment on the scheme as a whole, but instead to focus on one areas of continued harm; which is the continued inclusion of a glazed link to the rear of the St John Street buildings.

The proposed glazed link that would run along the rear elevation of the historic buildings fronting St John Street would cause some harm to the overall significance of the asset. We acknowledge that this link has been designed to be as minimal as possible and its height increased to limit direct interaction with the fenestration. However, the details of how this feature is to be fixed and the success of the design in physical terms when constructed will be determining factors in the level of harm it would cause.

The inclusion of this feature should therefore be considered by Wiltshire Council to cause some harm to the overall heritage significance of the asset (Para. 196, NPPF). The addition would create a distracting feature that obstructs details of the historic fenestration of the rear walls of the St John Street buildings. It would also negatively impact on visual markers that provide evidence for the collection of individual buildings that have now be subsumed as part of the hotel. The construction details of how this feature would be fixed to the historic elevation would also, undoubtedly, cause some physical harm to the fabric.

This harm will need to be weighed in the planning balance against the overall public benefit and justification for the works (Para. 190, 194 & 196, NPPF).

Comments on revised plans

Thank you for your letter of 21 December 2021 regarding the above application for planning permission. On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

It is not necessary for us to be consulted on this application again, unless there are material changes to the proposals. However, if you would like detailed advice from us, please contact us to explain your request.

Conservation Officer

With regards the original plans - "...The White Hart Hotel is a fine grade II listed historic coaching inn with a large formal elevation to St John St, mostly dating from the late C18, of local grey bricks under a shallow slate roof and a Bath-stone portico. The southernmost bay (of four windows' width) on St John St is later C20 while the three-window bay to its left appears to have C19 brickwork at ground floor and C20 above. To the rear stands a large 1970s extension with a flat roof, enclosing a courtyard otherwise formed by historic buildings. The single-storeyed block to the eastern side of this yard comprises what is believed to be an historic stable block with a later C20 flat-roofed service range (storage, maintenance workshops etc) attached to its rear. Previous proposals for additional accommodation have all looked to incorporate improvements to the appearance of the 1970s block, whereas none are included here.*

Directly to the north of the flat-roofed range stand 2-4 Ivy St, a pair of modest historic cottages, grade II listed and believed to date from the C16. To the east of the site, 82-92 Brown St are also listed buildings. To the south, on St John St, stands a C15 timber-framed building listed as The Cloisters (3-5 St John St).

The planning authority is required to pay special regard to the desirability of preserving the character and setting of listed buildings, and to the preservation or enhancement of the Salisbury City Conservation Area. The NPPF and CP58 also apply.

The proposal has several elements:

- 1. Works to infill the ground floor of the southernmost St John St block adjacent to The Cloisters. This block is clearly modern and has railings to the frontage between brick piers, having the appearance of a garage access. There is certainly room to improve this and enhance the streetscene. The deep concrete-faced lintel over this opening is unattractive, and the elevation says that a 'decorative element' is to be added, without detail. We should find out what is meant by this. The proposal to infill the openings with brickwork and timber-framed windows is fine. I remain to be convinced that the addition of Classical elements to the brick piers would make a positive contribution to the appearance, given their squat proportions I think this could look very odd. Painting of the lintels at higher levels raises no concerns. I would welcome an offer to replace the upvc windows in this block. More detail is also required for the proposed parapet alterations.*
- 2. Infilling the undercroft of the 1970s block to replace the functions lost by demolition of the existing service building (the flat-roofed bit behind the stables) would have no adverse impact on the character or setting of the LB.*
- 3. A glazed corridor is proposed to provide a sheltered route from the park into the*

reception and historic core of the hotel. This would have a modest adverse impact on the rear of the main block and its appearance from within the courtyard. I am fairly comfortable with the proposed nature of its design and degree of attachment; its transparency should mean the view out of the existing windows should be only slightly impacted. The NPPF allows for a balancing exercise against public benefits of a scheme in such cases.

4. Demolition of the stable and service buildings, leaving the western elevation of the stables to be incorporated in a new structure. This building appears to have C19 origins but has nothing other than its roof and western elevation to suggest this, the interior all dating from the late C20. Nevertheless, the loss of this building does cause a modest degree of harm, again, to be weighed in the balance. The retention of the brickwork is welcomed.

5. The treatment of the first floor elevation of the new building seems rather stark, with a long length of flat brickwork with uncharacteristically horizontal windows. The second floor is heavily glazed and has rooftop terraces looking over the yard.

6. The eastern boundary with 2 Ivy St would change from being a single-storeyed building with a pitched tile roof to a brick wall over 6m high. The lower eastern elevation, facing the rear of the properties on Brown St, would have two storeys of brickwork under a parapet with an additional storey clad in grey metal with lots of glazing. The nature of the design seems somewhat closer to that of the 1970s block many people might consider desirable, it has a very heavy nature and draws nothing from its surroundings in terms of verticality or the arrangement and scale of openings.

7. The northern elevation, directly facing 2-4 Ivy St, has a very utilitarian appearance and has no desirable character whatsoever. In combination with the new wall to the side, it seems inevitable that this part of the scheme would have a huge adverse impact on the setting of the buildings on Ivy St, hemming them in and being truly dominant. In terms of the impact on the character of these listed buildings, I would suggest this is bordering on a 'substantial' level of harm in NPPF terms, not least because of the clear impact it would have on their desirability as residences and thereby the impact on their long-term viability and maintenance, the scheme could theoretically deprive them of their optimum viable use, contrary to the aims of the NPPF.

The main concern with this scheme is the impact of the additional storeys to the eastern side of the site on the setting of the listed buildings on Ivy St. I do consider that improvements should be made to all of this blocks elevations, but they wouldn't immediately address the setting issue, which would almost certainly require the loss of some of the first and second floor additions. The unfortunate failure to incorporate the existing 1970s block into the scheme only serves to emphasise the least interesting parts of the piecemeal development of the site...".

Comments on amended plans

The latest revisions further reduce the impact on the setting of the LBs on Ivy St and offer satisfactory new E and N elevations, subject to the usual roof/tile/walling materials and window/door conditions. The revised St John St elevation is much improved, again there are several elements for approval - the bricks & mortar, cast stone, window and door details (bound to be an improvement on the existing) and the ground floor 'information panel'. The revision of the glazed corridor within the courtyard removes any concerns about its physical and visual impact.

Economic Development and Tourism:

From an Economic Regeneration perspective, the plan to increase the number of hotel bedrooms at The White Hart Hotel, Salisbury, SP1 2SD is welcome. A study from

November 2019 concluded that there was a need, under a medium growth projection, for an extra 140 bedrooms in Salisbury of a four-star standard. Whilst the current pandemic will have a short-term impact there are good indications that the demand for hotel rooms going forward will be at the same level, if not increased due to increased demand from UK residents.

The extra accommodation will also lead to an increase in employment in a sector that has been significantly impacted recently, and increase visitor numbers to the City with the subsequent economic benefits.

These plans contribute to, or are aligned with, a number of policies and strategies supporting economic growth in the area, including for example the Swindon and Wiltshire Strategic Economic Plan which includes a strategic objective that is focussed on supporting business development.

WC Public Protection:

I write regarding the above application which proposes to install 2 no. air con units on the second floor of the new bedroom wing nearest to No 2 Ivy Street, and relocate existing plant to a new location on the ground floor.

The Hayes McKenzie noise impact assessment dated 5th August 2020 stated at 8.3 of the report 'The results of the BS4142 assessment including the proposed mitigation indicate a decrease in noise level at all receptors with the exception of No. 2 Ivy Street, at which the noise levels increased by 4.4 dB'. Although this increased noise level may only occur during times when the plant is operating at full capacity, is not acceptable, particularly as it impacts an offsite receptor.

We therefore previously recommended in 2021 the applicant gives further consideration to mitigate noise from the plant to comply with the requirements of the standard condition and demonstrate the rating noise will be at least 5dB below background noise.

I understand the applicant is in the process of obtaining an updated noise assessment which will propose installation of acoustic louvres around the plant situated on the roof top nearest to 2 Ivy Street. We would expect the updated noise impact assessment to demonstrate that the proposed acoustic louvres will provide sufficient attenuation to bring the noise rating level of the plant to at least 5dB below background noise levels at 2 Ivy Street at all times.

I therefore recommend that the following condition is applied to any approval of this application (conditions recommended to limit and control hours of construction, air conditioning units, and general construction disturbance)

WC Archaeology:

This site is located within an archaeologically sensitive area Two small archaeological evaluations have been carried out in relation to previous proposed developments within the site and both revealed the survival of medieval and post medieval remains and structures. I note that the report on the 2010 evaluation along the St Ann Street frontage is included in the supporting documentation attached to the current application on the planning portal.

It is my opinion that these evaluations have established the presence of extensive archaeological remains across the site, both on the street frontage and in plots to the

rear. It is also clear from the proposals that development would have a severe impact upon this archaeological resource. While I believe that no further pre-application work is required at this stage, there will certainly be a need for a programme of further excavation and recording in advance of the construction phase. This excavation should take the form of a 'Strip, Map and Record' strategy to be carried out by qualified archaeologists following a Written Scheme of Investigation (WSI) that has been submitted to and approved by Wiltshire Council Archaeology Service. This Strip, Map and Record excavation should be secured via a condition to be attached to any planning permission that may be issued.

Comments on revised scheme:

The submitted document 'Summary of Amendments' (Street Design Partnership, undated) notes that the proposed scheme has been amended and reduced. Having reviewed the amended plans, the revised proposals do not materially change the impacts of the proposal on the buried archaeological heritage.

Therefore, the Archaeology Service's previous advice in relation to this application and dated 26 January 2021 remains valid, namely, that any permission should be subject to a condition requiring a programme of archaeological work that will include both archaeological investigation after demolition and prior to the commencement of development and a programme of post-excavation analysis, reporting and publication commensurate with the significance of the archaeological results. The wording of the proposed condition in our response of 26 January 2021 remains appropriate. The applicant may wish to seek the advice of an archaeological consultant in respect of the programme of archaeological work.

WC Highways:

(With regards the original plans).....I note the proposal seeks to provide additional accommodation within the hotel grounds, in the form of 26 extra bedrooms. The submission states that the existing hotel currently offers 68 bedrooms, with extant planning consent for an additional 13 bedrooms (19/04857/FUL), which has not yet been implemented. These and the extant proposals will increase the total number of bedrooms of the hotel to 107 rooms.

The proposed accommodation block for the extant permission under 19/04857/FUL will be located on what is currently hotel car parking and will result in the loss of 13 car parking spaces. This latest submission also includes alterations to the existing car park and the total number of car parking spaces would thus be 59, if both the 2019 permission and these proposals were to be implemented. Whilst Wiltshire's Car Parking Standards are titled as 'maximum' standards, the number of spaces provided can only be reduced based the accessibility criteria. I concur with the submitted Transport Statement that the site should benefit from up to a 35% discount in car parking as a result of the sites city centre location and its proximity to other transport links, however, the level of car parking proposed is actually less. Despite this, due to on-street parking being restricted in the vicinity of the site and with a number of public car parks available within the city centre, I am satisfied that the level of car parking proposed is adequate and would not cause detriment in highway terms.

I do note that hotel's frontage on St John's Street is to be altered at ground floor level and the existing under-croft area is to be closed off to vehicles. There is an existing dropped kerb here to provide vehicle access to this under-croft area and if this access is to be closed, the existing footway will need to be reconstructed with a full height kerb. These works will need

to be subject to a vehicle crossing application and undertaken in close liaison with the local Area Highway Engineer (please refer to below Informative).

Additionally, no travel plan has been submitted with these proposals, which will be essential due to the size of the extension.

As a result, I recommend that no Highway objection is raised, subject to the following conditions and informative being added to any consent granted;

Comment on (initial) revised scheme

I note the revised plans submitted, which reduce the number of bedrooms by one. The revisions only have a minor impact upon the car park layout, with no impact to the access arrangements. As a result, I adhere to my previous recommendation that no Highway objection is raised, subject to the conditions and informative being added to any consent granted

(Officer note: WC Highways has confirmed that it similarly has no objections to the further revisions to the scheme down to 22 bedrooms)

Wessex Water No objections subject to comments of the Council's Drainage officer

Environment Agency – Provided generalised advice regards the drainage issue

WC Drainage – No objection subject to the discharge rates being as agreed FRA

WC Urban Design Officer: Revised scheme is an improvement, subject to a number of detailed issues being sorted out

WC Ecology – Revised generic AA now contains hotel and tourist accommodation. Confirmation of Natural England awaited.

10. ASSESSMENT

10.1 Principle of the Development and economic/tourism development

The NPPF supports the enhancement of local economies and tourism facilities. The NPPF defines hotels as a 'main town centre use'. In principle the proposal to provide additional hotel accommodation and facilities is in line with guidance in the NPPF which supports sequentially preferable sites to ensure the vitality and viability of town centres. The town centre first approach is also highlighted in the government's PPG. The NPPF is supportive of sustainable economic growth and advocates that significant weight should be placed on economic growth in the planning system.

The proposal is for an extension and alterations to an established hotel in the centre of Salisbury. The key policy relating to proposals for new hotel facilities is Wiltshire Core Strategy Policy CP40, which states:

*“Hotels, bed and breakfasts, guest houses and conference facilities
Proposals for new hotels, bed and breakfasts, guesthouses or conference facilities,
together with the sensitive extension, upgrading and intensification of existing tourism
accommodation facilities will be supported within;
i. Principal Settlements and Market Towns; or
ii. Local Service Centres, and Large and Small Villages where the proposals*

are of an appropriate scale and character within the context of the immediate surroundings and the settlement as a whole; or.

iii. Outside the settlements above, proposals that involve the conservation of buildings that for contextual, architectural or historic reasons should be retained and otherwise would not be.

In all cases it must be demonstrated that proposals will:

iv. Not have a detrimental impact on the vitality of the town centre; and

v. Avoid unacceptable traffic generation.

Proposals for the change of use of existing bed spaces provided in hotels or public houses or

conference facilities to alternative uses will be resisted, unless it can be clearly demonstrated there is no longer a need for such a facility in either its current use, or in any other form of tourism, leisure, arts, entertainment or cultural use”

Salisbury is a ‘Principal Settlement’ under WCS Core Policy 1, which states

“... Wiltshire’s Principal Settlements are strategically important centres and the primary focus for development. This will safeguard and enhance their strategic roles as employment and service centres. They will provide significant levels of jobs and homes, together with supporting community facilities and infrastructure meeting their economic potential in the most sustainable way to support better self containment...”

In the WCS Spatial Vision, ‘Objective 1: delivering a thriving economy’ states that the *“The Core Strategy enables development to take place and encourages economic vitality, providing local jobs for Wiltshire’s population, whilst ensuring that sustainable development objectives have been met...”* and that *“... The potential of tourism should be realised as a major growth sector through capitalising on the quality of the environment and location Wiltshire benefit from...”*. In the ‘Key Outcomes’ a bullet point reference again to tourism states *“...Wiltshire’s tourist sector will have grown in a sustainable way, ensuring the protection and where possible enhancement of Wiltshire’s environmental and heritage assets, including the delivery of new tourist accommodation and where appropriate the safeguarding of existing facilities...”*.

WCS Policy 39 (Tourist development) states that

“... Within Principal Settlements and Market Towns, proposals for tourist development of an appropriate scale (including attractions and tourist accommodation) will be supported subject to a sequential assessment. Proposals for large-scale tourist development must be assessed against all the policies of this Core Strategy, including transport implications and how the proposal could assist rural regeneration and the well being of communities...”

It is considered that, in principle, the proposal would be in accordance with the Core Policy 39. Sequentially, the site is located in a sequentially preferable location within central and historic core of the city.

The Spatial Strategy for the Salisbury Community Area in the WCS highlights Salisbury as an international tourist destination that brings significant revenue to the city, whilst the supporting text to Core Policy 40 specifically refers to the lack of both budget and high quality leisure accommodation within part of Wiltshire, particularly the south and states:

“...For example, Salisbury is less successful in attracting business visitors than other, similar destinations and does not have the conference facilities needed for large events...”

The 'Visitor Accommodation Study undertaken for VisitWiltshire by Hotel Solution' (2014) confirms that there is potential for additional hotel provision in Salisbury city centre at the 4 star / boutique level, and that incremental growth through the expansion and upgrading of existing hotels, and some new, relatively small boutique hotels is the most appropriate way forward to meeting the requirement for additional supply at this level in the market:

Salisbury (City Centre)

15.1.5. Current performance and the growth projections for the Salisbury hotel market show potential in the city for:

- *Additional supply at the 4 star/ boutique level in terms of:*
 - o *The expansion of existing 4 star hotels;*
 - o *The upgrading/repositioning of existing 3 star hotels;*
 - o *The development of new boutique hotels, most likely through the conversion of suitable buildings.*
- *The development of additional facilities at existing 4 star hotels in terms of leisure and spa facilities, meeting rooms, additional restaurants and bars or function rooms;*
- *At least two city centre budget hotels by 2020;*
- *The expansion of existing 3 star hotels as the market grows, depending on the scale, speed and impact of budget hotel development in the city ;*
- *Further serviced apartments, primarily to cater for extended stay, projectrelated MoD and corporate business.*

15.1.6. Locationally additional hotel provision in the city centre would do most to boost Salisbury's leisure tourism market and evening economy and would be more sustainable in terms of minimising unnecessary traffic movements from edge of city hotels.

In January 2020 Hotel Solutions completed a Salisbury area update to the Wiltshire report that identifies significant growth potential and investor interest across a wide range of accommodation types. The executive summary states:

Our hotel demand projections for Salisbury show potential for hotel development in the city in terms of:

- *Additional provision at the 4-star level, which is most likely to be delivered in terms of:*
 - o *The expansion of existing 4-star hotels;*
 - o *New boutique hotels – the projections show that Salisbury should be able to support a boutique hotel by 2025, and possibly a second by 2030, depending on whether such hotels can achieve sufficiently high room rates in the city.*

Members will recall that other schemes for new hotels at the Old Post Office site and at Tesco Metro in Castle Street have not yet materialised, and hence, Salisbury appears to have a limited amount of hotel accommodation compared to what is required from the relevant study. It is concluded that in policy terms the proposal to extend the hotel in this location would be in line with the general strategy set out in the development plan and guidance in the NPPF and PPG and would help towards meeting the desired outcomes as set out in the action plan within the Tourism Strategy for South Wiltshire.

Notwithstanding this, however, the proposal must be considered against the previous refused scheme and reasons for refusal, and all relevant policies of the Development Plan,

the NPPF and any other relevant material planning considerations, and in particular the impact on the heritage assets. The previous scheme was refused for the following reasons:

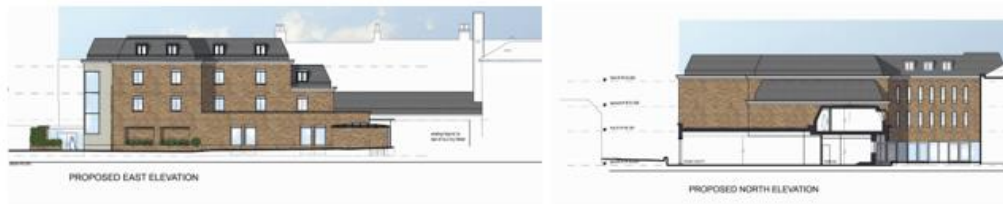
1) The White Hart is a substantial Grade II listed building located at the heart of the Conservation Area of the historic city of Salisbury and forms a significant part of one of the historic Chequers of the mediaeval settlement. The Planning (Listed Building and Conservation Areas) Act 1990 (Sections 16 & 66) places a statutory duty on the local planning authority for 'special regard' to be given to the desirability of preserving the special interest of listed buildings and their settings. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 also places a statutory duty on the local planning authority that 'special attention' shall be paid to the desirability of preserving or enhancing the character or appearance of that area. The proposed extension to the hotel would result in a further substantial and bulky addition to the original listed building with an uncharacteristic roof form, including an upward extension to the later 1970s block. It is considered that the built form and design of the proposed development would be unsympathetic to the character and setting of the main listed building, would have a negative impact on the setting of the nearby listed buildings and would adversely affect the character and appearance of the Conservation Area. As such, the scheme as submitted is considered to be contrary to Core Policies CP57 and CP58 of the adopted Wiltshire Core Strategy (January 2015); guidance within the PPG and NPPF; and the duty placed on the Council under Sections 66 and 72 of the Planning (Listed Building and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed building and to pay special attention to the desirability of preserving the character and appearance of the Conservation Area. Having regard to advice in Section 12 of the NPPF (in particular paragraphs 131-135) it is considered that the public benefits of the proposal would not outweigh the resultant harm identified above.*

2) The significant bulk and scale of the proposed development would result in a dominant impact on the outlook of surrounding properties in close proximity to the site together with increased levels of overlooking. The proposed expansion of the hotel would also result in an intensification of use of the site with a likely increase in noise and disturbance; in particular that associated with the use of the function rooms, car park and rear service area. As such, it is considered that the proposal would have an adverse impact on the living conditions and amenities for the occupants of surrounding properties (in particular those properties 2- 12 Ivy Street, 82-102 Brown Street and 3-5 St Johns Street in close juxtaposition with site boundary and proposed extensions) contrary to Core Policy 57 of the adopted Wiltshire Core Strategy

3) The proposed development would result in a significant increase in hotel floorspace, including 2 function rooms and 28 additional guest bedrooms, whilst there would be an overall reduction in the current level of on-site parking available to the hotel. Having regard to Core Policy 64 of the adopted Wiltshire Core Strategy and the aims and objectives of the Wiltshire Local Transport Plan, it is considered that the proposed reduction in the level of on-site parking for the resultant development would

be inappropriate; where in this busy trafficked location there is pressure on the existing restricted level of on-street parking in the surrounding area; and where it is considered there are no overriding design, conservation and or amenity benefits resulting from the proposed scheme that would outweigh the harm from the significant shortfall in on-site parking provision in this case.

Previous Refused scheme (east and north elevations)



The following sections consider how the adjusted scheme addresses these reasons

10.2 Design and Impact on historic environment/heritage assets

The NPPF requires good design including, *inter alia*, a strong sense of place responding to the character and history and reflecting the identity of local surroundings and materials. Paragraphs 189 -208 relates directly to heritage asset issues. Core Policy 57 of the WCS relates to design matters, listing a number of criteria against which proposals will be considered.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in the exercise of any functions, with respect to any buildings or other land in a conservation area, under or by virtue of any of the provisions mentioned in this Section, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

WCS Core Policy 58 states, *inter alia*, that:

“Development should protect, conserve and where possible enhance the historic environment. Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance, including:

- i. Nationally significant archaeological remains*
- ii. World Heritage Sites within and adjacent to Wiltshire*
- iii. Buildings and structures of special architectural or historic interest*
- iv. The special character or appearance of conservation areas*
- v. Historic parks and gardens*
- vi. Important landscapes, including registered battlefields and townscapes.*

Distinctive elements of Wiltshire's historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced. The potential contribution of these heritage assets towards wider social, cultural, economic and environmental benefits will also be utilised where this can be delivered in a sensitive and appropriate manner in accordance with Core Policy 57..."

Paragraph 197 of the NPPF indicates that in determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 199 of the NPPF indicates that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 202 of the NPPF advises that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

The NPPF requires that the applicant to describe the significance of any heritage assets affected, including any contribution to their setting. A Heritage Statement has been submitted with the application alongside the Design and Access Statement, which assesses the significance of the White Hart Hotel and its constituent elements within its setting and assesses the heritage impact of the proposals. The setting of the White Hart includes a high proportion of designated and undesignated heritage assets, including the Grade I Listed mediaeval Cathedral Close Wall opposite the entrance front of the hotel. The White Hart is a Grade II* listed building with the following list description:

ST JOHN'S STREET 1. 1594 (East Side) No 1 (White Hart Hotel) SU 1429 NE 4/130 28.2.52. II GV 2. Late C18. 3 storey. White brick on stone plinth with yellow rubbed window arches, moulded stone cornice and blocking course. Slate roof. Projecting central portico, early C19, full height of building with a plain ground floor treatment of 3 stone arches on square piers facing street and one similar arch across pavement at each end, these arches support 4 Ionic stone columns, with 2 responding pilasters on wall face carried up 2 storeys and with moulded stone entablature and pediment crowned with a full size White Hart. The main wall face inside portico is painted stucco, with 3 windows all with moulded architraves and with additional cornices and pediment to central and other 1st floor windows, on ground floor under arcade 2 windows to right hand and 8-panel double doors, egg-and-tongue enrichment to panels, to left hand with architrave surround. 3 windows each side of portico to main block, totalling 9 bays. The portico has enriched and turned wood balustrade, with beautiful side guards of wrought iron scroll work and cypher G.R.; at angles of portico are horn shaped lamp brackets of similar but more delicate*

wrought iron scroll work. Slightly later extension to right hand of 6 bays, with plain painted front. The portico is an important street feature. Only the windows in side the portico have glazing bars, original, the rest restored. Interior considerably altered. 2 bay modern extension to south in matching style. Nos 1 to 13 (odd) form a very important group.



Listed building around site (hatching)

In addition, as above plan (black hatching), there are a number of listed buildings fronting the 4 streets that enclose the Chequer, fronting Ivy Street, Brown Street, St Ann's Street and St John's Street. Of these, one is Grade I (No.9 St John's St), some are Grade II* (Nos. 3-5, 7-7A, 11), and the remaining (2-4 Ivy St, 82-92 Brown St and 1-5 St Ann's St) are Grade II. There is also a significant number of surrounding listed buildings on the opposite road frontages to these streets. In particular, No15 (Malmesbury House) in The Close, St Ann's gate and The Close Wall are Grade I listed buildings. Many other buildings within the conservation area, although not listed, may be regarded as no designated heritage assets. The Cathedral Close and Cathedral is located a short distance to the south west. Therefore, there are a significant number of designated and non-designated heritage assets of significant importance adjacent the site and in the immediate surrounding area.

The parts of the hotel with the highest levels of significance are considered to be the more prominent principal elevations fronting St John's Street with the successive later additions to the rear of lesser significance. Indeed, the rear sections of the hotel are not referred to in the listing description above.

Historic England original advice indicated that the proposals will cause minimal additional harm to the overall heritage significance of the asset, with the only part of the previous

scheme causing HE concern was the glazed link (now removed from the scheme). It is noted that third party concern has been raised regards the removal of the “stable block” element of the hotel (the existing function room area). However, HE make no reference to this being of significance, and the Council’s conservation officer refers to that part of the hotel as being largely 20th century in origin. As a result, taking onboard the views of HE and conservation, and the history of this part of the hotel structure, it is considered that the former stable block/function room building is of limited significance. The loss of this part of the listed hotel structure is therefore unlikely to have a significant impact on the significance of the listed hotel complex as a whole, or the wider Conservation Area, including adjacent listed buildings.

The applicants Heritage Statement has been the subject of a third party rebuttal, and as a result, the applicant has revised his heritage statement. It concludes that:

5.1 This heritage statement explores the likely impact of proposed extension and alteration of the White Hart Hotel (grade II) upon the heritage significances of the listed building and any related nearby heritage assets (including the Salisbury Conservation Area). The statement conducts this exploration by first assessing the extant significances of the hotel complex and how the hotel might contribute to the significances of neighbours, then uses this assessment as basis for informing how the design of the proposed alteration/extension can avoid causing harm to significance. The design of the scheme has been revised to respect the comments and objections of neighbours (2-4 Ivy Street) and the planning authority, and the proposals are aimed at enhancing the commercial viability of the hotel.*

5.2 The initial findings of the statement are that the White Hart Hotel comprises a complicated amalgamation of various parts - including a primary original Hotel block that replaced an earlier inn - which possess very different levels of heritage significance. The part that possesses the greatest level of significance is undoubtedly the original part with its neo- classical façade and Ionic portico, albeit the interior of this part has been subject to major past remodelling and the building required major renovation following a large fire in 1994. Subsequent additions to the Hotel, which generally exist within rear courtyard areas away from the public realm and along the street frontages to the south and north, have much lower levels of significance and some more recent parts (later C20th) are considered as having no significance at all.

5.3 In terms of the hotel’s contribution to the significance of neighbouring listed buildings as a feature of their settings, the statement has found that, whereas the older road-facing parts of the hotel complex provide a complimentary setting, the rear parts within the courtyard area generally have a negative or benign impact. This is in part due to the lack of cohesive architectural quality and in part due to the lack of any readily interpretable historic functions, the much altered/extended and converted former stable block range

being a particular case in point.

5.4 The revised proposed changes to the building, which include a replacement bedroom block to the rear and new enclosed space within the ground floor level undercroft of a 1970s extension, affect parts of the Hotel complex that possess the lower and negligible levels of heritage significance as described above. The proposals have been designed to conserve significance and are successful in doing so, by delivering a package of changes which provide additional bedroom space – thereby enhancing the economic viability of the Hotel – without compromising the appreciable heritage significances of the Hotel complex and without altering the original and highly significant 1820s Hotel block.

5.5 The re-design of the new block also mitigates any possible erosion of heritage significance that might be deemed to occur through changing the visual/spatial setting of some listed neighbours. This is mindful that the neighbours already existed within a densely developed built environment when they were listed, therefore development within the heart of the White Hart Chequer is, in a historic sense, the norm.

5.6 In conclusion, the re-designed package of proposals, whilst changing the White Hart Hotel, avoid causing harm to the significances of the listed building and likewise avoid causing any harm to the Salisbury Conservation Area and other listed buildings in the vicinity. They are therefore supportable in line with heritage planning policy and legislation.

Impact of amended scheme

As a result of the above discussions with both Historic England and the Council's Conservation officer, (and as a result of the third party concerns explained elsewhere), the scheme has now been adjusted significantly:

- Reduce the scheme to 22 bedrooms
- Remove the glazed linkage with the main listed building
- Remove the internal lift proposal and stair changes
- Reposition the 3 storey accommodation block further from Ivy Street
- Redesign with pitched roofing

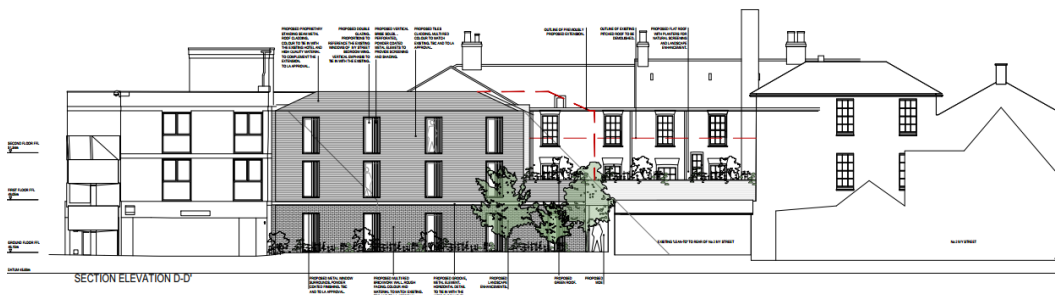
Issues relating to scale and design have featured significantly in relation to previous application involving proposed extensions to this hotel, including contemporary and more traditional approaches. In particular the treatment of the 1970s wing has proved difficult. Whilst of its time, the 1970s extension is generally considered to be unsympathetic and there is an opportunity to enhance the historic environment of the site and surroundings, whilst permitting the hotel to expand and improve its facilities. The previously refused scheme included an upward extension to the 1970's wing to add a 4th floor and an extension to the same height. The current scheme does not include a 4th storey, and leaves the 1970's structure largely unaffected.

The proposed revised rear extension works are generally in the same location as the previously refused scheme and the scheme as originally submitted (as above) but is reduced to 3 storeys with a pitched roof, and no higher than the current height of the 1970s wing. It would not exceed the 12.2m height restriction under Core Policy 22. As shown below, the scheme has been adjusted to a dual pitched roof design with glazing proportions more typical of the main listed building aesthetic.

Scheme as originally submitted (east elevation)

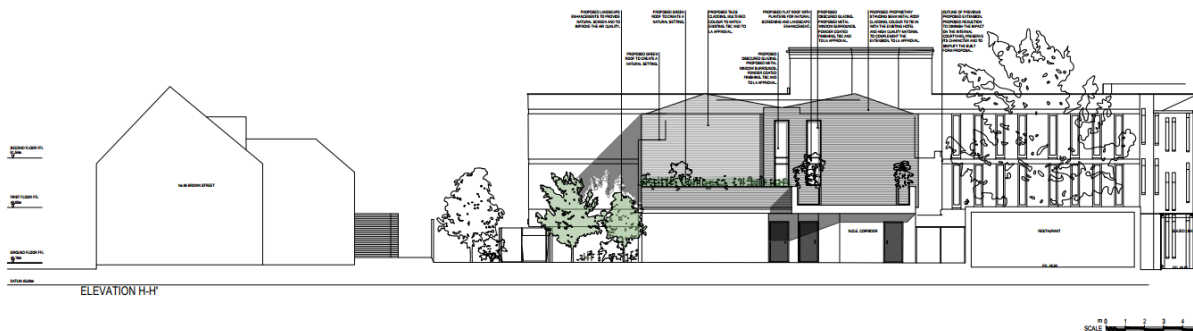


Revised proposal (east elevation)



North elevation of original scheme





Amended design (north elevation)

Although the extension as adjusted remains of contemporary design, its location at the rear of the site and is generally in less sensitive location (in terms of visual prominence from the surrounding public realm) behind the main street frontages and is no higher than the existing flat roof of the 1970s wing. The proposed openings / fenestration detailing, brick detailing and materials will assist to some extent in breaking up the massing and providing some articulation to its external appearance.

The servicing arrangements would be as existing at the rear of the site. However, currently the refuse bins are stored in the open and the application proposes a new bin located adjacent the new extension to improve the visual appearance. Elsewhere, externally, the proposals include some landscape tree planting to the car park and the planters to the extension, as referred to above.

Changes to 1970's wing and western façade onto St John Street

In respect of the 1970s wing, it is proposed to enclose the current open under-croft and at its western end to provide in house and staff facilities and a new internal stair lift. The façade to St Johns Street is proposed to be infilled and to receive some cosmetic treatment. The infill of the street frontage to St John's Street will comprise brick to match the existing brickwork of the hotel (brick slips to existing concrete columns) with some proposed stone work on the fascia to create stone cills and coping to the upper floors and to cover the concrete columns and beam currently visible to the ground floor. Window and a door openings are proposed within this section. The existing brickwork and windows will be retained at first and second floor levels with painted heads and stone drip detailing to the window. In principle, there is no objection to a suitable infill treatment as it will enhance the current rather drab appearance and void at ground level (as below).

Proposed enhancement of west facade



Works to existing undercroft area



Part of the undercroft below the 1970's extension will be filled in as shown above. The eastern end of the undercroft will be left open and provide some parking with a new glazed entrance set under the north side of the undercroft.

Regarding the alterations to the front façade to St Johns Street, no objections have been raised in principle by Historic England. It is likely to enhance the appearance of this part of the building in the street scene. The Conservation Officer has indicated support for the revised proposal and that conditioning of the detail would be necessary. Subject to this, these works will not harm the fabric any features of historic or architectural interest and will preserve the setting of the White Hart listed building, adjacent listed buildings and street scene.

Archaeology

The area is also of potential archaeological significance. The Council's Archaeologist has advised that the site is of archaeological interest as it lies within the medieval White Hart chequer and that previous evaluation that took place in and around the car park in 2003 and 2010 demonstrated that remains from the medieval and post-medieval period do survive in the areas investigated, although the remains have, in some areas, been affected by the later buildings. Therefore a planning condition has been recommended to require and approve a written scheme of archaeological investigation, which will require a watching brief should significant remains be identified it may be necessary to undertake some archaeological excavation as part of the mitigation works.

Summary of heritage issues and impacts

It is considered that the adjustments to the western façade and undercroft area would represent a significant improvement to the character and general setting of that façade of the listed building, and result in a similar enhancement on the wider Conservation Area, (which itself contains other listed buildings), and will have a significant and positive visual impact. The other works to the undercroft area will have a neutral impact as they will be seen very much in the context of the existing rear 1970's extension and its undercroft area and car parking, and would not result in any further harm in heritage terms.

Regards the adjusted rear extension works, the existing function room building that is to be removed is considered to be of limited heritage significance, consequently its removal is acceptable in heritage terms, as it won't affect the overall significance of the heritage asset. As is explained in the amenity section of this report, the replacement flat roof building may actually have a modest benefit in amenity terms to adjacent amenity due to the removal of the tall roof of this function room, which currently directly abuts the amenity area of the adjacent dwelling in Ivy Street.

It is considered that whilst the proposals would result in a relatively large addition to the existing listed building, the resultant building would reflect the architectural language of both the historic part of the hotel and the more modern 1970's addition, and thus harmonise and consolidate the appearance of the courtyard. The mix of traditional and complementary modern design elements, would mitigate the impact of the additional bulk, and the extension is generally in a less sensitive location (in terms of visual prominence from the surrounding public realm) behind the main street frontages. Whilst the extension may in part be glimpsed from parts of the Conservation Area to the east and south (ie via the existing open access and the lower boundary walling along St Anns Street), the extension will be viewed very much in the built up urban context in which it sits, and it is considered that the character and setting of the wider Conservation Area would not be harmed.

The revised extension works would be readily visible from the adjacent listed properties along Ivy Street and Brown Street. However, the historic character of this area is and has been very much dominated by the rear buildings and workings of the hotel use, and particularly

since the construction of the 1970's extension some 50 years ago, which partially created a "courtyard". Whilst the extension will be readily visible from the adjacent listed buildings, the character and the setting would remain largely unchanged in terms of the Ivy Street and Brown Street building being within close proximity to the commercial hotel use. Indeed, the partial obscuring of the 1970's extension and outbuildings by the new works could arguable result in a modest improvement to the character and setting of this area. It should also be noted until recent years, some of the properties along Brown Street historically formed part of the hotel use. Thus Ivy Street has for many years effectively formed the northern boundary of a courtyard which has largely been characterised by the buildings and operations associated with the hotel use. In this sense, whilst the setting of the adjacent listed buildings will be visually "changed" by the proposed works, the proposed rear extension works will not harm the setting or character of the Brown Street or Ivy Street listed buildings. The heritage significance of those adjacent building is not considered to be affected.

Both Historic England and the Council Conservation Officer now consider the rear extension works acceptable, and officers now consider the revised scheme to represent "less than substantial harm", against which other public benefits can be weighed. The significant public benefits of the scheme to the local economy and tourism are acknowledged and the NPPF allows such matters as this to be taken into account in assessing harm to the significance of a designated heritage asset. Following the amendments to the design and scale of the rear works, including the visual enhancement of the main west facing façade onto St John Street, in this case the degree of harm has been judged to be less than substantial by officers and taking into account the NPPF guidance and Sections 16 and 66 of the Planning (Listed Building and Conservation Areas) Act 1990, it is considered that the economic benefits of the scheme would outweigh the limited level of harm caused to the heritage assets.

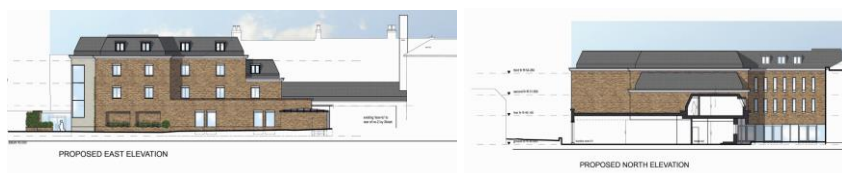
Reason for refusal 1 of the previous scheme is therefore considered to have been overcome.

10.4 Residential Amenity

Criteria (vii) of Core Policy 57 deals with amenity issues, and NPPF also states that the planning system should seek to secure a high quality design and good standard of amenity for all existing and future occupiers of land and buildings.

The previous application for more significant works to this hotel were refused partly on amenity grounds (see reason elsewhere in this report). It was judged to have an adverse impact on the amenities of the adjacent dwellings in Ivy Street, to the north, and Brown Street, to the east. The design of that scheme is shown below for comparison.

Previous Refused scheme (east and north elevations)



Current amended scheme



As with the above refused scheme, the proposed amended extension will also introduce a new building mass and bulk at the rear of the hotel, which will clearly be visible from the rear of properties in Ivy Street and Brown Street as immediate neighbours on the north and east sides of the hotel.

However, unlike the refused scheme, the amended scheme now repositions the block away from the northern boundary the rear and garden of 2-4 Ivy Street, and removes the pitch roof of the existing function room building. The building is now three not four storeys.

An objection has been received on behalf of the occupants of the above property suggesting that the applicant's assessment is inadequate and should assess overshadowing (including a comparison between the previous and current schemes) to the garden. In addition, the objection suggest that the three storey extension would have an overbearing impact on the occupants outlook and use of their garden.

The application has now submitted a revised daylight assessment, which suggest that the proposed extension as amended will for the most part of the year have limited impact in terms of overshadowing on adjacent properties. Extracts from this will be shown as part of the officers slide show.

Impact on Ivy Street properties

The occupier of 2-4 Ivy Street maintains objections to the proposal on grounds of dominance, and overshadowing.

The works have been designed with a single storey element which raps around the boundary of the adjacent Ivy Street property (as plan below). The first and second floor of the revised rear accommodation block would now be located approximately 3 m further from the northern boundary with than the refused scheme. The extension is also lower in height than the refused scheme, at 3 not 4 storeys. The applicants revised shadowing report indicates that whilst there would be some overshadowing caused when the sun was due south of the extension, for the majority of the day, shadows cast by the revised extension would largely fall within the boundary of the existing hardstanding area of the hotel rear yard, and would not impact on the adjacent garden areas or properties. It should be noted that to a certain extent, given the urban built up nature of this area, the courtyard area and adjacent amenity areas are likely to be in shadow during the early and late part of the day regardless of whether the three storey accommodation block is built.

Further, in mitigation, the north facing side elevation of the accommodation block has two elongated windows shown, both of which serve internal stairwell and landing areas. These

can be obscure glazed. Thus, the actual overlooking from these elements would in reality be limited to a perception of being overlooked. The other properties in the north eastern corner of Ivy and Brown Street would be less affected, but likely to have some oblique overlooking from the east facing windows in the accommodation block (although this would be largely perceived loss of privacy due to the screening fins on the windows – see above).

Flat roofed area and relationship with 2-4 Ivy Street



Relationship of refused scheme



The flat roofed part of the extension works (above plan extract) replace an existing pitched roof building (the existing function room building) which is somewhat higher than the proposed replacement .

In terms of dominance, the existing pitched roof function room building has more impact than the proposed flat roofed replacement structure in general terms. The plans indicate that this flat roofed area would only be used for maintenance purposes plus access to a roof top kitchen garden. However, there would be a possibility of some overlooking being possible should the new flat roofed area above this part of the extension be utilised by guests of the hotel as an outdoor space.

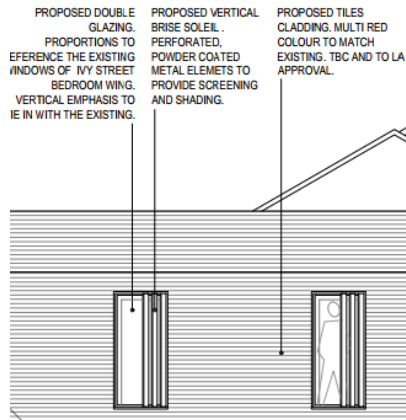
Some planting is shown on the submitted drawings within the northern corner of the existing service yard and on top of the flat roofed area. This is welcomed and if maintained would create a barrier to overlooking and a welcome green screen. However, experience has shown that such planting (particular that in planters) on urban buildings does not often survive for many years, and hence it is not considered that in practice, this should be relied on to act as a buffer if the flat roofed area were to be used more regularly and formally as an external area for hotel guests.

Consequently, a condition can be imposed restricting the use of this roofed area for hotel personnel and maintenance purposes only. On that basis, officers therefore conclude that the revised proposal, would cause less harm to amenity than the previously refused scheme, and would also be less dominant than the existing pitched roof building it replaces, and therefore address the previous reason for refusal relating to the impact on neighbour amenity.

Impact on Brown Street properties

The revised proposed scheme would involve the insertion of a series of windows to guest bedrooms in the east elevation of the proposed extension facing the rear of properties in Brown Street. However, unlike the refused scheme, the proposed extension has three storeys not four. Like the refused scheme the accommodation is set back a similar distance from the rear boundaries of Brown Street. However, whereas the refused scheme had a single storey element at ground floor level, on this revised scheme there no new single storey addition, with just parking and the service yard between the works and the Brown Street rear boundaries.

Whilst there would still be overlooking from the windows in the east facing elevations of the extension, the windows facing the rear of the properties in Brown Street would have built in sunlight fins, which would to some extent, limit the ability of the occupiers to overlook the adjacent properties, (as enlargement from amended plans below). These windows would also be fixed (non openable). Thus overlooking is reduced.



Details of windows on east elevation

In terms of overshadowing, the applicants revised shadowing report indicates that the impact of the new extension on the rear of Brown Street properties would be limited, particularly as by the time the sun has travelled westward, any shadowing would tend to fall within the boundaries of the site, or later on, the sun would be largely obscured by the existing buildings of the hotel, and thus any shadowing would be limited to the east.

Noise matters

The previously refused application raised concerns on the grounds of noise and disturbance resulting from the proposed development and stemmed from the direct use of the proposed new function rooms at the rear and from the intensification of use from the expansion of the hotel and potentially affects. New function rooms are not part of the current scheme. The applicant has submitted a noise report. The proposal includes external plant (AC Units) in two locations in the undercroft of the 1970s block and on the flat roof of the first floor section of the extension, within a louvered enclosure.

Subject to conditions, the Council's public protection officer has raised no general objection to the noise and disturbance that may be generated as a result of the proposal, including the increased number of guest bedrooms and any intensification of use of the hotel outside of the building (e.g. in the car park) as a result of the arrivals and departures. The hotel is an established business. Not all the patrons for hotel accommodation will arrive and leave via the car park and the front portico entrance will still be used. The use of the service access route at the rear of the site will remain as existing and it is not anticipated that the proposal should result in any increase in noise and disturbance over the existing arrangement. The bin enclosure would be an improvement to the waste bins being stored up against the site boundary in the open.

There is the potential for some noise and disturbance during construction work. Although a temporary part of any development, given the close relationship with adjoining residential properties, a condition could be reasonably imposed to secure a construction method statement in the interests of amenity, including construction hours. A representation has been made querying whether due consideration been given to any potential structural disturbance of the listed timber framed building (3 & 5 St John's St) immediately abutting that part of the White Hart where construction work will be carried. A suitable condition related to the submission of a Construction Environmental Management Plan which could deal with these latter points has been suggested, hours of construction, and details restricting the noise generated by the air conditioning units.

Notwithstanding, any damaged caused to any adjacent property would be a private / civil matter between parties. Building Regulation Approval would be a separate requirement but any works close to a boundary are likely to be subject to the separate provisions of the Party Wall Act.

Air Quality

The site is located in an Air Quality Management Area. An Air Quality Assessment has been submitted which assesses the air quality impacts as a result of the proposed development during construction and at the operational stage and impact on traffic levels.. It is concluded that the development will not have any significant impact on local air quality. During construction there is a risk of dust emissions but that mitigation should be straightforward, as most of the necessary measures are routinely employed as 'good practice' on construction sites. A Construction Method Statement could be the subject of a condition. The Council's Public Protection Team has raised no concerns regarding air quality.

Given the scale, nature, characteristics and likely air quality impact, it is considered that the proposal would not conflict with WCS Core Policy 55.

Reason for refusal 2 of the previous scheme is therefore considered to have been overcome.

10.6 Highway / transport impact

The previous application for the larger scheme was partly refused on highway and parking grounds. The applicant has submitted a transport assessment (TA). The statement confirms that the White Hart Hotel currently has 68 bedrooms.

This smaller application proposal now proposes an additional 22 bedrooms as amended. Planning permission has also been previously granted for a block of 9 serviced hotel apartments at the south end of the car park (fronting St Anns Street).

The current application provides for a total of 59 spaces for the hotel as extended, including the serviced apartments if constructed. The TA summarises that its assessment demonstrates that: -

- *Being located within Salisbury City Centre, the site is accessible by a range of sustainable modes of transport, including walking and high frequency bus services. These travel options provide a realistic and convenient alternative to single occupancy car travel, in accordance with local and national policy and guidance;*
- *Following a review of the most recent personal injury collision records, there is no evidence to show the proposed development will have a detrimental impact on highway safety;*
- *The proposed 26-bedroom extension is expected to generate 8 two-way trips during the AM peak hour and 6 two-way trips during the PM peak hour. Considering the low number of additional vehicle trips generated by the proposed extension, the development proposals will have a low residual impact in the local highway network.*
- *When combined with the existing hotel and consented apartment development, the site is expected to generate a total of 34 two-way trips during the AM peak hour and 27 two-way trips during the PM peak hour.*
- *The cumulative future parking demand shows that the proposed on-site hotel car park is sufficient to accommodate the expected parking demand generated by the existing hotel, consented apartments and proposed extension, with only a limited amount of off-site parking required during short periods of the day.*

- *Should additional parking be required, it has been shown that there is ample off-street parking available through Salisbury.*



Parking plan also showing approved apartments

The Council's Highways Officer concurs with the submitted Transport Statement that the site should benefit from up to a 35% discount in car parking as a result of the site's city centre location and its proximity to other transport links, however, the level of car parking proposed is actually less. Nevertheless, the Highways Officer is content that, due to on-street parking being restricted in the vicinity of the site and with a number of public car parks available within the city centre, the level of car parking proposed is adequate and would not cause detriment in highway terms. No concern has been raised by the Highway Officer regarding the impact on the local road network as a result of trip generation rates and the EHO has not raised any concern regarding the impact on air quality.

The previous planning application was refused partly on transport / parking grounds, although the make-up of the current proposal has now changed from a larger 28 bedroom scheme down to a simpler 22 bedroom scheme. Officers consider that given the submitted TA and Highway Officer's advice, the proposed development is considered to accord with WCS Core Policies CP61 in respect of transport and new development and in line with guidance in the NPPF which seeks to support a pattern of development which facilitates the use of sustainable transport.

Previous reason for refusal 3 is therefore considered to have been overcome.

10.7 Drainage and flood risk

This issue did not form a previous reason for refusal. A Flood Risk Assessment has been submitted with the application. The site is located within Flood Zone 1 & 2 (on edge of).

The FRA concludes:

The combined proposals are key to sustaining the existing hotel development and rely on existing facilities within the hotel. It is not feasible to locate the canteen facilities elsewhere. As such, the sequential test is deemed to have been addressed and the exception test need not be addressed. The main source of flooding to the site is predominantly from the River Avon and other contributing fluvial sources.

The site is assessed to be at moderate risk of groundwater flooding. However, given the hardstanding nature of the site, groundwater emergence would be limited and any flooding would be expected to be conveyed off site before building to any significant depth. The proposals would be expected to have a negligible impact on flood risk elsewhere. Access and egress to the site will continue to be provided via Brown Street and St John's Street. While this is shown to be inundated in the 1 in 100 year flood event plus climate change events, safe refuge may be sought within the existing hotel until flood water recedes in the adjacent roads. Surface water runoff from the developed site can be sustainably managed in accordance with planning policy. The surface water drainage scheme provides a holistic approach to drainage in accordance with and satisfying the requirements of planning policy and as such will enable future development to adhere to this strategy. This report has demonstrated that the proposed development may be completed in accordance with the requirements of planning policy subject to the following:

- *Finished floor levels to be set at 45.94m AOD in the southern block*
- *Finished floor levels to be set at a minimum of 46.15m AOD in the eastern block*
- *Finished floor levels to be set 150 mm above adjacent ground levels*
- *The proposed hotel extension should not connect into the onsite surface water drainage system until the approved drainage plans for the serviced apartments (Reference 19/04857/FUL) have been implemented in full..."*

The Environment Agency has not objected, but provided general comments regards the need for an emergency escape plan and minimum floor levels.

A condition can be imposed to ensure the recommendations are implemented and further details of an emergency flood plan is deemed necessary.

Regarding surface water disposal / drainage, the records show that this drains to the public sewerage system. Because of the high ground water levels, traditional infiltration devices are not likely to work effectively. Therefore, an attenuation storage system will be provided (as approved under the PP for the serviced apartments) to restrict surface water runoff generated across roofs and hardstanding which includes the proposed hotel extension and the approved plans for the serviced apartments. It would be necessary to condition the provision of this attenuation tank storage accordingly.

The Council's Land Drainage team and Wessex Water have not objected to the scheme provided a suitable condition is imposed ensure the require drainage solution and discharge rate is achieved.

Impact on the River Avon Special Area of Conservation (Phosphates)

Policy CP50 (Biodiversity and Geodiversity) and the NPPF requires the Local Planning Authority to ensure protection of important habitats and species in relation to development and seeks enhancement for the benefit of biodiversity through the planning system. Whilst the site is not adjacent to any rivers or in any respective flood zones, it is situated within the River Avon Special Area of Conservation (SAC) catchment area. This development therefore has potential to cause adverse effects alone or in combination with other developments through discharge of phosphorus in wastewater.

The Council has agreed through a Memorandum of Understanding with Natural England and others that measures will be put in place to ensure all developments permitted between March 2018 and March 2026 are phosphorus neutral in perpetuity. To this end it is currently implementing a phosphorous mitigation strategy to offset all planned residential development, both sewered and non sewered, permitted during this period.

The generic appropriate assessment has now been amended to include hotel/holiday accommodation. The Council's ecologist has advised that this hotel extension would be covered by the revised assessment, the Council were satisfied that they had minimised and avoid impacts as far as possible on-site. At the time of writing the ecologist is awaiting the generic AA to be agreed with Natural England. This is expected to occur by the end of March 2022.

As such, subject to the revised AA being agreed with Natural England, it can be concluded that the scheme will not lead to adverse impacts alone and in-combination with other plans and projects on the River Avon SAC.

Consequently, should Members be minded to approve the development, planning permission cannot be granted until the revised AA has been agreed. Only then will the scheme address Wiltshire Core Strategy policies CP50 (Biodiversity and Geodiversity) and CP69 (Protection of the River Avon SAC); and the National Planning Policy Framework.

CONCLUSION AND PLANNING BALANCE

The current application seeks to address a number of the concerns associated with the previous refused applications, which was refused on amenity, parking, and heritage impact grounds. This revised scheme is now much smaller overall than the previous refused scheme. The amended design now relates to only 22 new bedrooms, located in a much smaller rear extension, than that previously refused.

In principle, the enlargement and improvement of the hotel is considered to accord with national and local plan policies in terms of the economic and employment policies and tourism policies. Significant weight can be given to this additional provision.

The works are located at the rear of the main hotel building within the Chequer, where its impact on the wider townscape views, the listed buildings, and the Conservation Area would not be significant. Whilst other surrounding buildings are also listed and are heritage assets, both the Council's Conservation officer and Historic England have withdrawn their objections to the proposals. On that basis, and whilst the third party comments regards the impacts on the heritage assets have been considered, a refusal of the proposal on heritage impact grounds would be difficult to justify in officers opinion. Whilst part of the listed building would not be retained, the overall heritage asset would be retained and enhanced, and the element of the building that is being removed is considered to be of low or limited heritage significance. Furthermore, retaining and enhancing a heritage asset in its preferred use is also in line with the NPPF. The works enable the heritage asset to continue in its use as a hotel and for those facilities to be enhanced. The currently poor visual quality of part of the St John Street façade will also be enhanced, and thus the part of the listed building of most significance would also be enhanced by this proposal.

The adjacent listed dwellings adjacent the site are considered to be of lesser heritage significance than the White Hart Hotel, being of grade 2 quality, and of less historical significance. Whilst the works would alter the setting of the surrounding listed buildings in Brown Street and Ivy Street, the existing setting of these buildings is already characterised by a mixture of urban development related to the historic commercial use of the hotel, and

consequently, to add additional hotel buildings into this setting is not considered to have a significant impact on the setting of those adjacent listed buildings, thus also according with the general aims of the NPPF and Core Strategy heritage policies.

However, notwithstanding the heritage issues, the works would be located directly adjacent to surrounding residential properties. In officers opinion, having seen a number of iterations for extension and enlargement works over the last 20 years, it would be very difficult to meaningfully enlarge the accommodation offer of this hotel in this rear location without having some form of impact on adjacent amenity. In particular, the adjusted smaller extension would still have an impact on the properties to the east along Brown Street in terms of significant loss of privacy through actual or perceived overlooking from the new windows on the eastern elevation of the extension. Similarly, even the revised smaller scheme subject of this report is likely to have an impact on the properties along Ivy Street to the north of the site, in terms of some feeling of dominance and some overshadowing.

The impact on amenity is also of significant weight. However, the enhancement of the hotel, a heritage asset, both in terms of its character and its prolonged/continued use as a hotel and as an economic and tourism asset to the city is also considered to be of significant weight. Members and officers therefore face a difficult choice of balancing two competing issues.

In officers opinion, whilst there is an impact on the amenities of the dwellings surrounding the site to the north and east, those dwellings have historically been located within very close proximity to the hotel use, and have had a somewhat reduced level of amenity compared to other similar dwellings elsewhere in the area. Historically, all dwellings would have suffered from general noise and disturbance at close quarters, and together with the introduction of the rear 1970's accommodation extension, the dwellings adjacent would have had a much reduced level of privacy for at least the past 50 years. It should also be noted that the now private dwellings/buildings along Brown Street were part of the hotel complex until fairly recently. Thus, until recent years, the dwellings in Ivy Street would have effectively formed the northern flank of a "court yard" serving the hotel use.

The new revised accommodation block introduces a three storey block closer to the Ivy Street properties than the 1970's extension, and the eastern elevation will introduce more windows facing the adjacent Brown Street properties. However, given the already close proximity and the historic low levels of privacy and amenity, it is considered that a refusal on this point may be difficult to justify, particularly as the new windows would be fixed shut and contain sunlight fins which would reduce the ability of internal occupiers being able to overlook adjacent properties. It should also be noted that the new accommodation block would be set some distance back from either the rear of Brown Street properties or the façade of the existing 1970's extension.

Similarly, with regards Ivy Street, the new accommodation would tend to increase the likelihood of overshadowing. However, the proposed accommodation block would now be positioned several metres away from the northern boundary with Ivy Street, and the applicant shadow diagram report indicates that the level of overshadowing is unlikely to be so acute during most of the average day or year as to warrant a refusal. The two elongated windows in the northern elevation of the block would serve non habitable areas and can be obscure glazed, and thus, the actual impact of these features in terms of privacy would tend to be limited.

As a consequence, in officer opinion and on balance, and given the tight knit urban and city centre location, the amenity impacts of the proposal would not be so severe or so significant as to warrant a refusal of this amended proposal, particularly when weighed against the positive benefits resulting from the improvement and enhancement of the listed building (the

hotel), its continued use, and the general economic enhancement and benefits to the wider city.

With regards to the previous highway concerns, the level of accommodation has been reduced to 22 bedrooms from the refused application. Members should note that the hotel is located in a sustainable location where car journeys should not be encouraged. The Council's Highways officer has raised no objections to the proposal. Notwithstanding, there would still remain a substantial car park area serving the hotel. Consequently, in officers opinion, a refusal on highway issues would be difficult to justify.

Other matters can be covered by various conditions as outlined in this report.

Members should note that the planning permission cannot be approved until the revised generic appropriate assessment has been agreed with Natural England.

RECOMMENDATION FOR PLANNING APPLICATION: SUBJECT TO CONFIRMATION FROM WC ECOLOGY THAT THE REVISED GENERIC APPROPRIATE ASSESSMENT HAS BEEN AGREED BETWEEN THE COUNCIL AND NATURAL ENGLAND , then APPROVE, subject to the following conditions:

CONDITIONS:

Three Year commencement

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

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

Plans

2.The development shall be carried out in accordance with the following plans:

Location Plan PS7 – 01
Existing site plan PS7-02
Existing site survey PS7-21 Rev A
Existing Ground Floor Plan PS7 -04
Existing First Floor Plan PS7-05
Existing Second Floor Plan PS7-06

Proposed site plan SK01-03

Demolition Plan Ground Floor PS7-17
Demolition Plan First Floor PS7-18
Demolition Plan Second Floor PS7 -19

Proposed ground floor plan – SK01-07
Proposed first floor plan – SK01-08
Proposed second floor plan -SK01 -09

Three storey accommodation block:

Proposed elevation – east (facing Brown Street) SK01 -12

Proposed elevation – north (facing Ivy Street) SK01-15
Proposed elevation – north (2) (facing Ivy Street) SK01-16
Proposed elevation – west (internal courtyard) SK01 - 13

Proposed elevation St Johns Street – PS7 10 REV B
Proposed section through St Johns street elevation PS7-22 Rev A

Proposed south elevation of undercroft works – PS7 11 REV A

REASON: For the avoidance of doubt

Materials and planting

3. Before the development comes into use/occupied, details of the materials to be used for the external walls and roofing of the buildings, and hardsurfaces, including large scale details of all windows, large scale details of the changes to the St John Street façade, details of any bat/bird bricks/tiles, and details of the planting, including that for the flat roofed areas and the car parking areas, shall be submitted to and agreed in writing by the Local Planning Authority. The Development and any planting shall be carried out in accordance with the agreed details.

REASON: In the interests of the visual appearance and amenity of the development and area

4. All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner. 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 prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

Water efficiency

5. The development hereby approved shall be designed to ensure it does not exceed 110 litres per person per day water consumption levels (which includes external water usage). Within 3 months of each phase being completed and the housing being brought into use, a post construction stage certificate certifying that this standard has been achieved shall be submitted to the local planning authority for its written approval.

REASON: To ensure compliance with the mitigation strategy for nutrient neutrality in the River Avon SAC catchment.

Amenity

6. The development and an associated plant shall be sited and operated in accordance with the submitted Hayes McKenzie Environmental Noise Impact Assessment Report (ref: HM 3425 R01 EXT 3) dated 5th August 2020. Notwithstanding, the air conditioning units shown on the flat roof of the rear accommodation block shall not come into operation until a scheme of mitigation has been submitted to and approved in writing by the Local Planning Authority which demonstrates that the noise rating level of the air conditioning units shall meet the criteria being 5dB below background noise at the nearest off site receptor at 2 Ivy Street. The scheme shall be implemented in full and maintained at all times thereafter.

Reason: In the interests of amenity.

CEMP

7. No development shall commence on site (including any works of demolition), until a Construction Method Statement and Management Plan has been submitted to and approved in writing by the local planning authority. The plan shall include details of the measures that will be taken to reduce and manage the emission of noise, vibration and dust during the demolition and/or construction phase of the development, including the mitigation measures outlined in Section 3.4 of the Air Quality Assessment Version 3 dated March 2019 (updated 2020) (Aether Ltd), and measures to control drainage pollution. It shall also include details of the following:

- I. The movement of construction vehicles;
- II. The cutting or other processing of building materials on site;
- III. Wheel washing and vehicle wash down facilities;
- IV. The transportation and storage of waste and building materials;
- V. The recycling of waste materials (if any)
- VI. The loading and unloading of equipment and materials
- VII. The location and use of generators and temporary site accommodation
- VIII. Pile driving (If it is to be within 200m of residential properties)

The submitted details shall also outline how the structures adjacent to the works, including the existing hotel buildings and the adjacent third party properties, are to be protected, repaired and stabilised during construction.

The plan shall be carried in in accordance with the approved details.

REASON: In the interest of amenity and to limit the impact on adjacent structures, including the listed buildings, and third party structures.

8. Before the extension first comes into use/occupied:

i) the stairwell and corridor elongated windows shown on the approved plans on part of the northern elevation of the three storey accommodation block shall be glazed with obscure glass to an obscurity level of 5, and

ii) The windows serving the three storey accommodation, east elevation facing Brown Street, shall be of a non-openable (fixed shut) design, and have been fitted with the sunlight/fins shown on the approved plans

The windows shall be maintained in that condition thereafter.

REASON: In the interest of amenity

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), no windows, doors, or other form of openings other than those shown on the approved plans, shall be inserted in the north facing side elevations of the development (the 3 storey accommodation block) hereby permitted.

REASON: In the interests of amenity

10. The flat roofed area of the rear extension adjacent Ivy Street properties shall only be accessible by staff for maintenance purposes, and shall not be used as an outdoor area for members of the public or guests.

REASON: In the interests of amenity

11. No construction or demolition work shall take place on Sundays or Public Holidays or outside the hours of 08:00 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays.

REASON: In the interest of amenity

Archaeology

12. No development shall commence within the area indicated by application 20/10860/FUL until:

- a) 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
- b) 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.

Highways

13. The development hereby permitted shall not be first brought into use until the car parking and the cycle parking facilities shown on the approved plans have been provided in full and made available for use. The parking facilities shall be retained for use in accordance with the approved details at all times thereafter.

REASON: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car.

14. The development hereby permitted shall not be first brought into use until a Green Travel Plan has been submitted to and approved in writing by the Local Planning Authority which contains initiatives to promote non car related sustainable travel. The Travel Plan shall include details of implementation and monitoring and shall be implemented in accordance with these agreed details. The results of the implementation and monitoring shall be made available to the Local Planning Authority on request, together with any changes to the plan arising from those results.

REASON: In the interests of reducing vehicular traffic to the development.

Drainage and flooding

15.The development shall not be occupied until the drainage system referred to in the submitted Flood Risk Assessment (FRA) V3.1 November 2020 by Weetwood and associated drainage plan and calculations, has been implemented in full on site. Finished floor levels shall be no lower than the existing building and shall be as specified in the FRA document.

REASON: In order to limit the risk of flooding or drainage issue with regards the development.

Restriction of use

16.The accommodation hereby approved shall be solely use as serviced hotel guest accommodation only and for no other use within Class C1 of the Town and County Planning Use classes Order 1987 (as amended), as part of the existing hotel business operation / business (currently known as White Hart Hotel) or any subsequent operator.

REASON: The proposed use is acceptable as an extension to the existing hotel business but the Local Planning Authority wish to consider any future proposals to segregate or change of use, having regard to the circumstances of the case.

INFORMATIVE:

Highways

The application involves the closure of an existing vehicle access/dropped kerb. The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence will be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact our Vehicle Crossing Team on vehicleaccess@wiltshire.gov.uk and/or 01225 713352 or visit their website at <http://wiltshire.gov.uk/highways-streets> to make an application.

Archaeology

All work should be carried out following standards and guidelines set out by the Chartered Institute for Archaeologists (CIfA). The costs of this work are to be borne by the applicant.

RECOMMENDATION FOR LISTED BUILDING APPLICATION : APPROVE subject to the following conditions:

Three year period

1.The works for which Listed Building Consent is hereby granted shall be begun before the expiration of three years from the date of this consent.

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

Plans

2.The development shall be carried out in accordance with the following plans:

Location Plan PS7 – 01
Existing site plan PS7-02
Existing site survey PS7-21 Rev A
Existing Ground Floor Plan PS7 -04
Existing First Floor Plan PS7-05
Existing Second Floor Plan PS7-06

Proposed site plan SK01-03

Demolition Plan Ground Floor PS7-17
Demolition Plan First Floor PS7-18
Demolition Plan Second Floor PS7 -19

Proposed ground floor plan – SK01-07
Proposed first floor plan – SK01-08
Proposed second floor plan -SK01 -09

Three storey accommodation block:

Proposed elevation – east (facing Brown Street) SK01 -12
Proposed elevation – north (facing Ivy Street) SK01-15
Proposed elevation – north (2) (facing Ivy Street) SK01-16
Proposed elevation – west (internal courtyard) SK01 - 13

Proposed elevation St Johns Street – PS7 10 REV B
Proposed section through St Johns street elevation PS7-22 Rev A

Proposed south elevation of undercroft works – PS7 11 REV A

REASON: For the avoidance of doubt

Materials

3.Before the development comes into use/occupied, details of the materials to be used for the external walls and roofing of the buildings, and hardsurfaces, including large scale details of all windows, large scale details of the changes to the St John Street façade, and details of the planting, including that for the flat roofed areas and the car parking areas, shall be submitted to and agreed in writing by the Local Planning Authority. The Development and any planting shall be carried out in accordance with the agreed details.

REASON: In the interests of the visual appearance and amenity of the heritage assets

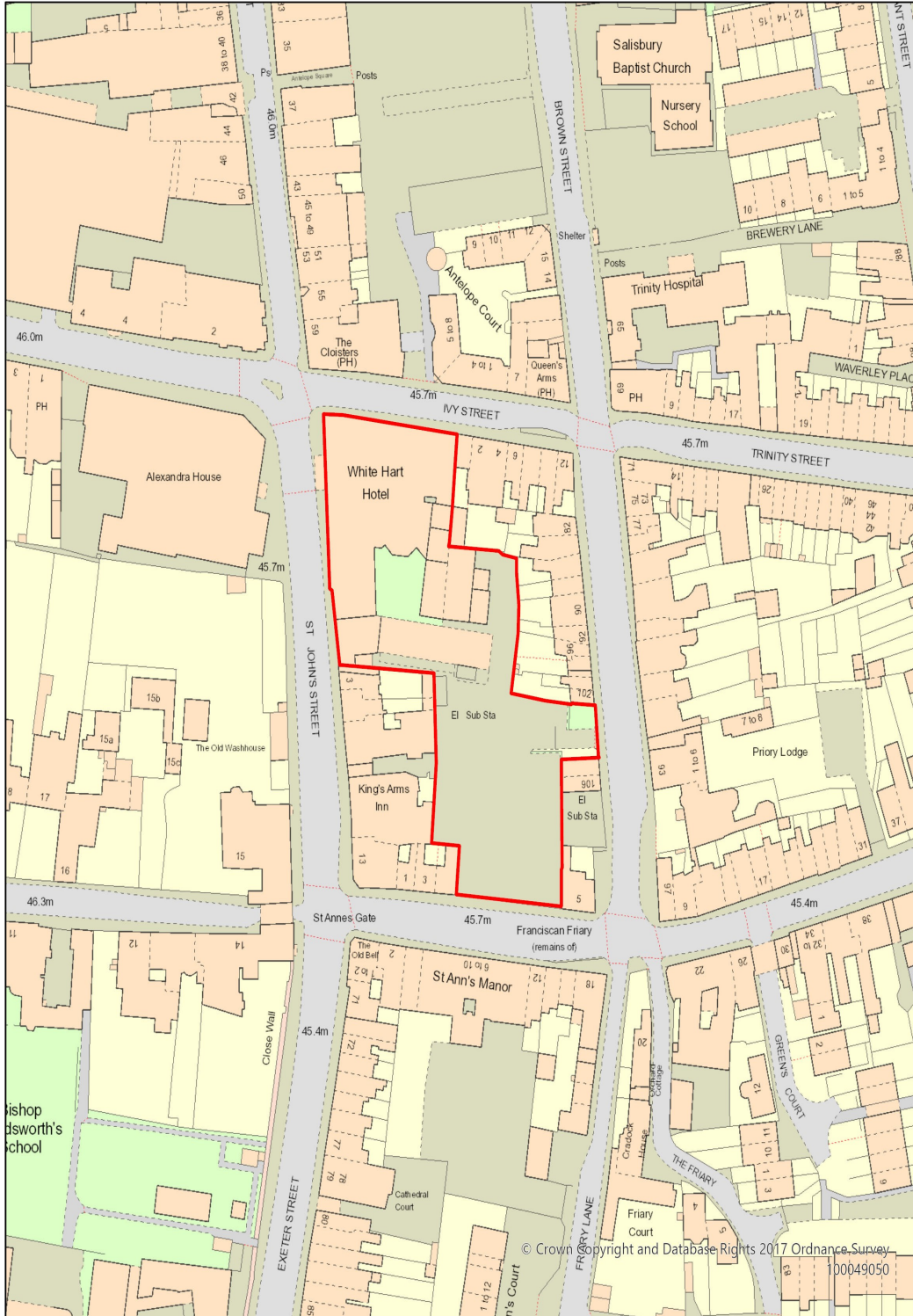
Protection of heritage assets during construction

4. Before any demolition works commence, details of how the structures adjacent to the works, including the existing listed hotel buildings and the adjacent third party listed properties, are to be protected, repaired and stabilised during construction works.

The development shall be carried in in accordance with the approved details.

REASON: To limit the impact on adjacent listed structures/heritage assets.

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REPORT OUTLINE FOR AREA PLANNING COMMITTEES

Report No.

Date of Meeting	28 th April 2022
Application Number	PL/2022/00133
Site Address	Gardeners Cottage Pound Street, Ebbesbourne Wake
Proposal	Proposed alterations and extension to existing dwelling.
Applicant	Mr Kishere
Town/Parish Council	Ebbesbourne Wake
Electoral Division	Fovant and Chalk Valley
Grid Ref	377532 137062
Type of application	Full Planning
Case Officer	Tom Collins

Reason for the application being considered by Committee

The application has been called-in by Cllr Nabil Najjar if officers are minded to approve due to the scale of development and the relationship to adjacent properties

1. Purpose of Report

The purpose of the report is to assess the merits of the proposal against the policies of the development plan and other material considerations and to consider the recommendation that the application be approved for the reason(s) set out below.

2. Report Summary

The issues in this case are:

- Principle of development
- Design, impact on Conservation Area/listed buildings and the AONB
- Impact on amenity
- Parking/Highways Impact;
- Ecological Impact/River Avon Catchment Area/drainage/flooding

The publicity has generated 63 letter of objection. The Parish Council object to the proposal

3. Site Description

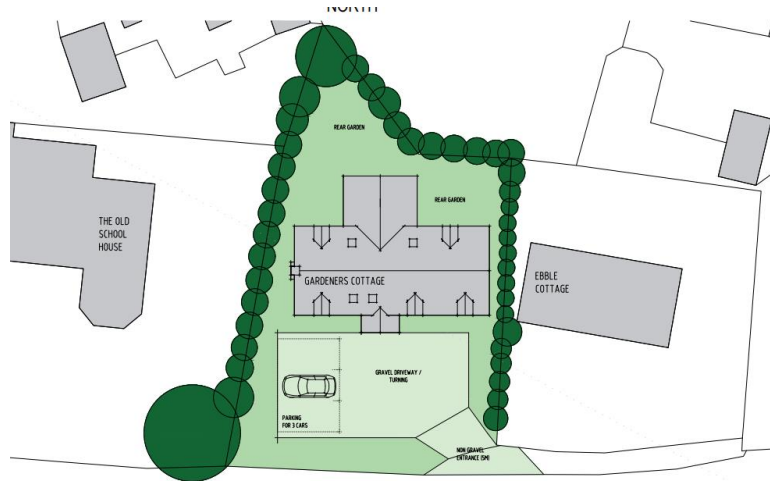
The existing bungalow is located in the Small Village of Ebbesbourne Wake, in an existing housing area. The site is located within the Conservation Area and the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (AONB).

4. Planning History

No recent history on this particular site.

5. The Proposal

The proposal seeks planning permission for the conversion/enlargement of the existing bungalow to a chalet bungalow style property. A parking and turning area would also be provided to the front of the property.



6. Local Planning Policy

National Planning Policy Framework

Wiltshire Core Strategy

- Core Policy 1 Settlement Strategy
- Core Policy 2 Delivery Strategy
- Core Policy 50 Biodiversity and Geodiversity
- Core Policy 51 Landscaping
- Core Policy 57 Ensuring high quality design and place shaping
- Core Policy 58 Heritage Assets
- Core Policy 61 Transport and New Development
- Core Policy 67 & 69 Flooding/Protection of the River Avon SAC

Saved Salisbury District Local Plan

Policies C24 and H31

Wiltshire Local Transport Plan 2015-2026: Car Parking Strategy

AONB Management Plan

7. Summary of consultation responses

WC Archaeology - Gardeners Cottage lies within the historic village of Ebbesbourne Wake, which may have Saxon origins. However, the proposed extension is small in area with limited below ground impacts. On this basis, I am satisfied that it would not be proportionate to require an archaeological response should this application be permitted. No further action is therefore required as regards the buried archaeological heritage in relation to this application.

WC Highways – The proposal will result in the property becoming a 4 bed dwelling and as such 3 off street parking spaces are required to meet Wiltshire’s current parking standards, these are demonstrated on the submitted drawing together with turning to allow vehicles to enter and exit the site in a forward gear. The existing vehicle access is not proposed to be altered as part of this application. I wish to raise no highway objection providing ..conditions are imposed

8. Publicity

63 responses have been submitted, indicating the following:

- Proposal is overdevelopment of a small site and out of keeping with the village
- Village needs small dwellings for a good mix
- Proposal would exacerbate highway and parking issues
- Proposal would impact on adjacent privacy and amenity/loss of light
- Proposal should be an application for a replacement dwelling given level of works
- Doesn’t meet AONB policy and has impact on AONB
- Proposal would have an impact on protected species in the area
- Proposal would exacerbate flooding/drainage issues in the area
- Welcome the adjustment to the scheme but doesn’t address other issues raised

Ebbesbourne Wake Parish Council – Object

“We are pleased to note that there has been some reduction in the height of the proposed extension compared with the previous plan. However, the other concerns raised in relation to the previous application do not appear to have been addressed. These are repeated below. Negative effect on the character and appearance of the street scene.

The proposal is a much larger, more imposing and visible structure in comparison to the existing dwelling and represents a marked change to the overall street scene in a conservation area. Added to this, the extensive hard landscaping (which has already commenced) at the front of the property does not blend with the existing softer, green, environment that is more suited to the village ambience.

In essence, this is an overdevelopment of a small site

Loss of a dwelling suitable for a young couple or retired person(s) within the community.

Provision of homes for these groups is vital to maintain a sustainable, balanced population.

The village has seen the number of these more affordable, smaller homes, lost over the last few years as they are converted to larger, more expensive family homes. Such dwellings are never replaced, leading a continuous change in our demographic and inevitably a detrimental migration of young and old.

Potential harm to a neighbouring property. The western boundary consists of a high bank on top of which sits The Old School House. Concern has been raised that building works could disturb the soil structure and affect the stability of the retaining bank and the waste drainage amenities within it.

If, after assessment and deliberation, the Local Authority is minded to approve the application, the Parish would welcome this being subject to the following conditions:

All future permitted development rights are removed; No private living spaces of neighbouring properties should be overlooked; The legal “right to light” should be respected for all neighbouring properties; Minimal external lighting within the development to protect the Cranborne Chase Dark Night Sky Reserve; Any landscaping works to have minimal environmental impact and to be in keeping with the existing street scene; Structural surveys to be performed to ensure protection of neighbouring properties from any excavation

disturbance. Detailed plans are made to ensure adequate rain water drainage and waste management facilities.”

9. Planning Considerations

9.1 Principle of development

Saved policies C24 and H31 of the WCS allow the extension and enlargement of dwellings in the open countryside. These indicate that:

H31

In the countryside extensions to existing dwellings will be permitted provided that:

- i) The existing is subservient in size to the existing dwelling and house plot and does not substantially alter the character of the dwelling;*
- ii) The design of the extension is in keeping with that of the existing dwelling and uses complimentary materials; and*
- iii) The extension would not create or be capable of creating a separate dwelling*

C24

Extensions and additions to buildings in the countryside will only be permitted if they are sympathetic in scale and character with the existing building and surroundings and fall within the existing curtilage

Many of the third party comments have suggested that the proposal represents a new replacement dwelling, rather than the extension and enlargement of the existing bungalow.

Whilst it is indeed the case that this current proposal involves significant works to the existing bungalow which would transform its character, these works would involve the retention of parts of the existing bungalow structure within an enhanced structure, and also involve the extension of its footprint. The enlarged dwelling therefore remains on the same footprint of the bungalow, albeit significantly altered in character, and extended upwards, and to the side and rear. In officers opinion, in order for the application to be a replacement dwelling proposal, the existing bungalow would have to be totally removed down to its base/footings, and this is not the case here. Should, if planning permission is granted and works commence, the Council's enforcement team consider that the works on site exceed those approved and do represent a total rebuilding of a replacement property, then it is within the gift of the Council to take action, and request a revised planning application.

In response to these concerns, the applicant's agent has confirmed that the application proposal does not relate to a replacement dwelling, and that the works will involve the retention of parts of the existing dwelling, as well as significant new construction. The design and access statement indicates that:

The majority of the existing structure will be retained, with the existing external walls overbuilt using the local natural stone as a new outer skin. The external walls will be raised to a new plate level to create first floor rooms with a sloping ceiling.

On that basis, this application is considered to relate to household extensions, and is therefore valid in officers opinion.

Notwithstanding the above, in planning policy terms, Members will note saved policy H30 permits the replacement of dwellings in the countryside where appropriate. This indicates that replacement dwellings will be permitted provided that the following criteria are met:

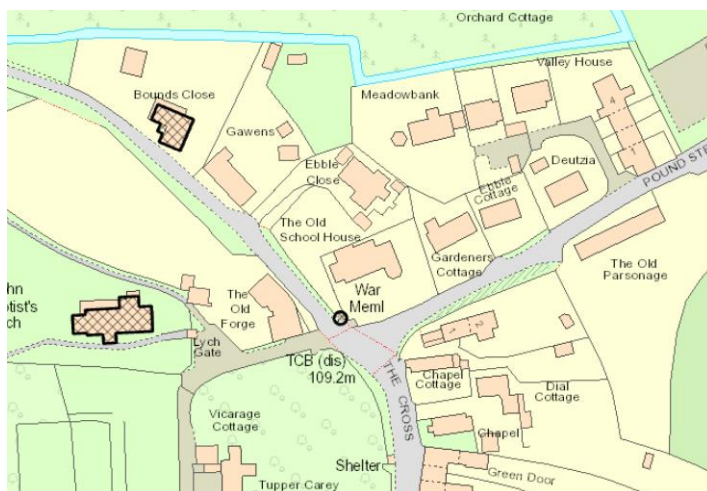
- i) The proposed replacement dwelling is not significantly larger and has no greater impact than the existing dwelling
- ii) The design of the new dwelling is of a high standard and is appropriate to the rural surroundings
- iii) The siting of the replacement dwelling is closely related to that of the existing
- iv) Current parking and access standards can be met
- v) The existing dwelling has not been abandoned

Thus even if this proposal were to represent a new replacement dwelling (which officer consider it does not), then there is general policy support for such works to a dwelling in the countryside, and indeed, Members will know from their own experience many planning permission have been granted in the area of this site either for significant extensions to, or the replacement of, existing properties, and the built character of the area consists partly of such dwellings. Some third party comment has been made about a policy in the AONB management plan in relation to replacement dwellings and a limit on the percentage increase. As this is not a replacement dwelling, this is not considered to be relevant to this case, although even if it were it is noted that the wording of the condition is “suggestive” and does not explicitly insist on a percentage limitation.

The following sections assess how the proposal meets the aims of these policies and other associate policies in the WCS and planning guidance in the NPPF.

9.2 Design, impact on heritage assets and the AONB

The existing bungalow is located in the Conservation Area, which itself is located in the wider AONB landscape. The adjacent area contains a few listed buildings, as shown below:



Listed buildings (black hatching)

Further relevance is given to Para 176 of the NPPF which states

176. Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues.

Paras 189-208 of the NPPF relate to heritage assets. In particular, paras 206 and 207 state as below:

206 Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

207 Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 200 or less than substantial harm under paragraph 201, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

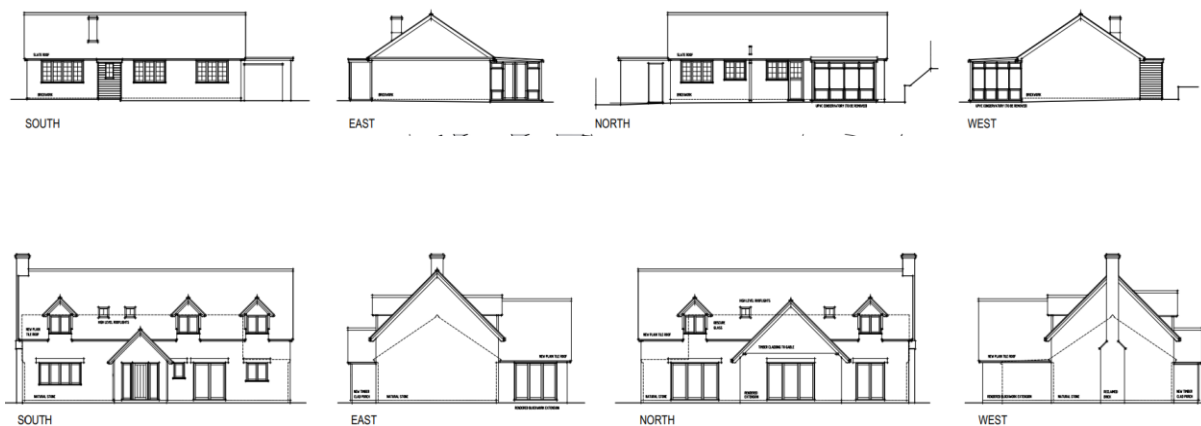
Core Policy 51 of the WCS states Development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures. Proposals should be informed by and sympathetic to the distinctive character areas identified in the relevant Landscape Character Assessment(s) and any other relevant assessments and studies. *Proposals for development within or affecting the Areas of Outstanding Natural Beauty (AONBs), New Forest National Park (NFNP) or Stonehenge and Avebury World Heritage Site (WHS) shall demonstrate that they have taken account of the objectives, policies and actions set out in the relevant Management Plans for these areas.*

The proposal should aim to conform to the objectives of Core Policy 57 of the Wiltshire Core Strategy which aims to achieve a high standard of design in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complimentary to the locality.

Policy CP58 relates to heritage assets and indicates that development should protect, conserve and where possible enhance the historic environment. Designated heritage

assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance.

The existing bungalow appears to date from the early 1960's with its neighbouring dwelling to the immediate east (Ebble Cottage) of a slightly later date. It is important to note that the dwelling to the east of Ebble Cottage is relatively new, as are several of the dwellings to the rear of the site, which all seem to result from permissions granted in the 1990's. Consequently, many of the dwellings in this area are of modern design, and many of a chalet bungalow style design.



The applicants design and access statement indicates that:

The proposed extension walls will be constructed in different materials to break up the rear elevation and give visual interest. A rendered lower section and timber clad upper section will be incorporated in the extension. The proposed porch will also be timber clad.

The proposed roof will be covered in clay plain tiles similar to those on The Old Parsonage nearby. Traditional open eaves, fascia and barge rafter details will be used alongside the natural materials to create a new dwelling which will sit well within the Conservation Area and the village setting.

New windows and doors will be added in new openings as indicated. These will be a simple casement design replacing the existing upvc windows and doors

The intention is to clad the existing bungalow in natural stone and a plain tile roof matching the dwelling across the road from the site. The house is set 12m back from the road edge and the existing bungalow is set approximately a metre below the front boundary ground level (which remains unchanged). The existing building height (5m) is two thirds of the proposed height (7.5m) so the increased ridge set another 3.5m into the site and the new eaves will be only partially visible.

The existing bungalow already has a vehicular access and a small parking area/driveway. The works to modify and enlarge the parking and turning area would result in the removal of much of the front garden area. However, such works to the garden are often permitted development and are not unusual on more modern dwellings. Parking on a front lawn does not usually require permission. Given the rather secluded and screened nature of the plot apart from at

close quarters, it is therefore considered that the proposal would have a limited impact on the character or significance of the Conservation Area and its buildings.

Consequently, whilst the area is designated as a Conservation Area, much of its character is derived from more modern housing development, and the existing bungalow is not considered to be of any architectural merit. It is therefore considered that the existing building does not contribute to the significance of the heritage asset.

It is considered that the proposal would result in an enlarged dwelling which would share many of its design characteristics and its scale with many of these existing properties, and thus, it is difficult to argue that the proposal as suggested would be out of keeping with the area or have an adverse impact on it. It is suggested that the proposal preserves the character of the conservation area.

Similarly, whilst there are a few listed buildings in the vicinity (the church, the war memorial, and a nearby dwelling), the character and setting of those buildings is currently derived from being located within a built up residential setting, which contains a mixture of architectural styles and materials. Only the war memorial is located close to the application site, but in reality, only the top upper part of the roof of the proposal may be visible when stood at the memorial looking north east. In the main, the dwelling as enlarged would not be inter-visible with any of the listed buildings, and the proposed works would not therefore impact on the heritage significance of those listed buildings.

Works to alter the character of the building are therefore considered to accord with the guidance within the NPPF and particular paras 206 and 207 and CP58.

Whilst the entire area is located within the landscape of the AONB, the proposal is only visible from close quarters, and not to the wider landscape, given existing topography. Given its design similarities with other nearby dwellings and its lack of identified harm to the character of the conservation area, it is also considered that it would be difficult to argue that the proposal would have an adverse impact on the landscape character of the AONB. It is noted that the AONB group, which will often comment on applications off the weekly list that it has comments on, has not chosen to submit a comment.

9.3 Amenity impacts

There have been a number of third party comments related to the impact of the proposal on adjacent properties.

The existing bungalow is of a small scale compared to its neighbouring dwellings to the east and west and it is accepted that any increase in height and width of the current property is likely to have some impact, particularly in respect to Ebble Cottage to the immediate east. However, this impact is likely to be in relation to some modest additional dominance from the increased height and proximity of the eastern gable end, which will be visible from the rear garden of Ebble Cottage. There may also be some overshadowing created as a result of this enlargement later in the day/early evening, although for much of the day, any shadow cast by the enlarged dwelling is unlikely to fall onto the Ebble Cottage site. The eastern most dormer

window may also be visible from the rear garden of Ebble Cottage, although as this serves a bathroom, the window is likely to be frosted, and any actual loss of privacy limited.

Overall it is note considered that the proposal would have such an adverse impact on the amenities currently enjoyed by occupiers of Ebble Cottage as to warrant refusal.

The Old School House is located to the immediate west of the application site. This is a much larger taller dwelling, and appears to site on slightly higher land than the adjacent property subject of this application. Even with the increase in the height of the dwelling, and even if the enlarged roof is visible from the side garden area of the Old School House, it is unlikely that the development would overshadow its adjacent neighbour or introduce any adverse dominance. Whilst the side of the second proposed dormer would be likely to be visible when viewed from the west, it also seems unlikely that the dormer would result in any significant overlooking or loss of privacy.

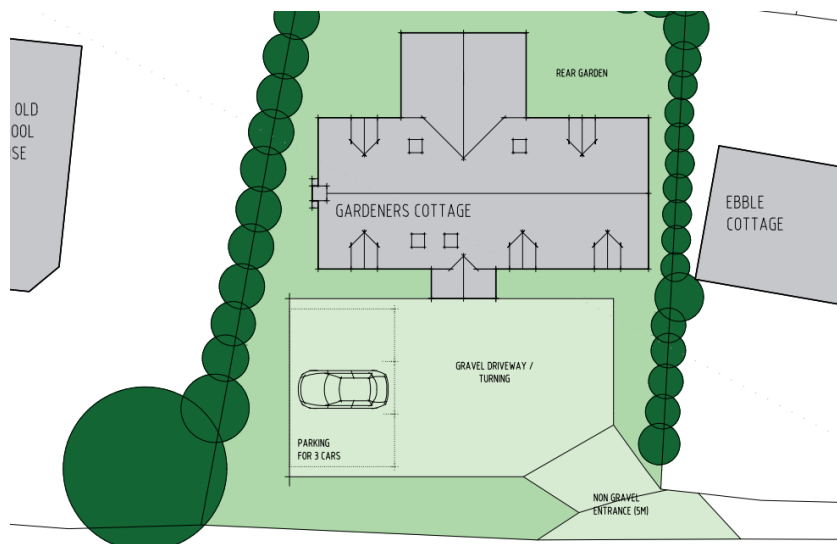
To the rear (north) of the application site is located a number of properties, which due to the land levels, are located somewhat lower than the application plot. Even at the current time, these rear properties face towards the rear gardens of Gardeners cottage and Ebble cottage, and there appears to be limited privacy existing between any of these dwellings due to the juxtaposition that currently exists. If the application dwelling is enlarged as proposed, there would be a modest increase in the height of the roof, and the introduction of two dormer windows facing north. A rear single storey extension is also proposed. Whilst all these features would be readily visible to adjacent properties to the north, given the already limited privacy which exists in this area, it is considered that a refusal of the proposal on loss of privacy grounds given the existing relationships may be difficult to justify. Furthermore, whilst the application works would be to the south of those existing dwellings and slightly higher, it seems unlikely that any overshadowing caused would be so significant as to warrant refusal.

The amenity of dwellings to the south of the application site would in officers opinion, remain largely unaffected in planning terms, albeit with some additional overlooking from the proposed front dormers. However, given the context of the site, a refusal on loss of privacy is unlikely to be successful.

Whilst it is accepted that the enlargement of the dwelling as suggested will change the visual appearance of the dwelling as seen from its neighbours,

9.4 Highway safety/parking

The dwelling already benefits from a vehicular access, and the works proposed would provide the dwelling with an on site parking/turning area. Given the narrow nature of the associate lane, it is considered that the proposal represents a modest improvement in highway terms.



WC Highways have no objections to the proposal, stating: *“The proposal will result in the property becoming a 4 bed dwelling and as such 3 off street parking spaces are required to meet Wiltshire’s current parking standards, these are demonstrated on the submitted drawing together with turning to allow vehicles to enter and exit the site in a forward gear. The existing vehicle access is not proposed to be altered as part of this application. I wish to raise no highway objection providing the following conditions are imposed:*

The development hereby permitted shall not be first brought into use until the first 5m of the access, measured from the edge of the carriageway, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

Notwithstanding the submitted details, the proposed development shall not be occupied until means/works have been implemented to avoid private water from entering the highway.

No part of the development hereby permitted shall be first brought into use until the turning area & parking spaces [3] have been completed in accordance with the details shown on the approved plans. The areas shall always be maintained for those purposes thereafter and maintained free from the storage of materials.”

9.5 Ecological Impact/River Avon Catchment Area/flooding

Phosphates

WCS policy CP50 (Biodiversity and Geodiversity) and the NPPF requires the Local Planning Authority to ensure protection of important habitats and species in relation to development and seeks enhancement for the benefit of biodiversity through the planning system. Whilst the site is not adjacent to any rivers or in any respective flood zones, this development falls within the catchment of the River Avon SAC and has potential to cause adverse effects alone or in combination with other developments through discharge of phosphorus in wastewater. The Council has agreed through a Memorandum of Understanding with Natural England and

others that measures will be put in place to ensure all developments permitted between March 2018 and March 2026 are phosphorus neutral in perpetuity. To this end it is currently implementing a phosphorous mitigation strategy to offset all planned residential development, both sewered and non sewered, permitted during this period.

This proposal is considered to be “planned” development and therefore, is covered by the generic AA agreed between the Council and Natural England. The phosphate impact between the existing and proposed works are likely to be negligible.

Flooding/drainage

Some third parties have referred to a flooding issue in this area and that these works would exacerbate this. However, according to Council records, the site is in flood zone 1, and liable only to ground water flooding events. It is difficult to see how these would be exacerbated significantly by enlarging the existing dwelling. The proposed new driveway area is shown as gravel surface, so would presumably be permeable, thus allowing rain waters to filter through. A refusal on that basis would be difficult to justify, and a Flood Risk Assessment is not considered necessary in line with the requirements of footnote 55 of the NPPF.

Bats

Some third party comments have highlighted that they have seen bats using the area around the bungalow. Whilst this may be the case, this is itself not proof that protected species have been using the property as a roost, or that the enlargement of the property would significantly affect protected species, particularly as this is a predominantly rural area, where one would expect to see the presence of bats.

Whilst a formal bat survey has not been submitted, in order to refuse the proposal, the Council would need some evidence that the building and immediate environment has been or is being used by bats, and therefore be able to demonstrate that the works would cause significant harm to the protected species. However, the applicant has provided their own assessment of the likelihood of bats having used their property. This states that:

Following a request from the Local Authority regarding the likelihood of Bats being present and the need for an ecological survey, I would make the following comments:

With regard to the loft space I would estimate the sarking material was installed within the last ten years, the material doesn't bear any makers marks however the material does appear to be a breather membrane of some sort. This being the case, it is unlikely bats would roost here as they tend to favour a constant temperature and humid conditions (found under traditional bitumen felt roofs). Breathable membranes increase airflow, create temperature fluctuations and changes humidity levels (by eliminating condensation). Breather membranes can also cause entanglement issues due to the micro fibre nature of the material.

The photos taken by the client show no evidence of bats and the closeups of the soffits and verge suggest access is very limited, if at all possible. Any roost assessment carried out would have to determine the three triggers for an more details emergence surveys to be carried out. These triggers are:

- *presence of bats i.e. positive/negative*
- *evidence of their activity e.g. droppings, urine stains, bits of prey, dead bat carcasses*
- *access to features suitable for roosting (graded on a continuum from negligible through to high)*

No evidence of bats being present or evidence of bat activity has been found, nor is there either a medium or high potential for roosting – such as hanging tiles, gaps in walls, unsealed properties or infrastructure close to woodland.

As a result it is unlikely that a roost assessment survey would progress to an emergence survey due to the lack of bat presence, any evidence of bat activity and poor roosting opportunities

It appears from the information submitted that the roof void is essentially modern and insulated in recent years, and on the supplied photographs, there appears to be no evidence that the roof void is or has been used by bats. Similarly, the immediate environs around the house appear to show no such evidence. Consequently, to insist on a formal bat survey from a qualified consultant would in the circumstances seem disproportionate, and a refusal based on the assumption that the works would be likely to affect bats and or bat roosts would be difficult to justify.

It is considered the proposal is addresses the aims of Core Policies CP50 and CP69 of the WCS.

10. Conclusion

The concerns of the various third parties have been noted and taken into full account. The amended design for the enlargement of the dwelling is unlikely to have a significant impact on existing residential amenity, taking into account the already close proximity and juxtaposition of the existing dwellings in that immediate area. The resultant dwelling as enlarged would be sympathetic to the character of the Conservation Area, which is characterised by a mixture of modern and traditional dwelling types. Furthermore, there is no evidence that the works would harm protected species, or exacerbate any ground water flooding issues. The highway system would be unaffected by the proposal.

Consequently, the proposal would accord with the aims of saved policies C24 and H31 and Core Policies CP 50, 51, 57 and 67 & 69 of the Wiltshire Core Strategy and the aims of the NPPF.

11. RECOMMENDATION: APPROVE, subject to the following conditions:

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

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

2.The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing and Proposed elevations and floor plans, site plan and location plan No. 484-15

REASON: For the avoidance of doubt and in the interests of proper planning.

3.Before the development commences regards the enlargement of the dwelling, full details of the materials to be used for the external walling and roof of the enlarged dwellings shall

be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out as approved.

REASON: In the interests of visual amenity and the character and appearance of the area.

4. Before the extension comes into use, the first floor bathroom dormer window shall be glazed with obscure glass to an obscurity level of no less than 5, and maintained in that condition thereafter. Other than those shown on the approved plans, there shall be no windows inserted in the first floor side or rear elevations/roofslope of the enlarged dwelling hereby approved.

REASON: In the interests of amenity

5. The development hereby permitted shall not be first brought into use until the first 5m of the access, measured from the edge of the carriageway, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

REASON: In the interests of highway safety

6. The approved parking and turning area shall be constructed of a permeable gravel material, and notwithstanding the submitted details, the proposed development shall not be occupied until means/works have been implemented to avoid private water from entering the highway.

REASON: In the interests of highway safety

7. No part of the development hereby permitted shall be first brought into use until the turning area & parking spaces [3] have been completed in accordance with the details shown on the approved plans. The areas shall always be maintained for those purposes thereafter and maintained free from the storage of materials during construction works.

REASON: In the interests of highway safety

INFORMATIVE

Protected species

The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Habitats Regulations (2010) it is an offence to disturb or harm any protected species, or to damage or disturb their habitat or resting place. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.

Party Wall Act

The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that

it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.



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REPORT OUTLINE FOR AREA PLANNING COMMITTEE

Report No.

Date of Meeting	28 th April 2022
Application Number	PL/2022/00888
Site Address	Bevisfield, Cow Drove, Chilmark, Salisbury, SP3 5AJ
Proposal	Proposed replacement dwelling (revised design) and erect detached garage
Applicant	Mr & Mrs Wolseley Brinton
Town/Parish Council	Chilmark
Electoral Division	Nadder Valley– Cllr Wayman
Grid Ref	51.097566, -2.044242
Type of application	Full Planning
Case Officer	Hayley Clark

Reason for the application being considered by Committee

At the request of the elected member Cllr Wayman for the following reasons if Officers are minded to refuse

- Scale of development
- Visual impact upon the surrounding area
- Relationship to adjoining properties
- Design - bulk, height, general appearance
- Environmental or highway impact

1. Purpose of Report

The purpose of the report is to assess the merits of the proposal against the policies of the development plan and other material considerations. Having reached a balanced conclusion, the report recommends that planning permission be REFUSED.

2. Report Summary

The main issues to consider are:

1. Principle of development
2. Scale, design, impact to character and appearance of Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty
3. Residential amenity
4. Highway issues
5. Trees
6. Ecology
7. Other issues raised

3. Site Description

The site is situated in the village of Chilmark, defined as a Small Village by Wiltshire Core Strategy (WCS) policies CP1 (Settlement Strategy), CP2 (Delivery Strategy) and CP27 (Tisbury Community Area). As a Small Village there is no defined village boundary for the settlement. The site lies outside the Chilmark Conservation Area and there are no Listed Buildings in the immediate locality, the nearest Listed Building being The Black Dog located approx. 200m south of Bevisfield. The property is located within the Cranborne Chase & West Wiltshire Downs Area of Outstanding Natural Beauty (AONB).

The application site relates to a single storey residential dwelling located on the west side of Cow Drove on the northern edge of the village of Chilmark, marking the transition between the built development and the open rural landscape. The dwelling is located in a good-sized residential plot, with agricultural land to the west, agricultural buildings/land to the north and other residential dwellings to the south and east. The dwelling is located in a slightly elevated position above the road – Cow Drove is located to the east of the site. An existing vehicular access to the site is provided from Cow Drove.

Cow Drove is characterised by a mix of large detached dwellings of varying designs, these include single storey dwellings, chalet bungalows and two storey properties; located on both sides of the road and set within large residential curtilages with many bounded by open fields to the rear. Existing dwellings are predominantly set back from the road with mixed screening along the front boundary.

4. Planning History

S/2006/1622 Loft conversion including dormer windows to east and west elevations
Approved
S/2006/1623 Construction of two new storage barns for agricultural use Approved
18/11684/FUL Replacement dwelling Refused
19/11072/CLP Proposed single storey rear extension and addition of velux roof lights to allow use of the roof space Approved
20/01266/CLP Proposed pool house Approved
20/06258/FUL Proposed replacement dwelling Approved
PL/2021/04994 Proposed replacement dwelling (revised design) and erect detached garage
Withdrawn

5. The Proposal

The proposal is a full planning application for the erection of a replacement dwelling (revised design) and erect detached garage.

This is the fourth iteration of a proposed replacement dwelling on this site, there has been one refusal (18/11684/FUL), one approval (20/06258/FUL) and a further application withdrawn (PL/2021/04994) before a refusal was issued, noting this withdrawn application was seeking approval of a revised design not dissimilar to this current application.

The Officer report for 20/06258/FUL can be seen at Appendix A of this report, this itself includes an Appendix A which is the full report for refused application 18/11684/FUL.

This new application now under assessment is seeking consent for a revised design to the approved application 20/06258/FUL including the addition of a detached garage. The proposed design changes include

- Increase in ridge height
- Increase in eaves height
- The addition of dormers to the east and west elevation
- Change to roof form including change from hipped to half hipped roof
- Changes to fenestration detail
- Internal reconfiguration and increase from 4 to 6 bedrooms
- Change to the front porch
- Changes to the design, form and scale of the northern section of the proposed dwelling

The revised design is required because the applicant does not like the design that was approved and the applicant states it does not meet their needs; the applicant needs 6 bedrooms, not the 4 as approved.

6. Local Planning Policy

Wiltshire Core Strategy

Core Policy 1: Settlement Strategy
 Core Policy 2: Delivery Strategy
 Core Policy 3: Infrastructure Requirements
 Core Policy 27: Spatial Strategy: Tisbury Community Area
 Core Policy 50: Biodiversity and Geodiversity
 Core Policy 51: Landscape
 Core Policy 57: Ensuring high quality design and place shaping
 Core Policy 60: Sustainable Transport
 Core Policy 61: Transport and Development
 Core Policy 64: Demand Management
 Core Policy 69: Protection of the River Avon SAC

Salisbury District Council Saved Policies

H30 Replacement dwellings in the Countryside

Government Guidance

National Planning Policy Framework (NPPF)
 National Planning Practice Guidance (NPPG)
 National Design Guidance (Planning practice guidance for beautiful, enduring and successful places)

Supplementary Planning Guidance:

Adopted Supplementary Planning Document 'Creating Places Design Guide' April 2006
 Achieving Sustainable Development SPG (April 2005)
 Cranborne Chase & West Wiltshire Downs AONB Management Plan 2019-2024
 Wiltshire Local Transport Plan – Car Parking Strategy
 AONB Position Statement, Number 10, entitled 'Housing within the Cranborne Chase Area of Outstanding Natural Beauty' December 2018
 Habitat Regulations 2017

7. Summary of consultation responses

Chilmark Parish Council

No objection

WC Highways

I note that a similar proposal was recently submitted in 2018 (18/11684/FUL) and 20/06258/FUL.

I would like to note whilst the vehicle access to the proposal utilises the existing access, whilst I note that there will not be a substantial change in movements, the existing access does have limited visibility splays. I would therefore have no objection to vegetation / bank/ wall being reasonably pulled back to improve the visibility splay. I understand the stopping up of the access to north is not included within this application.

AONB

Thank you for consulting the AONB on this proposal. I note this is a further application in a string of proposals at this location. The agent and applicant have not sought pre-application advice from this AONB since our previous comments on the previous adjustments to the design.

The AONB Partnership has the following comments on this application.

1. The Cranborne Chase and West Wiltshire Downs AONB has been established under the 1949 National Parks and Access to the Countryside Act to conserve and enhance the outstanding natural beauty of this area which straddles two County, two county scale Unitary, and three District councils. It is clear from the Act, subsequent government sponsored reports, and the Countryside and Rights of Way Act 2000 that natural beauty includes wildlife, scientific, and cultural heritage.
2. It is also recognised that in relation to their landscape characteristics and quality, National Parks and Areas of Outstanding Natural Beauty are equally important aspects of the nation's heritage assets and environmental capital.
3. This AONB's Management Plan is a statutory document that is approved by the Secretary of State and is adopted by the constituent councils. It sets out the Local Authorities' policies for the management of this nationally important area and the carrying out of their functions in relation to it, as required by section 89 (2) of the CRoW Act. The national Planning Practice Guidance [Natural Environment paragraph 040] confirms that the AONB and its Management Plan are material considerations in planning.
4. The National Planning Policy Framework (2019) states (paragraph 170) that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, which include AONBs, commensurate with their statutory status. Furthermore, it should be recognised that the 'presumption in favour of sustainable development' does not automatically apply within AONBs, as confirmed by paragraph 11 and footnote 6, due to other policies relating to AONBs elsewhere within the Framework.
5. For decision making the application of NPPF policies that protect an AONB 'provides a clear reason for refusing development proposals' (paragraph 11[d]). Furthermore paragraph 11(b) explains that for plan making being in an AONB provides 'a strong reason for restricting the overall scale, type or distribution of development in the plan area'.

6. It also states (paragraph 172) that great weight should be given to conserving and enhancing landscape and scenic beauty in AONBs, which have the highest status of protection in relation to landscape and scenic beauty. The conservation and enhancement of wildlife and cultural heritage are important considerations in these areas. This paragraph is also clear that the scale and extent of development within AONBs and National Parks should be limited, and planning permission should be refused for major development.

7. The Planning Practice Guidance, updated 21.07.2019, helpfully includes landscapes, environmental gain, Areas of Outstanding Natural Beauty, and their settings in the Natural Environment section. In particular, paragraph 042 highlights the importance of settings, their contributions to natural beauty, and the harm that can be done by poorly located or designed development especially where long views from or to the AONB are identified. Paragraph 041 is clear that policies for protecting AONBs may mean that it is not possible to meet objectively assessed needs for development, and any development in an AONB will need to be located and designed in a way that reflects its status as a landscape of the highest quality.

8. Local government (including planning authorities), Ministers of the Crown, individual councillors, any public body, statutory undertakers and holders of public office also have a statutory duty in section 85 of the CRoW Act to have regard to the purposes of AONB designation, namely conserving and enhancing natural beauty, in exercising or performing any functions relating to, or so as to affect, land in an AONB.

9. More detailed information in connection with AONB matters can be found on the AONB website where there is not only the adopted AONB Management Plan but also Position Statements and Good Practice Notes (Planning Related Publications). In particular when considering construction within the AONB I would draw attention to our Good Practice Note on Colour and Integrating Developments into the Landscape.

10. This AONB is, as I expect you know, in one of the darkest parts of Southern England and hence the visibility of stars and, in particular, the Milky Way, is a key attribute of this AONB. On the 18th October 2019 this AONB was designated the 14th International Dark Sky Reserve in the world. Development that could contribute to light pollution, and hence impact adversely on those dark night skies, has to be modified so that such impacts are eliminated.

11. The AONB is, therefore, concerned about light pollution. Any external lighting should be explicitly approved by the Local Planning Authority and comply with the AONB's Position Statement on Light Pollution and the more recent Good Practice Note on Good External Lighting and Paper by Bob Mizon on Light Fittings

12. The site is in the West Wiltshire Downs landscape character area of the Open Chalk Downland landscape character type of the AONB's landscape character assessment. Greater details of the landscape, buildings and settlement characteristics can be found in the Landscape Character Assessment 2003. That document should be available in your office, and it can be viewed in full on our website.

13. As I am confident you will be aware the AONB's main concerns with the proposals at this location related to the potential light pollution from skylights and inappropriate areas of glazing, and the implementation of an appropriate landscape scheme

14. It now appears that most of the issues have been resolved in relation to roof lights/skylights but there is still one roof light and significant areas of glazing in the

western elevation. The floor to gable glazing has significant capacity to indicate the presence of a dwelling in an otherwise dark night landscape in addition to contributing to light pollution. As I know you are aware, in this International Dark Sky Reserve the partner local authorities have an obligation to reduce light pollution and not to facilitate an increase. Indeed, an increase in light pollution could prejudice the International Dark Sky Reserve designation. Whilst the lower elements of the glazed area could be fitted with internal blinds or louvres for closure at night it appears that the higher level ones would be out of easy reach and, therefore an automatic system would need to be installed.

15. Despite comments on previous applications the agent is not giving a clear undertaking that the skylight will be fitted with integral blinds that automatically close at dusk and that a similar system would be fitted to the extensive areas of glazing to ensure that there is neither light pollution nor light intrusion into the dark night scenes. In the absence of such clear undertakings the AONB most strongly recommends that such matters should be covered by planning conditions if a permission is granted.

16. Furthermore, the agent has not provided information about external lighting despite this being clearly identified as an issue to be resolved in earlier consultation responses. The AONB does, therefore, strongly recommend that you defer making a decision on this application until an external lighting specification has been received. The AONB is happy to assist in checking that and, of course, only that approved lighting would be permitted, and permitted development rights for external lighting would need to be removed by a planning condition.

17. I would also observe that the comments in the agent's letter relating to the neighbourhood seem to suggest that adding to development in an AONB is entirely appropriate. That seems to overlook the fundamental point in NPPF paragraph 176 that the scale and extent of development should be limited in all parts of AONBs. It also omits any consideration of cumulative impacts of added development.

18. It is also disappointing that the landscape works, especially to the frontage, have not been carried out, particularly as hedge and tree planting does not need planning permission. The applicants have lost at least two planting seasons in which to establish a landscape scheme that could both improve their frontage and mitigate the potential effects of their proposals.

I would also advise you to clarify which landscape plan is being promoted to you with this application as I see the submitted LVIA includes a plan with a planting schedule dated February 2022, whereas the agent has submitted a plan with a planting schedule dated April 2021.

Landscape

The site sits on the edge of the village of Chilmark within the Cranbourne Chase AONB. The scale of the development is of a similar quantum to the existing dwelling on the site and I therefore have no landscape objection to the development proceeding. I would note that in figure 11 photograph 15 there is a note stating that a new native hedge will be incorporated along the northern boundary of the site in order to assist with screening the new residential development from these views to the wider AONB. The landscape plan that accompanies the photographs includes this hedge with a planting schedule dated Feb 2022. However, on the proposed landscape plan there is no native hedge planting shown along the northern boundary with a plant schedule dated April 2021 and both are noted as Rev A. Could the stand alone planting plan be revised to match the Feb 2022 planting plan please, before these drawings are signed off for approval. I am

pleased to see that the non-native conifers are being removed along the property frontage to be replaced with native deciduous trees which will greatly improve the setting of Cow Drove at the entrance to the village.

Ecology

None received but no objections were received to the previous applications subject to conditions including the extant permission. Comments below received 11/08/2021 relate to the previous but withdrawn application PL/2021/04994 Proposed replacement dwelling (revised design) and erect detached garage.

Thank you for consulting the Landscape & Design Team on the above application. I understand that a similar application was approved in 2020 (20/06258/FUL) and that the current application does not significantly change the design of the dwelling and essentially does not alter the footprint, however it does propose the addition of a garage building on an area that currently supports an area of grass within the domestic garden.

A letter from the consultant ecologist 'Response to Comments...' 15th September 2020 (Darwin Ecology) in response to queries by our ecology team (21st August 2020) and which was also submitted in support of the previous application, provides further and clarifying information to the effect that the site contains no suitable roost features for Annex II Species that are a feature of the Chilmark Quarries Bat SAC of which the site lies within two consultation zones. This also advises that, whilst low levels of Barbastelle bat activity were recorded during the 2019 and 2020 surveys, the site supports no likely significant foraging habitat and that landscape features will be retained as confirmed by the updated landscape proposals drawing. We are therefore satisfied that there are no likely impacts to the SAC or bats which are a feature of the SAC.

Although the proposed location of the garage is fairly near to hedge lines and trees, there will be no external lighting for the garage and essentially no light spill from within, onto these features. In addition, the bat surveys did not identify this area as supporting key flightlines for any Annex II bat species.

The bat survey report dated June 2021 states that an update survey found no evidence of bats in any of the buildings although there is knowledge of former roosting by soprano pipistrelles and serotine bats.

The requirement for the works to be carried out under a Natural England Development Licence is still relevant to the current application.

The 2021 updated bat report recommends biodiversity enhancement features and sensitive lighting to avoid disturbance to bats, the details of these should be secured by condition.

I consider that the current application can be achieved without resulting in significant adverse impact to local bat populations and most importantly will not result in adverse impacts to Annex II bats associated with the Chilmark Quarries Bat SAC and will not adversely impact the conservation objectives for the SAC.

Please attach the following conditions to any permission you are minded to give this application:

Conditions:

ECO 1. The development hereby approved shall be carried out in accordance with the proposals within the bat mitigation statement in Sections 6 & 7 of the Update Phase 2

Bat Survey and Mitigation Report June 2021, and the proposed revised elevations as submitted with the planning application and agreed in principle with the local planning authority before determination, and as modified by a Natural England European protected species licence where required.

REASON: To ensure adequate protection and mitigation for protected species / priority species / priority habitats through the implementation of detailed mitigation measures that were prepared and submitted with the application before determination.

ECO. 2. Before occupation of the approved dwelling, details of the provision of biodiversity enhancement measures such as bat roosting features and nesting opportunities for birds shall be submitted to the local planning authority for approval, including a plan showing the location(s) and type(s) of feature(s). The approved details shall be implemented before the development hereby approved is first occupied.

REASON: To provide additional biodiversity opportunities as a biodiversity enhancement, in accordance with paragraph 175 of the National Planning Policy Framework and Section 40 of the Natural Environment and Rural Communities Act 2006.

Note that the Building Inspection, Emergence/ Re-entry Surveys & Mitigation Report' June 2020, (Darwin Ecology), provides suitable recommendations.

ECO. 3. No new external artificial lighting shall be installed at the development site unless otherwise agreed in writing by the local planning authority.

REASON: Many species active at night (bats, badgers, otters) are sensitive to light pollution. The introduction of artificial light might mean such species are disturbed and/or discouraged from using their breeding and resting places, established flyways or foraging areas. Such disturbance can constitute an offence under relevant wildlife legislation.

8. Publicity

The application was publicised by neighbour notification to properties immediately adjacent to the site. Representations from 8 third parties have been received in support to the proposal and no letters of objection at the time of writing this report.

9. Planning Considerations

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise. This requirement is reiterated by the NPPF, which is a material consideration in the decision-making process.

9.1 Principle of Development

The NPPF confirms that planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

The proposals are therefore to be considered in the context of the National Planning Policy Framework (NPPF) which sets out Central Government's planning policies, and

the adopted Wiltshire Core Strategy (WCS), saved policies of the Salisbury District Local Plan and the Wiltshire Local Transport Plan.

At the heart of the NPPF is a presumption in favour of sustainable development and the Adopted Wiltshire Core Strategy seeks to build resilient communities and support rural communities but this must not be at the expense of sustainable development principles. The Settlement and Delivery Strategies of the Core Strategy are designed to ensure new development fulfils the fundamental principles of sustainability.

This means focusing growth around settlements with a range of facilities, where local housing, service and employment needs can be met in a sustainable manner. A hierarchy has been identified based on the size and function of settlements, which is the basis for setting out how the Spatial Strategy will deliver the levels of growth.

Core Policy 27 confirms that development in the Tisbury Community Area should be in accordance with the Settlement Strategy set out in Core Policy 1 and growth in the Amesbury Community Area over the plan period may consist of a range of sites in accordance with Core Policies 1 and 2.

Core Policy 1 of the Wiltshire Core Strategy sets out the 'Settlement Strategy' for the county, and identifies four tiers of settlement - Principal Settlements, Market Towns, Local Service Centres, and Large and Small Villages. Only the Principal Settlements, Market Towns, Local Service Centres and Large Villages have defined limits of development/settlement boundaries.

Core Policy 2 of the Wiltshire Core Strategy sets out the 'Delivery Strategy'. It identifies the scale of growth appropriate within each settlement tier, stating that within the limits of development, as defined on the policies map, there is a presumption in favour of sustainable development at the Principal Settlements, Market Towns, Local Service Centres and Large Villages.

Chilmark is identified as a small village in the WCS which have limited services and are reliant on Local Service Centres and are not the most sustainable locations for new growth. Core Policy 1 of the WCS has removed the housing policy boundary of Chilmark and the site is now located within open countryside where there is a general presumption against development. However, Core Policy 1 explains that some very modest development may be appropriate at Small Villages which will be carefully managed by Core Policy 2 (which states that limited development within the built area is acceptable) and the other relevant policies of the development plan.

Saved policy H30 of the Salisbury District Local Plan is specifically relevant to replacement dwellings and under this policy; the proposal to demolish and replace the existing dwelling is acceptable in principle, subject to the criteria in saved policy H30 of the Salisbury District Local Plan:

H30 The replacement of an existing dwelling in the countryside will be permitted provided that:

(i) the proposed replacement dwelling is not significantly larger and has no greater impact than the existing dwelling;

(ii) the design of the new dwelling is of a high standard and is appropriate to the rural surroundings;

(iii) the siting of the replacement dwelling is closely related to that of the existing;

(iv) current parking and access standards can be met; and

(v) the existing dwelling has not been abandoned.

Where the residential use of the existing dwelling is the result of a temporary or a series of temporary permission, any permanent replacement dwelling will only be permitted in exceptional circumstances.

In addition to considering the acceptability of the proposals in principle; it is also necessary to consider the other relevant planning policies and the normal range of material considerations that have to be taken into account when determining a planning application and a judgement is necessary in terms of all the development impacts also considered below, these include scale, siting, design, highway safety, neighbour amenity and the impact on the AONB.

9.2 Scale, design, impact to character and appearance of Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty.

Under the Councils adopted design guidance (Creating Places), Objective 16 states that proposals should clearly exhibit...

- The importance of space between dwellings and groups of buildings
- The relationship of the site to the wider landscape
- The relationship of dwellings to the street
- The variety and scale evident within groups of dwellings
- How the new dwelling(s) will relate to the context and to each other to create a particular place
- The scale and mass of dwellings providing the context
- The detail which typifies local buildings including treatment of window openings in terms of scale, pattern and ornamentation, eaves and gables, extensions and their materials
- Whether there are alternatives to standard designs, which could enhance even the non-traditional environment?

Poor designs, which take little or no account of their local setting will be refused.

Core Policy 51 states “...*the principal pressure on the landscape arising from new development is erosion of the separate identity, character, visual and functional amenity of settlements and their setting, and impacts on the open countryside. Another challenge is to allow for appropriate development while having full regard to the conservation and enhancement objectives of the most highly valued landscapes including the Areas of Outstanding Natural Beauty (AONBs).....*”

Development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures. . Proposals should be informed by and sympathetic to the distinctive character areas identified in the relevant Landscape Character Assessment(s) and any other relevant assessments and studies. In particular, proposals will need to demonstrate that the following aspects of landscape character have been conserved and where possible enhanced through sensitive design, landscape mitigation and enhancement measures:

- i. The locally distinctive pattern and species composition of natural features such as trees, hedgerows, woodland, field boundaries, watercourses and waterbodies.*
- ii. The locally distinctive character of settlements and their landscape settings.*
- iii. The separate identity of settlements and the transition between man-made and*

natural landscapes at the urban fringe.

iv. Visually sensitive skylines, soils, geological and topographical features.

v. Landscape features of cultural, historic and heritage value.

vi. Important views and visual amenity.

vii. Tranquillity and the need to protect against intrusion from light pollution, noise, and motion.

viii. Landscape functions including places to live, work, relax and recreate.

ix. Special qualities of Areas of Outstanding Natural Beauty (AONBs) and the New Forest National Park, where great weight will be afforded to conserving and enhancing landscapes and scenic beauty.

Proposals for development within or affecting the Areas of Outstanding Natural Beauty (AONBs), New Forest National Park (NFNP) or Stonehenge and Avebury World Heritage Site (WHS) shall demonstrate that they have taken account of the 269 objectives, policies and actions set out in the relevant Management Plans for these areas.

Core Policy 57 states “a high standard of design is required in all new developments, including extensions... Development is expected to create a strong sense of place through drawing on the local context and being complimentary to the locality”.

Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire through

i. enhancing local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and the existing pattern of development and responding to local topography by ensuring that important views into, within and out of the site are to be retained and enhanced

iii. responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting

iv. being sympathetic to and conserving historic buildings and historic landscapes

vi. making efficient use of land whilst taking account of the characteristics of the site and the local context to deliver an appropriate development which relates effectively to the immediate setting and to the wider character of the area

vii. having regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing, vibration, and pollution (e.g. light intrusion, noise, smoke, fumes, effluent, waste or litter)

The NPPF updated July 2021 puts greater emphasis on the need for good design than the 2019 Framework.

Paragraph 9 states Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area

Paragraph 130 of the NPPF sets out that developments should function well and add to the overall quality of the area, be sympathetic to local character and establish a sense of place. It states at paragraph 134 that development that is not well designed should be refused

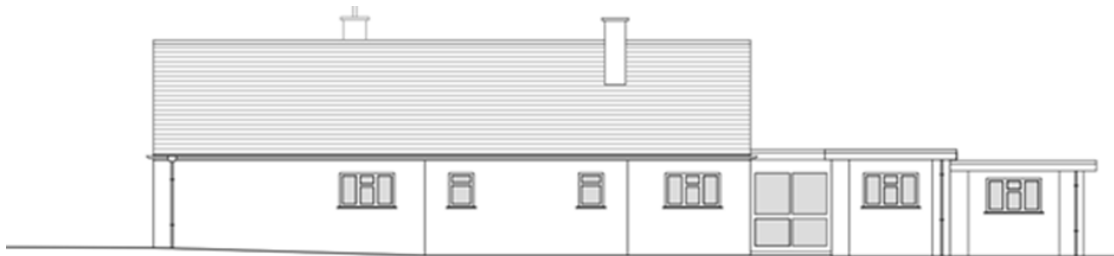
Chapter 15 of the NPPF relates to the conserving and enhancing the natural

Environment, paragraph 176 states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty.

One of the fundamental considerations for this development is the impact of the replacement dwelling is the scale, design and impact on the AONB and local area. The application site has an extant application for a replacement dwelling which can be implemented at any time, this fall back position is a material consideration. Officers will therefore need to assess the differences between the approved application, and this revised design and consider the impacts of the amendments, bearing in mind the approved position.

It is considered necessary and for ease to include below images of the existing dwelling, approved replacement dwelling and now proposed replacement dwelling so that the differences can be seen visually and will hopefully help with explaining Officers thoughts and recommendations.

Existing front (east) elevation



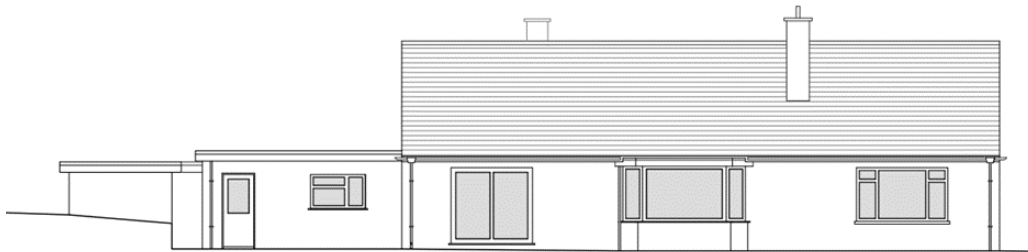
As approved front (east) elevation



Proposed front (east) elevation



Existing rear (west) elevation



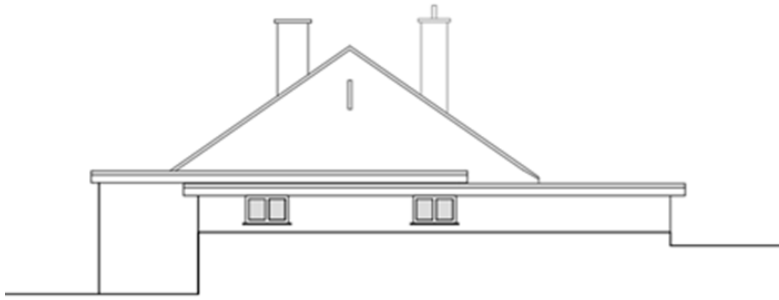
As approved rear (west) elevation



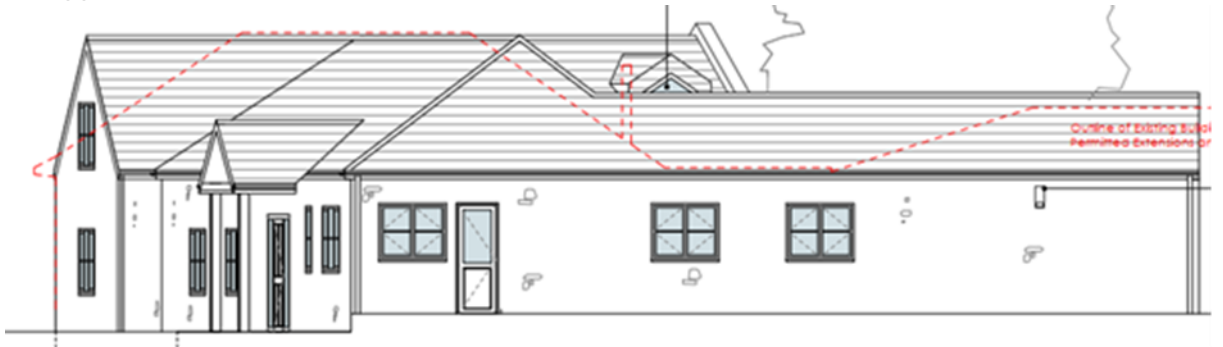
Proposed front rear (west) elevation



Existing north elevation



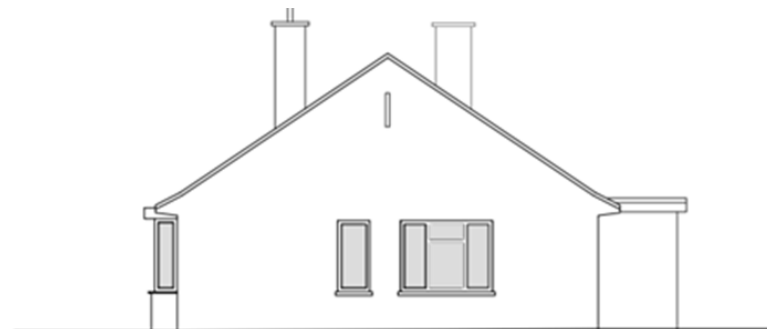
As approved north elevation



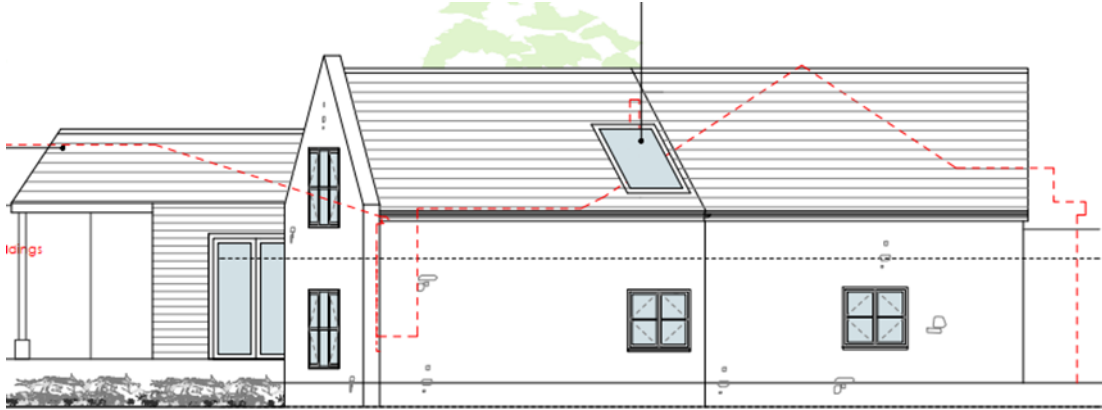
Proposed north elevation



Existing south elevation



As approved south elevation



Proposed south elevation



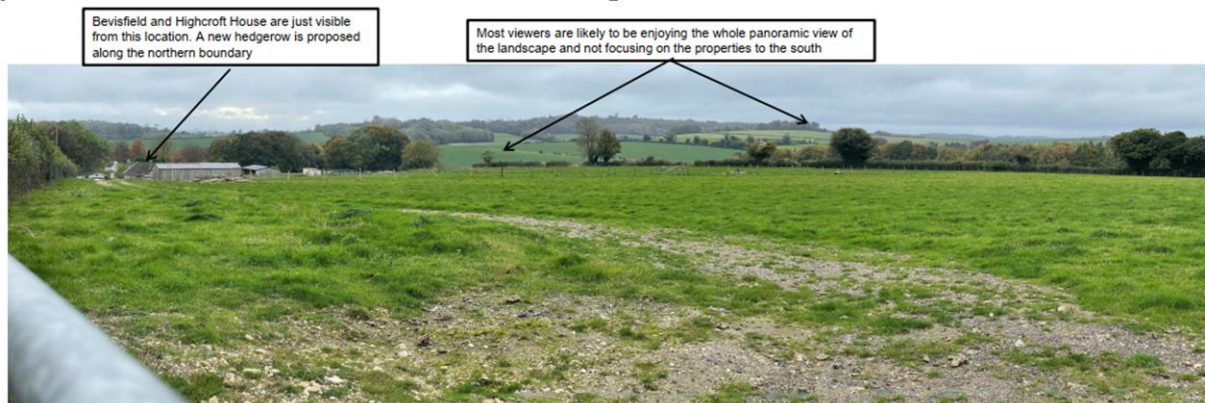
At this point it is worth reiterating the Council's saved policy H30 which relates to replacement dwellings. Point i requires that " **the proposed replacement dwelling is not significantly larger and has no greater impact than the existing dwelling**". As can be seen from the images above, the approved dwelling was of a similar scale to the existing in terms of its overall visual impacts on the streetscene and largely retaining its single storey character. The proposed revisions however create a much larger dwelling and the appearance of a two storey property which has far greater impact on the character of the streetscene and wider area. The proposed changes are much more complicated than the approved design, particularly at the northern end. The approved design created a simple form however the revised design at the northern end is very busy and likely to result in an odd and possibly awkward finished building.

The actual design of the property, the choice of materials and design features are in keeping for this general area and it cannot be argued that the design of the dwelling alone is not unacceptable or of a poor design. However Officers are of the opinion that this is just the wrong location for this scale and design. Had the property been further south on Cow Drive this design and scale may have been acceptable (subject to the usual considerations)

Of the key points which seems to have been missed during the development of the proposed replacement dwelling is that this site is the transition site from the open countryside into the built development of the village of Chilmark. When travelling south along Cow Drive, Bevisfield is the first property encountered on the west side of the road. The existing dwelling is a single storey dwelling, the approved replacement

dwelling respects the original character and remains low key and has an agrarian character. Any replacement dwelling in this location should remain low key and should not be two storey due to the increased visual impacts in the rural landscape.

It is noted that this latest revision has included a landscape visual impact assessment (LVIA) which has been commissioned by the applicant in support of their application. This LVIA does indeed demonstrate very clearly how unobtrusive the existing single storey dwelling is just a bit of roof which looks like it could be a continuation of the barn even and then the wider view can't see any houses. The approved dwelling which follows this simple roof form will also be unobtrusive within the landscape. Image below taken from the LVIA.



Photograph 15: View of the site from the gateway on Cow Drove

The proposed amended design will add a first floor with dormer windows and will make the dwelling much more noticeable as a dwelling in the landscape noting again that the previous approval still had an agricultural appearance in Officers opinion and was low key.

Whilst the applicant states that the main change to the design that could impact on the visibility or character of the landscape, when compared to the approved replacement dwelling, is raising the overall height of the roof by 20cm. The height of the approved scheme is no higher than the existing bungalow. The effect of this change will be modest if this was the only alteration.

Section 6.5 of the LVIA states that "The AONB sensitivity report judges the sensitivity of this landscape, to be moderate to high, based on "a large scale, subdued rolling landform and strongly exposed character with reduced sensitivity due to the presence of settlement in the landscape".

The LVIA also confirms the site is visible within the landscape from a number of directions/viewpoints, the photos within the LVIA again demonstrating how the existing (and approved) are unobtrusive within the landscape but how the proposed design change with increased ridge and eaves height along with gable dormer windows will be more incongruous within the rural landscape and appear as a dwelling rather than of a more modest agrarian character adjacent to existing agricultural buildings.

The application documentation compares the application site to other properties along Cow Drove. Officers are of the opinion that Bevisfield is not comparable to other large two storey dwellings along Cow Drove as Bevisfield is the first in the row and has a low key presence the revised design does not preserve this low key presence but will have a much greater landscape impact within the AONB.

There are also concerns regarding the impact of the proposed revisions on the dark skies status of the AONB. There is a large amount of glazing which will allow light pollution within this special landscape. It is not possible for the Local Planning Authority to condition that development uses blinds or turns off lights as this is not enforceable.

Officers acknowledge the LVIA that has been submitted as part of the application documentation but the submission of this including the details within and conclusions does not override the overall issues relating to saved policy H30 as the proposed dwelling does have significantly more impact on the rural landscape from a number of viewpoints than the existing dwelling.

The proposed revised design for the replacement dwelling is therefore considered to be contrary to saved policy H30 part i as the revised design is significantly larger and has much greater impact than the existing dwelling; contrary to objective 16 of Creating Places Design Guide; contrary to core policy 57 and core policy 51.

This application also proposes the addition of a detached garage, this part of the proposals raises no particular concerns. There are other garages within the front gardens of properties along Cow Drove therefore the one proposed with this application is unlikely to look out of place.

9.3 Residential Amenity

Core Policy 57 (Ensuring High Quality Design & Space Shaping) requires new development to have regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing, vibration and pollution (such as light intrusion, noise, smoke, fumes, effluent, waste or litter).

Residential amenity is affected by significant changes to the environment including privacy, outlook, daylighting and sunlight inside the house, living areas and within private garden spaces (which should be regarded as extensions to the living space of a house). The extent to which potential problems may arise is usually dependent upon the separation distance, height, depth, mass (the physical volume), bulk (magnitude in three dimensions) and location of a development proposal in relation to neighbouring properties, gardens and window positions.

Objective 16 of the Councils Design Guide states (page 67) also refers to the need for new development proposals to exhibit 'How the new dwelling(s) will relate to the context and to each other to create a particular place'

The NPPF at paragraph 130(f) states that the planning system should seek to secure a high-quality design and good standard of amenity for all existing and future occupiers of land and buildings.

The application site shares a boundary with only one neighbouring dwelling, this property is located to the south of Bevisfield and is known as Highcroft. Bevisfield is highly visible from Highcroft and will have impacts on this neighbouring property. It is noted that the previous occupier of this property objected to the original scheme but has since sold the property, the new occupiers have raised no objections to this current proposal. The proposed replacement dwelling will not be erected closer to the south boundary than the existing dwelling; the design also does not include any windows at

first floor level. On balance it is not considered that the proposals will significantly impact on the amenity of Highcroft.

The other nearest neighbouring dwellings are located on the opposite side of Cow Drove. Littledown is directly opposite and Purbeck Lodge slightly further to the south, these two will be the main properties affected. Whilst neither of these properties have raised objections to the proposed revised design, Officers must still assess the impacts of the proposals on the amenity of these properties both at present and also for the future.

The difference in design between the approved replacement dwelling and proposed replacement dwelling will see an increase in both ridge and eaves height as well as the installation of two additional front dormers as well as an increase in size of the first floor window as previously approved.

As approved front elevation



As proposed front elevation



Throughout the discussions of development on this site, Officers have maintained that first floor windows will have negative impacts on Littledown and Purbeck Lodge. Littledown and Purbeck Lodge are topographically lower than the application site and separated by the road. Bevisfield and these nearby dwellings have a separation distance of in excess of 25m. Purbeck Lodge is however not directly opposite Bevisfield so the impacts on this property are likely to be to a lesser degree than Littledown which is directly opposite Bevisfield.

The existing bungalow currently does not provide views over the dwellings on the opposite side of the road and as such has little impact on these properties. A single window was previously permitted, it was considered that this would create some conflict with neighbour amenity but not to a degree which would warrant a refusal. As can be seen in the images above, the proposal now includes two dormers as well as an enlarged window. The change in design through creating a more imposing and visually prominent dwelling which is topographically higher than properties on the other side of the road is likely to be far more visible and the dormers creating additional views towards these neighbouring properties which would conflict with their amenity.

The increased ridge and eaves height; the change in design to create a two storey dwelling will change the outlook from these nearby dwellings with a significant increase in overlooking from Bevisfield. Whilst the separation distance of in excess of 25m can be acceptable in some situations and may in some cases not represent too high a degree of intrusion, in this instance given the scale and design of the proposed dwelling it will certainly have a negative impact in the amenity of the occupiers of Littledown and Purbeck Lodge.

Whilst there will be landscaping along the front boundary, this can take time to establish and is not guaranteed to remain in perpetuity, this landscaping cannot be relied on to provide constant screening and to minimise the overlooking.

On balance it is considered that the replacement dwelling due to the increased ridge and eaves height and design of the proposed dwelling will result in the creation of what is effectively a two storey dwelling with the addition of front dormers and will have an

adverse impact on the amenity of neighbouring dwellings in particular Littledown. The development is considered to be contrary to core policy 57 in particular section vii “having regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing, vibration, and pollution (e.g. light intrusion, noise, smoke, fumes, effluent, waste or litter) and the aims of the NPPF in particular para 127 (f) “create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience”

9.4 Highways issues

The application site is served by an existing access from the classified road (C road) to the east known as Cow Drove. The application is proposing to maintain the existing access and make no changes, the site itself is a large residential plot with adequate space for off road parking.

No highways objections have been raised from the Council’s Highways officer who adhered to the comments made for the previous applications which formed no objections. However, the comments received note that the works proposed on an earlier application to stop up the access further to the north which allows vehicular access to the agricultural land is not part of this current application and therefore not under consideration.

9.5 Trees

The application site hosts a number of trees, an arboricultural survey has been provided to support the application. The tree survey and subsequent tree protection plan are considered acceptable by the Council’s tree officer who has requested these are conditioned to ensure protection of the trees during demolition and construction.

9.6 Ecology

The application has raised no objections from the Council’s ecology team subject to conditions.

9.7 Other considerations

It is appreciated that the applicant requires a 6 bedroomed property but this is not a material planning consideration and is not a valid reason to allow a development which is contrary to policy and causes harm to the rural character of the local area which includes the AONB and harm to neighbour amenity.

10. Conclusion (The Planning Balance)

A replacement dwelling is in principle considered acceptable on the application site however this must comply with the above mentioned polices including saved policy H30, CP51, CP57 and the aims of the NPPF.

The revised design of the replacement dwelling through its raised ridge and eaves height and the inclusion of dormer windows creates a two storey dwelling. The

application site is the transition site between the open rural landscape and built development of the village of Chilmark; the existing and approved dwellings are low key an agrarian in character. The revised design is a two storey dwelling which is much more prominent and different character which will appear incongruous for this site. The revised dwelling is considered to be contrary to H30, CP51, CP57 and the aims of the NPPF as it has a much larger impact on the character of the rural landscape within the AONB.

RECOMMENDATION: Refuse for the following conditions:

1. The proposed revised design of the replacement dwelling is considered to be unacceptable by reason of a combination of its increased ridge and eaves height, half hip roof design and installation of gable dormer windows resulting in the overall appearance of a large two storey dwelling. The existing dwelling is a modest low key single storey dwelling which lies unnoticed within the rural landscape, the fall back approved dwelling comprises a modest agrarian single storey similarly low key building which is sensitive to the special landscape character of the AONB. The proposed development is considered to be a contrast to the existing (and approved) modest discreet single storey dwelling whose location as the first seen property when heading south and the gentle transition from open countryside to built development will be eroded through the erection of a two storey prominent dwelling, dominating the landscape, to the detriment of the character of the AONB and rural landscape. The application is therefore considered to be contrary to saved policy H30 of the Salisbury District Local Plan parts (i) and (ii) as the proposed replacement dwelling is significantly larger and has a greater impact than the existing dwelling as well as Creating Places objective 16, core policies and 57 and the aims of the NPPF.
2. The replacement dwelling due to the increased ridge and eaves height and design of the proposed dwelling will result in the creation of what is effectively a two storey dwelling. The application site is topographically higher than properties to the east side of Cow Drove, the revised design including addition of two front dormer windows will have an adverse impact on the amenity of neighbour neighbouring dwellings in particular Littledown through impact on outlook and overlooking. The proposed development is considered to be contrary to core policy vii and the NPPF para 127 f.

APPENDIX A

CASE OFFICER'S REPORT

Application Reference: 20/06258/FUL
Consultation period expired: 29/10/2020

SITE ADDRESS: Bevisfield, Cow Drove, Chilmark, SP3 5AJ
PROPOSAL: Proposed replacement dwelling

POLICIES:

National Planning Policy Framework (NPPF):

National Planning Policy Guidance (PPG)

Wiltshire Core Strategy (WCS):

CP1 (Settlement Strategy)

CP2 (Delivery Strategy)

CP27 (Spatial Strategy for the Tisbury Community Area)

CP50 (Biodiversity and Geodiversity)

CP51 (Landscape)

CP57 (Ensuring high Quality Design and Place Shaping)

Salisbury District Council Saved Policies

H30 Replacement dwellings in the Countryside

Supplementary Planning Guidance:

Adopted Supplementary Planning Document 'Creating Places Design Guide' April 2006
Achieving Sustainable Development SPG (April 2005)

Cranborne Chase & West Wiltshire Downs AONB Management Plan 2019-2024

Wiltshire Local Transport Plan – Car Parking Strategy

AONB Position Statement, Number 10, entitled 'Housing within the Cranborne Chase Area of Outstanding Natural Beauty' December 2018

ISSUES:

- Principle of development
- Scale, design, impact to character and appearance of Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty
- Ecology
- Trees
- Impact on highway safety
- Impact on neighbour amenity

CONSULTATION RESPONSES

Parish Council – No comment

Ecology - No objections subject to conditions

Trees – No objection subject to condition

Highways – No objection

AONB – No objection

REPRESENTATIONS

None received

SITE HISTORY

18/11684/FUL Replacement dwelling Refused

19/11072/CLP Proposed single storey rear extension and addition of velux roof lights to allow use of the roof space Approved

20/01266/CLP Proposed pool house Approved

ASSESSMENT

Site Description

The application site relates to a single storey dwelling located on the west side of Cow Drove on the edge of the village of Chilmark. The dwelling is located in a good-sized residential plot, with agricultural land to the west, agricultural buildings/land to the north and other residential dwellings to the south and east. The property is located within the Cranborne Chase & West Wiltshire Downs AONB.

Cow Drove is characterised by a mix of large detached dwellings of varying designs, these include single storey dwellings, chalet bungalows and two storey properties; located on both sides of the road and set within large residential curtilages with many bounded by open fields to the rear. Existing dwellings are predominantly set back from the road with mixed screening along the front boundary.

Background and proposal

Preapplication advice was sought by the applicant for the erection of a replacement dwelling, the principle of this considered acceptable subject to complying with saved policy H30 and other national/local policies and material consideration, it was advised that a scaled down dwelling would be more appropriate. A formal application 18/11684/FUL was submitted and subsequently refused for the following reasons

1. The proposed development by reason of a combination of its height, bulk, massing, scale, design (3 blocks) and siting in context with its surroundings will create an imposing presence within the streetscene and will introduce an incongruous addition to the area. The proposed development is considered to be a contrast to the existing modest discreet single storey dwelling whose location as the first seen property when heading south, and the gentle transition from open countryside to built development will be eroded with the prominent "manor house" with its imposing grand design dominating the landscape, to the detriment of the character of the AONB and rural landscape. The proximity of the dwelling to the road (Cow Drove) further exacerbates the prominence of the new dwelling within the locality. The application is therefore considered to be contrary to saved policy H30 of the Salisbury District Local Plan parts (i) and (ii) as the proposed replacement dwelling is significantly larger and has a greater impact than the existing dwelling; the design of the dwelling is not appropriate to the rural surroundings

2. The proposed dwelling is considered to have an adverse impact on neighbour amenity in particular in relation to Highcroft, Littledown and Purbeck Lodge, the height, scale and location of the proposed dwelling including amount and location of fenestration will conflict with existing privacy levels enjoyed by the occupiers of these properties, additionally the scale and dominant presence of the new dwelling will overbear adjacent dwellings further exacerbated by the elevated site and proximity to the road. The proposed development is therefore considered to be contrary to policies 51 and 57 (i, iii, vi and vii), of the Wiltshire Core Strategy; Saved Salisbury District Local Plan Policy H30; creating places design guide, the guidance within the PPG and NPPF.

Full officers report and assessment for this refused application can be found at Appendix A, this also provides useful background and is relevant to this current application.

The application is seeking consent for the erection of a replacement dwelling, amended scheme to the above-mentioned refusal.

Principle of development

The NPPF confirms that planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

The proposals are therefore to be considered in the context of the National Planning Policy Framework (NPPF) which sets out Central Government's planning policies, and the adopted Wiltshire Core Strategy (WCS), saved policies of the Salisbury District Local Plan and the Wiltshire Local Transport Plan.

At the heart of the NPPF is a presumption in favour of sustainable development and the Adopted Wiltshire Core Strategy seeks to build resilient communities and support rural communities but this must not be at the expense of sustainable development principles. The Settlement and Delivery Strategies of the Core Strategy are designed to ensure new development fulfils the fundamental principles of sustainability.

This means focusing growth around settlements with a range of facilities, where local housing, service and employment needs can be met in a sustainable manner. A hierarchy has been identified based on the size and function of settlements, which is the basis for setting out how the Spatial Strategy will deliver the levels of growth.

Core Policy 27 confirms that development in the Tisbury Community Area should be in accordance with the Settlement Strategy set out in Core Policy 1 and growth in the Amesbury Community Area over the plan period may consist of a range of sites in accordance with Core Policies 1 and 2.

Core Policy 1 of the Wiltshire Core Strategy sets out the 'Settlement Strategy' for the county, and identifies four tiers of settlement - Principal Settlements, Market Towns, Local Service Centres, and Large and Small Villages. Only the Principal Settlements, Market Towns, Local Service Centres and Large Villages have defined limits of development/settlement boundaries.

Core Policy 2 of the Wiltshire Core Strategy sets out the 'Delivery Strategy'. It identifies the scale of growth appropriate within each settlement tier, stating that within the limits of development, as defined on the policies map, there is a presumption in favour of sustainable development at the Principal Settlements, Market Towns, Local Service Centres and Large Villages.

Chilmark is identified as a small village in the Wiltshire Core Strategy (WCS) which have limited services and are reliant on Local Service Centres and are not the most sustainable locations for new growth. Core Policy 1 of the WCS has removed the housing policy boundary of Chilmark and the site is now located within open countryside where there is a general presumption against development. However, Core Policy 1 explains that some very modest development may be appropriate at Small Villages which will be carefully managed by Core Policy 2 (which states that limited development within the built area is acceptable) and the other relevant policies of the development plan.

Saved policy H30 of the Salisbury District Local Plan is specifically relevant to replacement dwellings and under this policy; the proposal to demolish and replace the existing dwelling is acceptable in principle, subject to the criteria in saved policy H30 of the Salisbury District Local Plan:

H30 The replacement of an existing dwelling in the countryside will be permitted provided that:

- (i) the proposed replacement dwelling is not significantly larger and has no greater impact than the existing dwelling;
- (ii) the design of the new dwelling is of a high standard and is appropriate to the rural surroundings;
- (iii) the siting of the replacement dwelling is closely related to that of the existing;
- (iv) current parking and access standards can be met; and
- (v) the existing dwelling has not been abandoned.

Where the residential use of the existing dwelling is the result of a temporary or a series of temporary permission, any permanent replacement dwelling will only be permitted in exceptional circumstances.

In addition to considering the acceptability of the proposals in principle; it is also necessary to consider the other relevant planning policies and the normal range of material considerations that have to be taken into account when determining a planning application and a judgement is necessary in terms of all the development impacts also considered below, these include scale, siting, design, highway safety, neighbour amenity and the impact on the AONB.

Scale, design, impact to character and appearance of Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty

Prior to submitting a full planning application for a revised scheme for a replacement dwelling, the applicant applied for two certificate of lawfulness applications for proposed use to confirm that they could enlarge the existing property under permitted development, these applications were both approved, plans indicating the existing plus permitted development additions have been provided to support the application.

Using the scale of the existing dwelling with permitted development included, the applicants have designed a new dwelling which would effectively comply with saved policy H30 and would not be significantly larger than the existing dwelling, without these, the dwelling would be significantly larger. The proposed dwelling :-

Refused front elevation



Proposed front elevation



The above snippets from refused and proposed front elevations show how the scheme has been significantly scaled down when seen from the front of the property and streetscene. The property is located within the AONB and comments were received from the AONB Group, there were concerns raised regarding the amount of rooflights and glazing and the impacts of this on the dark skies status of the AONB through light pollution. Discussions were undertaken between the AONB Group and applicant, amendments were made which reduced the number of rooflights and included light reduction factors such as providing integral blinds / louvres on a daylight sensor operated switch and modified brise soleil, the AONB Group raised no objections. Officers highlighted that it was not possible to condition that blinds are used as this is simply not enforceable, this was acknowledged by the AONB Group but their comments of no objection stand and the applicant confirmed they are committed to using the blinds as discussed.

Landscaping was also discussed between the applicant and AONB group, a landscaping scheme was submitted and agreed with the AONB Group.

On balance it is considered that the scale, siting, design, choice of materials are appropriate in this instance for this site and are at the upper limit of what would be appropriate and raise no significant concerns and accord with the above mentioned policies and guidance.

Ecology

The Council's ecology team was consulted as part of the application process, initially further information was requested

"I note the submission of two Darwin Ecology bat survey reports, from 2017 and 2019. The 2019 report and planning statement refers to an additional bat survey due to be carried out in May 2020. This has not been submitted but is required in order to fully inform the application. It is needed, to be sure that the compensation proposed for the loss of a bat roost is appropriate. Further, none of the application plans show the proposed compensation measures.

The site falls within two zones of the Chilmark Quarries Bat SAC. As such, aspects of the proposal such as vegetation removal and changes in external lighting become relevant, as per the developer's guidelines found listed here: <http://www.wiltshire.gov.uk/planning-bio-ecological-survey>. Screening of the application in light of the Habitat Regulations 2017 may be required if it is deemed that the changes in these details could impact Bat SAC species. The existing/proposed landscape plans show that vegetation is proposed for removal to the west of the site. It doesn't appear that bats associated with the SAC are using the building proposed for demolition, however the other outbuildings on site may support them; this doesn't seem to be mentioned in the ecology reports.

I won't yet pass this application to an ecologist for full comment until further information has been received:

- May 2020 bat survey report and full recommendations
- Recommended bat roost compensation is detailed on the application drawings
- Clarification of potential for other buildings, beyond the main dwelling, for supporting bats, including Annex II species associated with the SAC
- Clarification of whether the proposed removal of vegetation will likely impact Annex II bats using the wider site
- Clarification of whether any external lighting is included in the proposal"

Further details were provided which were passed to an ecologist for comment, no objections were raised subject to condition :-

"The application is for a replacement dwelling, the existing bungalow has been subject to bat surveys with respective reports in 2017, 2019 and 2020. Whilst the initial survey found possible old serotine bat droppings within the loft, this is considered to be a historical roost. The 2019 survey found droppings inside the loft characteristic of pipistrelle species and a single soprano pipistrelle bat emerged from a roof tile at the north end of the building. An update survey in summer 2020 found no droppings and no emergence. It is considered that the site supports a roost of Soprano Pipistrelle bat and compensatory roost features are shown on the revised proposed elevations drawing. This is in line with the recommendations of the most recent bat report.

A European Protected Species (bat) development licence will be required before works commence.

In addition to the above bat reports 'Building Inspection, Emergence/ Re-entry Surveys & Mitigation Report' September 2017/ September 2019/ June 2020, (Darwin Ecology) an additional statement is provided 'Response to Comments...' 15th September 2020 (Darwin Ecology) in response to queries by our ecology team (21st August 2020). This provides further and clarifying information to the effect that the site contains no suitable roost features for Annex II Species that are a feature of the Chilmark Quarries Bat SAC of which the site lies within two consultation zones. This also advises that, whilst low levels of Barbastelle bat activity were recorded during the 2019 and 2020 surveys, the site supports no likely significant foraging habitat and that landscape features will be retained as confirmed by the updated landscape proposals drawing. We are therefore satisfied that there are no likely impacts to the SAC or bats which are a feature of this.

The 2020 bat report recommends biodiversity enhancement features and sensitive lighting to avoid disturbance to bats, the details of these will need to be confirmed as conditions of a permission unless the applicant prefers to submit these in advance of determination.

3 derogation tests

In light of ODPM Circular 06/2005 (para 116) and the Conservation of Habitats and Species Regulations 2017, as amended, the 3 "derogation" tests, as set out in Regulation 55 must be considered in reaching a recommendation.

The 3 tests are:

1. The activity ... must be for imperative reasons of overriding public interest or for public health and safety (IROPI)
2. There must be no satisfactory alternative
3. Favourable conservation status of the species must be maintained.

In this case, the LPA has sufficient information to be able to consider the 3rd test and it is considered that favourable conservation status of Soprano Pipistrelle bat can be maintained, subject to securing the mitigation measures within the bat mitigation statement in Section 6 of the 'Building Inspection, Emergence/ Re-entry Surveys & Mitigation Report' June 2020,

(Darwin Ecology), 'through suitably worded condition, should the application be approved. The LPA (case officer) will also need to consider the 1st and 2nd test before determining the application.

Conditions:

The following, or similarly worded, conditions are recommended;

ECO 1. The development hereby approved shall be carried out in accordance with the proposals within the bat mitigation statement in Section 6 of the 'Building Inspection, Emergence/ Re-entry Surveys & Mitigation Report' June 2020, and the proposed revised elevations drawing reference 18/664/P521 B as already submitted with the planning application and agreed in principle with the local planning authority before determination, and as modified by a Natural England European protected species licence where required.

REASON: To ensure adequate protection and mitigation for protected species / priority species / priority habitats through the implementation of detailed mitigation measures that were prepared and submitted with the application before determination.

ECO. 2. Before occupation of the approved dwelling, details of the provision of biodiversity enhancement measures such as bat roosting features and nesting opportunities for birds shall be submitted to the local planning authority for approval, including a plan showing the location(s) and type(s) of feature(s). The approved details shall be implemented before the development hereby approved is first occupied.

REASON: To provide additional biodiversity opportunities as a biodiversity enhancement, in accordance with paragraph 175 of the National Planning Policy Framework and Section 40 of the Natural Environment and Rural Communities Act 2006.

Note that the Building Inspection, Emergence/ Re-entry Surveys & Mitigation Report' June 2020, (Darwin Ecology), provides suitable recommendations.

ECO. 3. No new external artificial lighting shall be installed at the development site unless otherwise agreed in writing by the local planning authority.

REASON: Many species active at night (bats, badgers, otters) are sensitive to light pollution. The introduction of artificial light might mean such species are disturbed and/or discouraged from using their breeding and resting places, established flyways or foraging areas. Such disturbance can constitute an offence under relevant wildlife legislation.

The case officer is required to assess the first and second derogation test as detailed above.

In terms of derogation test 1 which states "The activity ... must be for imperative reasons of overriding public interest or for public health and safety (IROPI)", the proposals involve the erection of a replacement dwelling which is considered to be an enhancement on the existing dwelling in terms of visual amenity, constructed to a high quality design the development is considered to be of public benefit within the AONB

Test 2 states that "there must be no satisfactory alternative". It is considered that the erection of a replacement dwelling in this location which complies with saved policy H30 is the best way to provide improved accommodation without creating additional residential properties within this rural location.

Trees

The application site hosts a number of trees, an arboricultural survey was requested by the Council's Tree Officer when the landscaping plans submitted showed the removal of a

number of these existing trees. The tree survey and subsequent tree protection plan are considered acceptable by the Council's tree officer who has requested these are conditioned to ensure protection of the trees during demolition and construction.

Impact on highway safety

The application is proposing to maintain the existing access and make no changes, the site itself is a large plot with adequate space for off road parking. No highways objections have been raised by the Council's Highways officer who adhered to the comments made for the previous refused application, noting this was not refused on highways grounds. However, there are differences between the previous refused application and this current application in that the existing access further to the north is not included within the proposal and there are no plans to stop this up, therefore this is not under consideration for this current proposal.

Impact on neighbour amenity

Residential amenity is affected by significant changes to the environment including privacy, outlook, daylighting and sunlight inside the house, living areas and within private garden spaces (which should be regarded as extensions to the living space of a house). The extent to which potential problems may arise is usually dependent upon the separation distance, height, depth, mass (the physical volume), bulk (magnitude in three dimensions) and location of a development proposal in relation to neighbouring properties, gardens and window positions.

Objective 16 of the Council's Design Guide states (page 67) also refers to the need for new development proposals to exhibit 'How the new dwelling(s) will relate to the context and to each other to create a particular place'.

The previous application reference 18/11684/FUL received 8 letters of representation, many raising concerns about the proposal, a full summary and comments on the previous application can be found at Appendix A, noting that the impact on neighbour amenity formed the second reason for refusal. No letters of representation have been received for this revised proposal.

This revised application has been significantly redesigned to address previous concerns, the overall scale and bulk of the proposed replacement dwelling has been reduced and the amount of windows above ground floor level also significantly reduced. The majority of openings above ground floor level are on the west elevation overlooking land owned by the applicants and therefore raise no significant concerns. There is now one first floor window serving a bedroom on the front (east) elevation, it is considered that this will have some impact on the adjacent neighbours but this is not significant enough to warrant a refusal due to the separation distance and lack of neighbour objection. The proposed south elevation includes a large rooflight which may provide views over adjacent dwelling, it is therefore considered prudent to condition that this is obscure glazed to minimise the impacts.

Overall, it is considered that the amended design no longer has a significant impact on neighbour amenity which would warrant a refusal and now accords with core policy 57 and the aims of the NPPF.

CIL:

The Community Infrastructure Levy (CIL) came into effect on the 18th May 2015; CIL will be charged on all liable development granted planning permission on or after this date and would therefore apply.

If the existing dwelling has been in lawful use for a continuous period of 6 months within the previous 39 months, then CIL will only apply to the additional floor space. However, if the existing dwelling has not been in lawful use, then the whole new dwelling will be CIL liable.

However, CIL is separate from the planning decision process, and is administered by a separate department and is normally added as an informative onto decision notices of approval.

CONCLUSION

The proposed development is considered to be acceptable by virtue of its scale, design and materials, with no significant impact to neighbouring amenities, and it is therefore considered to be in accordance with Core Policies 1, 2, 27, 51 and 57 of the adopted Wiltshire Core Strategy, saved policy H30 and the aims of the NPPF.

RECOMMENDATION: Approve with conditions

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

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

2) The development hereby permitted shall be carried out in accordance with the following approved plans:

Application form received 27/07/2020

Proposed site block plan (location plan) Drg no 18 / 664 / P001 Rev A received 27/07/2020

Proposed site block plan Drg no 18 / 664 / P002 Rev B received 27/07/2020

Proposed first floor plan Drg no 18 / 664 / P501 Rev B received 14/10/2020

Proposed north and south elevations Drg no 18 / 664 / P522 Rev D received 14/10/2020

Proposed ground floor plan Drg no 18 / 664 / P500 Rev C received 14/10/2020

Proposed west elevation (colour) Drg no 18 / 664 / P527 Rev D received 14/10/2020

Proposed west elevation Drg no 18 / 664 / P521 Rev D received 14/10/2020

Proposed east elevation Drg no 18 / 664 / P520 Rev D received 14/10/2020

Proposed Landscape Plan Drg no 18 / 664 / P003 Rev F received 14/10/2020

Proposed Landscape Scheme Drg no CS-653.02 received 14/10/2020

Proposed Tree Removal Plan Drg no CS-653.01 received 14/10/2020

Tree Protection Plan ref: TCPB by Hellis Solutions Ltd Dated November 2020 received 12/11/2020

Bat Emergence/Re-entry Surveys and Mitigation Report by Darwin Ecology Ltd dated June 2020 received 24/08/2020

REASON: For the avoidance of doubt and in the interests of proper planning.

3) Before the development hereby permitted is first occupied the rooflight in the south elevation shall be glazed with obscure glass only to an obscurity level of no less than level 5 and the windows shall be maintained with obscure glazing in perpetuity.

REASON: In the interests of residential amenity and privacy.

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), no windows, doors or other form of openings other than those shown on the approved plans, shall be inserted in the development hereby permitted.

REASON: In the interests of residential amenity and privacy.

5) No part of the development hereby approved shall be occupied until all of the demolition materials and debris resulting there from has been removed from the site.

REASON: In the interests of the character and appearance of the area

6) The development hereby approved shall be carried out in accordance with the proposals within the bat mitigation statement in Section 6 of the 'Building Inspection, Emergence/ Re-entry Surveys & Mitigation Report' June 2020, and the proposed revised elevations drawing reference 18/664/P521 D as already submitted with the planning application and agreed in principle with the local planning authority before determination, and as modified by a Natural England European protected species licence where required.

REASON: To ensure adequate protection and mitigation for protected species / priority species / priority habitats through the implementation of detailed mitigation measures that were prepared and submitted with the application before determination.

7) Before occupation of the approved dwelling, details of the provision of biodiversity enhancement measures such as bat roosting features and nesting opportunities for birds shall be submitted to the local planning authority for approval, including a plan showing the location(s) and type(s) of feature(s). The approved details shall be implemented before the development hereby approved is first occupied.

REASON: To provide additional biodiversity opportunities as a biodiversity enhancement, in accordance with paragraph 175 of the National Planning Policy Framework and Section 40 of the Natural Environment and Rural Communities Act 2006.

8) No new external artificial lighting shall be installed at the development site unless otherwise agreed in writing by the local planning authority.

REASON: Many species active at night (bats, badgers, otters) are sensitive to light pollution. The introduction of artificial light might mean such species are disturbed and/or discouraged from using their breeding and resting places, established flyways or foraging areas. Such disturbance can constitute an offence under relevant wildlife legislation.

INFORMATIVE

Note that for condition 7 above, the Building Inspection, Emergence/ Re-entry Surveys & Mitigation Report' June 2020, (Darwin Ecology), provides suitable recommendations.

APPENDIX A of 20/06258/FUL

CASE OFFICER'S REPORT 18/11684/FUL

Application Reference:	18/11684/FUL
Date of Inspection:	20/09/18 & 14/01/19
Date site notice posted:	14/01/19
Date of press notice:	NA

POLICIES:

National Planning Policy Framework (NPPF):

National Planning Policy Guidance (PPG)

Wiltshire Core Strategy (WCS):

CP1 (Settlement Strategy)

CP2 (Delivery Strategy)

CP27 (Spatial Strategy for the Tisbury Community Area)

CP50 (Biodiversity and Geodiversity)

CP51 (Landscape)

CP57 (Ensuring high Quality Design and Place Shaping)

Salisbury District Council Saved Policies

H30 Replacement dwellings in the Countryside

Supplementary Planning Guidance:

Adopted Supplementary Planning Document 'Creating Places Design Guide' April 2006

Achieving Sustainable Development SPG (April 2005)

Cranborne Chase & West Wiltshire Downs AONB Management Plan 2009-2014

Wiltshire Local Transport Plan – Car Parking Strategy

AONB Position Statement, Number 10, entitled 'Housing within the Cranborne Chase Area of Outstanding Natural Beauty' December 2018

ISSUES:

Principle of development

Scale, design, impact to character and appearance of Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty

Impact on highway safety

Impact on neighbour amenity

REPRESENTATIONS:

Parish Council: Concerns/observations raised which include

- Building would be significantly larger than the existing
- Contrary to planning guidance
- New dwelling would be dominant, overbear and overlook adjacent dwellings
- Would be better if size/height were reduced
- Dwelling could be moved further north and west

Third Party Representations: 8 letters of representation have been received for this application, comments made are summarised below

- Not against the principle of a replacement dwelling
- Nice house, wrong location
- Impact on neighbour amenity, overbearing, loss of privacy
- Screening that had been provided has been lost as trees have been removed
- Change in orientation of the dwelling will move closer to the neighbour to the south and parallel to road rather than offset
- Concerns over loss of agricultural land
- Scale of replacement dwelling is too big including footprint and height
- Contrary to policy H30

- Contrary to Wiltshire Core Strategy Policy 51, Landscape.
- Design out of keeping, too grand for this location
- Application site is in open countryside, new dwelling is inappropriate for this location
- Out of keeping/character with local area
- Impact on streetscene
- Application site is first seen on entering village and on elevated land therefore impact greater than other locations
- More impact as Bevisfield not set as far back from the road as other properties
- Integral garage converted without planning consent
- Change of use required to residential for some of land in red line
- Details submitted are inaccurate as incorporate the agricultural land into residential for figures
- Negative impact on AONB

AONB Objection, issued raised are summarised below

- This is replacing a bungalow with 3 storey dwelling
- Contrary to the new position statement No. 10 'Housing within the Cranborne Chase Area of Outstanding Natural Beauty'
- No Landscape and Visual Impact Assessment has been submitted
- Application does not fully address the NPPF
- Application does not take into account the objectives, policies and actions of the AONB Management Plan
- No independent assessment has been carried out to show new dwelling is not significantly larger than the existing or impact on landscape

Highways No objection subject to conditions

ASSESSMENT:

Site Description

The application site relates to a single storey dwelling located on the west side of Cow Drove on the edge of the village of Chilmark. The dwelling is located in a good sized residential plot, with agricultural land to the west, agricultural buildings/land to the north and other residential dwellings to the south and east. The property is located within the Cranborne Chase & West Wiltshire Downs AONB.

Cow Drove is characterised by a mix of large detached dwellings of varying designs, these include single storey dwellings, chalet bungalows and two storey properties; located on both sides of the road and set within large residential curtilages with many bounded by open fields to the rear. Existing dwellings are predominantly set back from the road with mixed screening along the front boundary.

Proposal

The application is seeking consent for the erection of a replacement dwelling

Principle of development

The NPPF confirms that planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

The proposals are therefore to be considered in the context of the National Planning Policy Framework (NPPF) which sets out Central Government's planning policies, and the adopted Wiltshire Core Strategy (WCS), saved policies of the Salisbury District Local Plan and the Wiltshire Local Transport Plan.

At the heart of the NPPF is a presumption in favour of sustainable development and the Adopted Wiltshire Core Strategy seeks to build resilient communities and support rural communities but this must not be at the expense of sustainable development principles. The Settlement and Delivery Strategies of the Core Strategy are designed to ensure new development fulfils the fundamental principles of sustainability.

This means focusing growth around settlements with a range of facilities, where local housing, service and employment needs can be met in a sustainable manner. A hierarchy has been identified based on the size and function of settlements, which is the basis for setting out how the Spatial Strategy will deliver the levels of growth.

Core Policy 27 confirms that development in the Tisbury Community Area should be in accordance with the Settlement Strategy set out in Core Policy 1 and growth in the Amesbury Community Area over the plan period may consist of a range of sites in accordance with Core Policies 1 and 2.

Core Policy 1 of the Wiltshire Core Strategy sets out the 'Settlement Strategy' for the county, and identifies four tiers of settlement - Principal Settlements, Market Towns, Local Service Centres, and Large and Small Villages. Only the Principal Settlements, Market Towns, Local Service Centres and Large Villages have defined limits of development/settlement boundaries.

Core Policy 2 of the Wiltshire Core Strategy sets out the 'Delivery Strategy'. It identifies the scale of growth appropriate within each settlement tier, stating that within the limits of development, as defined on the policies map, there is a presumption in favour of sustainable development at the Principal Settlements, Market Towns, Local Service Centres and Large Villages.

Chilmark is identified as a small village in the Wiltshire Core Strategy (WCS) which have limited services and are reliant on Local Service Centres and are not the most sustainable locations for new growth. Core Policy 1 of the WCS has removed the housing policy boundary of Chilmark and the site is now located within open countryside where there is a general presumption against development. However Core Policy 1 explains that some very modest development may be appropriate at Small Villages which will be carefully managed by Core Policy 2 (which states that limited development within the built area is acceptable) and the other relevant policies of the development plan.

Saved policy H30 of the Salisbury District Local Plan is specifically relevant to replacement dwellings and under this policy; the proposal to demolish and replace the existing dwelling is acceptable in principle, subject to the criteria in saved policy H30 of the Salisbury District Local Plan:

H30 The replacement of an existing dwelling in the countryside will be permitted provided that:

- (i) the proposed replacement dwelling is not significantly larger and has no greater impact than the existing dwelling;
- (ii) the design of the new dwelling is of a high standard and is appropriate to the rural surroundings;
- (iii) the siting of the replacement dwelling is closely related to that of the existing;
- (iv) current parking and access standards can be met; and

(v) the existing dwelling has not been abandoned.

Where the residential use of the existing dwelling is the result of a temporary or a series of temporary permission, any permanent replacement dwelling will only be permitted in exceptional circumstances.

In addition to considering the acceptability of the proposals in principle; it is also necessary to consider the other relevant planning policies and the normal range of material considerations that have to be taken into account when determining a planning application and a judgement is necessary in terms of all the development impacts also considered below, these include scale, siting, design, highway safety, neighbour amenity and the impact on the AONB.

Scale, design, impact to character and appearance of Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty

NPPF part 12 details achieving well-designed places, para 127 in particular mentions how development should be sympathetic to local character and history, including the surrounding built environment and landscape setting; and create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users. NPPF paras 170-172 detail how decisions should contribute to and enhance the natural and local environment and that great weight should be given to conserving the landscape and scenic beauty in AONBs, which alongside National Parks and the Broads have the highest status protection in relation to landscape and scenic beauty.

Core Policy 57 of the WCS requires a high standard of design in all new developments through, in particular, enhancing local distinctiveness, retaining and enhancing existing important features, being sympathetic to and conserving historic buildings and landscapes, making efficient use of land, and ensuring compatibility of uses. Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire through:

i. enhancing local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and the existing pattern of development and responding to local topography by ensuring that important views into, within and out of the site are to be retained and enhanced

ii. the retention and enhancement of existing important landscaping and natural features, (e.g. trees, hedges, banks and watercourses), in order to take opportunities to enhance biodiversity, create wildlife and recreational corridors, effectively integrate the development into its setting and to justify and mitigate against any losses that may occur through the development

iii. responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting

iv. being sympathetic to and conserving historic buildings and historic landscapes

v. the maximisation of opportunities for sustainable construction techniques, use of renewable energy sources and ensuring buildings and spaces are orientated to gain maximum benefit from sunlight and passive solar energy, in accordance with Core Policy 41 (Sustainable Construction and Low Carbon Energy)

vi. making efficient use of land whilst taking account of the characteristics of the site and the local context to deliver an appropriate development which relates effectively to the immediate setting and to the wider character of the area

vii. having regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing, vibration, and pollution (e.g. light intrusion, noise, smoke, fumes, effluent, waste or litter)

viii. incorporating measures to reduce any actual or perceived opportunities for crime or antisocial behaviour on the site and in the surrounding area through the creation of visually attractive frontages that have windows and doors located to assist in the informal surveillance of public and shared areas by occupants of the site

Core Policy 51 seeks to protect, conserve and enhance Wiltshire's distinctive landscape character and development 'must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures.'

The Cranborne Chase and West Wiltshire Downs AONB has been established under the 1949 National Parks and Access to the Countryside Act to conserve and enhance the outstanding natural beauty of this area which straddles three County, one Unitary and five District councils. It is clear from the Act, subsequent government sponsored reports, and the Countryside and Rights of Way Act 2000 that natural beauty includes wildlife, scientific, and cultural heritage. It is also recognised that in relation to their landscape characteristics and quality, National Parks and Areas of Outstanding Natural Beauty are equally important aspects of the nation's heritage assets and environmental capital. The AONB Management Plan is a statutory document that is approved by the Secretary of State and is adopted by the constituent councils. It sets out the Local Authorities' Objectives and Policies for this nationally important area.

Development proposed in AONB should demonstrate particular regard to the character and appearance of the landscape setting. The AONB is characterised by a diversity of landscapes and these variations and differences are represented by 8 landscape types in the AONB Landscape Character Assessment (LCA) 2003. The application site is in the 2A West Wiltshire Downs Open Chalk landscape character area.

The AONB Group have raised objections (summarised above) to the proposed development and have referred to their Position Statement number 10 which relates to housing in the AONB and in particular page 2 which relates to replacement dwellings, in this document it details their concerns regarding the trend for replacing existing small scale dwellings with large houses that stand out unduly in the landscape. The loss of small scale dwellings is a concern in particular with regards to availability of affordable housing. Position Statement 10 suggests that replacement dwellings should not have an increase in size of over 140% from the existing floor space.

Objections have been raised with regards to the proposed replacement dwelling (summarised above) which include the new dwelling being larger than the existing and out of keeping with the character of the area (AONB), comments received have also stated that the dwelling may be acceptable if moved to a different location within the residential plot.

The existing dwelling is a modest discreet single storey dwelling fairly well screened from the streetscene and is not overly prominent from public views in all directions due to its design,

scale and siting. The proposed dwelling will be a large two storey dwelling with a third storey for part of it, the increase in height/scale can be seen in the front elevations below:-

Existing front elevation



Proposed front elevation



The additional height and bulk of the replacement dwelling will be significantly greater than the existing and as such will likely be overly prominent within the streetscene. The application site is the last property on Cow Drove when heading north and the first seen when heading south creating a nice transition between open countryside and this little row of development along Cow Drove. Whilst the property is in an elevated position, the existing bungalow is barely visible when heading south however the large replacement dwelling will be very visible and dominant due to its scale, imposing grand design and proximity to the road and will have a significant impact on the character and appearance of the area.

The design of the proposed replacement dwelling almost appears to be 3 blocks rather than just one distinct unit the three blocks look like more than one property and further emphasise the scale of the property adding to its massing and creating the “Manor House” design rather than the domestic dwelling look of the other properties along Cow Drove..

The proposed dwelling is larger than any other dwellings along Cow Drove, it is noted that there are other properties of similar design although these are much smaller, it is also noted that each site is considered on its own merit and as is widely understood, what may be acceptable for one site may not be for another as each site is different. Other planning applications approved along this road are for extending/altering existing two storey dwellings or replacing an existing two storey dwelling. For example, Wandle House (located at the southern end of Cow Drove) received approval under planning reference 17/07886/FUL for a

replacement dwelling; the proposed dwelling was designed by the same Agent/Applicant as this current application at Bevisfield.

This changed from existing below left to proposed/approved below right



This situation is different to Bevisfield in that the existing property is already a two storey dwelling and the increased height/bulk is not as significant as that at Bevisfield. Additionally the location of the existing dwelling at Wandle House is set much further back from the road, is very well screened from the road and is angled as such to not “present” to the street, overall providing a development which is not overly prominent within the streetscene and does not have a negative impact on the local area/neighbour amenity.

The proposed replacement dwelling at Bevisfield due to the combination of its bulk, massing, design (3 block), scale (change from single storey to 3 storey) will have a much more prominent and imposing presence within the streetscene and will create an incongruous addition to the locality to the detriment of the character of the AONB and rural landscape. This is also contrary to saved Policy H30, point (i) the proposed replacement dwelling is not significantly larger and has no greater impact than the existing dwelling and (ii) the design of the new dwelling is of a high standard and is appropriate to the rural surroundings.

Saved policy H30 part (iii) the siting of the replacement dwelling is closely related to that of the existing; as shown below, the replacement dwelling is situated roughly in the same location as the existing but has been re-orientated to be parallel with the road to the front; the proposed footprint is also larger than the existing.



The comments from third parties which state that if the dwelling was moved further north and pushed back into the site it would be more acceptable and have less impact. However, moving the location of the dwelling would be contrary to policy and would not be acceptable in principle even if it did address other issues to a degree such as neighbour amenity. The re-alignment does appear to further exacerbate the imposing nature of the proposed dwelling which does now “present” itself to the road and is potentially intended to make more of an impression as would be expected from a manor house style property. The proposal is therefore not considered to preserve the character and appearance of the wider area including the AONB.

Pre-application advice was sought for the replacement dwelling prior to submitting a full planning application, the preapp concluded that the principle of a replacement dwelling on the site was acceptable subject to complying with policy and subject to design and impact on neighbours which due to the preapp process being confidential neighbour opinion is not sought by Officers at this stage. Extract from the preapp below

The replacement dwelling will be constructed in approx. the same location as the existing although will be orientated slightly more north east/south west compared to the north/south of the existing (H30 stipulating that replacement dwellings should be built in the same location as the existing). The overall footprint of the replacement dwelling is larger than the existing and with the addition of the first floor is a significantly larger building than the existing dwelling. Policy H30 states that *"A replacement dwelling should not be significantly larger than the one being replaced in order to maintain the overall character of the countryside"*, therefore it is my opinion that the proposed replacement dwelling due to its size and design is contrary to policy H30.

The existing dwelling is small, discreet building which is well screened from the streetscene and is not overly prominent due to its design from public views. The replacement dwelling due to its scale and design will be much more prominent, and will have a much larger impact on the setting within the AONB, creating a negative impact on the character of the area. The proposal site is the last on this road when heading north or the first when heading south, the landscape slopes downwards into the village; the single storey dwelling as existing sits nicely within the landscape and provides a gentle introduction to the village; a much larger dwelling than the existing would alter the character of the village when approached from the north. The location of the preapp site is also very open to the north, out into the open countryside, the proposed design and scale of the replacement dwelling will be very dominant within the landscape.

The replacement dwelling has been designed using the design of existing properties along Cow Drove as examples. There are other examples of large two storey dwellings which are of the same general style as the replacement dwelling at Bevisfield. However each site must be assessed on its own merit and I am sure you are aware just because something is acceptable on one site does not necessarily make it so on another. Where the similar design has been used in development elsewhere on Cow Drove this has been when altering/extending existing two storey dwellings and not creating a two storey dwelling from a single storey; these have also not been right on the edge of the village but nearer to the cross roads closer to the centre.

In my opinion for the replacement dwelling on this site to be acceptable the scale and design would need to be reduced/amended to accord with policy and to have a positive impact on the character and setting of the area, Potentially a reduced footprint to compensate for the two storey could help along with a more modest design for a dwelling rather than a country manor house. Changing the design of the appearance to not only reduce the prominence within the streetscene and wider area but to also provide a design which looks like a single dwelling compared to the proposed design which has the appearance of being more than one property would also be more appropriate.

In terms of materials, it was discussed during the site meeting that local Chilmark stone would be used, it is considered that the use of such complementary is appropriate to preserve the character of the local area and setting of the AONB.

It is not considered that the full planning submission has addressed the concerns raised in terms of the design and scale of the proposed dwelling and its impact on the character and appearance of the area and therefore Officers are minded to refuse the application.

The buildings proposed for demolition raise no particular concerns, all but one are within the residential curtilage with one being on the agricultural yard to the north. Concerns have been raised about the apparent change of use of agricultural land without including in the description; the area refers to the yard to the north. The applicant is not applying for change of use and it is normal for an application to include different uses within the red line. If Officers had been minded to approve then a further plan identifying the residential and agricultural purposes to enable this to be conditioned would have been requested however as Officers are minded to refuse this was not considered necessary.

Impact on highway safety

The Councils Highways Officer was consulted as part of the application process they raised no objections subject to condition. It was noted that they requested the red line include the field access to the north which is proposed to be closed as part of the application; the Agent provided an amended plan to incorporate this as requested.

Whilst I have no highway objection to the proposed replacement dwelling I note that, although not edged in red, the development proposes to close an existing field access while retaining the splayed access area as a vehicle passing place (Design & Access Statement (3.02)). I attach herewith 2 extracts from Google Street View showing the access to be closed from which you will see that the splayed area is poorly surfaced and the edge of the carriageway unsupported. I recommend that the access area be included within the application site edged red and that no highway objection be raised subject to the following condition/informative being attached to any permission granted:-

The development hereby permitted shall not be first occupied until the whole of the splayed access area has been consolidated and surfaced (not loose stone or gravel). The splayed area shall remain as such thereafter.

Reason: In the interests of highway safety.

Informative The consent hereby permitted shall not be construed as authority to carry out works on the public highway. The applicant is advised that a licence is required from the local highway authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact the Council's Vehicle Crossing Team on vehicleaccess@wiltshire.gov.uk and/or 01225 713352.



Impact on neighbour amenity

Core Policy 57 (Ensuring High Quality Design & Space Shaping) requires new development to have regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing, vibration and pollution'.

Residential amenity is affected by significant changes to the environment including privacy, outlook, daylighting and sunlight inside the house, living areas and within private garden spaces (which should be regarded as extensions to the living space of a house). The extent to which potential problems may arise is usually dependent upon the separation distance, height, depth, mass (the physical volume), bulk (magnitude in three dimensions) and location of a development proposal in relation to neighbouring properties, gardens and window positions.

Objective 16 of the Councils Design Guide states (page 67) also refers to the need for new development proposals to exhibit 'How the new dwelling(s) will relate to the context and to each other to create a particular place'

Third party representations received regarding the replacement dwelling have raised concerns about the impact of the development on their amenity. The main properties affected are Highcroft to the south, Littledown to the east and Purbeck Lodge to the south east. Bevisfield is situated in an elevated location with the land sloping from north to south and also west to east with Bevisfield located on the highest residential plot.

The existing dwelling at Bevisfield is located approx. 19m from the boundary with Highcroft; the proposed replacement dwelling will be located approx. 15m from the boundary. A photo taken from inside Highcroft facing north has been submitted as part of a representation to indicate the impacts of the replacement dwelling on this property.



The change from a single storey building to 3 storey building will likely have an impact on the amenity of the occupiers of Highcroft. It is not considered that this will result in a loss of light but will be intrusive due to its bulk and added significant increase on the privacy of this adjacent property. The side elevation at first floor includes a large window serving the bathroom, whilst it could be conditioned to be obscure glazed it would be unreasonable to insist on this window being fixed shut, it is therefore considered that the impact on privacy of the occupiers of Highcroft would be to an unacceptable level which would reduce their enjoyment of their property.

Littledown and Purbeck Lodge are topographically lower than the application site and separated by the road. Bevisfield and these nearby dwellings have a separation distance of in excess of 25m. The existing bungalow currently does not provide views over the dwellings on the opposite side of the road and as such has little impact on these properties. The increased height and increase in fenestration including the size and scale of the windows will change the outlook from these nearby dwellings with a significant increase in overlooking from Bevisfield. Whilst the separation distance of in excess of 25m can be acceptable in some situations and may in some cases not represent too high a degree of intrusion, in this instance given the scale of the proposed dwelling it will certainly have a negative impact in the amenity of the occupiers of Littledown and Purbeck Lodge.

In summary the proposed replacement dwelling due to its size, scale and design will have an adverse impact on the amenity of neighbouring dwellings and as such is contrary to core policy 57 in particular section vii "having regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing, vibration, and pollution (e.g. light intrusion, noise, smoke, fumes,

effluent, waste or litter) and the aims of the NPPF in particular para 127 (f) “create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience”

CIL:

The Community Infrastructure Levy (CIL) came into effect on the 18th May 2015; CIL will be charged on all liable development granted planning permission on or after this date and would therefore apply.

If the existing dwelling has been in lawful use for a continuous period of 6 months within the previous 39 months, then CIL will only apply to the additional floor space. However, if the existing dwelling has not been in lawful use, then the whole new dwelling will be CIL liable.

However, CIL is separate from the planning decision process, and is administered by a separate department and is normally added as an informative onto decision notices of approval.

RECOMMENDATION: REFUSE

1. The proposed development by reason of a combination of its height, bulk, massing, scale, design (3 blocks) and siting in context with its surroundings will create an imposing presence within the streetscene and will introduce an incongruous addition to the area. The proposed development is considered to be a contrast to the existing modest discreet single storey dwelling whose location as the first seen property when heading south, and the gentle transition from open countryside to built development will be eroded with the prominent "manor house" with its imposing grand design dominating the landscape, to the detriment of the character of the AONB and rural landscape. The proximity of the dwelling to the road (Cow Drove) further exacerbates the prominence of the new dwelling within the locality. The application is therefore considered to be contrary to saved policy H30 of the Salisbury District Local Plan parts (i) and (ii) as the proposed replacement dwelling is significantly larger and has a greater impact than the existing dwelling; the design of the dwelling is not appropriate to the rural surroundings

2. The proposed dwelling is considered to have an adverse impact on neighbour amenity in particular in relation to Highcroft, Littledown and Purbeck Lodge, the height, scale and location of the proposed dwelling including amount and location of fenestration will conflict with existing privacy levels enjoyed by the occupiers of these properties, additionally the scale and dominant presence of the new dwelling will overbear adjacent dwellings further exacerbated by the elevated site and proximity to the road. The proposed development is therefore considered to be contrary to policies 51 and 57 (i, iii, vi and vii), of the Wiltshire Core Strategy; Saved Salisbury District Local Plan Policy H30; creating places design guide, the guidance within the PPG and NPPF.



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REPORT OUTLINE FOR AREA PLANNING COMMITTEE

Report No.

Date of Meeting	28 April 2022
Application Number	PL/2021/10078
Site Address	Land at the corner of Pigott Close & Salisbury Road, Netheravon, Wilts, SP4 9QF
Proposal	Erection of one pair of semi detached two storey dwellings and associated infrastructure
Applicant	Mr A Khan
Town/Parish Council	Netheravon
Electoral Division	Avon Valley ED – Cllr Ian Blair-Pilling
Grid Ref	51.241869, -1.795558
Type of application	Full Planning
Case Officer	Julie Mitchell

Reason for the application being considered by Committee

At the request of the elected member Cllr Ian Blair-Pilling due to the site being outside of development line and too close to line of sight at the A345 junction with Pigott Close.

1. Purpose of Report

The purpose of the report is to assess the merits of the proposal against the policies of the development plan and other material considerations. Having reached a balanced conclusion, the report recommends that planning permission be approved subject to conditions.

2. Report Summary

The main issues to consider are:

1. Principle of development
2. Character of the area
3. Residential amenity
4. Highway issues
5. Ecology
6. Other issues raised

3. Site Description

The site is situated in Netheravon, a settlement defined as a Large Village by Wiltshire Core Strategy (WCS) policies CP1 (Settlement Strategy), CP2 (Delivery Strategy) and CP26 (Tidworth Community Area). Netheravon has a defined settlement boundary which places the application on the outside edge of the boundary line.

The application site is located on the corner of Pigott Close at its junction with Salisbury Road (A345). It lies at the western end of a row of two-storey terraced residential properties which are situated to the north side of Pigott Close. The south side of Pigott Close has a similar formation of terraced properties but extending further to the west than the north side. To the rear (north) of the site is the curtilage to residential development in Thorne Road. The south and west boundaries of the site are bounded by the pedestrian pavements alongside Pigott Close and Salisbury Road respectively.

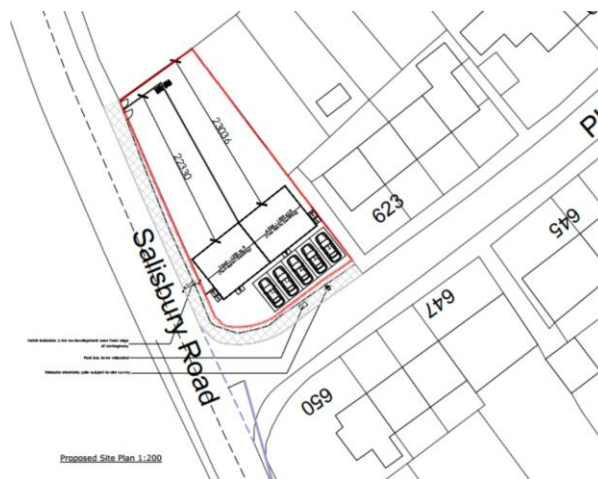
The plot of land is currently disused and overgrown. It does not appear to form part of the residential curtilage to the adjacent residential property, 623 Pigott Close. There is no existing vehicular access to the site from either Pigott Close or Salisbury Road.

4. Planning History

K/84/1141 (Outline) – Dwelling and Garage – Approved on 13/12/1985 (Lapsed)
K/12635/D (Reserved Matters) Dwelling, Garage and Access – Approved on 27/10/1988 (Lapsed)

5. The Proposal

The proposal is a full application for the construction of a pair of two-storey semi-detached dwellings to include parking spaces to the front (south) accessed off Pigott Close.



Proposed Site Plan

The proposed plans indicate an identical pair of semi-detached properties externally. However one dwelling is to provide 4 bedrooms and the other is to provide 3 bedrooms with en-suite facilities. Parking is to be provided with 3 spaces to serve the 4-bed unit and 2 spaces to serve the 3-bed unit.

The elevations below show the front elevation facing Pigott Close and the side elevation facing Salisbury Road. The plans specify red brick up to cill height of the ground floor windows with render above and tiled roof.



Proposed front and side elevations

6. Local Planning Policy

Wiltshire Core Strategy (2015)

- Core Policy 1 – Settlement Strategy
- Core Policy 2 – Delivery Strategy
- Core Policy 3 – Infrastructure Requirements
- Core Policy 26 – Spatial Strategy for the Tidworth Community Area
- Core Policy 45 – Meeting Wiltshire’s Housing Needs
- Core Policy 50 – Biodiversity and Geodiversity
- Core Policy 51 - Landscape
- Core Policy 57 - Ensuring High Quality Design and Place Shaping
- Core Policy 60 - Sustainable Transport
- Core Policy 61 - Transport and Development
- Core Policy 64 - Demand Management
- Core Policy 69 - Protection of the River Avon SAC

National Planning Policy Framework 2021

In particular: Section 4 (Decision making); Section 5 (Delivering a sufficient supply of homes); Section 9 (Promoting Sustainable Transport); Section 11 (Making effective use of land); Section 12 (achieving well- designed places); and Section 15 (Conserving and enhancing the natural environment).

Government Planning Practice Guidance

National Design Guide

Habitat Regulations 2017

7. Summary of consultation responses

Netheravon Parish Council – Objection

The Netheravon Parish Council object to this application on the grounds of:

- Overdevelopment of the site.
- The proposed building is too close to the A345. It would impact on the site line and visibility when accessing the A345
- Part of the development is outside the Netheravon Settlement Boundary which was put into place because of a fatality at the junction in 2015
- Parking on this road is already a problem, this application allows for 5 further cars, but has no provision for visitors’ parking.
- Road safety and visibility splay. There have been numerous accidents including fatalities at the junction with the A345 because of poor visibility.

WC Highways –

Original comments:

The site is located in the village of Netheravon, immediately adjacent to but outside of the development boundary. I will be guided by you as to whether you consider the proposal to be contrary to the Wiltshire Core Strategy, Core Policy 60 and 61 and Section 9, paras 102, 103, 108 & 110 of the National Planning Policy Framework 2019 which seeks to reduce the need to travel particularly by private car, and support and encourage sustainable, safe and efficient movement of people and goods.

Parking is proposed for both dwellings off Pigott Close by means of a dropped kerb. Any vehicle access/dropped kerb must be a minimum of 10m from a junction. Please can the distance from the junction white line markings and the start of the first dropped kerb be confirmed. Should this distance be less than 10m, a revised scheme should be provided for the parking of vehicles in a satisfactory manner.

I note concerns from local residents with regards to the visibility from the junction of Pigott Close onto the A345 Salisbury Road. Highway users currently benefit from the use of the vacant plot for visibility of oncoming vehicles traveling on the A345 from the north. The junction of Pigott Close with the A345 lies within a 50mph limit and as such sight lines from junction is required to be 160m to the near side carriageway edge from a 2.4m setback. I note the applicant has proposed a 50cm hedge along the boundary of the site. A low wall or fence would be preferable, the hedge could be unmaintained and cause a visibility hazard. Alternatively the boundary treatment could be located behind the splay (once identified), allowing for growth if a hedge, thereby keeping the splay completely clear of obstruction. No plan has been submitted to show the required sight line from the junction of Pigott Close and Salisbury Road, this is required.

To maintain highway safety at the junction visibility splays must be incorporated into the layout of this application and that of the current application of the adjacent site being considered under planning application PL/2021/10625, this will be conditioned accordingly.

There is a utility pole and all it's services will need to be relocated through liaison with the appropriate utility company. There is also a post box that will require relocating. Both of these relocations will be at the applicants expense.

Therefore to consider the proposal further, please can I be supplied with the following:

- A visibility plan from the junction of Pigott Close and Salisbury Road, showing visibility of 160m from a point 2.4m back from the line of the junction to the near side carriageway edge.
- A visibility plan, showing the available visibility from the proposed vehicle access across the corner of the site for vehicles travelling south on Salisbury Road.
- The proposed boundary hedge replaced with a wall or fence under 600mm high, or set back behind the sight line.

Comments on revised plans:

This proposal was originally for 2no. x4 bed dwellings, the revision is for 1no. x4 bed and 1no. x3 bed. The dwellings have not altered in their size or configuration, the only amendment is that one of the bedrooms has been proposed as a large bathroom. I am concerned that this could be reverted to a fourth bedroom without planning permission being needed.

Parking has been revised for 1 x 3 bed and 1 x 4 bed.

The parking spaces are still dog-legged across the properties. Any property deeds will be required to be drawn up to reflect this.

I have previously requested that the buildings are set back to allow access into the front doors, this has not been done. It is likely that an occupier will not utilise the parking space immediately in front of the front door as it will make access and exit from the property difficult. Therefore, it is likely that this parking space will not be used and instead any vehicle parked on the highway.

I welcome the 2.4m no development zone around the edge of the site.

Please can I be supplied with a revised plan showing the dwellings set back sufficiently to allow adequate pedestrian access to the front door.

8. Publicity

The application was publicised by newspaper advertisement and neighbour notification to properties immediately adjacent to the site. Re-consultation by neighbour notification has been undertaken following the receipt of revised plans with the amended red line site area to include access from the public highway. Representations from 7 third parties have been received in objection to the proposal at the time of writing the report.

Comments are summarised as follows:

Objections:

- Over-development of green space
- Proximity to busy and dangerous junction at A345 (50 mph) & Pigott Close
- Increased likelihood of road traffic accidents and congestion
- There have been numerous accidents (1 fatal) and near misses due to the limited line of sight in both directions onto/off the A345
- Visibility would be seriously affected for traffic on A345 and joining from Pigott Close
- Priority should be making the road traffic safety in this location better rather than worse
- Off road parking not sufficient for visitors/loading/turning
- Worsening of existing parking problems for residents
- Does not take into account any dangerous congestion that visiting vehicles would cause on or near to the junction
- Pigott Close is a 'rat run' for other streets that don't have immediate access to A345
- Detrimental effect on environment due to increased traffic and noise
- The brick design is out of keeping with existing houses
- More strain on the existing pipework of a very old sewerage system
- Shading/loss of daylight/restricted sunlight to surrounding properties
- This proposal was originally for 2no. x3 bed dwellings= (1050sq ft per dwelling)
- The revision is for 1no. x4 bed and 1no. x3 bed= (1200sq ft per dwelling)

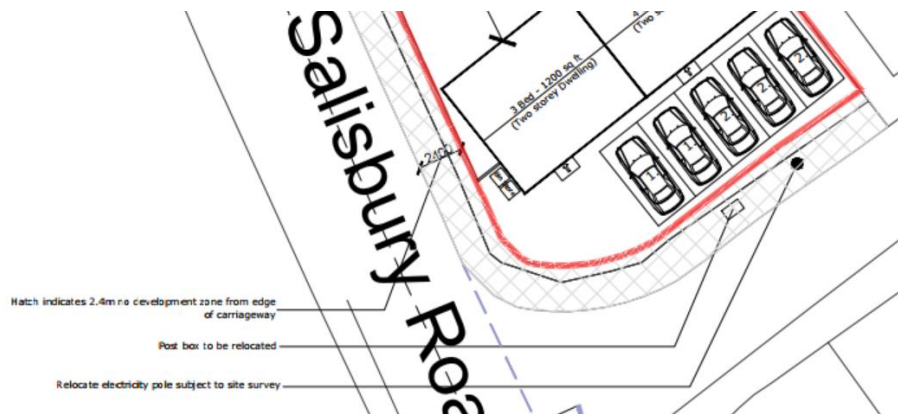
- Increase of 300sq ft on the original application
- The position is moved closer to the A345
- Parking spaces on revised plan do not allow adequate access to front doors causing potential for on road parking at this junction.
- Is there a plan to show the required sight line from the junction of Pigott Close and Salisbury Road as required by the highways officer?
- Drawing submitted with application is incorrect
- There is a deflection in the A345 at the midway point between Pigott Close and Thorne Road - the road veers in a north direction causing visibility issues for traffic especially those exiting Pigotts and Thorne Road
- Building right up to the public footpath along the A345 further reduces the visibility splay for road users.
- The size of the development is excessive for the area
- The proposed parking provision is inadequate as there is no on-road parking available
- Over development of a small piece of land in a small village
- Adding to traffic generation and noise levels from vehicles
- detrimental effect on the environment
- Although plans show two/three parking spaces there is no parking/loading and turning for visitors
- Impact of tapping into the current sewage line running along and through the back gardens of current houses

9. Planning Considerations

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise. This requirement is reiterated by the NPPF, which is a material consideration in the decision-making process.

9.1 Background to revised application

The application site was originally sub-divided into two plots, with two dwellings proposed at the frontage of Pigott Close and a separate dwelling (in outline form) proposed at the rear of the site with an access lane from Pigott Close. During the course of considering this and the associated application, the separate application for a single dwelling has been withdrawn and the full length of the site is now included as gardens to serve the two dwellings fronting Pigott Close. Full re-consultation has been carried out following this change to site area. Additionally, the revised plans show a 2.4 metre wide “no development zone” hatched around the site, which increases the width of the public footpath and reduces the site area. The plan extract below shows the red line of the site is now inside the black line which denotes the original site/red line area. This has the effect of giving the appearance that the footprint of the dwelling has been repositioned closer to the A345 whereas it is the site area which has been reduced to allow for a wider highway verge where the pavement is located along to the side of the A345 so that the boundary is repositioned closer to the footprint of the building. The plan extracts below show the revised site plan and previous site plan to illustrate this.



Proposed site plan extract with 'no development zone'



Original (superseded) site plan extract with site area shown in position of current site boundary

9.2 Principle of Development

Core Policy 1 of the Wiltshire Core Strategy sets out the 'Settlement Strategy' for the county, and identifies four tiers of settlement - Principal Settlements, Market Towns, Local Service Centres, and Large and Small Villages; only the Principal Settlements, Market Towns, Local Service Centres and Large Villages have defined limits of development. Core Policy 2 of the Wiltshire Core Strategy sets out the 'Delivery Strategy' and identifies the scale of growth appropriate within each settlement tier, stating that within the limits of development, as defined on the policies map, there is a presumption in favour of sustainable development at the Principal Settlements, Market Towns, Local Service Centres and Large Villages.

Core Policy 26 confirms that development in the Tidworth Community Area should be in accordance with the Settlement Strategy set out in Core Policy 1 and growth in the Tisbury Community Area over the plan period may consist of a range of sites in accordance with Core Policies 1 and 2. At the settlements identified as villages, a limited level of development will be supported in order to help retain the vitality of these communities. Netheravon is designated as a large village under Core Policy 26 and has a designated settlement boundary to define the limits of 'the existing built area'. The application site is located outside but immediately adjacent to the settlement boundary which was reviewed by the Wiltshire Housing Site Allocations Plan adopted in February

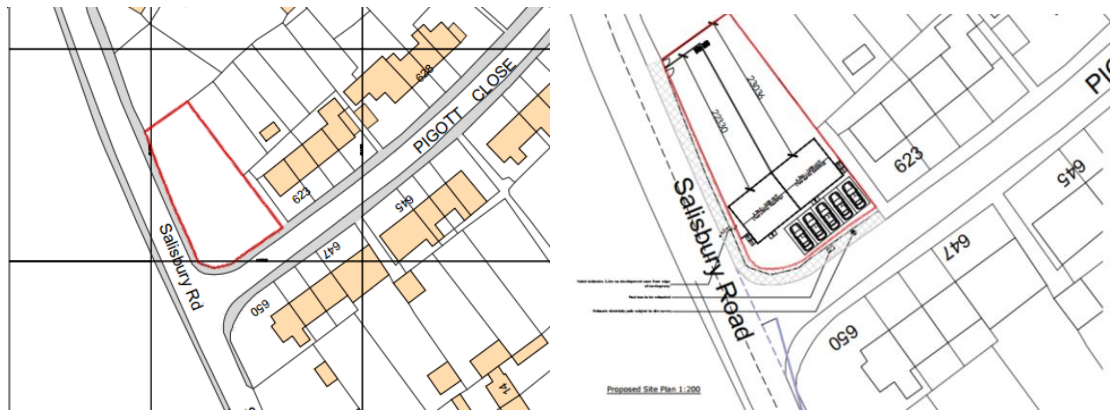
2020. However, the physical boundary to the settlement to the western edge is formed by the A345 Salisbury Road.

Whilst the location of the site being outside of the settlement boundary presents a conflict with policy, there would be no encroachment into the surrounding countryside due to the boundary formed by the highway. It is therefore considered that the site relates to the existing settlement and built-up area and proposal for residential development can be considered in principle to represent an otherwise acceptable form of development within this context. The site has no significant value as an undeveloped plot, it is neither used as a public open space or private amenity space and has been left to become overgrown. It is noted that outline permission for a single dwelling on this site was granted in 1985 with reserved matters granted in 1988. This permission was evidently not implemented and permission therefore lapsed. However, had this permission been implemented, the site would already be developed for residential use for a single dwelling.

The proposed small-scale development of two dwellings adjacent to but outside the existing settlement boundary does not accord with policy due to the position of the boundary, however the principle of such development does not conflict with the aims of the settlement strategy of the WCS which sets a presumption in favour of development in settlements such as Netheravon which are defined as large villages. The physical boundary to the built-up area of the settlement is formed by the presence of the A345 and the position of the adopted boundary would not support a refusal of permission on sustainability grounds having regard to the paragraph 11 of the National Planning Policy Framework in the absence of the LPA being able to demonstrate a 5 year housing land supply unless there is a clear reason or reasons for refusing the development proposed. As such, the acceptability of the scheme is therefore considered to be a balanced judgement having regard to the detailed consideration of the site-specific constraints and impacts, in this case the access and parking arrangement, the visual impact of the proposed development and relationship with the existing built form and residential properties.

9.3 Character of the area

The proposal for a pair of semi-detached dwellings is situated within a residential location and lies between an end of terrace dwelling and the highway. The development of a pair of dwellings on this site aligned with the row of dwellings immediately to the east would not appear unusual or out of character in this context and would not result in the encroachment of built form into the surrounding countryside. The proposed location plan and map extract show how the site fits in to the surrounding built form.



Proposed Location and Site Plans



Site in context of wider area

The development to the south side of Pigott Close extends further towards to the A345, although the proposed development would extend closer still. There are other examples further to the north where development extends to within close proximity to the highway. Visually, the siting of the proposed development is not incompatible with the existing built form and any impact on visibility is addressed in relation to highway issues. Concern was expressed regarding the materials to be used. The revised drawings have been amended to reflect the design and materials of development in Pigott Close and the rendered finish with brickwork coursing with gable features to the front elevation is seen in the dwellings immediately opposite the site and vicinity and the scale, design and materials are in general conformity to the character and appearance of development in this locality.

9.4 Residential Amenity

Criteria (vii) of Core Policy 57 (Ensuring high quality design and place shaping) states that new development shall have regard to "...the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing; vibration; and pollution (such as light intrusion, noise, smoke, fumes, effluent, waste or litter)".

The NPPF at paragraph 127(f) states that the planning system should seek to secure a high-quality design and good standard of amenity for all existing and future occupiers of land and buildings.

The proposed dwellings would share a boundary with one residential property, 623 Pigott Close, which lies to the east. The land to the north is not developed with a residential property, it is understood to form part of the curtilage to 622 Thorne Road. Nos. 649 and 650 Pigott Close are located to the south on the opposite side of the highway.

The proposed dwelling would be sited to the side of the closest dwelling, which has a small first floor window opening and a small ground floor window opening on the side elevation facing the proposed site with principal window openings being on the front (south) and rear (north). It is considered that the siting of the proposed two-storey dwellings would relate satisfactorily with the existing dwelling and would not result in demonstrable loss of amenity in terms of outlook and light. The proposal would not result in any material effect on the amenities of other residential properties due to the separation distances.

9.5 Highways issues

The proposed dwellings would be accessed off Pigott Close, with 5 parking spaces proposed at the front of the site close to the junction with the A345. Although the site is adjacent to the A345 highway there would be no vehicular access from the classified road, a small pedestrian gate to access the garden areas is shown. Parish council and third-party objections have been received regarding the impact of additional dwellings having regard to visibility at the junction and the potential for congestion and parking issues close to a junction where accidents are known to have occurred.

Consultation has been undertaken with the Council's Highways Officer who has not raised any objection in principle to the additional dwellings and associated vehicle movements being positioned in this location, subject to the minimum parking standard being met for the proposed dwellings provided that there is no development, parking or means of enclosure of a height (600 mm) which would affect the existing visibility at the junction of Pigott Close with the A345. The site plan (extract above) shows a 'no development zone of 2.4 metres in width to address this requirement and would be a condition of approval. The Highways Officer has also stipulated that a two metre-width of pavement along the length of the site adjoining the A345 would be a requirement to maintain and improve visibility and pedestrian safety, accordingly a condition is recommended on the advice of the Highways Officer. It is confirmed that the 3-bed unit has not been repositioned closer to the A345 but that the boundary of the site has been repositioned further from the A345 than the dwellings which would originally proposed.

The parking provision shown on the indicative layout confirms that 2 parking spaces can be achieved to meet Wiltshire Council's parking standards for the proposed 3-bed property and 3 parking spaces are to be provided for the proposed 4-bed property. The Highways Officer has requested that due to the proximity of one of the parking spaces being positioned 0.7 metres from the front door access to the 4-bed unit that the dwellings are set slightly further back to ensure that access is maintained and a revised plan to show the dwellings set back 0.5 metres from Pigott Close is being prepared at the time of writing the report. This would ensure a width of 1.2 metres is maintained to allow for access. It is not anticipated that a 0.5 metre set back would materially alter the relationship of the proposed dwellings with the surroundings.

The concerns regarding existing issues with visibility and parking in this location are acknowledged. However, in view of the Highways Officer raising no objection in principle on highway safety grounds and the issues raised being capable of being addressed by condition and Council's adopted parking standards met, officers conclude that a reason for refusal on highway grounds would not be sustainable.

9.6 Ecology

This development falls within the catchment of the River Avon SAC. The proposal would result in a net increase of 2 residential units on the site which has potential to increase adverse effects alone or in combination with other developments through discharge of phosphorus in wastewater. The Council has agreed through a Memorandum of Understanding with Natural England and others that measures will be put in place to ensure all developments permitted between March 2018 and March 2026 are phosphorus neutral in perpetuity. To this end it is currently implementing a phosphorous mitigation strategy to offset all planned residential development, both sewered and non sewered, permitted during this period. The strategy also covers non-residential development with the following exceptions:

- Development which generates wastewater as part of its commercial processes other than those associated directly with employees (e.g. vehicle wash, agricultural buildings for livestock, fish farms, laundries etc)
- Development which provides overnight accommodation for people whose main address is outside the catchment (e.g. tourist, business or student accommodation, etc)

Following the cabinets resolution on 5th January 2021, which secured a funding mechanism and strategic approach to mitigation, the Council has favourably concluded a generic appropriate assessment under the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. This was endorsed by Natural England on 7 January 2021. As this application is located within a large village settlement where the settlement strategy plans for small scale development, it is considered to fall within the scope of the mitigation strategy and generic appropriate assessment, it can therefore be concluded that it would not lead to adverse impacts alone and in-combination with other plans and projects on the River Avon SAC.

9.7 Other considerations

Concerns have been expressed about the adequacy of the existing drainage system. The proposal indicates that mains drainage is to be disposed of by mains sewer. The connection to the mains accords with the hierarchy for new development and would be subject to control by Wessex Water. The means of surface water drainage to the proposed dwellings is a SUDS system with soakaway the details of which would be subject to control under Building Regulations.

Wiltshire Council has recently published a statement on its current 5-year housing land supply and it is confirmed that the LPA is currently unable to demonstrate a 5 year housing land supply as there remains a small shortfall which currently stands at 4.72 years. Whilst the proposal for two dwellings would be located on the outside edge of the defined settlement boundary and would make only a very small contribution to housing supply, in the absence of any overriding material considerations which indicate reasons for refusal, paragraph 11 of the NPPF is engaged.

10. Conclusion (The Planning Balance)

There is a presumption in favour of the principle of small scale development for additional residential dwellings within a large village settlement having regard to the adopted development plan (WCS), however the application site lies on the outside edge of the settlement boundary which is deemed to be countryside in policy terms. The site characteristics are such that despite the development boundary line there would be no encroachment of development into the surrounding countryside due to the presence of the A345 Salisbury Road which forms a physical boundary. The proposed means of access and parking arrangement for the proposed dwellings does not raise any overriding highway safety concerns and no objection is raised by the highways officer subject to conditions to secure visibility is maintained in perpetuity within the 'no development zone' identified on the proposed plans. The proposed residential development is visually compatible with existing residential properties and the amenities of existing occupiers would not be materially harmed having regard to the orientation and relationship to the adjacent property and separation distances to other properties. Taking into account the multiple objections to the proposal with regard to visibility, means of access and parking provision in this locality and the visual impact/relationship with the surrounding built form, it is concluded that the approval of development can be subject to suitable conditions to ensure a satisfactory form of development. It is therefore concluded that there are no material considerations in the planning balance which would result in demonstrable harm or impacts that would weigh convincingly against approval of development having regard to paragraph 11 of the National Planning Policy Framework 2021.

RECOMMENDATION

Approval is recommended subject to the following conditions and informatives:

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

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

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan 254 01 B dated 17.03.22

Existing Site Plan 254 02 B dated 06.03.22

Proposed Site Plan 254 03-6 D dated 14.03.22

Proposed Floor Plans 254 04 D dated 14.03.22

Proposed Elevations 254 05 D dated 06.03.22

REASON: For the avoidance of doubt and in the interests of proper planning.

- 3 No development above slab level shall be undertaken until a scheme for the provision of a pedestrian pavement of 2 metres in width along the boundary of the site with the A345 Salisbury Road has been submitted to and approved in writing by the Local Planning Authority. The pavement shall be provided in accordance with the approved details prior to the first occupation of the approved dwellings.

REASON: To secure the provision of improvements to highway and pedestrian safety and ensure visibility is maintained in the interests of highway safety.

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.3) (England) Order 2020 (or any Order revoking or re-enacting or amending that Order with or without modification), no buildings or structures, or gate, wall, fence or other means of enclosure above the height of 600 mm shall be erected or placed within the 'no development zone' as denoted by the hatched area shown on the approved site plan 254 03-6 D dated 14.03.2022. Any vegetation within this area must be maintained to a height of 600 mm at all times.

REASON: There must be 2.4m clear above 600mm from the edge of the carriageway all along the A345 site boundary to maintain visibility in the interests of highway safety.

- 5 No part of the development shall be first occupied until the visibility splays shown on the approved plans have been provided with no obstruction to visibility at or above a height of 600 mm above the nearside carriageway level. The visibility splays shall be maintained free of obstruction at all times thereafter.

REASON: In the interests of highway safety

- 6 No dwelling shall be occupied until the parking space(s) together with the access thereto, have been provided in accordance with the approved plans. The areas shall always be maintained for those purposes thereafter and maintained free from the storage of materials.

REASON: In the interests of highway safety and the amenity of future occupants.

- 7 The development hereby permitted shall not be first occupied until the whole of the parking area, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

REASON: In the interests of highway safety

- 8 The vehicle access and parking spaces shall remain ungated.

REASON: In the interests of highway safety.

- 9 No development shall commence on site (including any works of demolition), until a Construction Management Statement, together with a site plan, which shall include the following:

- the parking of vehicles of site operatives and visitors;
- loading and unloading of plant and materials;
- storage of plant and materials used in constructing the development;
- the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- wheel washing facilities;
- measures to control the emission of dust and dirt during construction;

- a scheme for recycling/disposing of waste resulting from demolition and construction works; and
- measures for the protection of the natural environment.
- hours of construction, including deliveries;
- pre-condition photo survey – any damage related to the development will be put right (to the satisfaction of the LHA) within 6 months of the development completion.

has 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.

- 10 The dwellings shall not be occupied until the Building Regulations Optional requirement of a maximum water use of 110 litres per person per day has been complied with.

REASON: To avoid any adverse effects upon the integrity of the River Avon Special Area of Conservation

Informatives:

- The application involves the creation of a new vehicle access/dropped kerb. The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence will be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact our Vehicle Crossing Team on vehicleaccess@wiltshire.gov.uk and/or 01225 713352 or visit their website at <http://wiltshire.gov.uk/highways-streets> to make an application.
- The utility pole and all its services and post box will need to be relocated through liaison with the appropriate utility companies at the applicants' expense prior to the commencement of any development approved by this permission.
- The applicant is advised that, if it is proposed to drain this development directly into the river or carry out any work within 8 metres of the watercourse then a Land Drainage Consent is required from the Environment Agency. For further information see www.environment-agency.gov.uk
- Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.
- The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition,

you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website <https://www.wiltshire.gov.uk/dmcommunityinfrastructurelevy>

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