

AGENDA SUPPLEMENT (1)

Meeting: Southern Area Planning Committee

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

Date: Thursday 3 February 2022

Time: 3.00 pm

The Agenda for the above meeting was published on 25 January 2022. Additional documents are now available and are attached to this Agenda Supplement.

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.

This Agenda and all the documents referred to within it are available on the Council's website at www.wiltshire.gov.uk

Part I (Pages 3 - 64)

Presentation Slides

DATE OF PUBLICATION: 31 January 2022

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Southern Area Planning Committee

3rd February 2022

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

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.

Recommendation: ??

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Site Location Plan



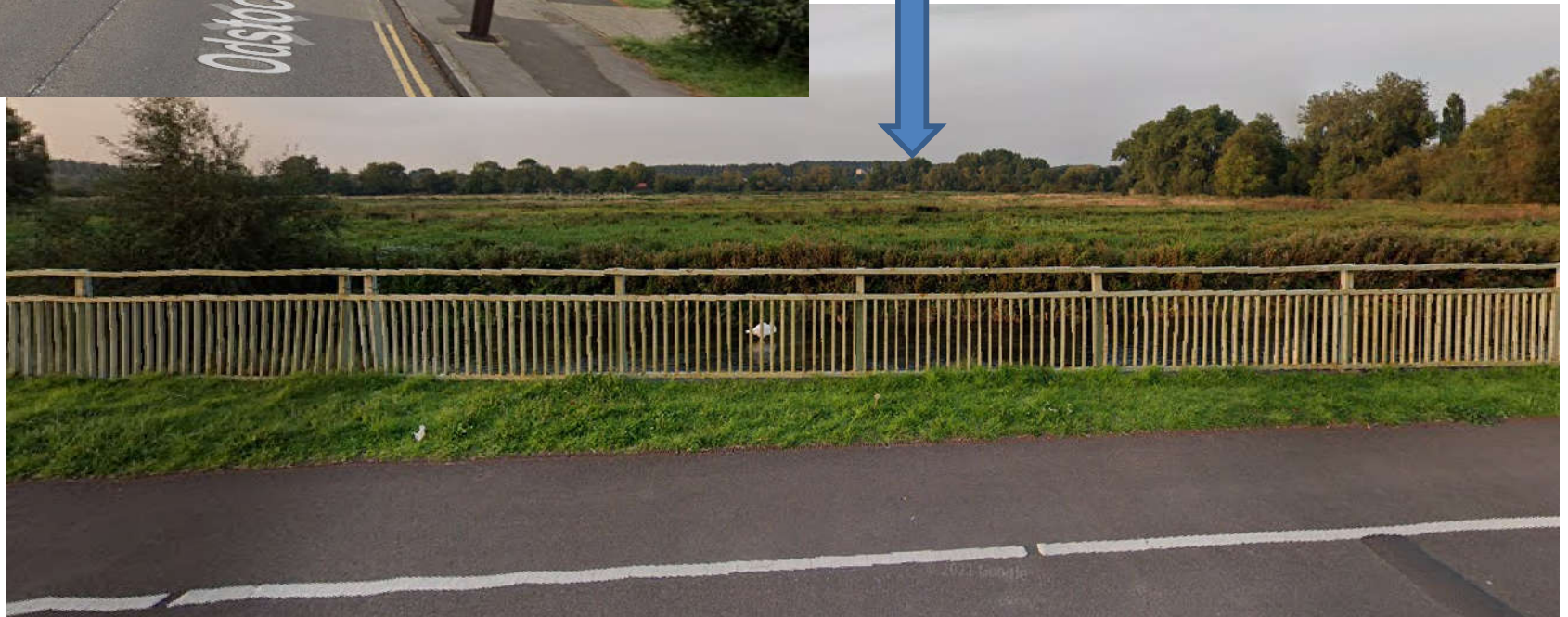
Aerial Photography

Long distance views of site



Odstock Road

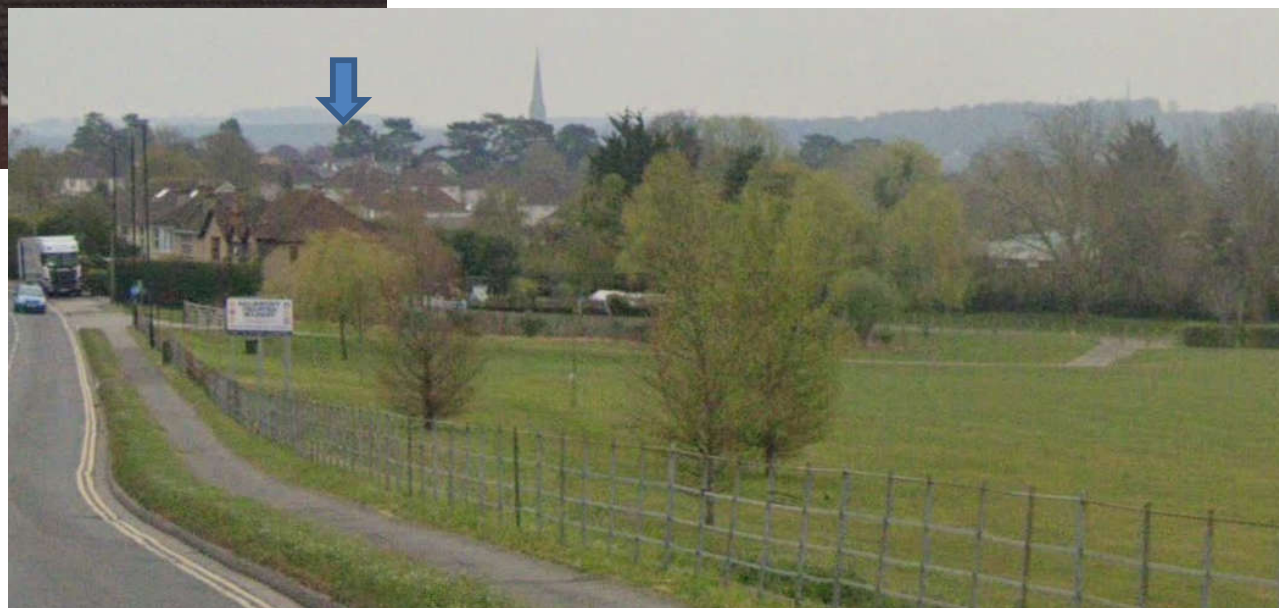
Southampton Road



View from top of Culver St Car Park



View from top end of Castle Road



View of site from Ring Road



View from Blakey Road





Views of Rowbarrow site from Downton Road



Views towards Rowbarrow from Lower and High Roads Britford



Existing Rowbarrow development (proposal site to rear)



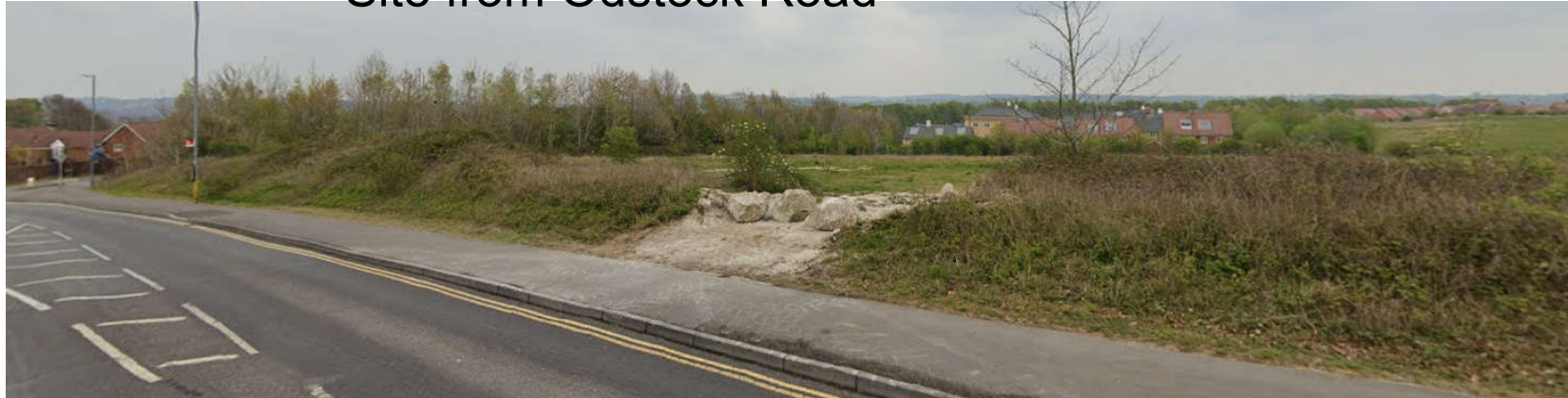
Site through
avenue



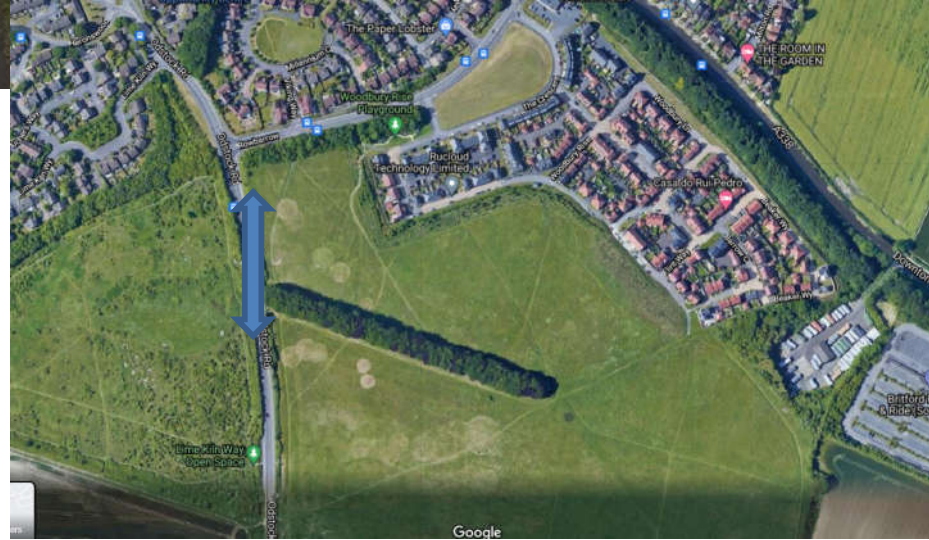
Site from Odstock Road



Site from Odstock Road



Odstock Road and access



Tree belt from Odstock Road



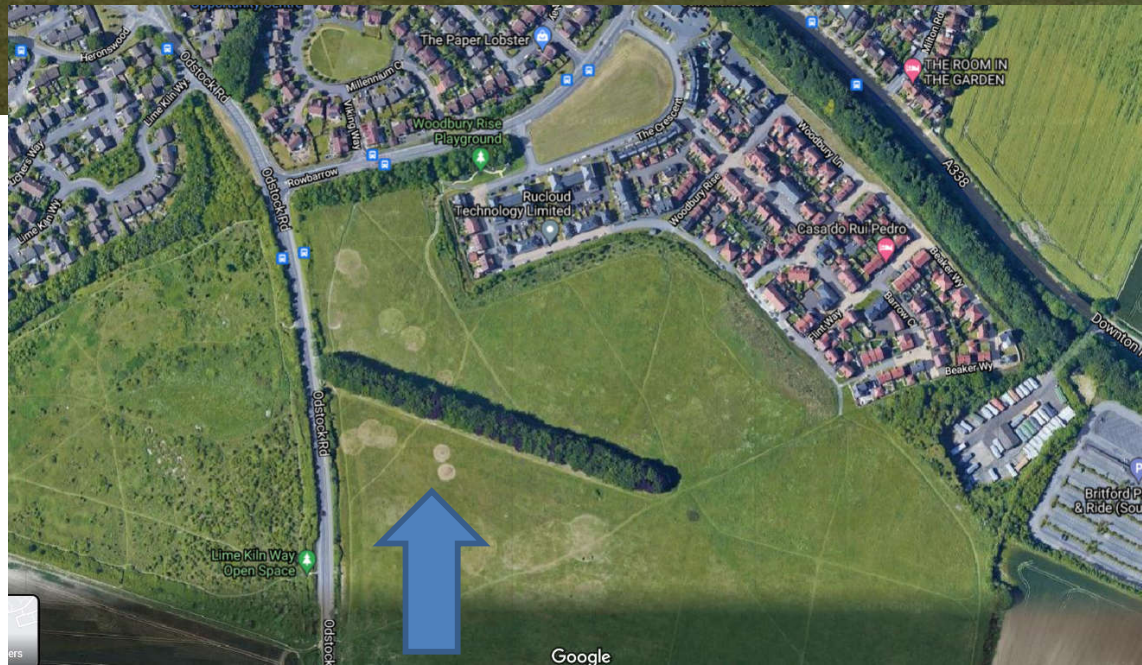
Views of the site from east



Views
across the
site west
to east

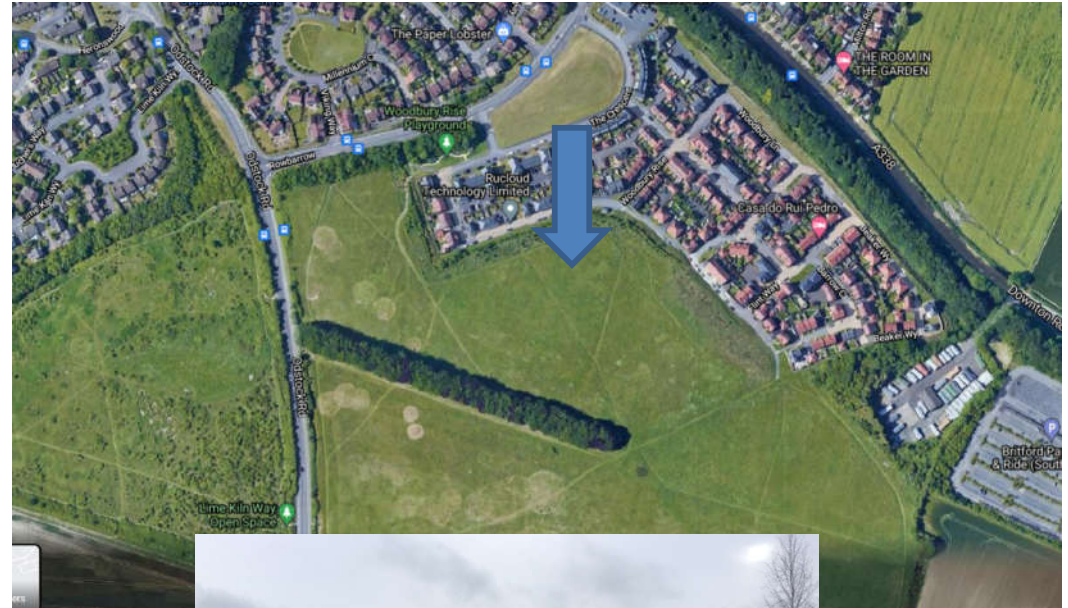


Views of tree line from south

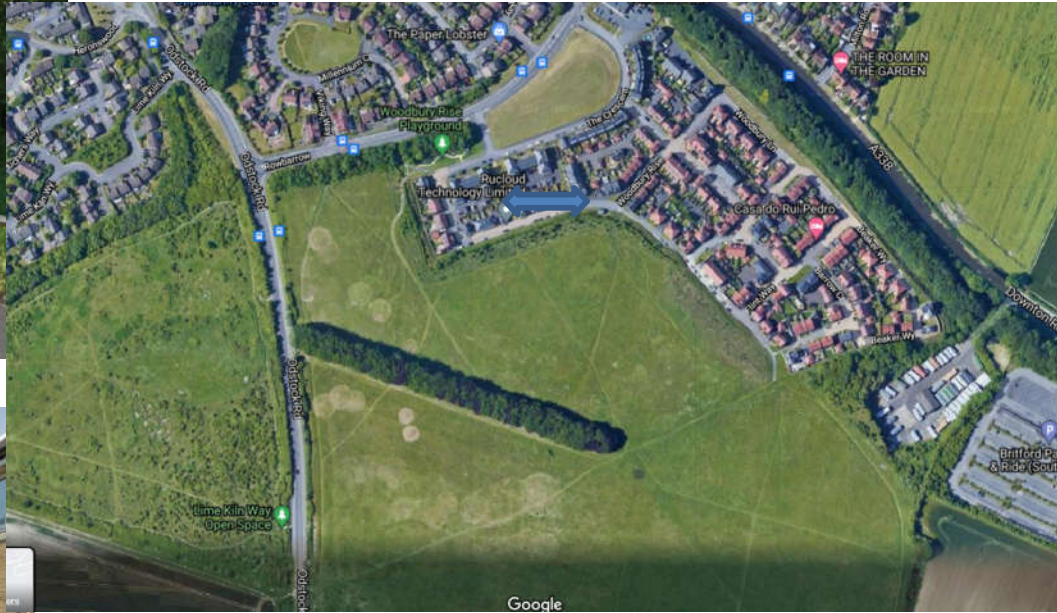


Views southwards from adjacent Rowbarrow

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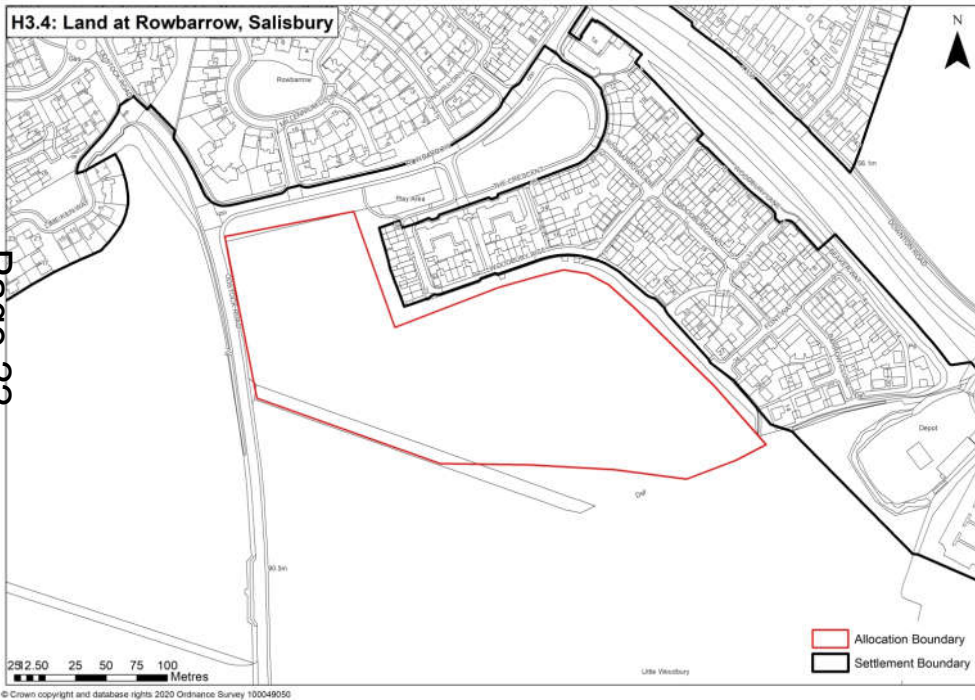
Views along northern edge of site



Site allocation policy

H3.4 Land at Rowbarrow, Salisbury

Figure 5.16 H3.4 Land at Rowbarrow, Salisbury



Policy H3.4

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

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

Development will be subject to the following requirements:

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

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

Design and access statement – Masterplan for

4.0 Illustrative Masterplan

4.1 Illustrative Masterplan

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

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

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

4.2 The Masterplan intended to comprise the following key features:

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



Site allocation Masterplan

5.0 Constraints and Opportunities

5.1 Constraints and Opportunities

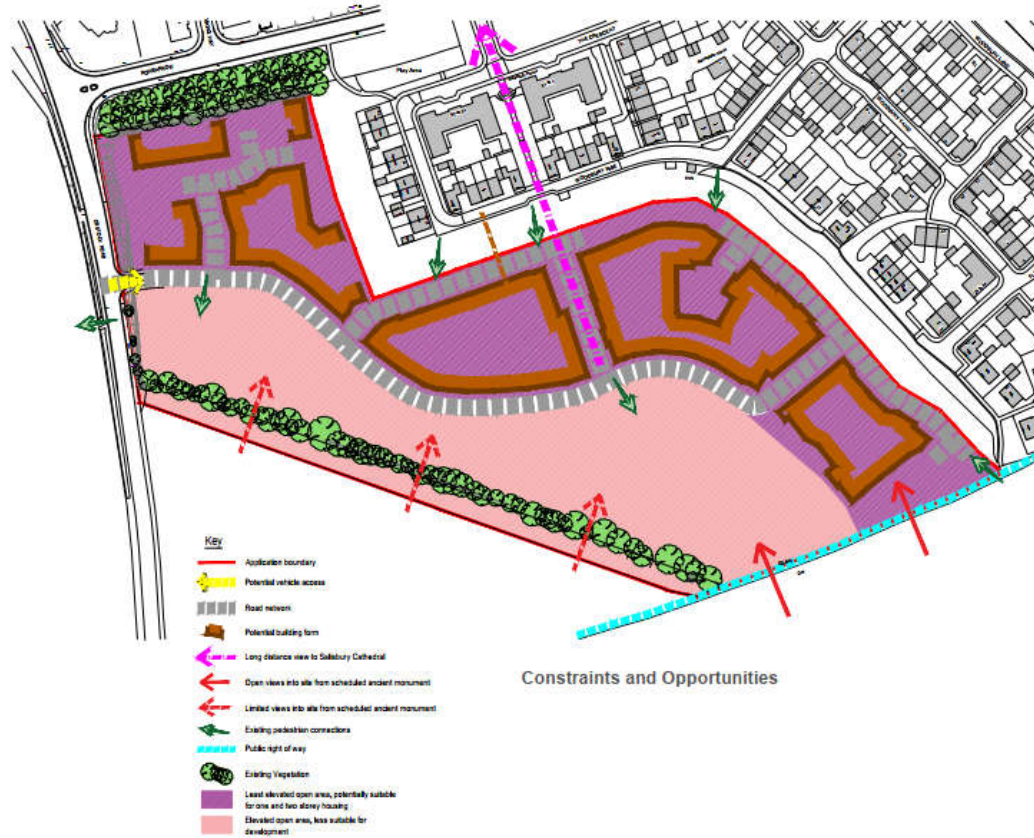
There are significant topographical constraints created by the location and linear nature of the site, together with opportunities for connections as illustrated on the Constraints and Opportunities plan and detailed below.

Constraints:

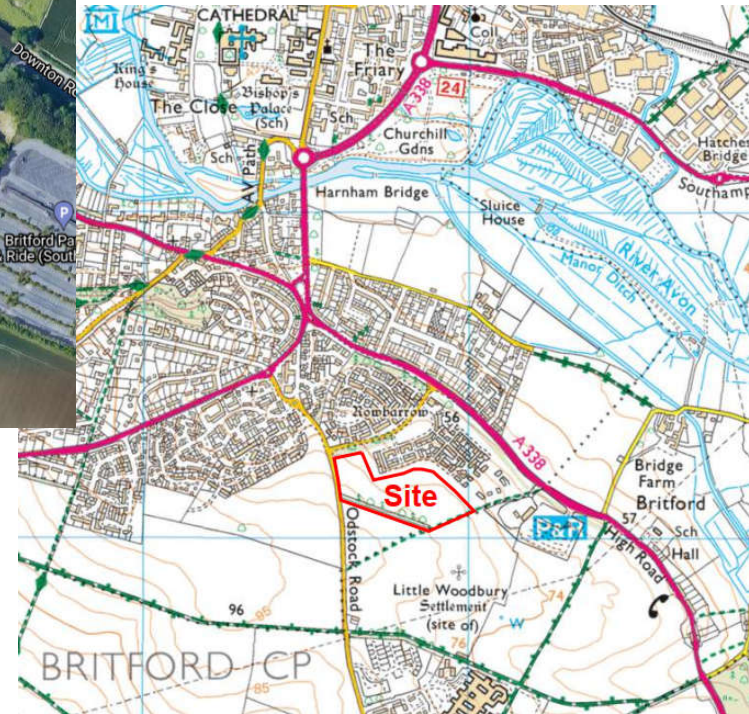
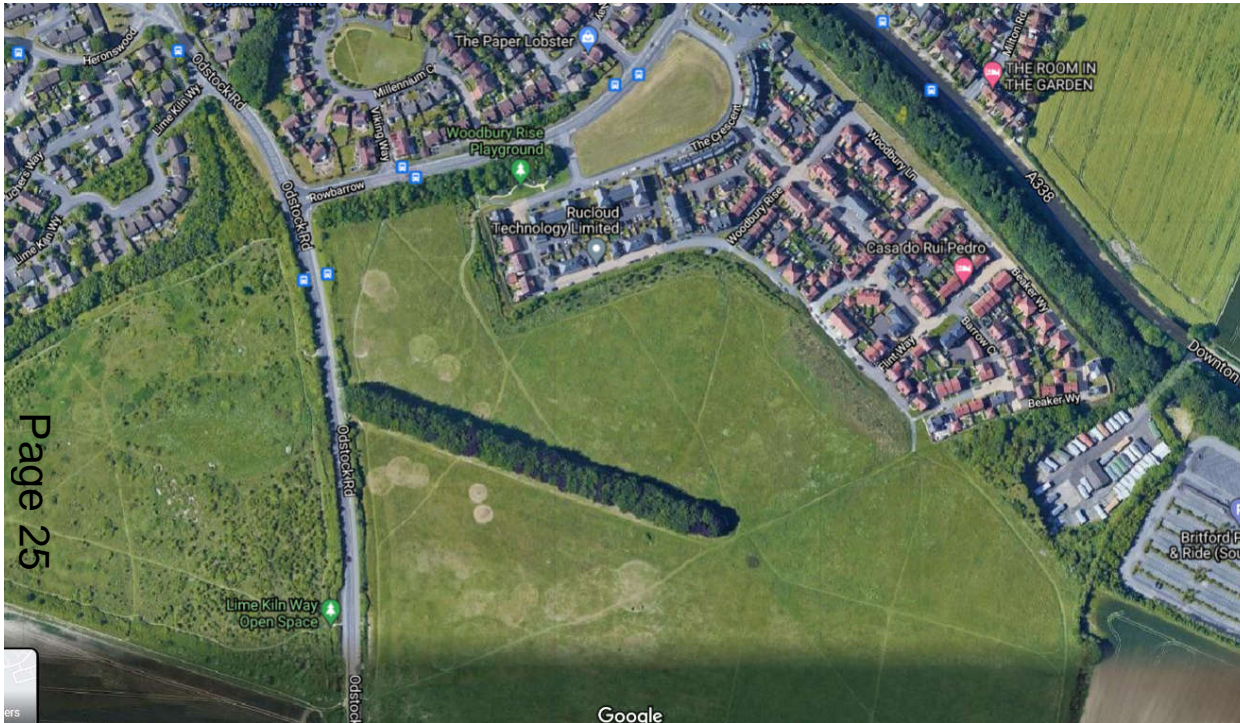
- Respect and retain the mature trees and landscape buffers to the north and east of the site.
- Access with 'right turn lane' on Odstock Road, mid way along the western boundary.
- Ensure neighbouring development is respected.
- Sustainable surface water and drainage solution to consider the change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

Opportunities:

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



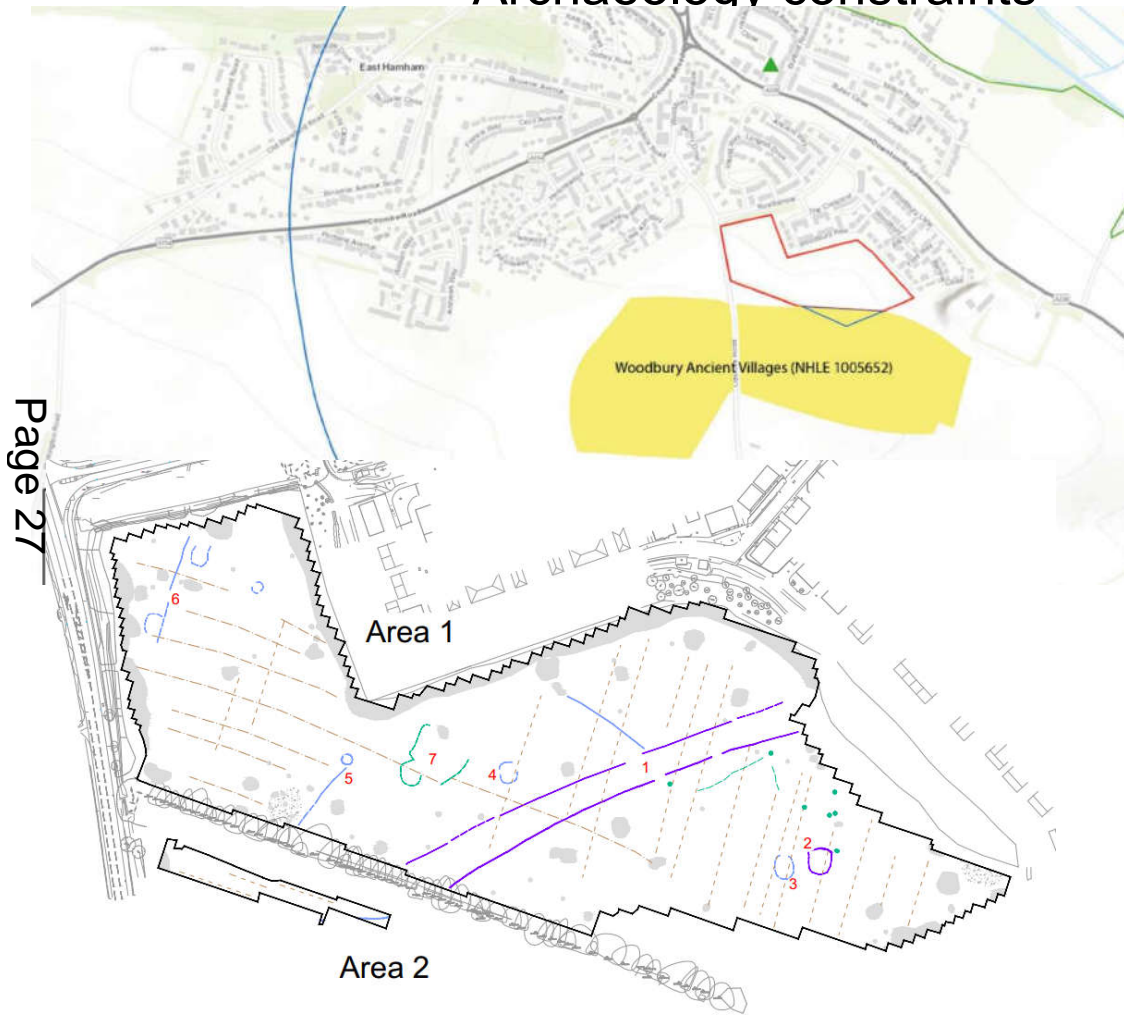
Rights of way, Linkages and paths



Original layout -108 dwellings



Archaeology constraints



- **A trackway leading from and to the Woodbury Ancient Villages**
- **A Bronze Age round barrow**
- **An Early Saxon (6th-century AD?) inhumation cemetery**
- **A prehistoric field system and possible enclosures**

Ecology matters

APPENDIX I: White helleborine distribution map



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



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

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

Revised layout 101 dwellings



Revised layout 95 dwellings



Final Revised layout



Original Landscape masterplan



Plots 1-12



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Plots 04 05



Plots 12-34



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Plots 36-46



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Plots 45-73



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Plots 81-94



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Plot 36- 53



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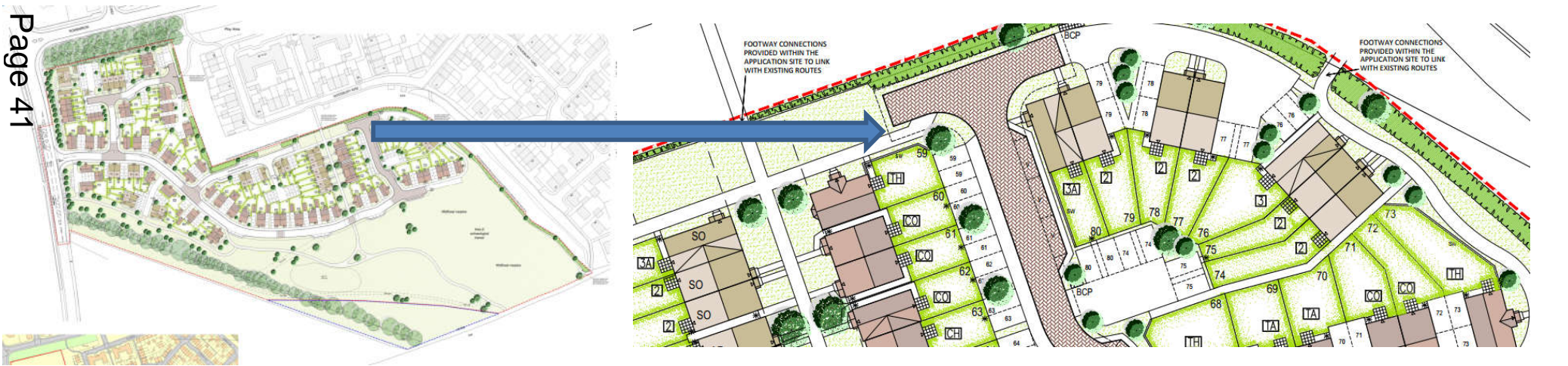
Plots 59-65



Plots 53- 73



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Plots 82 to 95 (houses facing tree belt)



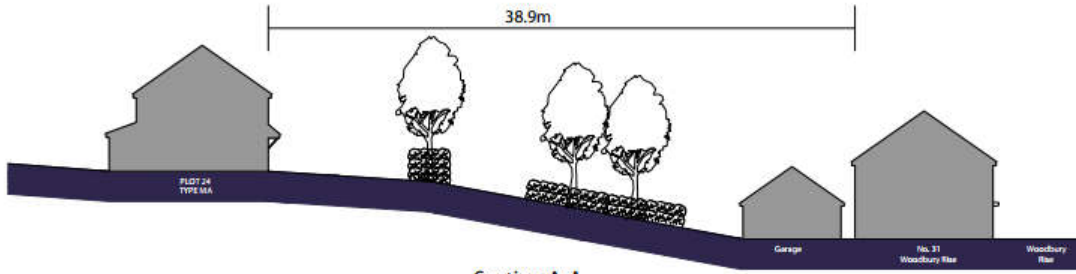
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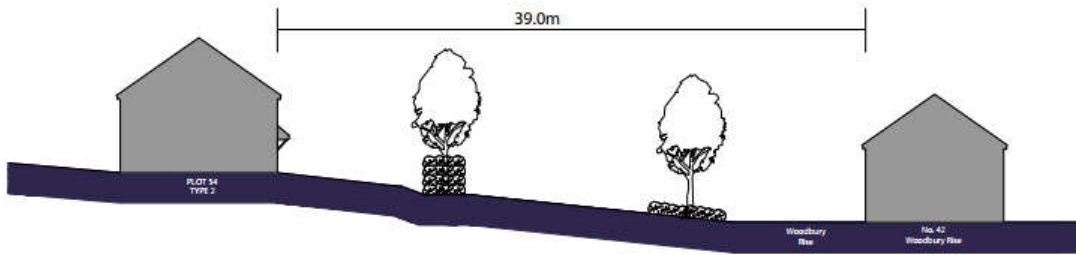
Plots 21-35 (facing north east towards existing Rowbarrow)



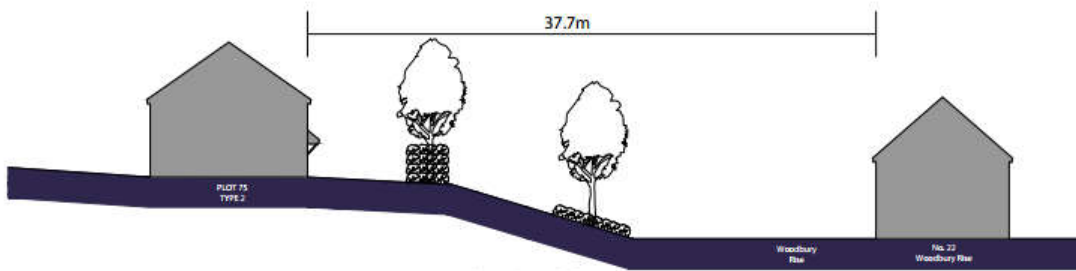
Relationship of new houses with existing



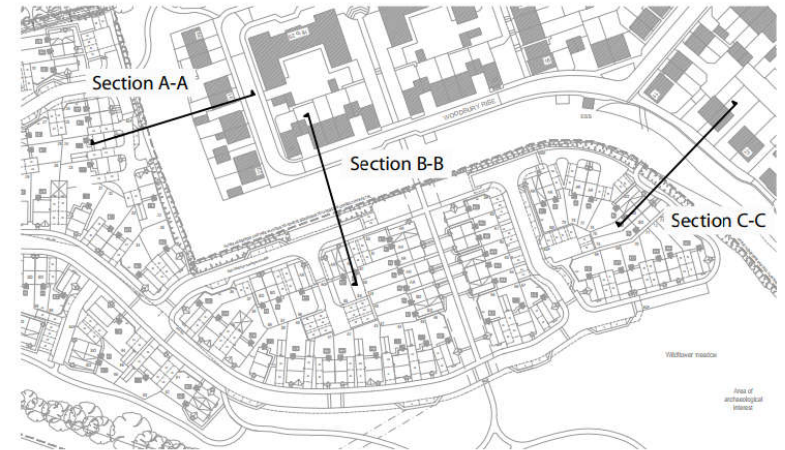
Section A-A



Section B-B



Section C-C



Location extract

Affordable housing



Drawn for
Tenure Layout

Building heights



SINGLE STOREY BUILDINGS



TWO STOREY UNITS



TWO & HALF STOREY UNITS

SINGLE STOREY SUBSIDIOUS

TWO STOREY UNITS

TWO & HALF STOREY UNITS

Materials



	Brick - Red
	Brick - Orange
	Tile Hanging - Red
	Tile - Grey
	Tile - Red

KEY	
	Brick - Red
	Brick - Orange
	Tile Hanging - Red
	Tile - Grey
	Tile - Red

17/01/22 Updated in line with Plans
 12/01/22 Updated in line with Plans
 04/01/22 Updated in line with Plans
 18/10/21 Updated in line with Plans
 Rev. Date Description
 Client **Bellway**
 Project Rowbarrow, Harnham, Salisbury, Wiltshire, SP2
 Drawing No.

Boundary details



1.8m CLOSE BOARD FENCE
1.8m BRICK SCREEN WALL
1.8m LARCH LAP FENCE
GATE

KEY	
	1.8m CLOSE BOARD FENCE
	1.8m BRICK SCREEN WALL
	1.8m LARCH LAP FENCE
	GATE

Parking



	56	ALLOCATED PARKING SPACE
	124	ALLOCATED DRIVEWAY PARKING SPACE
	18	ALLOCATED GARAGE OR CARBARN PARKING SPACE
	24	UNALLOCATED PARKING SPACE
	15	UNALLOCATED CASUAL PARKING

	56	ALLOCATED PARKING SPACE
	124	ALLOCATED DRIVEWAY PARKING SPACE
	18	ALLOCATED GARAGE OR CARBARN PARKING SPACE
	24	UNALLOCATED PARKING SPACE
	15	UNALLOCATED CASUAL PARKING
237 Spaces Total		

Project:
Rowb
Salford
(containing)



Highway Works to Odstock Road

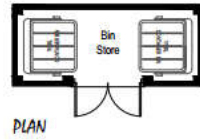
- New Right turning lane
- Pavement/cycleway widened to 3 metres along eastern side of Odstock Road
- Pedestrian refuge provided in Odstock Road

Main aims of Policy H.3.4 allocation

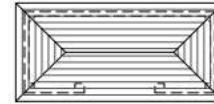
- **sensitive design and layout, which ensures the significance of heritage assets and their settings are not subject to unacceptable harm. This shall be informed by appropriate heritage and archaeological assessments;**
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Final Revised layout





PLAN



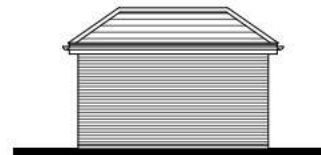
ROOF PLAN



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

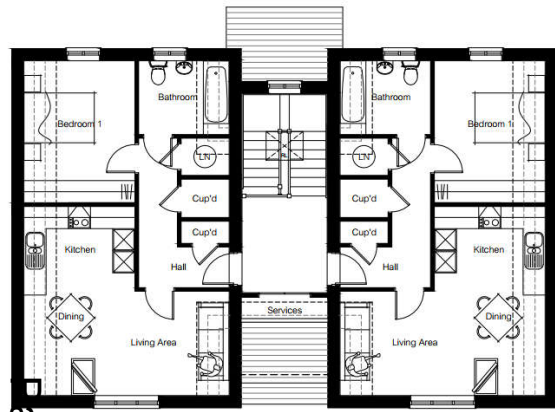


SIDE ELEVATION

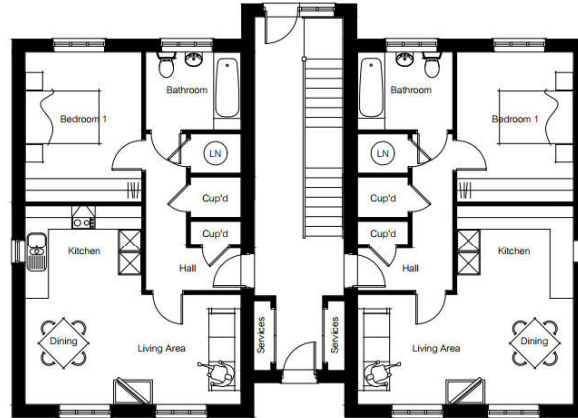


Rev.	Date	Description	Drawn	Checked
		Client Bellway	Scale 1:100 @ A3	Drawn ACG Checked DGP
		Project Rowbarrow, Harnham, Salisbury, Wiltshire.	Date November 2019	File Garages
		Drawing Title Bin Store Plans & Elevations	Dwg.No. P1597.BIN.02	Rev. - Drawing Status PLANNING

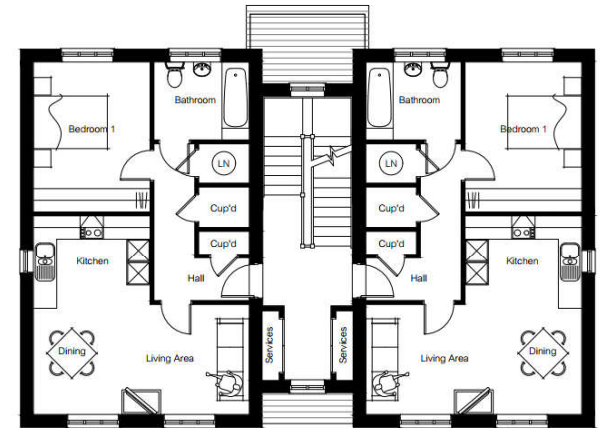




SECOND FLOOR PLAN



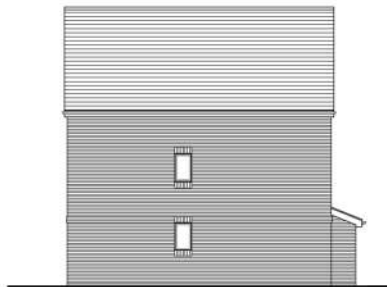
GROUND FLOOR PLAN



FIRST FLOOR PLAN



REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION

7b) PL/2021/07817 & PL/2021/08180 - Church View, High Street, Hindon, Salisbury, SP3 6DJ

Proposed single storey extension to rear to provide ground floor bedroom.

Recommendation: Refuse

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Site Location Plan

Aerial Photography

Location in the High Street and other listed buildings shown hatched



Photo of existing rear elevation

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Photo of existing rear elevation

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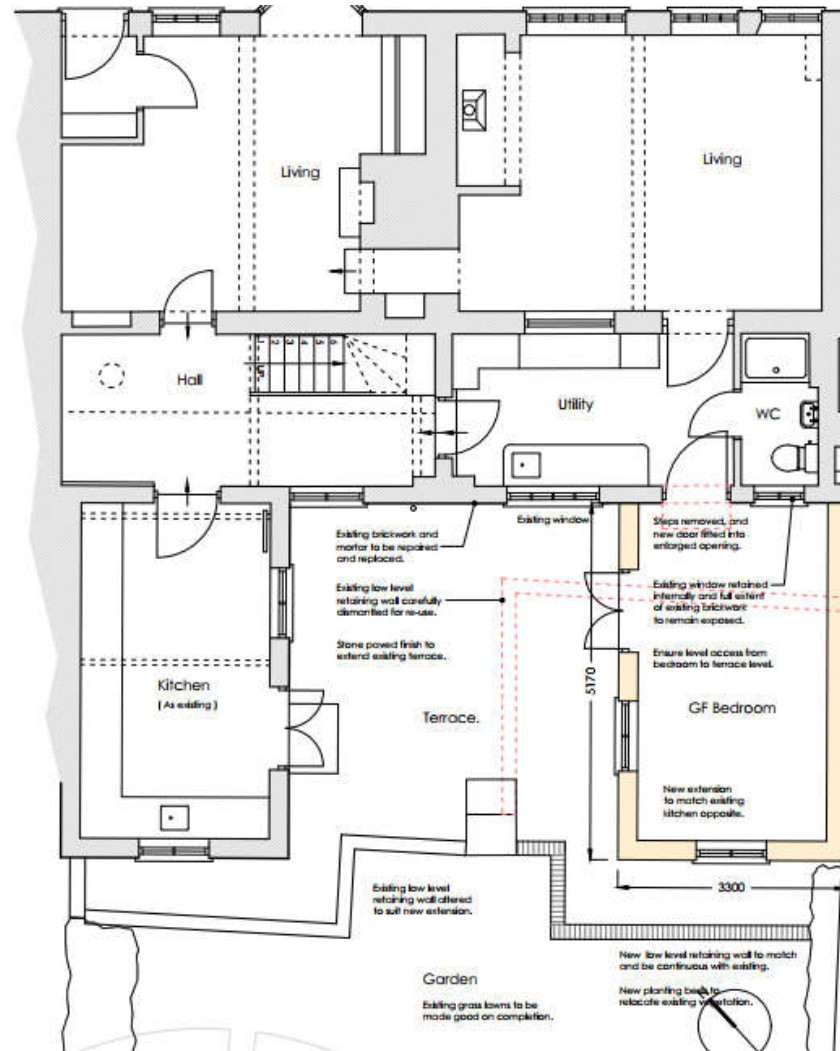


Photo of existing rear elevation taken from garden of Rosemary Cottage



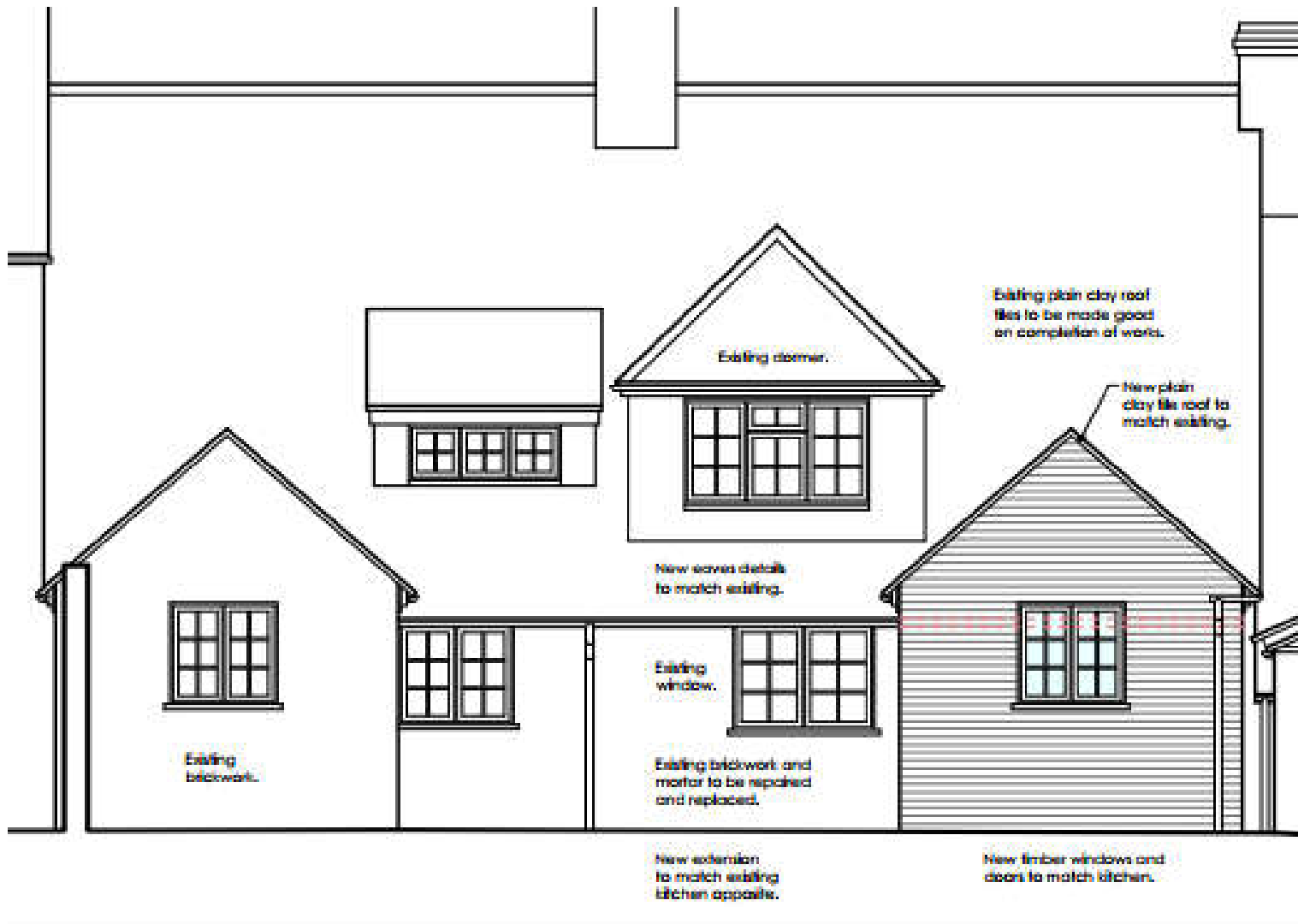
Proposed ground floor plan

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Proposed rear elevation

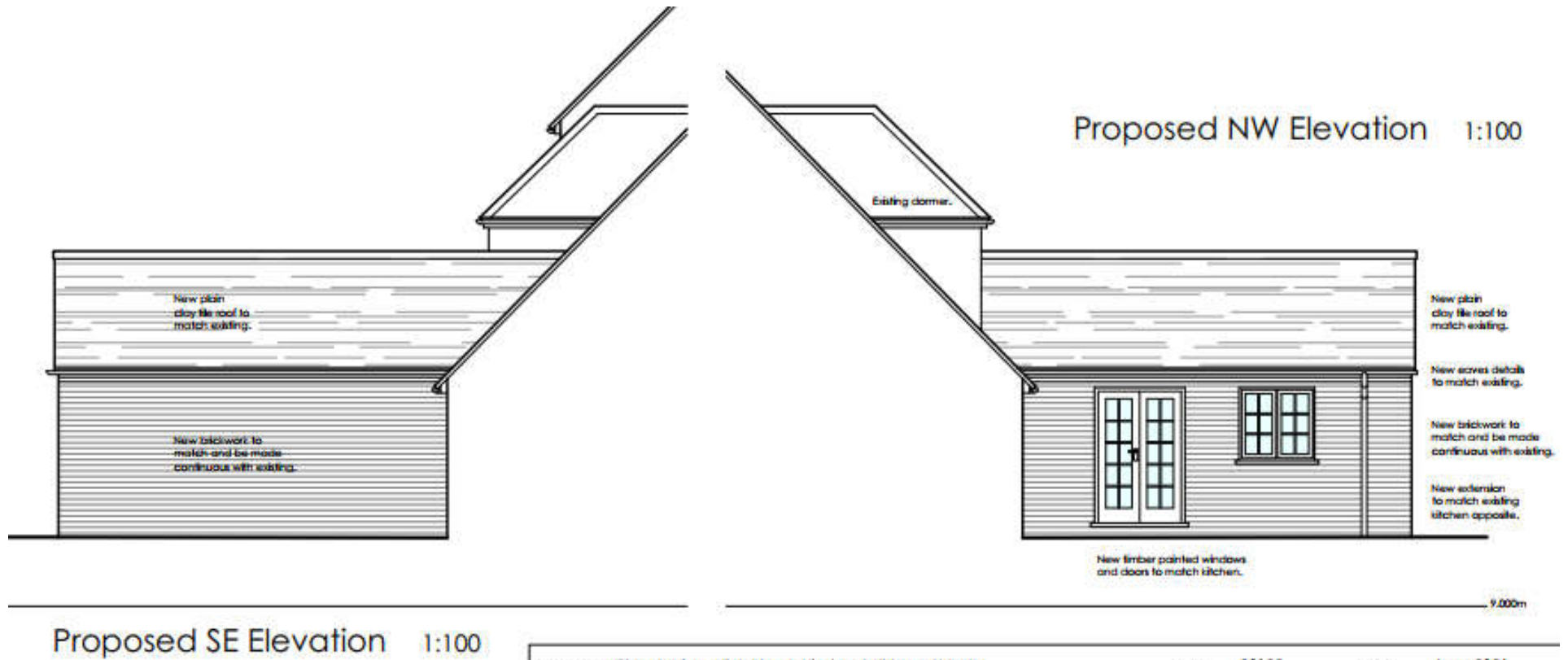
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Proposed SW Elevation 1:100

Proposed side elevations

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Southern Area Planning Committee

3rd February 2022

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