

AGENDA SUPPLEMENT (2)

Meeting: Strategic Planning Committee
Place: Council Chamber - County Hall, Trowbridge BA14 8JN
Date: Wednesday 10 December 2014
Time: 10.30 am

The Agenda for the above meeting was published on 2 December 2014. Additional documents are now available and are attached to this Agenda Supplement.

Please direct any enquiries on this Agenda to Roger Bishton, of Democratic Services, County Hall, Bythesea Road, Trowbridge, direct line 01225 713035 or email roger.bishton@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

11 **Urgent Items** *(Pages 1 - 4)*

Late Representations

DATE OF PUBLICATION: 9 December 2014

STRATEGIC PLANNING COMMITTEE ADDITIONAL INFORMATION

10 December 2014

This is information that has been received since the committee report was written. This could include additional comments or representation, new information relating to the site, changes to plans etc.

Item no. 8 - 14/06624/FUL - Land adjacent to Quarryfields Industrial Estate, Mere BA12 6LA

Response from Wiltshire Council Archaeologist

“The geophysical survey has not identified any significant archaeological features. In some cases, particularly on geologies such as heavy clay, there can be difficulties with identifying smaller or more ephemeral remains. Therefore, in many cases I would recommend that ground-truthing of the geophysical results would be appropriate using a small amount of trenched evaluation. In this case, the geology is sandstone, which the report mentions as offering varying results. However, as the report also states, the potential for this site particularly relates to linear features such as ditches and gullies. Results on this geology are more reliable for such features. I agree with the conclusions of the discussion (para 5.5) that the consistency of the data collected indicates that the survey was effective.

Given the above, I would therefore recommend that further trenched evaluation is not necessary for this site. In addition, based on the results of the geophysical survey, I do not consider it likely that the proposed development will affect significant heritage assets with an archaeological interest. I would not, therefore, recommend any further archaeological work is required as a condition on any planning permission that may be granted.”

Area Development Manager

Recommendation

Approve subject to conditions

Item no. 9 - 14/06780/OUT - Land at The Hill Brush Co Ltd, Woodlands Road, Mere BA12 6BS

Response from Wiltshire Council Environmental Services in relation to Public Open Space

Overview

On the 10.09.2014, Environmental Services – Technical Services Team were requested to provide comment on Application no S/14/06780/OUT. The proposal is for the demolition of existing factory buildings and dwelling known as "Maltot" and erection of 134 dwellings with supporting infrastructure.

Background

No pre-consultation advice on behalf of Environment Services has been provided.

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

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

Consultation Comments: Population Expectation and Provision to be sought

In order to make the development acceptable in planning terms, the standards for the provision of Public Open Space in Association with New Residential Developments are set out in Clause 2 of the Adopted Local Plan – Appendix IV.

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

Clause 7 of the Adopted Local Plan – Appendix IV details how the population level is calculated on any new development. Therefore the Calculation and the Proposed Population level is as follows:

	Number of Bedrooms	Occupants per Dwelling	Number of Dwellings	Population
	1	2	0	0
	2	3	30	30 x 3 = 90
	3	4	100	100 x 4 = 400
	4+	5	4	4 x 5 = 20
Total			134	510

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

Therefore the calculations are as follows:

Population	Calculation	Required Provision Level
510	Equipped Children’s Play Grounds 3.0m ² x 510	0.153ha
510	Casual or Informal Play Space 5.0 m ² x 510	0.255ha

In order to directly relate the Equipped Play Space to the development, it has been noted that there is no proposed provision for onsite Equipped Children’s Play. Therefore there is an onsite Equipped Play Space under provision of 0.153ha. Environmental services request onsite Equipped Play Space of 0.153ha (equivalent to one NEAP and one LEAP on site).

The Casual Play Space is directly related to the development, it has been estimated that there is no functional Casual Play Space on the proposed development and therefore there is an onsite Casual Play Space under provision of 0.255ha. Environmental services request onsite Casual or Informal Play Space of 0.255ha.

Youth and Adult Use

Clause 2 of the Adopted Local Plan –
Appendix IV

Population	Calculation	Required Provision Level
510	Youth and Adult Use $18m^2 \times 510$	0.918ha

It has been noted that the proposed development does not provide onsite Youth and Adult Open Space.

No of Bedrooms	Total Adult R2 Contribution to be sought	Number of Dwellings	Calculation
2	£806.00	30	$£806 \times 30 = £24,180$
3	£806.00	100	$£806 \times 100 = £80,600$
4 (+)	£1,209.00	4	$£1,209 \times 4 = £4,836$
Total		134	£109,616

Therefore the off-site contribution to be sought in lieu of any onsite provision is **£109,616.00** and is to be sought towards a Youth and Adult Offsite Open Space scheme/schemes that is/are directly related to the development. Consultation with Mere Parish Council is underway to detail the scheme/schemes for the contribution to be sought towards.

Summary

As demonstrated above, in order to make the development acceptable in planning terms. The following Public Open Space provision levels are necessary:

- **Equipped Children’s Play Grounds 0.153ha required on-site.**
- **Casual/Informal Play Space 0.255ha required on-site.**
- **Youth and adult Space of 0.918ha (to be met by means of off-site contribution of £109,616 in lieu of the deficit).**

Maintenance Requirements

Developers will be expected to demonstrate to Wiltshire Council that adequate arrangements for the ongoing maintenance of recreational and amenity space associated with the development have been made, such provision will be required in perpetuity.

Conclusion

To give a clear indication of Environmental Services Current Position, an objection is currently held until the above Public Open Space provision levels detailed in the summary have been agreed by means of a s106 agreement.

Response from Wiltshire Council Leisure Services

The Wiltshire Leisure Services Strategy – Indoor Facilities Action Plan 2011 – 2025 was formulated with assistance and funding from Sport England, using the Facilities Planning Model (FPM) (initially carried out in April 2009 and updated in June 2010) licensed from Edinburgh University via Sport England in conjunction with “Quality Survey’s” of existing facilities (carried out by Wiltshire Council) together with other statistical data to give an accurate picture of the present and future in terms of indoor sports facilities.

The Indoor Facilities Action Plan was prepared during 2009 – 2012 following extensive consultation / investigation and adopted by Wiltshire Council during April 2012

The Indoor Facilities Action Plan shows that Tisbury Sports Centre is over “comfortable” capacity in its Sports Hall (91% in 2010) and is lacking in its changing accommodation. The aim of the Facilities Plan is to upgrade all aspects of facilities to a GOOD rating.

The Sport England Facilities Calculator estimates the amount of demand a given population creates for swimming pools, sports halls, indoor bowls and artificial turf pitches taking into account known local (in this case Salisbury) levels of physical activity and converts this demand on indoor leisure facilities into a financial contribution.

For this development, working on 2.3 people per dwelling the Calculator recommends the following contribution based on 120 dwellings (discount for 13 social housing dwellings):

Sports Hall	£50,840
Artificial Turf Pitch	£6,337
Total	£57,177

It is proposed that the contribution is used on the following projects:

- Upgrade the sports hall and changing accommodation.
 - Or on a local Indoor Leisure Facilities project in the vicinity of the development.
-