

AGENDA

Meeting: Southern Area Planning Committee
Place: Alamein Suite - City Hall, Malthouse Lane, Salisbury, SP2 7TU
Date: Thursday 14 February 2013
Time: 6.00 pm

Please direct any enquiries on this Agenda to Pam Denton, of Democratic Services, County Hall, Bythesea Road, Trowbridge, direct line (01225) 718371 or email pam.denton@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

Membership:

Cllr Richard Britton	Cllr Ian McLennan
Cllr Brian Dalton	Cllr John Smale
Cllr Christopher Devine	Cllr Fred Westmoreland
Cllr Jose Green	Cllr Ian West
Cllr Mike Hewitt	Cllr Graham Wright
Cllr George Jeans	

Substitutes:

Cllr Ernie Clark	Cllr Christopher Newbury
Cllr Mary Douglas	Cllr Stephen Petty
Cllr Russell Hawker	Cllr Leo Randall
Cllr David Jenkins	Cllr Ricky Rogers
Cllr Bill Moss	

AGENDA

Part I

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

1 **Apologies for Absence**

2 **Minutes** (*Pages 1 - 12*)

To approve and sign as a correct record the minutes of the meeting held on 24 January 2013 (copy herewith).

3 **Declarations of Interest**

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

4 **Chairman's Announcements**

5 **Public Participation and Councillors' Questions**

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 in person no later than 5.50pm on the day of the meeting.

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. The rules on public participation in respect of planning applications are detailed in the Council's Planning Code of Good Practice.

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 7 February 2013. 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** (*Pages 13 - 14*)

To receive details of completed and pending appeals (copy herewith).

7 **Village Design Statements** (*Pages 15 - 110*)

Report of the Service Director, Economy and Regeneration

8 **Planning Applications** (*Pages 111 - 112*)

To consider and determine planning applications in the attached schedule.

8a **S/2012/1282/Full - Former Highbury and Fisherton Manor School Sites, Highbury Avenue, Salisbury. SP2 7EX** (*Pages 113 - 136*)

8b **S/2012/0814/Full - Land to the North West of Fugglestone Red and Bermerton Heath, Salisbury** (*Pages 137 - 182*)

8c **S/2012/0815/Full - Land North West of the Avenue, Salisbury. SP2 9PS** (*Pages 183 - 192*)

8d **S/2012/1751/Full - Avon Valley College, Recreation Road, Durrington, Salisbury. SP4 8HH** (*Pages 193 - 200*)

9 **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

None

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SOUTHERN AREA PLANNING COMMITTEE

**DRAFT MINUTES OF THE SOUTHERN AREA PLANNING COMMITTEE MEETING
HELD ON 24 JANUARY 2013 AT THE GUILDHALL, MARKET PLACE,
SALISBURY, WILTSHIRE, SP1 1JH.**

Present:

Cllr Richard Britton, Cllr Christopher Devine, Cllr Jose Green (Vice Chairman),
Cllr Mike Hewitt, Cllr George Jeans, Cllr Ian McLennan, Cllr John Smale,
Cllr Fred Westmoreland (Chairman) and Cllr Ian West

Also Present:

Cllr John Brady, Cllr Tony Deane and Cllr Bridget Wayman

1 Apologies for Absence

Apologies were received from Cllrs Brian Dalton and Graham Wright.

2 Minutes

The minutes of the meeting held on 15 November 2012 were presented.

Resolved:

To approve as a correct record and sign the minutes.

3 Declarations of Interest

There were no declarations of interest

4 Chairman's Announcements

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

It was agreed that a site visit be held for Berwick Lane, Steeple Langford should the item come to committee.

5 Public Participation and Councillors' Questions

The committee noted the rules on public participation.

6 Planning Appeals

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

7 19 Southbourne Way, Porton.

Public participation

Mr Keith Elmer spoke in objection to the application
Mr Bob Fiskin in objection to the application

The Planning Officer introduced the report. When this item was considered by committee on 25 October 2012 members had expressed concerns that the built height of the completed development may exceed the approved 750mm and asked officers to visit the site and measure the height with the ward member in attendance. This report detailed the outcome of that visit.

Resolved:

That the report be noted

8 Land at Avonview, Rambling Rose, Hillbilly Acre and Sunhill, Southampton Road, Clarendon.

The Planning Officer introduced the report which sought to update members of the progress of enforcement action in respect of the above sites.

Resolved:

To note the report

9 Village Design Statements

The Planning Officer introduced the report which requested that members endorse the village design statements so that they can be used as material planning considerations in future.

It was noted that an addendum had been added to the statements.

It was requested that the committee write to the Parish Councils thanking them for their hard work in producing these statements.

Resolved:

That, subject to the addition of the proposed addendum, as detailed in the report, the Village Design Statements for:

- (i) Donhead St Andrew**
- (ii) East Knoyle**
- (iii) Hindon**
- (iv) Landford**
- (v) Teffont**
- (vi) West Dean**

be approved as a material planning consideration for the purposes of development management.

10 Planning Applications

10a **S/2012/1240/Full - Land off St Margaret's Close, to the rear of 37 Fowlers Road, Salisbury, SP1 2QP**

Public participation

Mr Christopher Litherland spoke in objection to the application
Ms Ann Harries spoke in objection to the application
Mr Simon Sanders spoke in objection to the application
Mr Tony Allen, agent, spoke in support of the application
Cllr John Brady, local member, spoke in objection to the application.

The Planning Officer introduced the report and drew attention to the late correspondence. A site visit had been held that afternoon.

During the debate members discussed access to the site, the location of the windows on the adjoining properties and potential overshadowing.

It was

Resolved:

Subject to a S106 agreement in respect of offsite open space and affordable housing.

That Planning Permission be GRANTED for the following reason:

On balance it is considered that design and siting of the dwelling will be in keeping with the surrounding area (designated a Conservation Area) while also not prejudicing highway safety, residential amenity or archaeology. Therefore the proposal is considered to conform with Salisbury District Local

Plan saved policies G2, D2, H16, CN8, CN10, CN11, CN21, CN23 as saved within the Adopted South Wiltshire Core Strategy and Adopted South Wiltshire Core Strategy core policies 3, 18 & 19.

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) Development shall be carried out in accordance with the following plans:

S/P/10	Submitted on 30/08/12
SS/P/11	Submitted on 30/08/12

No variation from the approved documents should be made without the prior approval of this Council. Amendments may require the submission of a further application.

REASON: For the avoidance of doubt

(3) No development shall commence on site until details and samples of the materials to be used for the external walls and roofs of the buildings have been submitted to, and approved in writing by, the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: In the interests of visual amenity and the character and appearance of the area.

POLICY: G2 (General Development), D2 (Infill Development), CN8 (Development within a Conservation Area), CN9 (Development within a Conservation Area), CN11 (Development within a Conservation Area)

(4) No development shall commence on site until details of all eaves, windows (which shall be timber painted flush framed casements set back in the wall by half a brick), doors (which shall be timber), dormers (at a scale of 1:10) and the proposed brick string course have been submitted to and approved in writing by, the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: In the interests of visual amenity and the character and appearance of the area.

POLICY: G2 (General Development), D2 (Infill Development), CN8

(Development within a Conservation Area), CN9 (Development within a Conservation Area), CN11 (Development within a Conservation Area)

(5) 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. 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 or the completion of the development whichever is the sooner. 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.

POLICY: G2 (General Development), D2 (Infill Development), CN8 (Development within a Conservation Area), CN9 (Development within a Conservation Area), CN11 (Development within a Conservation Area)

(6) The boundary treatment between 37 Fowlers Road and the application site shall be a brick wall, details of which (including a sample of the materials) shall be submitted to, and approved in writing by the Local Planning Authority.

REASON: In the interests of visual amenity and the character and appearance of the area.

POLICY: G2 (General Development), D2 (Infill Development), CN8 (Development within a Conservation Area), CN9 (Development within a Conservation Area), CN11 (Development within a Conservation Area)

(7) No construction work shall take place on Sundays or Public Holidays or outside the hours of 07:30 and 18:00 on Monday to Friday and 08:00 and 13:00 on Saturdays.

REASON: In the interests of residential amenity

POLICY: G2 (General Development Guidance)

(8) No part of the development hereby permitted shall be first occupied until the access, turning area and parking spaces have been completed in accordance with the details shown on the approved plans. The areas shall be maintained for those purposes at all times thereafter.

REASON: In the interests of highway safety.

POLICY: G2 (General Development Guidance)

(9) The development hereby permitted shall not be first brought into occupied until the first five metres 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.

POLICY: G2 (General Development Guidance)

(10) No development shall commence on site until details of the proposed rumble strip has been submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that the access is laid out and constructed in a satisfactory manner.

POLICY: G2 (General Development Guidance)

(11) No development shall commence within the area indicated (proposed development site) until:

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

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

POLICY: CN21 (Impact on Archaeology) CN23 (Impact on Archaeology)

(12) No burning of waste materials, or burning to clear the land shall be carried out on the site.

REASON: In the interests of residential amenity

POLICY: G2 (General Development Guidance)

(13) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no

additions to, or extensions or enlargements of any building forming part of the development hereby permitted.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements.

POLICY: G2 (General Development Guidance)

(14) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), no windows, doors, rooflights 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.

POLICY: G2 (General Development Guidance)

Informative – Highways

It will be necessary for the applicant to request that the necessary changes to the existing Traffic Regulation Order are undertaken by Wiltshire Council, including the necessary changes to road markings. The total cost will be in the order of £4000 and the applicant should deposit the sum with the Council at the appropriate time in order to ensure that the order and works are implemented to meet the programme of works. It will not be permitted that the new access is constructed until the order is made and the full cost of the order and works have been paid in advance.

Informative – Archaeology

With regard to condition 11 above the work should be conducted by a professional archaeological contractor in accordance with a Written Scheme of Investigation and mitigation agreed by the Local Planning Authority. There will be a financial implication for the applicant.

Informative – Wessex Water

New water supply and waste water connections will be required from Wessex Water to serve this proposed development. Application forms and guidance information is available from the Developer Services web-pages at the website www.wessexwater.co.uk/developerservices

Please note that new regulations will require all sewer connections serving more than a single dwelling to be subject to a signed adoption agreement with Wessex Water before the connection can be made. These new regulations will be confirmed by DEFRA later this year.

Further information can be obtained from the New Connections Team by telephoning 01225 526222 for Water Supply and 01225 526333 for Waste Water.

Informative – Wessex Water

On 1st October 2011, in accordance with the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011, Wessex Water became responsible for the ownership and maintenance of thousands of kilometres of formerly private sewers and lateral drains (section 105a sewers).

At the date of transfer many of these sewers are unrecorded on public sewer maps. These sewers can be located within property boundaries at the rear or side of any premises in addition to the existing public sewers shown on our record plans. They will commonly be affected by development proposals and we normally advise applicants to survey and plot these sewers on plans submitted for Planning or Building Regulations purposes.

More information relating to this transfer can be found on our website. It is important to undertake a full survey of the site and surrounding land to determine the local drainage arrangements and to contact the sewer protection team on 01225 526333 at an early stage if you suspect that a section 105a sewer may be affected.

Informative – Wessex Water

Separate systems of drainage will be required to serve the proposed development. No surface water connections will be permitted to the foul sewer system.

10b **S/2012/1604/FULL - 88 Firs Road, Firsdown, Salisbury. SP5 1SW**

Public participation

Dr Graham Richardson spoke in objection to the application

Mrs Patricia Richardson spoke in objection to the application

Mr Nathaniel Bravery spoke in support of the application

Mrs Helen Bravery spoke in support of the application

Mr Brian Edgeley, representing Firsdown Parish Council, spoke in objection to the application

The Planning Officer introduced the report. During the debate members

discussed other possible locations of the extension and the effect on neighbouring properties.

It was

Resolved:

That Planning Permission be GRANTED for the following reason:

The Council is required to give a summary of the reasons for this decision and its conditions, and a summary of the development plan policies and proposals relevant to the decision and its conditions. These are set out below:

The decision to grant planning permission has been taken on the grounds that the proposed development would not cause any significant harm to interests of acknowledged importance and having regard to the National Planning Policy Framework and the following policies in the South Wiltshire Core Strategy, namely Policies G2, D3, H16.

In accordance with paragraph 187 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the social and environmental conditions of the area.

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) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), the garage hereby permitted shall not be converted to habitable accommodation.

REASON: To safeguard the amenities and character of the area and in the interest of highway safety.

POLICY- G2 (General) D3 (Design)

(3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town

and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), no window, dormer window or rooflight, other than those shown on the approved plans, shall be inserted in the roofslopes of the development hereby permitted.

REASON: In the interests of residential amenity and privacy.

POLICY- G2 (General)

(4) Before the development hereby permitted is first occupied the roof lights within the dwellings roof as shown on drawing 007D, 008D and 009C shall be glazed with obscure glass only (level 3 or equivalent) and the windows shall be permanently maintained with the minimum level 3 or equivalent obscure glazing at all times thereafter.

REASON: In the interests of residential amenity and privacy.

POLICY- G2 (General)

(5) The development shall be carried out in complete accordance with the following drawings:

DRG No. 007D (13th Dec 2012)	13/12/2012
DRG No. 008D (13th Dec 2012)	13/12/2012
DRG No. 009C (13th Dec 2012)	13/12/2012
DRG No. 010B (13th Dec 2012)	13/12/2012

REASON: For the avoidance of doubt

10c **S/2012/1427/Full - Glebe Farm, Hindon, Salisbury, SP3 6ET**

Public participation

Mr P Pollard, agent, spoke in support of the application
Mr John Robertson, representing Hindon Parish Council, spoke in objection to the application

The Planning Officer introduced the report. During the debate issues such as road safety and drainage were discussed.

It was

Resolved:

That Planning permission be GRANTED for the following reason:

The decision to grant planning permission has been taken on the grounds that the proposed development would not cause any significant harm to interests of acknowledged importance and having regard to the National Planning Policy Framework and the following policies in the South Wiltshire Core Strategy, namely saved Local Plan policies G1, G2, C2, C4, C5.

In accordance with paragraph 187 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

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 shall only be undertaken in accordance with the following approved plans:

Plan Ref....	Date
1714-2a...	
Received....	21.11.12....

Reason: For the avoidance of doubt.

- 3) Materials to be used for the external walls and roofs of the building hereby permitted shall match in material, colour and texture those used in the existing stable / indoor exercise barn at Glebe Farm.

Reason: In the interests of visual amenity and the character and appearance of the area.

Policy: C5

- 4) No development shall commence on site until further details of landscaping have been submitted to and agreed in writing by the local planning authority. Details shall include the location and species of new planting, and plans and cross sections of any earthworks such as bunding.

Reason: To ensure a satisfactory landscaped setting for the

development.

Policy: G2, C5

- 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 building(s) 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.

Policy: G2, C5

- 6) There shall be no external lighting of the site or buildings without the prior written permission of the Local Planning Authority.

Reason: To enable the Local Planning Authority to exercise control over the appearance of the lighting installation and/or the level of illumination in the interests of visual amenity and/or highway safety for the users of the adjoining roads.

Policy: G2, C2, C4

11 Urgent Items

There were no urgent items

(Duration of meeting: 6.00 - 8.35 pm)

The Officer who has produced these minutes is Pam Denton, of Democratic Services, direct line (01225) 718371, e-mail pam.denton@wiltshire.gov.uk

Press enquiries to Communications, direct line (01225) 713114/713115

APPEALS

New Appeals

Application Number	Site	Appeal Type	Application Delegated/ Committee		Overturn	Costs Applied for?
S/2012/0175	Broxmore Drove Cottage, Salisbury Road, Sherfield English	Hearing	Committee		Yes	No
S/2012/0616	Adjacent Church Cottage, Portnells Lane, Zeals	WR	Committee		Yes	No
S/2012/1366	Quercus NewbridgeRoad Salisbury	HH	Delegated		No	No

WR Written Representations
HH Fastrack Householder Appeal
H Hearing
LI Local Inquiry
ENF Enforcement Appeal

4th February 2013

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Wiltshire Council

Southern Area Planning Committee

14 February 2013

VILLAGE DESIGN STATEMENTS

Purpose of Report

1. To consider the contents of, and approve as material planning considerations, the following Village Design Statements (VDSs):
 - Durrington
 - Winterslow
 - Swallowcliffe

A copy of each of these VDSs is attached at **Appendix 1**.

Background

2. In 1996 the Countryside Commission (now Natural England) launched the 'Design in the Countryside' initiative, and produced advisory packs to help villages understand the concept, process and method of producing a VDS.
3. VDSs are prepared by local communities. They offer a framework for engaging local people in constructive debate about defining the special character of their village, as a basis for ensuring that new development in their area fits its surroundings and is in keeping with that character. The VDS can help everyone involved in a development to understand local views and perceptions at the outset of the design process.
4. This helps new buildings to be designed in a way that is more likely to gain local support, rather than generate opposition. VDSs provide a tool to help manage long-term change, not prevent it.
5. A VDS contains a descriptive analysis of the relationship between landscape, settlement patterns and buildings. From the survey analysis, the VDS identifies principles to be applied to new developments such as the design of buildings and the spaces between them. The document should benefit local people, developers, new occupants and planners.

6. The Localism Act has provided a renewed impetus to community-led planning and documents such as VDSs play an important part in helping to deliver the Government's Localism agenda.
7. This paper considers and assesses three VDS, all of which fall within southern Wiltshire. The statutory development plan for south Wiltshire is the South Wiltshire Core Strategy which was adopted in February 2012. This includes saved Local Plan policies and provides the policy context for considering development within the villages in south Wiltshire.

Village Design Statement Protocol

8. The Council's approach towards endorsing VDSs is to approve them as material planning considerations in the consideration of planning applications. The rationale for this is set out in the Council's Village Design Statement Protocol attached at **Appendix 2**.
9. The Protocol also sets out the validation checklist that will be used to appraise each VDS to ensure it is fit for purpose and appropriate for the Council to approve as a material planning consideration. This checklist is based on the Countryside Commission's (now Natural England) advisory guidance referred to above and is set out in brief below:

Does the VDS:

- describe the distinctive character of the village and the surrounding countryside;
- show how character can be identified at three levels:
 - the landscape setting of the village,
 - the shape of the settlement,
 - the nature of the buildings themselves;
- draw up design principles based on the distinctive local character.

Has the process of developing the Village Design Guidance met the following objectives:

- worked in partnership with the local planning authority in the context of existing local planning policy and to influence future policies;
- been developed, researched, written and edited by local people? Is it representative of the views of the village as a whole? Has the process involved a wide section of the village community in its production?

Summary of Appraisals

10. Each VDS has been appraised against each of these objectives and the detailed results of each VDS assessment are presented in the templates at **Appendix 3**.

11. To summarise, whilst each of these VDSs is presented in a different way, with some providing more detail than others, all provide a comprehensive description of the village in question and its environs, and identifies its key characteristics. All three of the VDSs present clear guidance to developers as to what should be respected and acknowledged by new buildings in order to help preserve the local scene. Good use of pictorial evidence has been used in all. Therefore, all three of the VDSs appraised are considered to be fit for purpose.
12. The Village Design Statements that are being considered all represent a point in time and so it is inevitable that there are some references in the VDSs that are now superseded. These references are set out in more detail in the attached templates, but relate to historic references to Salisbury District Council and references to the VDS being adopted as SPG/SPD, as at the time of preparation this had been the approach of the former District Councils in Wiltshire.
13. To address these anomalies, it is proposed to add an addendum at the beginning of each VDS in the interest of expediency, rather than having to amend each VDS individually.
14. The proposed addendum reads as follows:

This VDS was produced at a point in time. Therefore, there may be references in it that are now superseded. This includes references to the former Salisbury District Council and the Salisbury District Local Plan. The Salisbury District Local Plan has been superseded by the South Wiltshire Core Strategy, albeit a number of Local Plan policies are saved in the Core Strategy. Similarly, there may be references to policies in the South Wiltshire Core Strategy that at the time of writing were still emerging. However, the VDS is still considered to be compliant with local policy on design matters. Finally, any references to the VDSs being adopted as Supplementary Planning Guidance or as a Supplementary Planning Document are also now superseded, as all VDSs are now approved as material planning considerations by the Council instead.

The VDS has been subject to a recent review by officers and considered up-to-date and relevant, and has subsequently been approved at the Southern Area Planning Committee on 14 February 2013 as a material planning consideration.

Legal Implications

15. No implications other than as already explained in this report. Once a Village Design Guidance has been approved by Committee, full regard must be had to its content in decision making.

Conclusions

16. Subject to the addition of the proposed addendum, it is considered that all the VDSs considered under this report are fit for purpose and should be approved as material planning considerations.

Recommendations

17. It is recommended that, subject to the addition of the proposed addendum, the Village Design Statement for:

- (i) **Durrington**
- (ii) **Winterslow**
- (iii) **Swallowcliffe**

be approved as a material planning consideration for the purposes of development management.

ALISTAIR CUNNINGHAM

Service Director, Economy and Regeneration

Report Author:

Judith Cameron

Senior Planner, Spatial Planning

Economy & Regeneration

The following unpublished documents have been relied on in the preparation of this report:

None

Appendices:

Appendix 1: Village Design Statements for:
Durrington
Winterslow
Swallowcliffe

Appendix 2: Village Design Statement Protocol

Appendix 3: Village Design Statement Validation Checklists for:
Durrington
Winterslow
Swallowcliffe



DURRINGTON & LARKHILL DESIGN STATEMENT

March 2012

Content

Introduction

Village Design Statement

Introduction

Aim

How is the Statement to be used

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History

Settlement Pattern

Open Spaces and Landscape

Buildings and Materials

Roads and Traffic Management

Community Safety for new properties

This Village Design Statement (VDS) complements the Durrington Parish Plan.

The history of Durrington is fully described in section 4 and within the Parish Plan. The purpose of the VDS is not to prevent change, but to help manage acceptable change. The draft VDS was sent to every organisation in the village and a public exhibition was also held to which the village residents were invited. The VDS has been prepared by Durrington Residents in association with Durrington Town Council.

Every planning application is an opportunity to enhance the village. However there are many kinds of alterations and additions to houses for which you do not need to apply for planning permission. For guidance please go to www.wiltshire.gov.uk/householders-guide-3



Aim

The aim of this village design statement is to ensure that the design of any future development and any change to existing dwellings in Durrington are based on an understanding of the village past and present character and of its environmental setting, so that it can contribute sensitively to the protection and improvement of Durrington. The document therefore aims to offer design advice on the preservation of the present character of the village in the relationships between the conservation area, buildings, open spaces, the treatment of boundaries and the planting of trees, and on the wider perspective of the village as a whole, from surrounding viewpoints.

Statement

How is the Statement to be used?

The Statement has been approved by Wiltshire Council as a material planning consideration and is for the use of all involved in the development process. It will also help inform the wider public on the distinctive characteristics of Durrington. This Statement takes account of policies of Wiltshire Council which reflect government guidance.



History

The Parish of Durrington is situated in the Avon Valley about one and a half miles to the north of Amesbury and straddles the A345 Netheravon Road. The parish comprises of the village of Durrington on the east side of the road and the settlement and military establishment of Larkhill to the west. The Parish covers an area of 2702 acres. The name Durrington originates in old English as “farm of doers people” This area has been occupied, though not necessarily continuously, for 5,000 years. To the north east of Stonehenge, the parish contains two important Neolithic sites, Durrington Walls and Woodhenge. Durrington Walls is a bank and ditch henge between 1,500 and 1,700 feet in diameter and encloses some thirty acres. It was constructed as a ceremonial centre around 2,400 BC. The results of archaeological digs by Sheffield University have uncovered evidence of a number of timber circles

like Woodhenge and the remains of hundreds of houses within the Durrington Walls Henge. A paved road or entrance linked the henge with the river Avon. People lived here throughout the Neolithic period growing cereals (mainly barley), keeping pigs and other animals.

Evidence of occupation during the Bronze and Iron Age have been found and on the site of a Neolithic settlement, was a Romano-British village of the late 3rd or early 4th century. Modern history can trace the settlement back to the Domesday Book (1086), which says that in the reign of Edward the Confessor the estate paid tax on 1½ hides of land. There were two estates with a population of about 20 to 25 people from five families. The two estates may represent the later two manors. West End manor was part of the King's estate of Amesbury until 1120 but East End manor had different origins. There has been a church standing in Durrington since the 12th century when it is likely to have belonged to Amesbury Abbey. It was confirmed as belonging to Amesbury Priory in 1179 and so it would appear that there was a church by the mid 12th century, if not earlier. The present parish church is of knapped flint and freestone and consists of a chancel with a south vestry, an aisled nave and a west tower. The church retains many 17th century fittings, including the altar table, pulpit and tower screen. In about 1692 a storm damaged the upper stages of the tower and these had to be rebuilt.

By the 14th century the sheep and corn economy was well developed with the population increasing substantially to 139 poll tax payers in 1377 making Durrington one of the most populous villages in the hundred of Amesbury. In 1399 the West End manor was given as an endowment of the newly created Winchester College.

The settlement remained a prosperous and popular farming community. There are 17th century houses of timber and cob, with thatched roofs surviving in College Road, High Street and Church Street. In 1676 the population was said to be 334 people. All the farmhouses were sited in the village itself as the land outside remained unenclosed.



History

In the early 19th century the open fields and common pastureland were enclosed. The land continued to be worked from 11 farmhouses in the village. The junction of High Street, Church Street and, to the west Hackthorn Road became the centre of the village and the base of a medieval cross was moved into the centre of this junction, where it remains to this day. There would seem to have been a certain amount of unemployment in agriculture as in 1838 the parish vestry collected a rate to raise money to enable paupers to emigrate. In 1889 Lewis Toomes built the Stonehenge Inn, advertising it as a posting house with its own brewery and livery and bait stable. An indication of changing times to come saw the closure of Durrington Mill in the 1880's.

The change began in 1898 when much of the parish was acquired by the Army. From 1889 the part of Salisbury Plain to the north west of the village was used for artillery practice and a camp was set up on Durrington Down. By the First World War there were tented camps known as Durrington, Larkhill and Fargo Camps. In 1914 a light military railway was built from Amesbury to Fargo Camp. The war memorial was built on the base of the ancient cross. From 1920 Larkhill Camp became the Headquarters of the School of Artillery.

The military expansion caused a decline in farming, however the rapid rise in population from 427 in 1901 to 3005 in 1921 brought about the establishment of many shops and businesses. A public auction in 1921 of many acres of land and properties in the village allowed private development of banks, houses and shops on both sides of Bulford Road, a cinema opened on Larkhill Road, two new schools and the Village Hall were built. Initially some were of a temporary nature built from huts and tin moved from the Army Camps at Larkhill.

By the late 1930's there were continuous lines of settlement along the southern boundary of the village from Bulford Bridge to the Stonehenge Inn, including sixty council houses. After the Second World War a large council estate was built south of Coronation Road and was named after the Royal Family (Charles Road, Anne Crescent Phillip Road). Durrington continued to expand in the 1960's and by 1971 the population had increased substantially.

Two private developers created housing estates of affordable family houses from the early 70's. Jennings developed the Avon-down Estate on the east of the village between Bulford Road and the river. This was then extended by Heron Homes who virtually completed all developments on that side of the village. Sims & Co started the Pinckneys Estate on the west side about the same time and other than pockets of infill to date the estate is complete.



History



The village is well served by three schools, three mini supermarkets, a filling station, a number of small businesses and retail shops.

Larkhill also expanded on a more permanent basis. Following the First World War major changes gradually took place; the tented camps were the first to go slowly followed by the semi-permanent huts. By 1928 the light railway closed but permanent building work at Larkhill camp continued including married quarters for officers and soldiers in Strangways and Fargo Road. In the camp two officers' mess buildings were constructed in neo-Georgian style, the Packway Mess and the RA Officers' Mess, Larkhill.

The civilian accommodation in Larkhill has also developed post WW1. In 1929, 36 semi-detached houses on Fargo Road were erected from steel plate surplus to requirements from the shipbuilding industry. These were originally service married quarters but later were sold to private individuals.

A number of small shops and a church have been built along the Packway, which is the through road which bisects the establishment. A Cinema situated along the Packway which served the camp during the early years, unfortunately burned down in the early 1920's and was eventually replaced by another cinema in a different location. This was later called The Globe which remained open until at least the late 1960s. Larkhill is almost a self contained community in its own right. To serve the Military Establishment and its associated married quarters it has sports facilities, shops, a Garrison Church, community centre, race course, golf course and school.



Settlement Pattern

Although the area of the Parish of Durrington is quite large (about 4 and a quarter square miles) and encompasses the village of Durrington, the military garrison of Larkhill, it's supporting married quarters and the civilian areas of the Packway and Fargo Road, the physical boundaries restrict any future large scale major private development.

Durrington Village is restricted to the north and east by the river Avon and the parish boundary, to the west by the MOD owned Salisbury Plain and to the south by the Stonehenge World Heritage Site. The land in and around Larkhill is owned by the MOD with the exception of land to the south, which is in the Stonehenge World Heritage Site.

The areas and limits of development are clearly defined in the Adopted South Wiltshire Core Strategy (SWCS) 2012 and the emerging Wiltshire Core Strategy which, once adopted, will supersede the SWCS. This should be used as the master document by any person or organization considering development in the parish.

As described in the Domesday Book the original settlement of Durrington was a small farming community adjacent to the river Avon which was sold and divided in the 12th Century to become East End Manor and West End Manor. This area has now become the centre of the present day Conservation Area. All the listed buildings located in the Conservation Area are well described in the present Conservation Area and Listed Building Documentation.

From the middle 19th Century the village started to grow as a ribbon development along the three main roads serving the village. Bulford Road, Stonehenge Road and Larkhill Road form a triangle with the Conservation Area forming the northern apex. Following the First World War in the early 1920's large areas of the Manor Estates were auctioned resulting in a rapid growth in the village. A number of redundant tin or wooden huts, freed from military use on Salisbury Plain, were reassembled in the village and clad with brick and tiles. Some remain today.

During the next decade the rapid growth of the village continued with Council housing and private developments within the village road triangle Coronation Road, Meads Road and Windsor Road and their surrounding areas.

Then in the 1970's land outside the road triangle started to be developed,. Pinckneys Estate on the west side of the village and the Avonmead Estate on the east. Finally the Heron Homes Estate attached to the Avonmead Estate has completed the major developments on the east side, with the Pinckneys Estate virtually complete.

Of course there have been small individual developments at the same time as the big estates were being built but these are on small infill plots, which do consolidate the areas.

By the natural boundarys and topography of the area there is only one major area left in the village that can be developed - land between A345 and High Street known as MOD Yard. This has been agreed by consultation with the public in a Land Availability study and is accepted in the current Local Plan.

Although the village has developed over a large number of years and the construction and design is very varied there are some basic fundamental features that set the minimum standard of village and property development.

Settlement Pattern

Local Guidelines

1. Other than a few terraces of very old properties all residential properties have open space or private gardens in the front of the property. A clearly defined building line is an important aspect on most streets and this should be taken into account in new development.
2. Almost all existing residential properties have access from front to rear without having to pass through living accommodation and this design is encouraged for any future new builds.
3. There are a number of paths and passageways linking different sections of development, which encourages people to walk especially to the schools and shopping area. This should be taken into account in new development.
4. The development of tandem dwellings and shared access and driveways is discouraged.



Open Spaces and Landscape



Additional housing inside the present boundaries and especially within the conservation area should be managed by the Wiltshire Council's Core Strategy and Conservation Area Statement. Planners should strictly apply their rules to any alterations to buildings in this older character part of the village. The advice of the Local Highways Authority should be sought re the impact of any proposals that would impinge on the already congested narrow roads and various areas that have inadequate or no pavements for pedestrians. Planting of various indigenous species of trees and shrubs are essential to soften the existing hard landscape in the high density of houses. The landscape could also be improved by the encouragement of planting at the perimeters of the village so that the approaches are softened. The chief example of this is the approach from Amesbury on the A345 at Durrington Walls. The houses at the western end of Larkhill Road are overly prominent for a site of such historical importance.

The beautiful river areas and their essential associated flood plains should be preserved so that they can hold and soak away the increased waters in times of flooding. People who wish to park their cars in their front gardens should gain Council approval of the surfaces used. If new impervious surfaces are used the risk of flooding increases as the water will run off instead of soaking in to the chalk below.



Open Spaces and Landscape

Durrington is a small village that has grown to the size of a town influenced by the Larkhill Army camp which lies to the west of the village on Salisbury Plain.

The Parish is located on the edge of the World Heritage Site (WHS) of Stonehenge, Woodhenge and Durrington Walls; all are areas of archaeological significance. Planning of new developments must be sensitive to this importance so treatments and materials of buildings and landscape must harmonise with their famous setting-



Durrington has increased in development within its boundaries by means of high density infill. The shops and few remaining industries are widely dispersed. The village lacks a “Centre” or “Green” and some relief has been achieved by the development of the Millennium Park which has a large area of grass on which there is a Trim Trail and a BMX Track. There are playing fields at the Recreation Ground near the Swimming Pool complex. Future development must consider areas of green spaces as a breathing area/play area within the houses. The roads are narrow especially near and around the ancient and well maintained Norman Church in the restricted Conservation Area. Any large trees with Tree Preservation Orders in this area must be protected and are unsuitable to have new buildings in their vicinity. The narrow roads have no pavements and are not wide enough for the present traffic volume.

Open Spaces and Landscape



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The land to the west of the village is the open countryside of Salisbury Plain and no development is permitted. It is a good area for walkers when the schedule of the Army training allows. At this Larkhill end of the village some impressive views are afforded from the edges of the housing section, which is sited south of the main road called The Packway. The roads for the larger military houses have good planting of mature trees but the more recent developments need to consider more integration with the farmland and English Heritage owned land at and around the WHS of Stonehenge.

The village is sited inside a loop of the meandering River Avon and so there are picturesque and peaceful areas of countryside and water meadows close by. River Park was created as a section of the river at the edge of a recent housing development, to be managed and enjoyed by walkers, fishermen, paddlers and wildlife watchers. The newly introduced Great Bustard, large bird, has been spotted by some people in the quiet sections of the lood plain. The wonderful vistas of the river contrast with the lack of adequate vegetation in the form of trees and shrubs at the roadsides on the various avenues within the housing. The character of the village would be softened and improved if house owners could be encouraged to plant more trees in their gardens and/ or street corners. There are some keen gardeners who use the allotments to grow fruits and vegetables and more plots should be encouraged in this time of increased self-sufficiency and calculated “food miles”. Many of the older houses have large ample gardens but newer properties suffer with much smaller plots. Planting which is useful to wildlife particularly the birds, butterflies and bees will add to the ambience of the area and the pollination of the crops.



Open Spaces and Landscape

Local Guidelines

1. Planting of various indigenous species of trees and shrubs are essential to soften the existing hard landscape in the high density of houses. The landscape could also be improved by the encouragement of planting at the perimeters of the village so that the approaches are softened.
2. The beautiful river areas and their essential associated flood plains should be preserved so that they can hold and soak away the increased waters in times of flooding. People who wish to park their cars in their front gardens should gain Council approval of the surfaces used.
3. Planning of new developments must be sensitive to the World Heritage Site of Stonehenge, Woodhenge and Durrington Walls so treatments and materials of buildings and landscape must harmonise with their famous setting.
4. The creation of open spaces and/or a village green area in any future developments are vital to improve the quality of the village character and the building development of existing open spaces should be discouraged.

Buildings and Materials(Durrington)



Overview

The historic core of Durrington reflected by the designated conservation area, is the northern part of the village and is centred around the High Street, Church Street and Hackthorne Road. The Conservation Area is characterised by traditional vernacular elements including chalk cob walls and thatch, as well as features such as mature trees.

The main part of the settlement to the south is characterised by mainly one and two storey residential development in 1960s-1990s designs and layouts of lesser merit. There is a mixture of housing types here, predominantly pitched roof, detached and semi-detached houses and bungalows, as set out in detail in the Village Housing Statement below.

There are very few residential properties in Durrington or Larkhill which face directly onto the Highway. Very few do not have gardens to the front and rear. Most properties have some means of access from front garden to rear without passing through living accommodation. Both the Village and Larkhill have views to the open countryside on their borders.

Durrington reflects many building styles across the width of its Parish which date back to the 12th century and possibly further. The Parish consists of a variety of housing sizes, styles, orientation and materials. Nevertheless, the original character can still be found in places, particularly in the conservation area, and including buildings such as The Ramblers on Bulford Road, and East End Manor and West End Manor.

DURRINGTON

LOCAL AREA	GENERAL CLASSIFICATION	TYPES OF PROPERTIES	FABRIC BUILD	INFORMATION ON LOCATION
Pinckneys Way, Downland Way, Longfield Close, Westfield Close Willow Drive, Maple Way Rowan Close	Residential Housing	Mixture Detached Bungalows, Detached , Semi Detached Houses, Terrace Houses	1960's to present day, Brick under Tiles, Stone Walls under Clay Tiles, Some Painted Rendered walls or panels and hanging clay tiles and Concrete tiles	Leads to Millennium Park and BMX Cycle Track
Stonehenge Road Leading to High Street	Residential Housing, Public House, and outbuilding used for other uses. Recreational facilities, Retail outlet and Village Hall	Detached Bungalows, Semi Detached Bungalows, Detached Houses and Semi Detached Houses	1930's through to 60's and present day. Bricks under Concrete tiles some with slate. Converted detached house to Mini Market. REEMA bow top roof assembly unit Village Hall. Car Park	Conservation from Pinckneys Farm House to Cross Stones Thatch House Circa 16 Cent. Estate Agent and lettings. Supermarket, Caravan Park FP's To Recreation Road and and Poores Road. No Pavement upper High Street to Cross Stones.
Larkhill Road, Bulford Hill,	Residential Housing, Commercial and Retail Outlets. Vet Service	Bungalows Detached Houses Semi Detached Houses, Terrace Houses. Mobile Home Park. Builders Yard	1930's to 90's Painted Pebble dash walls under Concrete tiles, Some walls hung with tiles to frontage, Some Brick, Low level built Vet Surgery, Some walls under Slate	Concrete Silo, Car Service, Storage yard and Filling station, Open Spaces to Fields and Historic Neolithic site of Durrington Walls. FP To Pump Station along River Avon. Main Road to Bulford Via Bridge over Avon River

LOCAL AREA	GENERAL CLASSIFICATION	TYPES OF PROPERTIES	FABRIC BUILD	INFORMATION ON LOCATION
Meads Road	Residential Housing	Bungalows, Detached Houses, Semi Detached Houses, Terrace Houses	1930's to 70's Brick, some converted Timber Houses all under Tiles. Some painted walls	FP to Phillip Road
Netheravon Road	Residential Housing, Open Fields and Farm	Semi Detached Houses, Terraced Houses and Farm Buildings, Bungalow	Late 1920's to 30's Brick with Mock Tudor panel, some painted pebble dash walls under Concrete tiles	Faces A345 to front and Open land to rear. FP to Village and FP to Larkhill
Marina Road, Marina Crescent Marina Close	Residential Housing	Detached Bungalows, Semi Detached houses, Semi Detached Houses some with bays	1930's to 50's and 60's Some bay fronted Brick Under Tiles. Some painted and Rendered	FP to Meads Road
Windsor Road, Windsor Mews, Downleas, Ridgemount	Residential Housing	Detached Bungalows and Houses, Semi detached and Terraced houses	Tyrolean painted walls, Some brick, Rendered and Painted Walls under concrete tiles	Site of a Durrington Manor
Coronation Road, Charles Road, Phillip Road, Ann Crescent, Andrews Close, Poores Road, The Avenue, Addison Close	Residential Housing, Disused Church used for commercial work	Bungalows, Detached Houses, Semi Detached and Terraced Houses, Separate Garage Blocks, Senior Citizens Bungalows	30's 50's and 60's up to present day. Painted brick walls, together with unpainted walls, some pebble dashed and some grit paneled over concrete REEMA units under concrete Tiles. Some with Dorma Roofs lights. Builders Office	Grouped Senior Citizens Bungalows. FP to High Street and School Drive
Avondown Road, Birchwood Drive, River Way	Residential Housing	Detached Housing, Semi and Terraced Houses, Separate Garage Blocks	1960 to 1970	FP to Recreation Ground

Glendale Road, Avondown Road South end, Yewtree Close, Reed Walk, Lily Walk, Heron Walk, Cygnet Drive, Swan Close,	Residential Housing, School	Detached Bungalows, Detached Houses, Semi Detached and Terraced houses	1960's to 70 mainly, some earlier. Builders yard. Brick and shiplap panels under Concrete Tiles	Recreation Ground, Swimming Pool, and College Public entrance, Sports Hall, Access to River Park Walk
Recreation Road	Residential Housing, School	Detached Bungalows, Detached Houses, Semi Detached	1960's to 70 mainly, some earlier. Builders yard. Brick and shiplap panels under Concrete Tiles	Recreation Ground, Swimming Pool, and College Public entrance, Sports Hall
Bulford Road	Residential Housing, School, Retail outlets, Church, Public House, Library, Dr Surgery	Detached Bungalows, Detached Houses and Terrace houses, Block of Flats	Brick, Render and painted, Pebble dash, Flint and Stone, under Slate, Tiles and Thatch. Flats at southern end Two story with Roof lights Leads to Conservation area at Northern end.	No Central shopping point, outlets throughout the length between housing. Take away and Restaurant, Public house, Chemist, DIY Merchant, Junior School, Dr's Surgery, Architects Studio, Ladies and Gents Hairdresser and Barbers. Two mini Markets. Conservation area from Public house North end.
Robin Hill Lane, Corner of Bulford Road and Bulford Hill	Residential Housing	Detached Bungalows	Painted Render under Tiled Roofs	Site of Archeological Interest. Possible grave yard of Roman or Anglo Saxon origin
School Road, Milston View	Residential Housing, School, Commercial Facilities	Detached Bungalows, Houses, Semi Detached and Terrace Houses	Mainly brick, some Render and Painted Under Concrete Tiles	FP to the Ham Infants School

<p>Conservation Area: High Street, Church Street, College Road, part of Hackthorn Road,</p>	<p>Residential Housing, Church, Cross stones War Memorial,</p>	<p>Detached Bungalows, Detached Houses, Semi Detached and Terrace Houses</p>	<p>Some circa 15c/16 c, Cob Walls Under Thatch, Old Farm house, Flint and Stone. Smooth Render painted, brick walls, some under concrete and some Slate. Some date from 30's and 50's to present day</p>	<p>Large Georgian Manor house set back off main road. Detached houses and Cottage to rear. War Memorial at Cross Stones pre dates Memorial possibly prayer stone built from church steps, 12c Church Flint and stone built. Clock Tower area part of 9c Amesbury Abbey estate. FP to Bulford Road</p>
<p>Hackthorn Road, Hackthorn Corner</p>	<p>Residential Housing</p>	<p>Detached Bungalows. Detached Houses, Semi Detached and Terrace Houses.</p>	<p>Modern Brick, some painted panels. Laminated Wood frame and Glass. Some Cob and Thatch. Laminated Wood Frame and Glass Construction Under, Slate, Tiles</p>	<p>One Tudor Style house half beam panel walls FP to Foot bridge over Avon River to Milston. FP over A345 to Martin Bushes Lane and Salisbury Plain</p>
<p>The Ham</p>	<p>Residential Housing</p>	<p>Detached Bungalows, Houses, Semi Detached and Terrace</p>	<p>Modern Brick, some painted render walls under Tiled Roof most from 60 and 70's</p>	<p>Ancient track road leading to Milston via Footbridge to Milston over the Avon. Track leads over the river and the plain to the East through Drove.</p>

Buildings and Materials (Larkhill)



LARKHILL

LOCAL AREA LARKHILL SOUTH EAST	General Classification	Type of Properties	Fabric and Build	Information on Location
Tombs Road, Goodbody Road, Calouhoun Road, Wood Road, Lawson Road Pownall Road, Towell Road, Mears Road, Wells Road Fargo Road, Lawson Road Tree lined reservation between Tombs and Wood Road	Married Quarters Residential area Contractors Stores Site of old Airfield C1912	Semi detached Houses Terraced Term Contractors Stores	REEMA terraced Block Concrete build under tiles. Brick, Rendered and Painted, Pebble Dash, Hanging tiles, Some with Bay Fronts All under Tiles Small front Gardens to some Concrete Construction Sheds with Corrugated roofs	East of Garrison Nr Woodhenge and 'Durrington Walls' To the North lies the First Military (Army) Airfield. Areas of Woodland. nearby These Buildings are what that is left of Airplane Hangers C1912
Strangways, Steel Houses Off Fargo Road	Married Quarters Residential area Residential	Detached Semi Detached	Brick, Painted upper panels, Some with Bay Fronts, Most with Tiles, Some with Asbestos composite Tiles Originally Steel Framed and Plate Walls, Under tiled Roof. Now Modified	At the South of the Fargo overlooking disused Rail track and the Trafalgar battle Tree Alignment FP to Countess road North and FP to Kings Barrow and A303 Tree border to rear in line with the Curses and Stonehenge.
Northern Terrace, Bidoulph Road, McNeil Road,	Married Quarters Residential Garrison Church	Semi Detached	C1970 Brick Built under Concrete Tiles Brick under Lead Roof	Set back off the Packway Road overlooking open fields to front and Plain to rear

LARKHILL NORTH WEST to SOUTH WEST	General Classification	Types of Properties	Fabric and Build	Information and Location
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<p>Alanbrooke Road, Armitage Sq, Bingham Road, Cocks Close, Douglas Brown Way, Gardiner Road, Gore Road, Heath Sq, Howard Vyse Road, Lightfoot Road, Milne Cres, Watson Road, Willoughby Road, Wilson Road.</p>	<p>Married Quarters Residential area</p>	<p>Semi Detached Houses Blocks of Flats Medical and Dental Centre plus Ambulance service</p>	<p>Brick Painted upper panels, Pebble dash, Some Bay Fronted, UPVC Shiplap Panels, Stained Wood Shiplap Panels and Walls under Tiles and Slate</p>	<p>Some Properties overlooking Farm land RUPP to Cursus and Stonehenge. Some overlooking Tumuli</p>
<p>Packway South Side</p>		<p>Garage Blocks Durrington Down Farm Supermarket Public House Social Centre Schools, Community Centre and Nursery. Catholic Church</p>	<p>Concrete Blocks, with Steel Corrugated roof Asbestos walls and Roof on Steel Frame Glass Fronted, Brick Walls under tiled roof Stone and Brick under Tiled Roof Brick under Tiled Roof.</p>	<p>Two blocks of six of Road</p>
<p>Packway North Side</p>		<p>Shop Arcade and Offices, Post Office, Newsagent, Cafe, Restaurant, General Store, Take Away Food.</p>	<p>Painted Render Walls, Hanging Tiles, Painted Pebble Dash, Painted Brick, Under Tiles. One Flat Roof with Parapet wall</p>	<p>Balanced Retail Area</p>

Buildings and Materials

Local Guidelines

1. There are very few residential properties originally constructed with flat roofs. Any flat roofs now result from dormer windows being added. Garages and outbuildings have been constructed with flat roof but not the main property.
2. There are few residential properties higher than two stories. Some properties have converted the roof space and added dormer or roof light windows but have not increased the overall height of buildings.
3. New development must satisfy modern needs, exploit new technology and building methods, and use them to create a desirable development that works with its environment to seamlessly integrate with the local area.
4. It is helpful to consider the visual impact of developments from all angles and from longer distance. Accurate perspective (isometric) drawings or street scene views to show how new developments would appear in relation to their neighbouring properties and in the wider street scene could be very useful.
5. Examples of inappropriate designs, materials and layouts within the village should not be used as a precedent for further inappropriate use of these features.

Roads and Traffic Management

Durrington and Larkhill are dissected by the A345 which is a secondary route from Salisbury to Marlborough in the north. The A3028 leads from the A303, the key arterial road to the west country, and goes as far as the Larkhill roundabout where it continues as a third class road through Larkhill Army camp and on to the west via Shrewton. These roads carry local commuter traffic. When A303 traffic slows to a crawl, significant volumes of traffic which includes large goods vehicles use the A3082 as an alternative route to bypass the busy A303 Junction at Countess Roundabout and the Stonehenge section of single carriageway. This high volume of through traffic is a feature of this area on busy weekends and bank holidays. The use of these routes adversely impacts on their use by genuine local traffic.

The minor roads through the village vary in width with narrow choke points where some vehicles must pass with caution. This is certainly a feature in the Conservation area on the northern edge of Durrington. These roads were never designed to cope with the current traffic volume; speeding vehicles and pedestrians are a dangerous combination on these roads. The reduction of speed limits would be welcomed and some re-alignment of junctions for easier bus use would improve vehicle movements. Church Street, High Street and Hackthorn are considered dangerous areas and improvements on traffic management are required. There needs to be adequate provision for pavements for all roads and cycle ways provided to connect to the villages further up the valley, south to Amesbury, south east to Bulford and west to Larkhill.

People should be encouraged to park their cars in their garages or driveways to keep the roads clearer. The car park for the Swimming Pool and Avon Valley College is inadequate and consideration should be afforded to increase the capacity to cope with school buses. The corner at Sainsbury's is dangerous because people park on the double yellow lines to access both the shop and the Auto Teller Machine (ATM). The village hall car park is nearby and this adds to traffic movements and congestion issues.

There are several dangerous junctions e.g. Stonehenge Road junction with the Larkhill Road, the mini-roundabout at the junction of Bulford Road and Larkhill Road and also the cross roads at Bulford Road with Recreation Road particularly at the start and end of the school day. There are many existing pathways that need new surfaces and general improvements due to land slippage or installation of cable networks. The pathways to Milston and Briggerston near the river are in a poor state and are used regularly by walkers and cyclists. There are a few areas with drain blockages in severe weather. On the dip in the road close to The Packway water collects and at times the whole road is flooded and dangerous. There are sections of roads at Hackthorn, High Street, Poores Road and Bulford Road that suffer similar floods and the Local Highway Authority should take this into account when planning applications are submitted.



Roads and Traffic Management

1. The highway authorities should be aware of the potential danger of excessive volumes of traffic in and near the Stonehenge/ Countess Roundabout Junctions that seek alternative time saving routes through Durrington and Larkhill when the A303's traffic flow is seriously curtailed.
2. Future developments must not further saturate the communities' busy narrow roads with cars, buses and goods vehicles which will add to potential traffic chaos. Suitable pedestrian and cycle links should form part of the overall plans. Efforts are required to minimise vehicle traffic on the High Street and Church Street of Durrington as the roads are both narrow and devoid of adequate pavements. This indicates that new road priorities and passing spaces could be introduced.
3. Speed limits could be reduced to take account of the narrow roads and high volume of use. The Larkhill Packway could be reduced to a lower speed limit to take account of young children who cross this road by the Zebra Crossing.



4. New and converted properties have adequate storage facilities to negate the use of garages as a primary storage area.
5. Garages of adequate size to accommodate cars which will ease the need to park on the road.
6. Any new roads should blend in character, sizes and materials with the village character.
7. People should be encouraged to park off the highways and all new developments should be in line with Wiltshire Council's parking standards. .

Community Safety for New Properties



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Input is vital into any new planning development at the consultation stage so that the following are considered:

- 1. Road layouts preferably cul-de-sacs as opposed to through routes**
- 2. No open communal tarmac garage areas to avoid dumping of cars, rubbish or meeting points for anti-social behaviour**
- 3. Adequate street lighting of footpaths, play areas and roads**
- 4. The siting of play equipment or play areas including green spaces to be overlooked by housing thus giving natural surveillance**
- 5. Footpaths to be safe to use**

If these recommendations are carried forward and backed up by crime reduction officers it should offer a user-friendly community, safe in the knowledge that crime issues would hopefully be minimized.

Durrington Town Council wish to thank all the
Village Design Statement volunteers for their
help in the creation of this document.

Special thanks to Carolyn Ferguson for her artwork

Durrington Town Council

Chairman Cllr Graham Wright



VILLAGE DESIGN STATEMENT



WINTERSLOW



Foreword

Not for the first time, I stand in admiration of the energy and community spirit of Winterslow people, perfectly exemplified by the hard work that has gone into preparing this Village Design Statement.

The Localism Bill was introduced to Parliament on 13 December 2010 and the Localism Act was passed on 15 November 2011. The Localism Act takes power from central government and hands it back to local authorities and communities - giving them the freedom and flexibility to achieve their own ambitions.

As I go about my constituency duties, I am hearing more and more questions about the principle of localism, mostly from people who cannot wait to be able to take the lead in protecting and redefining their own communities. They ask me how it will work and above all, they ask me, when can we start?

The answer is now! Winterslow has shown that you don't have to hang around waiting for us MPs to get around to passing a law before you start actively engaging with your neighbourhood.

Decisions can be difficult to make but they are, without exception, made by those who participate with curious minds and open hearts – not by the apathetic.

For me, the main thing that shines through this VDS is the common desire for development that fits in with the character of Winterslow. As a community, you love your village and you are looking to improve it – not change it.

That is an enviable position to be in. Congratulations!

John Glen MP

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Introduction

The concept of the Village Design Statement came into being in the mid 1990's with assisted pilot projects as a method of involving local people in the design of their own environment. The Countryside Commission, predecessor of the Countryside Agency, (now Natural England) and others, had become increasingly concerned that local character was being lost through inappropriately designed developments and building alterations.

The Purpose of Winterslow's VDS

Our aim is to ensure that any future developments in the Winterslows are based on an understanding, both of the village's past and present character, and of its precious environmental setting, so that it can contribute sensitively to the protection and improvement of the village.

The Winterslow Village Design Statement is the direct result of a recommended action from the Parish Plan (which received 84% support from the village) being made in 2010 to the Winterslow Parish Council to produce a VDS in order to set planning guidelines for any new development within the Parish over the next 20 years. Accordingly a VDS Steering Group was set up in June 2010 comprising of two members from the Winterslow Parish Council, one new member from the community, and five former members of the Parish Plan Steering Group. The Winterslow VDS is the result of 12 months of consultation and survey which encapsulates the views and aspirations of the whole community, via road shows held in the Village Hall and at Lopcombe Corner, and visits to various village clubs and societies, that cover groups of all ages.

The VDS is a practical tool to help influence decisions on design and development and will provide a clear statement of the character of the village against which planning applications may be assessed. It is not about whether development should or should not take place, but **how** development should be undertaken, so as to respect the local identity. This VDS describes the character of the village that makes it a special place for its residents to live and work. It seeks to set out design objectives which residents and developers should meet when thinking about building in the Winterslows.

It is a reference guide to inform anyone planning development within the Winterslows, how to design new buildings or extensions (including site boundaries) so that they are in keeping with village character and the wishes of residents, however varied, researched and identified by local residents, with only advisory input from the planning office.

Anyone applying for planning permission for development within the Winterslows, will have to show that they have complied with the guidelines set out in the VDS when drawing up plans.

Credibility

The Government wishes to involve rural communities in maintaining their character and managing any necessary changes without altering the uniqueness of the area. The South Wiltshire Area Board gives explicit support to community engagement in preparing a VDS. This VDS contains policies which state that all development must be in keeping with the local character. A VDS is a material planning consideration which, when approved by the Local Authority, must be taken into account by developers and planning officers, when determining planning applications..

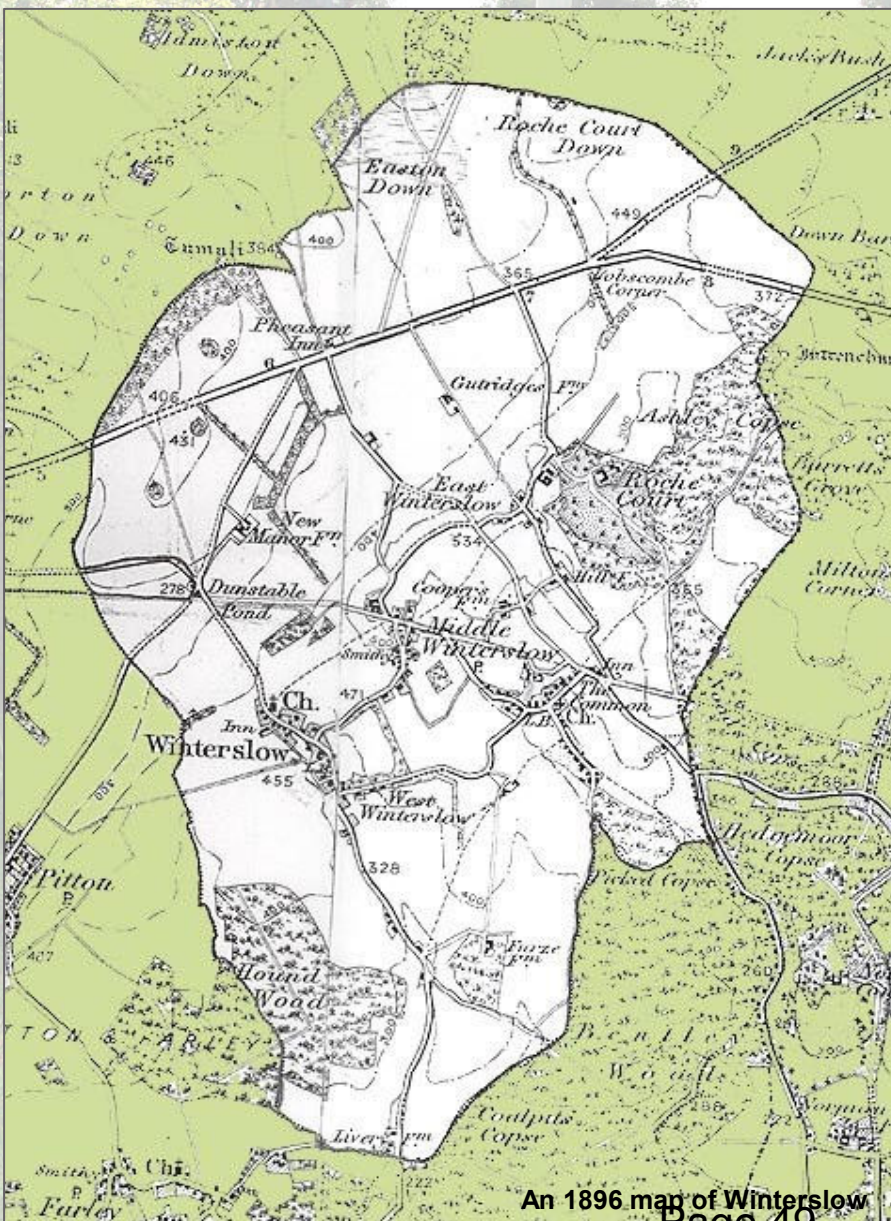
Short history of the development of the village of Winterslow

Winterslow is a large parish of about 4,800 acres, some 7 miles east of Salisbury. Its eastern boundary is also the county boundary of Wiltshire and Hampshire. Oval in shape, it covers about 5 miles from north to south and approximately 3 miles from east to west, with a population in excess of 2,000. The A30 Salisbury to London road runs from east to west across the northern part of the Parish and to the south of the military ranges of Porton Down. At the junction of the A30 and the A343 (Andover Road) there is the satellite development of Lopcombe Corner, consisting of some fifty dwellings.

The northern half of the Parish is largely open downland, whereas the southern half is mostly wooded. Historically, this separation was crucial to the Parish economy. The farmers on open fields depended on products from the woods such as hurdles, spars, sheep cribs, rakes, posts and stakes produced by Winterslow Woodmen. These products generated considerable income for the community.

Archaeological evidence shows the area has been occupied for millennia. Neolithic flint mines on Easton Down, dating back to 3,500 BC, lie on Porton Lands and Bronze Age Round Barrows dating back to between 2,000 and 1,000 BC are located locally. The Roman Road from Old Sarum to Winchester crosses the Parish and there is a Saxon cemetery, again on Porton Land. The word Winterslow, could have its origins as a result of these burials as its name, derived from the Old English, Wintreslei, means 'winter's burial mound'.

The history of the Parish is that of three separate and distinct manors based on West, East and Middle Winterslow. The first two are mentioned in the Domesday Book, post 1066, the third being created later. The one in West Winterslow, was a notable manor house. The house, with connections already some 450 years old, became the residence of the Thistlethwayte family, from 1537 to 1764. It then was sold to the Fox family. It was during their ownership, and whilst some major rebuilding work was taking place, that it was destroyed by fire in 1774.



Three cedar trees planted in the garden of the house, three years earlier, are still in evidence and can be seen in the meadow lying in the angle of Livery Road and Middleton Road. The manor of Middleton was also held by the Thistlethwaytes, and is the smaller of the three. After some two hundred years of family ownership, in 1727, the Rev. Charles Woodruffe, widower of Elizabeth Thistlethwayte, left the estate to St. John's College, Oxford. Its manor house was built in more recent times. The manor of East Winterslow has "Old Roche Court", a building that is mainly Jacobean but which was built onto an earlier medieval "Hall House", dating from the thirteen hundreds. There seems to be little available information of an earlier residence.

By the end of the 19th Century, the three distinct areas of population were very evident. In West Winterslow there was a cluster of houses near the Church, from the top of the hill to King's Corner, and another cluster near the junction of Weston Lane and Livery Road. In Middle Winterslow there were

houses from the school to Middleton Manor including some around the Flood triangle. The third main centre of population was at The Common where there were cottages near the junction of Weston Lane and Middleton Road, along The Common on the Lion's Head side and Gunville Road on the north side only. There were also cottages strung out along Lower (Witt) Road.

Apart from the three main centres of population, the land was almost entirely used for agriculture or for the coppicing of woodland, with a few cottages around the various farmsteads.

Essentially, it was an empty landscape. This began to change in 1892 when the Winterslow Land Court was established, producing about 50 small-holdings of



The Cedar Trees today. (240 years old).



1950's

The field in the foreground now has the Village Hall & the Surgery. Beyond the houses is now the site of Saxon Leas, Stone's Close & Young's Paddock.



1920's

From the top of Gunville looking to Weston Lane in the distance

varying size, situated in an area bounded by the Causeway and Middleton Road and in the block of land bounded by Tytherley Road, Gunville Road and Witt Road. After 1892 houses began to appear on the south side of Gunville Road and on the east side of Witt Road and on the south side of Tytherley Road, with plots stretching back into the middle of the block.

The land court also produced well scattered small-holdings on the Causeway and on the north side of Middleton Road, but these were still isolated houses in an open landscape, with the intervening space used by the landholders for

agriculture. There was little change at Middle Winterslow, or at West Winterslow, prior to the Great War. At East Winterslow there were very few cottages, all of which were farm cottages.

The inter-war years again brought little change. However, a notable event that occurred in 1925, was that the village roads were tarmaced for the first time! A little sporadic building took place as infill between existing buildings, but the three communities remained separate and appear in contemporary maps and directions as West Winterslow, Middle Winterslow and The Common. It was not until the 1950's that much change took place and even then new buildings were mostly infilling between existing houses.

The first council houses were those in Red Lane, built in about 1939. In the inter-war period a few houses were built along the Flashett and the 1950's brought a few more there and in the Shripplie, followed by some in Cow Lane, behind the Lion's Head. All these developments added to the Gunville Road and The Common community which had several shops, a Methodist Chapel and St. John's Church.

The second set of council houses was built just after the Second World War at Highfield Crescent. These, with some other new buildings in the 1950's, simply added to the Middle Winterslow housing cluster, as did the 1959 council bungalows in the Flood, and the 1960 additions to Highfield Crescent. 1965 saw more council bungalows at Common Vale, but again, these were between existing properties.

In West Winterslow there was much less development. A small development at King's Paddock in the early 1960's and infill around the Weston Lane - Livery Road junction were all within the original area of the cluster; large areas between West Winterslow and the other areas remained in full agricultural use, so the three hamlets were still well separated.



Probably 1930's

The Common and the "Land-court" houses. Foreground left -Lion's Head. Centre, the Methodist Hall, middle right, St. John's chapel and school.

The most significant changes came after 1967, when a large new housing estate called Saxon Leas appeared on land which had been part of Shripplie Farm. The first phase was built in about two years, but a second phase some ten years later increased the estate considerably. In 1982 an adjoining site was opened up and developed as Young's Paddock, which in turn was followed by Stone Close and Weavers Close, to effectively fill the space between Middleton Road and the Causeway before the end of the century.

The Causeway, itself, had been made up from a track in 1960, and this encouraged some infill between old Land Court properties. By the 1990's there was almost continuous housing in the area bounded by Cow Lane and the Shripplie, Middleton Road and the Causeway. This blurred the distribution between



1920's

"Hope Cottage" - Livery Road, West Winterslow

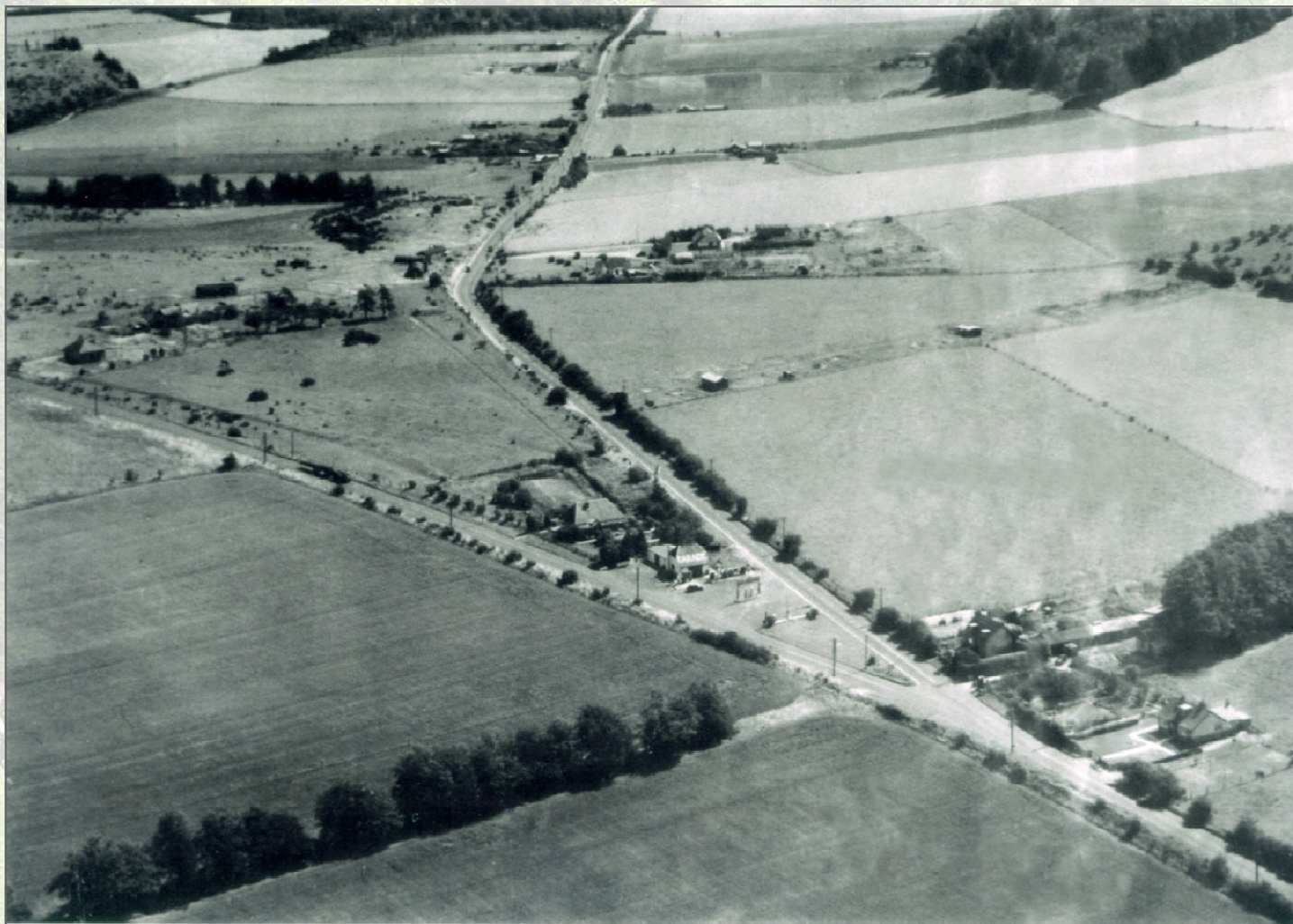
Middle Winterslow and The Common and some people began to describe properties in The Common as being in Middle Winterslow.

Meanwhile, a row of new houses on the south side of The Common, built in 1983, meant that there was continuous housing from Gunville Hill to Saxon Leas and on to the Causeway. In 1977 another small estate, Woodland Drive appeared, effectively linking the Causeway to Middle Winterslow. In 1992 the village hall complex was built, thereby shifting the focus of social activity away from Middle Winterslow. In 1999 Bell's coaches was sold and the Old Coach

entities, while Middle Winterslow and The Common have effectively been linked by housing.

Lopcombe Corner

The area known as Lopcombe Corner was developed piece-meal during the 20th Century. Prior to that, it was simply the junction of two main roads from London to the west, one from Andover the other from Stockbridge. It was an important junction in the turnpike age but had virtually no buildings. The turnpikes declined as railway traffic grew and it was not until the age of motoring that Lopcombe Corner saw any development.



An aerial view of Lopcombe Corner before any development took place. Probably late 1930's

Yard was developed to add yet more houses between Middleton Road and The Causeway; and in the 21st Century, some new houses have been built as infill near the Doctor's surgery on Middleton Road.

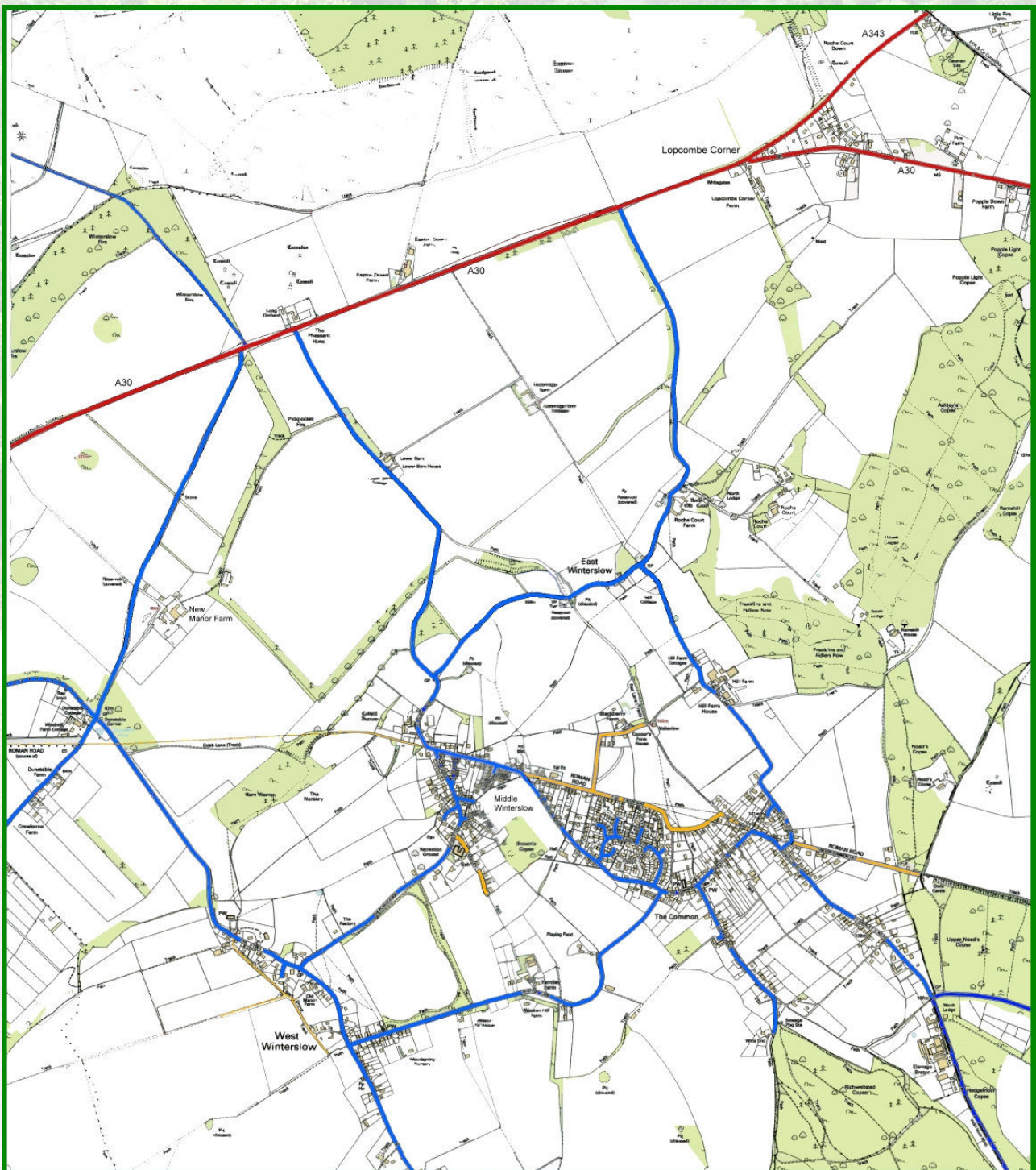
East Winterslow has remained relatively undeveloped except for post 1960 building along Mill Lane and the opening up of Glenfield Close. These developments, like those along Tytherley Road, have not changed the basic agricultural scene. Similarly the few houses in Weston Lane, built in the late 20th Century, have not changed the overall separate and coherent

It remained isolated until the First World War, when an airfield was built at nearby Hollom Down. The first buildings near the junction appeared in the 1920's and 1930's and were associated with the passing motor traffic in the form of roadside cafés and garages. The Second World War brought more military activity, including temporary camps. By the mid 1950's, there were three farms and twelve houses and, in addition, five petrol stations, a garage, two cafés, a small sub post office and a small shop which catered for passing traffic as well as the relatively few residents.

The early settlers were very independent and almost self-sufficient, but came within the civil and the ecclesiastical Parish of Winterslow. The children attended Winterslow School, then all-age, and a bus was provided, even before 1939. The residents also turned to Winterslow for their church-going, including baptisms, weddings and funerals. This led to other contacts including membership of societies and clubs, such as PTA, MU, WI, and the Horticultural Society. Another link was that the Winterslow butcher, baker and grocers made deliveries to Lopcombe Corner. The increase in car ownership and the relaxation of school catchment areas has weakened some of these links in recent years.

Development at Lopcombe Corner

Development at Lopcombe Corner, prior to 1959, was not only restricted by the planners but by the lack of mains water. When this became available in 1959 a limited amount of new building was permitted, with a restriction to single storey construction. By 1982 there were 40 houses; since when, very few have been added, although the very recent ones have been of two storeys.



A map showing the relationship of Lopcombe Corner to the core of the village.



The Central Stores



The Lion's Head



The "Lord Nelson Arms"

Local Enterprises

Changes in social attitudes and structures have, over the years, seen the loss of many established businesses within Winterslow, including three public houses, butcher's shop, bakery, dedicated Post Office, general store and newsagents. Four petrol stations, one combined garage and petrol station, two coach operators, and two general hauliers have also closed down.

The farming community has also been hit by many economic factors over recent times including the set aside years, but despite that, it remains viable, albeit there will soon be no operational dairies in the village.

However, the village has not remained static. Despite its agricultural roots and rural nature, Winterslow has, over the years, moved with the times and there is a vibrant and diverse business community involving over 70 individual enterprises. They vary from the several significant farming operations in and around the village, along with two substantial stands of managed timber, to photography and taxi service, plumbing, electrical, car repairs and maintenance, IT consultancy, wood-working and graphic design, physiotherapy to fitness training and many more.

Many of these enterprises are small and family run, or self-employed people working from home. The spread and number of businesses is testament to the entrepreneurial "can-do" attitude of the residents, and reflects the positive approach to life in the village of both business operators and customers alike. The village shop, which now incorporates the Post Office, is thriving and is



Harvest scenes in Winterslow



continuing to be a great asset to the community. All of the businesses have had to adapt and change to meet the challenges of today, including the lack of adequate mobile phone coverage in the village. Without doubt, the continuing support of the residents and people in the surrounding area has been a critical part of their success.



The original Back-Drove Craft Units area



A family run Business

Environment & Open Spaces

The Wiltshire Council Landscape Character Assessment describes Winterslow’s landscape as follows



‘This Landscape Character type encompasses gently undulating landform, which is peppered with a patchwork of broadleaved and coniferous woodland, wood-pasture, grassland and farmland. This is a mature and complex landscape, displaying an intricate network of full hedgerows and hedgerow trees. A strong vernacular pattern exists within the village of red brick, thatch and tile, which generally fits harmoniously within the surrounding landscape. There is a predominantly rural character throughout, partly due to the network of shady rural lanes which cross the landscape. There is a sense of tranquility throughout most of the area’.



‘This area has a complex landscape with a variety of habitats, including large areas of ancient broadleaved and coniferous woodland. Bentley Wood, a Site of Special Scientific Interest (SSSI), is an area of important woodland. It is a large site of ancient wood but mostly replanted in the post war period predominantly with oak, beech, Norway spruce, Scots pine and Corsican pine; important for the very wide range of woodland butterfly species it supports.’

General Setting

The parish of Winterslow is located some 7 miles east of the city of Salisbury. It has an elevation of 128 metres above sea level, when measured at the Village Hall car park. This is 80 metres higher than the Close of Salisbury Cathedral. The Winterslows and Lopcombe Corner, are set in a landscape of rolling hills set to farmland and wooded areas. Its closest neighbours are the villages of Firsdon, Pitton, Porton, Farley, West Tytherley, the Grimsteads and Buckholt.

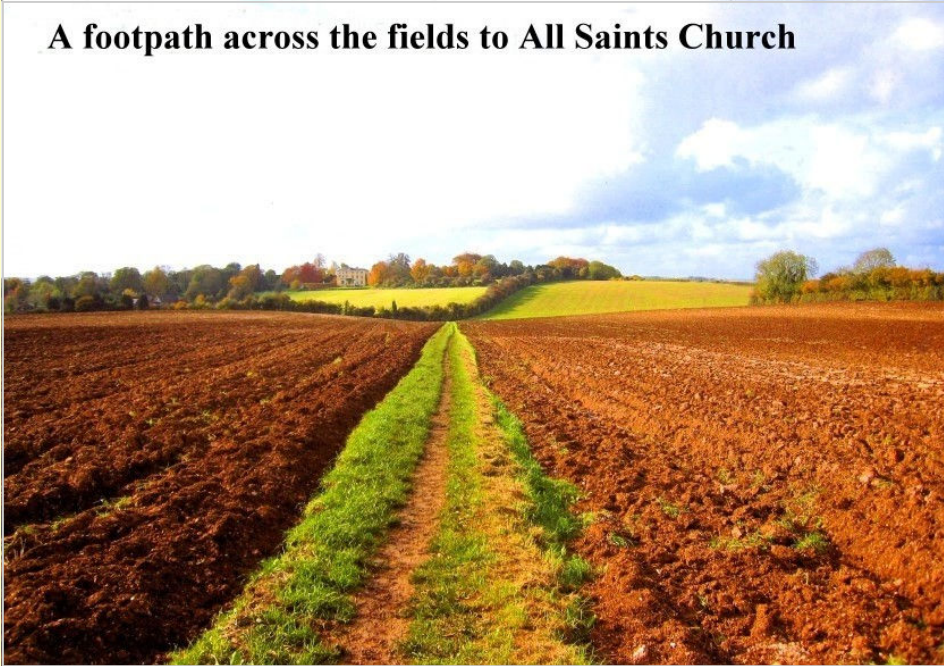


Winterslow is predominately situated upon chalk downland with clay caps on top of the rolling hills. Being a large parish, its settlements are dispersed and interspersed by varying degrees of open spaces and woodland. The village landscape is made up of a range of agricultural land interspersed by woodland, most notably the SSSI, Bentley Wood. Agricultural usage is predominately arable, but also includes dairy and other livestock activities.

Wider views in and out of the village

Most of the approach roads into the village are narrow country lanes, often flanked by hedgerows and trees. Road access from the east and north is via an escarpment and therefore hides much of the settlements within the

A footpath across the fields to All Saints Church

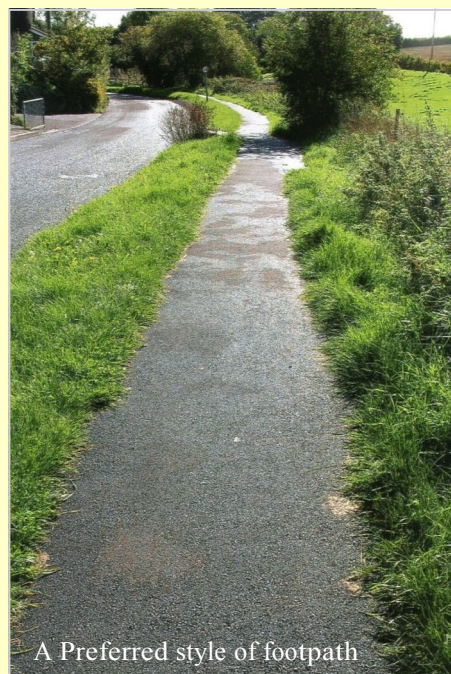


village. Views coming into the village from Firsdow, up to Church Hollow and also from the Pheasant, were specifically cited by 67% of residents as important views that should be protected.

The settlement pattern has generally followed the main routes through the village in the form of ribbon development. Houses/buildings are set back from the road to considerably varying degrees. This breaks the uniformity of the roadside scene. Many of the older properties sit very well in the village landscape and are set behind substantial hedgerows which line the narrow roads.

Roads and Footpaths

The rural character is further reinforced by the absence of pavements. Where more recent development leading up to the Village Hall has occurred, the rural character has been eroded by the inclusion of standard width, urban style footpaths. Some properties are blemished by the presence of unsightly, high solid timber fences that contrast inappropriately with the neighbourhood street scene. Analysis of the consultation results showed that over 30% of respondents were against further urbanisation of this nature.



A Preferred style of footpath

While the narrow roads create bottlenecks in the village at busy times, they also act as natural traffic calming features. The associated hedges provide substantial visual containment and green corridors within the village. They also create an attractive setting and provide privacy for many dwellings.

Planning Guidelines

Environment

It is important to residents that any new development balances the needs of both flora and fauna, creating opportunities to develop and enhance wildlife havens and corridors. These principles should be imbedded into the design of buildings and their landscaping. Wherever practical, existing trees and hedges that contribute to the parish's character, should be retained and protected. When planting new trees or hedging, the use of traditional species is strongly encouraged, especially to boundaries and where they impact on the wider landscape.

Roads and signage

The traditional character of the parish roads and rights of way should be maintained, avoiding suburbanisation such as unnecessary widening, curbs, excessive signage and street lighting. Specifically, wide, urban style pavements should be avoided. 30% of respondents made specific reference to this. Paths should be separated from the adjacent roadway by a grass verge or other appropriate soft landscape treatment.



Barry's sports-field and the Pavilion.

The Village has 64 rights of way and 54.8% of respondents value them highly. Attention needs to be given to linking up some rights of way, particularly bridleways, to avoid the need for horses to use the local roads. Also, consideration needs to be given to provide safe routes for pedestrians and cyclists, with a focus on children's access to the village school.

The construction of new rights of way, and similarly pavements, should be sympathetic to the rural feel of the village. It is important that new developments should avoid suburbanised pavements which abut roads. Instead, paths should have grass verges in between the road and pathway.

Open Spaces

Winterslow has a diverse range of open spaces which reach right into the centre of the village - from open farmland to playing fields and wooded areas. Most notably the village has two main recreational areas. The Recreation Ground located by the Primary School provides facilities for sports, a play area for children and other entertainments, notably the village summer fair. Barry's Field is dedicated to sports with two football pitches and a cricket ground. This venue draws in a wide range of participants from around the local area. There is also a Village Common which is now mostly built on and is situated near the Lions Head. There are two smaller play parks located at the Shripple and Stones Close. Areas of agricultural land, while not officially designated as open space, also form an important role as informal recreation space (for dog walkers etc) within the village. Most notably, these include the field between Middleton and Highfield Crescent and Longcroft, next to the Shripple.

Planning Guidelines

Open spaces should be preserved

The natural gaps, open spaces and woodland between the various settlements within the village and wider parish should be maintained, respecting people's desire to reside in a rural setting.

Size of Development

Development should be small scale, have a low impact on the landscape and be accompanied by well-considered landscape proposals, following roadside development principles.

Character

An average of 73% of respondents claim that protection and maintenance of the existing rural character of the parish is essential. New development must respect this diverse rural feel.

Rights of way

Opportunities should be taken to maximise the footpath/bridleway network, looking to link-up and join the network where possible.



Plantation is made up predominately of beech. On the periphery, Noads Copse and Hound Wood are made up of a more diverse mix of coniferous and broadleaf trees.

Through the process of consultation, people within the village expressed a preference to maintain these open spaces and wooded areas, preferring ribbon development along existing roads and small-scale infill, as opposed to large-scale block development of existing open spaces.

Winter snow brings out the toboggans on Longcroft

The village borders on Bentley Wood which is an SSSI and an asset to the whole region for its range of flora and fauna. There are other woods and copses of note. The ancient Brown's Copse is located in the heart of the village and is made up of coppiced hazel and broadleaves such as oak and beech. Lying between Middle and West Winterslow, the

Residents have expressed a strong preference to maintaining the rural feel of the village, steering away from any further creeping urbanisation. This has been interpreted from additional comments by 63.3% of respondents to include street lighting, and 86.4% said "no" to more road signage coupled with overhead cabling. These should all be kept to a minimum.



The Bluebells in Bentley Copse

Settlements & Infrastructure



An attractive small development

Small Settlements or Estates?

Over previous decades the planning authorities have allowed developers to create large housing estates of same style properties on large open spaces within the village area. This has detracted from a village environment. 63% of villagers have indicated that further such large developments in the village area are not wanted. The choice is to return to the type of development which prevailed prior to the 1960's, when building occurred along the village arteries which linked West, Middle and East Winterslow. The proven preferment is for small developments on infill sites, a number of which have been identified on a map (see Appendix 1)



Same style properties on the estates

Building Conformity

The previous housing estates have been remarkable in the fact that all the roofs, windows, doors and brickwork have been of the same materials and pattern. The only variations have been in the positioning of a few of the features, this has produced an urbanised style of building, considered to be wholly inappropriate to the village.

Planning Guideline

The survey results show that new developments in the village must be permitted to develop diversely and naturally!



Planning Guideline

Car Parking

Properties that have not been provided with off-road parking spaces have increased in recent years. Most of the garages which have been incorporated into new-builds have also been unable to accommodate the normal family sized vehicle. This has demonstrably aggravated the parking situation on many roads in the village’s central areas.

New Builds should be provided with parking in line with Wiltshire Council’s Minimum Parking Standards which is 1 space for 1 bed properties, 2 spaces for 2-3 bed properties and 3 spaces for 4+ bed properties.

Storage Space

Many dwellings have been built with no internal storage space. This has led to the unused garages being given over to storage, which has further aggravated the problems of parking.

New builds should be designed and built with adequate storage facilities within every building.



Street Lighting

The general opinion, supported by comments from 56 respondents, states that urban style street lighting in rural housing areas is unpopular, not desirable, and is the cause of unnecessary light pollution of a clear night sky. Indeed, it was also suggested that the lighting in StoneClose should be removed, or failing that, switched off at night. Unnecessary street lighting should not be included in any development against the wishes of the majority of the local residents

Settlements & Infrastructure (cont...)



Access to Properties

Some village centre terraced properties have no rear access, either by side access to the garden, nor from the rear via a pathway. One consequence of which is that “Wheelie-bins” have to be kept at the front of properties. This is becoming unsightly which detracts from the village environment!



Cable Routing

There are many areas of the village where properties have been connected to power and telephone services by overhead cables. It proves to be very unsightly, detracts from the village environment, and has produced much adverse comment.

Planning Guideline

It is desirable that new properties should be provided with a side access or a rear gate, accessed via a pathway. Where this is not possible, then provision should be made for an unobtrusive enclosure for the “wheelie-bins”.

Provision of all services to new builds should be provided underground if possible. In large measure, this has prevailed in recent times and should continue without change. Opportunities should also be sought to replace overhead cables with underground ones, whenever possible.

Planning Guideline



Example of flooding on a recent new home

Areas subject to Flooding

In recent years, building permission has been granted in areas which have been subject to flooding. This has led to difficulties for house purchasers with consequent expense to them and the community.



Three new soak-a-ways, to cope with flooding

Infrastructure

The capacity of the current village infrastructure to cope with present requirements precludes any further large scale development. For instance, recent flooding problems aggravated by the estates required this new soak-away system.



Use of Buildings

Respondents comments indicate that family residences (38.8%), affordable housing (60.6%), and accommodation for the elderly (37.4%), were the three major categories of development that should be encouraged. There was also support for some small but discrete, craft workshop facilities.

Reference should be made to the flood risk area maps issued by the Environment Agency and Wiltshire Council, with the advice gained being strictly observed.

Future development within the village should take into account the limitations of the current infrastructure.

Future development within the village should have regard to the preference for these categories, whilst being in accordance with housing mix requirements set out in the development plan.

The area of the Flashett, showing the mix of building styles, dating from the time of the Land-Court

The area of development typical of the late 60's, 70's and 80's, which marks a rather insensitive departure from the preferred roadside development.

Building Styles and Materials

The guidelines in this section reflect 1730 opinions gained from a display of 91 photographs showing a cross section of current village property building styles and materials. 1363 of the comments were positive and support the guidelines findings, and 367 comments were negative.



King's Farmhouse

There can be no claim for the Winterslows to have a 'chocolate box' style of architecture, the time for that, if indeed it ever existed, has long

past. However, the Winterslows do have a rich variety of building styles with no one overall identifying type - indeed this variety has been commented upon favourably by many, and is considered a positive benefit. It is one of the defining character traits of the village.



Sarum Cottage

There is a scattering of prestigious buildings across the Parish of some architectural merit, dating back to the 14th century, as can be seen at Kings Farm House, Sarum Cottage

and Roche Court, with small cottages or homesteads dating back to the 18th century, which have now been modified and extended to suit modern times.



A good example of a small-scale development.

The earliest originated as squatter, or 24-hour, cob wall cottages built in a single day and consisted of two rooms only with, at best, a thatched roof. Today, few survive as built. In

the early 19th century, an indigenous, or Wiltshire vernacular

Planning Guideline

The density of any new development should take into account its influence on its immediate surroundings and be in keeping with older rural parts of the village. Buildings should respect the form, scale, and proportions of the preferred traditional styles of existing vernacular buildings. The use of developers' standard designs, which create uniform suburban development, is not acceptable.

The use of unnatural or alien building materials is discouraged in particular machine made facing brick, interlocking concrete roof tiles, and uPVC cladding. This was supported by 95% of the respondents.

The use of uPVC doors and windows to front elevations, is generally discouraged. Particularly in relationship to the more traditional styles of buildings.

village style, became common, with two rooms either side of a central entrance door and with inglenook fireplaces.



A typical Land-court house

Up until the turn of the century, much of the building material used, was of local origin. Thatch was the normal roofing material, replaced later by slate or peg tiles. White lime rendered cob walls, flint work, weather-boarding and hand-made red bricks in the brickwork were all common.

Planning Guideline

Any new development, extensions, or conversions to existing properties should complement the existing buildings in size, styles, characteristics, materials and proportions, and take into account the immediate surrounding properties.



A modern development on Roman Road

Cat slide roofs and double gable roof extensions and the popular hip roof are traditional styles used in more recent times, with the introduction of enclosed front door porches or with simple cantilevered roofs. Hipped and gabled

dormer windows make the most of a large roof space, usually clad on the cheeks with either, timber, lead or tile hung.



A modern contemporary style studio

There is also considerable debate about, and moderate support, for high quality contemporary designs which can add to the architectural diversity of the village.

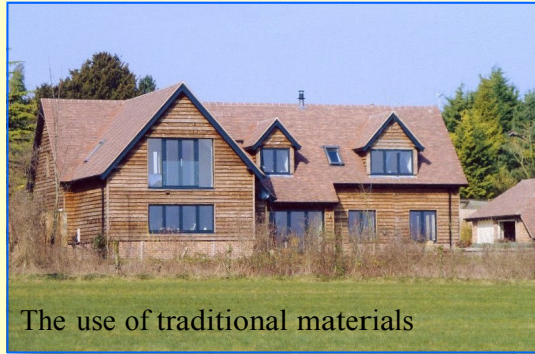


A good example of an extension to a cob-walled cottage

Modern contemporary, building materials and methods can be acceptable, (as shown by 33% of respondents) where they are designed to blend both in materials and in proportion with surrounding buildings .

Building Styles and Materials (cont...)

The introduction in the 60's, 70's and 80's of large disciplined housing estates within Middle Winterslow using foreign bricks and other forms of cladding have been used with



The use of traditional materials

unsympathetic results and, consequently, much of this development does not blend well with the older more spread out buildings. What proved to be the least popular in aesthetic terms and by a margin of 10 to 1 (although they do support a happy community), are the housing estate areas, such as Saxon Leas and Woodland Drive.



Modern, yet Sympathetic

Roofs are now mainly tile and slate, although some cottages have retained their thatched roofs. Roof pitches are set at about 40 to 45 degrees, with a fairly low eaves height. The mix of materials and roof heights contributes

towards the variety of the street scene. Chimneys are common and usually in brick with some interesting features. Recent development has now incorporated chimneys and these were also a popular feature in the VDS survey. Most doors and windows reflect the age and style of house construction, predominantly of timber.

Plain or cottage style side hung and sash windows prevail and it is these traditional forms and styles which have proved most popular in the survey.



Some Preferred types of Door

Planning Guideline

Roofs should generally be covered with slate, small plain tiles or thatch and to a minimum of 40° pitch is encouraged. Variety in roof heights, pitches and materials should be encouraged, especially where more than three dwellings are built together. Flat roofs are generally discouraged.



A Grade II listed Cottage

The use of chimneys is encouraged into all new developments with the opportunity taken to incorporate interesting design features where appropriate.

Local characteristics such as enclosed porches with pitched roof, cantilevered canopies, timber windows, well proportioned and detailed to high standard, are strongly encouraged. Windows should ideally be recessed back from the front face elevation to provide articulation to elevations. Dormer windows to be small with pitched roofs and situated completely below the ridge line.



A suitable style for affordable housing

Many of the older properties sit very well in the village landscape and are set behind substantial hedgerows, which line the narrow roads. However, care has been taken with the introduction of new native hedging surrounding the

forecourt of new housing for the elderly in Witt Road.

Brick work, flint and low picket timber fencing is a popular feature in the VDS survey.

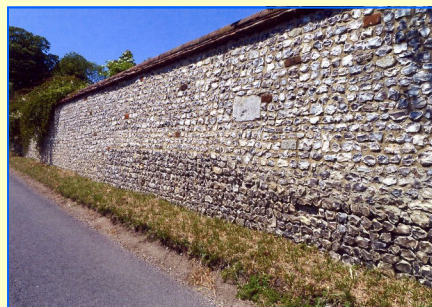


Conversions to affordable housing

The core of the village in the 21st century now struggles to find its own architectural identity within its rural, rolling chalk-land community.



Retirement units



Some Preferred Boundary Treatments



Planning Guideline

Any new development of affordable housing should conform to the previously expressed standard of design, using traditional materials.

The possible refurbishment of existing and disused properties should be encouraged, and is preferred to development on Greenfield Sites.

Boundary treatments should respect the rural character of the locality. The use of native hedges and low picket timber fencing is to be strongly encouraged ahead of walls. Brick walls with flint panels are also preferred ahead of mass high level vertical timber boarding and non-native coniferous hedges which are discouraged.

Because of the impact that additional development would have on the existing landscape of the Winterslows, it would be helpful if developers provided perspective drawings and street scenes, to show how proposed new development will appear in relation to existing adjoining properties. Detailed landscape proposals should be included.

Lopcombe Corner: A Special Area

By a Separate Survey

In the separate survey conducted at Lopcombe Corner in May 2011, questionnaires were distributed to the forty-five houses, of which 28 (62%) were returned. 21 of the respondents were in favour of some controlled development within Lopcombe and there were seven against any development. The views expressed by those in favour of development supported all types of development, such as family homes, affordable housing, homes for the elderly, a village shop, a village hall and other amenities.

Future Development

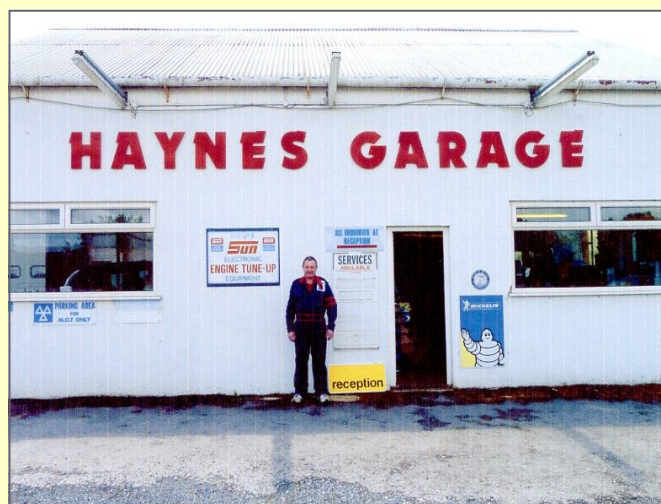
Whilst it has been established by residents of Winterslow that no great development should even be considered within the main core of the Parish, it has been established in their own survey that the residents of Lopcombe Corner have agreed to much wanted housing and amenity development at Lopcombe Corner.

The availability of land would not seem to be a problem, indeed there is so much land on offer that great care and restraint will be needed in creating this new community in balance with existing infrastructure.



A Modern dwelling, Lopcombe Corner

It is important to bear in mind that some residents of Lopcombe Corner have already contributed to both the Parish Plan and the Village Design Statement and have indicated their preference for the type, standard, and design of any future development. It therefore requires all those who have a role in development to play their part and accept their responsibilities. Thus architects, developers and landowners, together with their agents, need to use this VDS carefully however large or small any proposed development may be.



Two of the three remaining family run garages in the Parish of Winterslow and Lopcombe Corner

The Churches of Winterslow



All Saints Church C of E.
(West Winterslow)



The Baptist Chapel (Weston Lane)



St. John's Church C of E. (The Common)



Left The Methodist Chapel (The Common)



Above The Gospel Lifeboat Mission (Middleton)

The co-operation between the churches and the various denominations in Winterslow epitomises the cohesive nature of the village. Residents have always been quick to unite against threats to their way of life, and fortunately, have been equally determined to give their views on the future of the village as encapsulated in the VDS.

The Winterslow Village Hall



Built in 2001, to replace the original hall that the village had outgrown, it is used extensively by sports clubs, (such as the tennis, table-tennis and badminton clubs), the amateur dramatics group, nursery-school and pre-school activities, weddings and various other social events throughout the year.

It is also the venue for a number of committee meetings, in particular, those of the Parish Council.

Acknowledgements

The VDS Steering Group would like to recognise the assistance of The Southern Wiltshire Area Board, The Wiltshire Council, The Parish Magazine and the Winterslow Website in promoting and informing the parish of our progress.

A special thanks to;

The Winterslow Parish Council, the Council for the Protection of Rural England, the Southern Wiltshire Area Board for their generous financial support, and the Winterslow PCC for the loan of display equipment.

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Winterslow Community Website

Gordon Verity - Website design and Joint Webmaster
Mike Morgan-Jones - Joint Webmaster

Winterslow Parish Magazine

Sarah Barratt - Editor

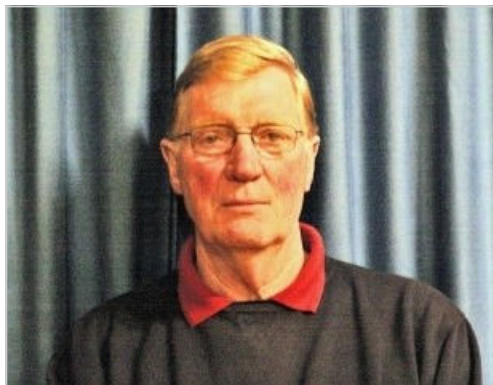


And finally, we extend a special thanks to all the residents of the Parish of Winterslow and Lopcombe Corner, without whose enthusiastic support, this document would not have been possible!

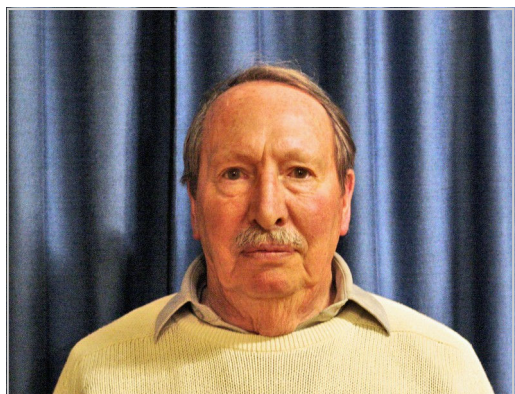
The VDS Steering Group Members



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(C/man & Team leader Building Styles & Materials.)



Tim Elliott
(Secretary & Settlements & Infrastructure)



Tren Torode
(Team leader Settlements & Infrastructure)



Mark Tucker
(Team leader Environment & Open Spaces)



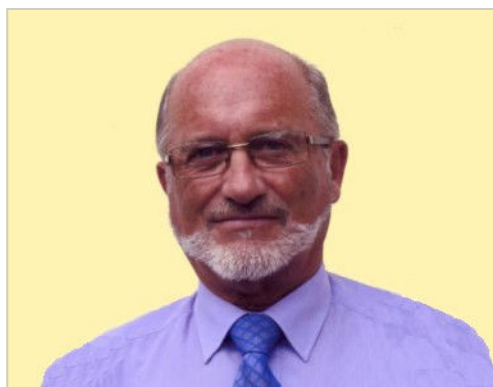
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Ken Dowty
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Appendix 1

An Explanation of the Sites Survey Map

The VDS has identified the residents' preferred settlement sites, as explained below and as illustrated on the following map. Whilst it is recognised that site identification within a VDS goes beyond the remit of a VDS and by no means implies that these sites will be allocated for development, this information will provide an important and useful starting point should the parish decide to do a Neighbourhood Plan.

In considering further, how best to ensure that the villagers' views on locating new builds within the village should be sought, the VDS steering group decided to hold an open day at the village hall on 19 March 2011. The event was publicised through an insertion in the March issue of the parish magazine, which is circulated to 662 homes out of a total of 763 in Winterslow, and includes Lopcombe Corner. The distribution date for the magazine was on the 1st of March. At the same time, fliers were distributed and posters were put up throughout the village to advertise the event. On the day, 235 people attended the open day presentation, with 181 completing the survey maps the same day. Subsequently, a further 96 have been obtained or returned, making 277 respondents to the survey in all.

Respondents were asked to select and mark sites, on a blank map of the village, which they considered would be suitable for some degree of development during the next 20 years. They were requested to consider that the estimates at that time were suggesting a requirement of a possible 80 to 90 new dwellings being needed during that period. The views expressed in the previously published Parish Plan had demonstrated categorically that further large scale development could not be tolerated. Indeed, 73 respondents (5.1%), had expressed the view that any further building within the village would be unwelcome. They were now being asked to consider the needs for future habitation (which was explained as being inevitable to some degree) and decide where this may best be located. They were asked to give their selected sites a score of from 1 (least preferable) to 5 (most preferred).

When the survey forms were analysed, every identified location was individually recorded along with its score value. These were then totalled in a table. The addition of the scores of the site with the highest given score was allocated as choice number one. The sites which, although having been selected had received the lowest scores, were not used.

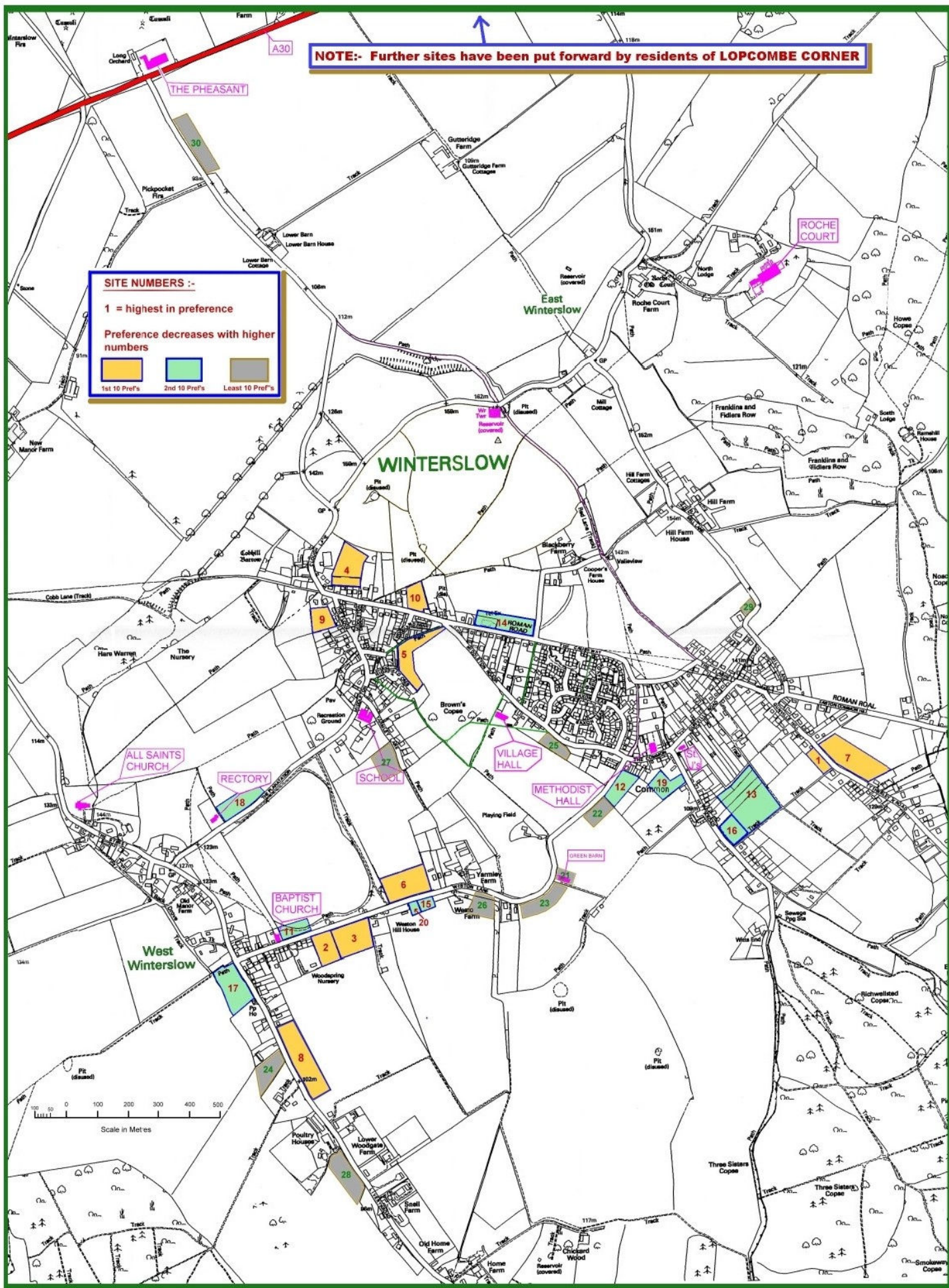
Some 60 sites were suggested, but by estimating how many dwellings could be located on the most popular sites, it was discovered that the anticipated number of 80 dwellings could be accommodated in the top 10 or 12 preferred sites. The sites are indicated on the map, in order of preference. The most preferred site (Shown as "1") was identified by 85 (30.69%) of the

respondents and received a score of 364. The site in 10th position was identified by 41 (14.80%) of the respondents and received a score of 178. The lowest placed site (In 60th position, not shown) was identified by only 4 respondents (who represented 1.44%) and scored 14. It should be understood that not only the selected sites are suitable for development. There could be further areas, which for a variety of reasons would be equally suitable for small scale development. However, they did not gain preferment support in the survey results.

Clearly the views expressed on the site selections, were personal to those who completed the survey. The inclusion of any of the sites on the map does not imply that those sites owner(s) would be prepared to allow the land involved to be released for building, nor does it imply that the local authorities would approve building on these sites. Similarly, this does not preclude other sites from being put forward for possible planning consent. The selected sites do, however, give a snap-shot view of the type of areas within the village that people would be prepared to accept for development. The collective view supports an organic approach to development in Winterslow, and firmly rejects the estate-type development, redolent of the 60's, 70's and 80's.

Many of the survey forms also indicated areas where the respondents were adamant that there should be no development of any kind. In all these cases, they were the larger greenfield sites, within and surrounding the village centres of population.

See Map Over the Page:-



A village that takes no note of its history, can have no real future!



With Thanks to our Sponsors.
Compiled by the Winterslow VDS Steering Committee.

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SWALLOWCLIFFE VILLAGE DESIGN STATEMENT



JANUARY 2013

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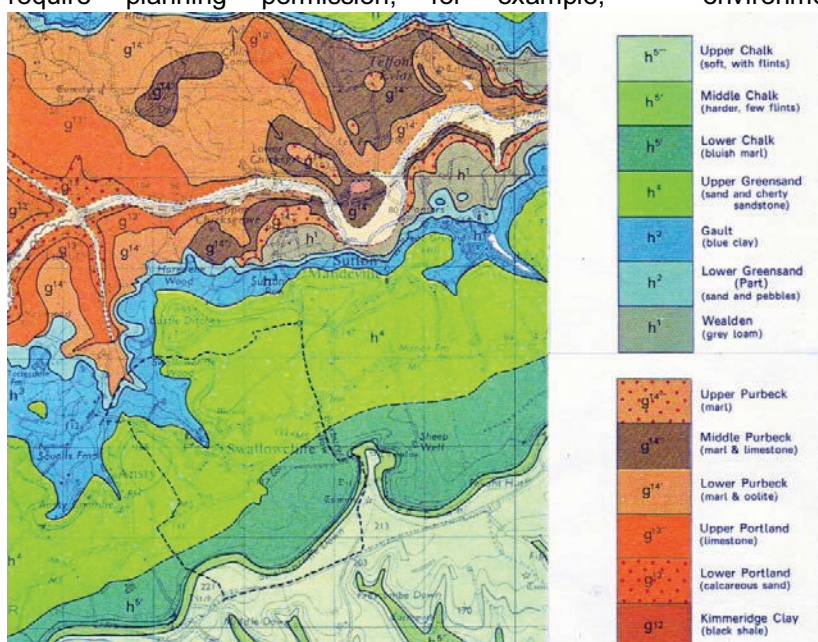
1. INTRODUCTION

- 1.1 Swallowcliffe is 13 miles west of Salisbury. Its centre is one mile north of the A30 and in 2007, it has a population of about 180.
- 1.2 Village Design Statements were first introduced in 1996. Their purpose was to give the residents of villages an opportunity to influence planning decisions which affect their community. It is important that VDS reflect the views of the whole community and comply with local planning policy so that the local planning authority will adopt the VDS and thus take it into account when making decisions which affect the village.
- 1.3 The Swallowcliffe VDS was prepared by a working party elected at the first public meeting held on November 27 2003. Questionnaires and an invitation to comment on traffic were circulated to all households. A public meeting was held on Saturday December 2 2006 when residents were consulted in preparation for sending the draft to Salisbury District Council.
- 1.4 In considering its design, character and cultural heritage, the VDS identifies distinctive features of the village, indicating the future standards and values the residents would like the Local Planning Authority (now: Wiltshire Council) to apply to Swallowcliffe.
- 1.5 Swallowcliffe is currently an area of housing restraint, which guards against over intensification of development likely to change its character. Outside the "envelope" other restrictions apply. The centre is a Conservation area where there are the tightest restrictions with several listed buildings to consider. Outside the Conservation area additions or alterations to properties may not require planning permission, for example,

conservatories, or new porches and windows but it is hoped that home owners will have regard to the VDS when considering the scale and design of proposed alterations. Also of account is the position of Swallowcliffe within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty whose object is to conserve and enhance the natural beauty of the landscape. This encompasses everything that contributes to its unique nature, settlements such as Swallowcliffe, included. It is hoped that the VDS will be approved by Wiltshire Council as a material consideration.

2. THE NATURAL ENVIRONMENT

- 2.1 The environment of Swallowcliffe is vital to its cultural, social and economic well being. Nature conservation is important to the village and it is important to develop and promote a greater awareness and understanding of the importance of Biodiversity.
- 2.2 Most Swallowcliffe properties connect with fields and woods, and the stream flows at the bottom of many gardens. From Rookery Lane and the West End, there is the superb aspect of Swallowcliffe Wood. Thus, nature conservation is important to Swallowcliffe, and we look to the **AONB**. Management Plan to protect this fully enjoyed asset both outside and within the village envelope.
- 2.3 **The Downland** of the parish is of special note, lying south of the village and supporting a wealth of chalkland flora and fauna, including common and rare orchids. However, the main focus of the Village Design Statement must be within the built form of the village, in itself a rich natural environment.



2.4 **Mixed Woodland** in strips and pockets dominate the village. A tree survey is in progress, and ash, beech, oak and field maple with some rowan trees, wild cherry, holly, and hazel are common; where appropriate the ancient method of coppicing should be encouraged. Species such as willow, alder and poplar grow well in lower wet ground. The natural woodland provides a habitat for badgers, grey squirrels, roe deer, rabbits, foxes and the ubiquitous pheasant.



The Stream

2.5 **The Stream, Ponds and Lakes** fed from springs, are an important village feature. The wetlands vegetation provides a valuable breeding ground for mammals, amphibians and insects, including the colourful dragon and damsel fly and their ecological value is recognized.

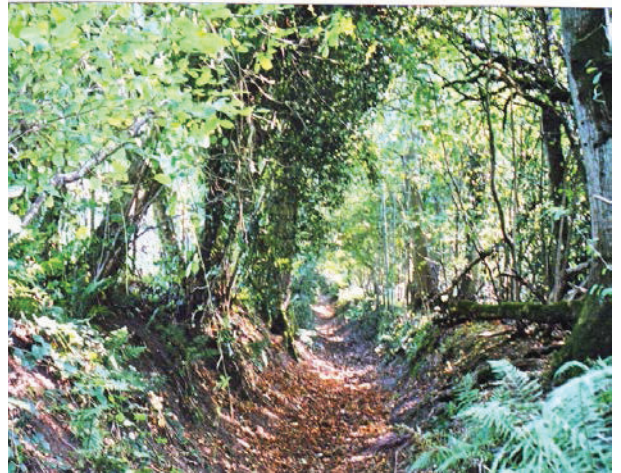


Cowslip Primula Veris

2.6 **Gardens.** When in public view, the less exotic type of tree fits well into the rural picture. The local fauna, whether resident or visiting are not always welcome! But they flourish in a good environment. Wild flowers are abundant within and without the garden, including the much loved snowdrops, primroses, cowslips and bluebells. A millennium survey of the parish recorded about 200 flowering species and 71 species of birds.

2.7 Gardens are a refuge for birds, and as befits the ancient PLACE NAME, the swallow family enliven the summer scene, with numerous house martins,

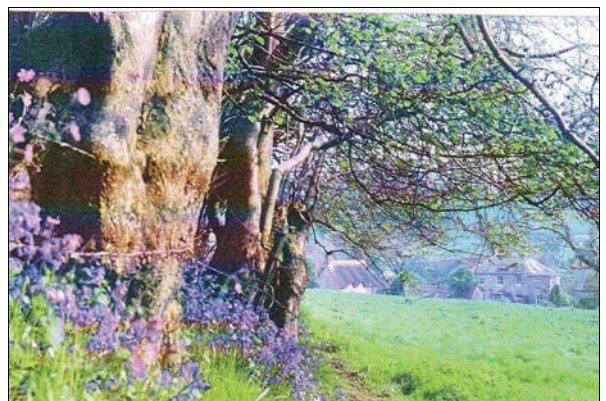
some sand martins and also swifts. Owls can be heard at night.



The Green Way

2.8 **Mature hedgerows** are much in evidence in the lanes of Swallowcliffe. The return to traditional methods of hedge cutting, or more care by machine methods, would be welcomed not only for wildlife but on aesthetic grounds. Native species are suitable for new hedges.

2.9 **Open spaces** within the village are provided by the “new” and old Churchyards, particularly the latter, lending atmosphere and historic interest to the village. The village spring and its stream, following the southern border of the old Churchyard, feeds the main stream passing through Church land to the bridge. The site of the ancient Church should remain a sacred place, always. At present it is maintained to encourage the flora suited to its damp environment and for this, mowing work is essential. The old Churchyard wall has provided a breeding ground for the rare glow worm, the absence of light pollution in this part of the village being a distinct advantage. In recent times, the Parish Council has taken responsibility for the maintenance of the church section of the main stream, where kingfishers have been sighted. Centrally placed, more time and effort could make it into an even more attractive village feature.



2.10 **The Fields** which intersperse the village are a much valued open space, in many cases crossed by the old public footpaths, now used for recreation. The fields still require grazing and it is appreciated that despite changes in farming, agricultural activity is still the main source for maintaining our landscape and wildlife habitats. We therefore support the **AGRI** policies of the **AONB** Management Plan.1 – 11.

3. THE LANDSCAPE SETTING

3.1 The area is recognized as a countryside worthy of preservation, with the settlements being an integral part of the protected AONB landscape. The local distinctiveness of Swallowcliffe arises from its geographical location as seen on the geological map (page 3). Situated in limestone country, in a varied and beautiful landscape, there are chalk escarpments and greensand terraces to the south and upper greensand wooded hills to the south west; and to the north east where Swallowcliffe Wood is prominent. Cutting through the hills south to north, is the spring filled valley, where centuries ago, the village first developed. We highlight **key features** for special attention. These can be cross referenced with “The Natural Environment” or “The Built Form”.

3.2 **The Village Spring** provided fresh water for many generations of villagers and still flows in its picturesque corner. Water percolates from the chalk downs and at the south end of the valley numerous springs arise from the lower greensand. This provides the source of the **stream** which runs through the village towards the River Nadder. Some flood meadows of earlier agriculture have been transformed in recent times into a series of ornamental ponds and lakes.



The Spring

3.3 **Trees and Fields** mean village character, and any loss through road widening or unsympathetic layout could irrevocably change the visual quality of our rural setting. In the Conservation Area trees have special protection. However, trees may suffer from age or outgrow their position. “Veterans” are protected by Tree Preservation Orders. Rather than conifers, there is a preference for native deciduous woods within the village boundaries.

3.4 **The Lanes and public pathways of Swallowcliffe.** Much of our landscape is man made, including our public footpaths, bridleways, and other tracks, an asset in the countryside now enjoyed by both inhabitants and visitors. An ancient winding track became the 19th century Toll road, and eventually became the A30. From this road, routes followed the natural contours into and through Swallowcliffe.

3.5 They retain, after centuries of use, much of the nature of **sunken lanes**. Deciduous Hedges line the route, with **stone walls** deriving mainly from traditional and locally sourced material. Notable examples are Gigant St and Loders Lane, the Manor walls in Common Lane, and parts of Rookley Lane. As with other key features, these narrow and picturesque stone walled lanes are an essential part of the character of Swallowcliffe.



Swallowcliffe Down from Buxbury

4. HISTORICAL OUTLINE

4.1 Significant change came to agricultural Swallowcliffe in the mid 19th century and from then on gradually accelerated. The story begins in pre-history and among other evidence, a nearby Iron Age fort and village suggests the long existence of agricultural activity in the locality. Proof of periods of occupation, a 7th century Saxon burial in a Bronze Age tumulus, was found on Swallowcliffe Down. In the 10th century, a Saxon estate was created and at an early date a settlement would have been established in the valley. The boundaries of the later parish, to the

present day, remain as described in the Charter of 940 A.D. which begins:

I Edmund King of the English by Divine Grace freely given by perpetual donation a certain piece of land in my jurisdiction to a servant of mine called Garulf 9 measures of land in that place to which the country people have jokingly (sic) given the name of the cliff of the swallow that is SWEALEWANCLIF

SVALOCLIV is recorded in the Domesday Book of 1086 and before 1160, the village had a stone built Church.

4.2 **From Medieval times to the 20th century**

Swallowcliffe was a rural backwater, its inhabitants engaged in agriculture and associated crafts and trades. There is field and documentary evidence of earlier agriculture and the last of the Open Field System, survived until the Enclosures of the 1790s. From 1742, with the new Pembroke ownership of SWALLOWCLIFT manor, the 18th century estate maps show the developing settlement pattern, with the Norman Church at the hub. The 19th century was a time of reform and renewal. In 1843 a new Church was built away from the damp valley, the Tannery by the stream was closed and the house became the "Royal Oak". Under Pembroke patronage, a new Vicarage and a School were built to serve Swallowcliffe and Ansty at the west of the old village, heralding 20th century development in this direction. The population of Swallowcliffe peaked in 1871, (361) before agricultural depression, on a national scale, had its effects locally.



St Peter's Church 1843

4.3 The sale of the Pembroke Swallowcliffe Estate, in 1918, mainly to existing tenants, marked the end of an era of aristocratic landlords in the parish. In 1947, with another change of ownership of the Manor (by 1908 called Red House) farm there were further sales of farm cottages to their occupiers.

4.4 **The Modern Development** of Swallowcliffe stemmed from the rapid social change of the 20th

century, affected by two world wars. Developments in transport and mechanization of farming played their part in the large exodus from agricultural employment.

4.5 At the turn of the century Swallowcliffe Mill ceased to operate, and became a private house. c. 1908, the Red House farm had been built on the outskirts of Swallowcliffe making the old Manor Farmhouse, (Swallowcliffe Manor) also redundant for agricultural purposes. This set the trend for Swallowcliffe for the rest of the century, with small farmsteads, labourer's cottages, wheelwright's and blacksmith's shop, village general store, post office, schoolhouse and barns to follow. The exodus from the land continued, while the demand by incomers for the accessible country abode, to "improve" for full or weekend use, expanded. Social change is mirrored in this change of ownership. By the Millennium, the transformation of the village was evident with only few of its inhabitants "born and bred" or working in its ancient tradition of agriculture.

5. THE RURAL ECONOMY

5.1 Although a small village, the economy of Swallowcliffe should remain vibrant and sustainable, able to grow and diversify, without rural character being compromised.

5.2 **Change in the Rural World.** Swallowcliffe has changed considerably within living memory. It no longer supports a school, a shop, a separate post office, a blacksmith and other rural trades. During World War 2, Stainers Garage on the A30 and also Downside, making munitions, were working at full peak for the war effort. Post war, for several decades, Stainers continued to work for the MOD, otherwise, agriculture dominated the economy. In the 1940s to 50s, there were six dairy herds within the parish, large and small, also a poultry farm. The Manor (Red House) Farm alone employed 30 people, (in 1947) with Poles Farm and others no longer active, employing at least 15 more. However, cattle and sheep still enliven the agricultural scene. Providing contrast with earlier times, the present owners, using modern machinery, manage the 1000 acre plus, Red House Farm, growing extensive crops, such as cereals and oil seed rape. One full time worker is employed. Swallowcliffe Wood is managed separately as a "shoot".

5.3 "Stainers" Yard has become a Waste Transfer and Reclamation Station. Bearing in mind its situation in an **AONB**, environmental issues have been the concern of the Parish Council, including the protection of other properties in the vicinity. Downside Garage provides motor services on the A30.

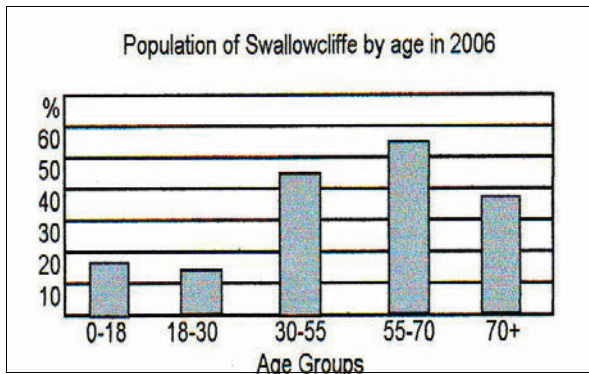
- 5.4 Right in the centre of Swallowcliffe is the Royal Oak Pub and Restaurant, which contributes to local employment as well as to the life of the community. Change of use has been resisted and policies are welcome, to prevent if possible the loss of any facilities the pub may offer, now or in the future.
- 5.5 **New Businesses.** At first glance, one might imagine that there was little in the way of new business in the Parish, but employment opportunities have changed rather than disappeared.
- 5.6 Using redundant farm buildings, there is Cravenplan Computers for web site design and management, and at Red House Farm “The Retreat” Day Spa for health and beauty. Two “holiday lets” in the village, in converted barns show the potential for low key tourism.
- 5.7 Enterprises which are similarly unobtrusive can be absorbed without detriment to the look of the village. In the case of a specialist seed supplier, “trial plots” are a bonus giving interest and variety to the land.



- 5.8 A number of self employed live in Swallowcliffe with diverse occupations. In some cases, although in employment, residents are able to work from home with visits to the office. Constantly improving technology suggests that this trend is likely to continue. An important advantage for Swallowcliffe for business (and leisure) is the train station at Tisbury, with the Exeter to Waterloo line and other connections, and there is support for the Tisbury Rail Users Group to maintain service and make improvements. Improvements to rural broadband provision will be fundamental to support sustainable enterprises in the future.

6. COMMUNITY AND VILLAGE CHARACTER

- 6.1 Swallowcliffe is regarded as a typical small Wiltshire village with all the peace and quiet this implies. There are aspects of modern life, however, which may affect its character. The village cannot be seen in isolation from the surrounding settlements, Tisbury, in particular. Nevertheless, Swallowcliffe has its own strong **Community Life** with various centres.
- 6.2 **The Village Hall**, well administered and maintained by its committee, is essential to the everyday life of the village. The Parish Council, the Parochial Church Council/Friends of St Peters, the Swallowcliffe Society as well as the Village Hall Committee, all hold their AGMs in the Hall, plus many committee meetings. Currently, it is the venue for a weekly Art group, Yoga class, the monthly Lunch Club and occasional fund raising social evenings. Events include the Church Harvest Supper, the Village Horticultural Show and a Christmas party. The Hall is let for private parties.
- 6.3 **The Church** remains a very active centre of community life, with regular services, while now part of the Nadder Valley Team Ministry. The Churchyard and the Church, often beautifully decorated, reveal the love and care given by its members. Also, many non worshippers and visitors value this place of calm and contemplation as well as its historical importance.
- 6.4 The ancient Churchyard is still a natural hub for outdoor events. For special occasions, the layout of roads make possible alternative routes into the village, allowing traffic closure in the area, including the pub frontage. The size of the village means a shop would not be viable. In the absence of a shop,
- 6.5 **The Royal Oak** should remain as an important amenity. Since 1894, the village of Swallowcliffe has had its own **Parish Council**, but in the 21st century, with a population of 168 (Electoral Roll 2006) and modern expectations, the village cannot be self sufficient. The village is on a bus route to Salisbury and Shaftesbury, but it looks to Tisbury for such amenities as shops, medical services, (also at Fovant) and sports facilities.
- 6.6 **Village Well Being** A lively village means considerable voluntary effort and a small and aging population may be the source of future problems. This has raised the question of the affordability of housing but ideas for development outside the current Development Plan documents have not yet been subject to village consultation.



The focus of this VDS must be on present and future Design and Character.

6.7 **Village Character** Thoughtless design and lack of care for rural and traditional features may be detrimental. Likewise, "Loss of Tranquillity", the term now used to cover the following issues.



6.8 **Traffic**, as affecting the character of Swallowcliffe, was the subject of a questionnaire, and speed and volume of traffic emerged as a major issue for many residents. The numbers of heavy vehicles using Swallowcliffe as a through route were cited, churning up the roadsides in the process. There was an expectation that Tisbury peak hour traffic through Swallowcliffe, en route to and from Salisbury, would get worse. The effects of the development of Tisbury will increase the pressures on the surrounding countryside.

6.9 **Light Pollution.** As befits a rural location, Swallowcliffe does not have its own street lighting (or Pavements) but some light pollution is creeping in from Tisbury into the west end of the village. Otherwise, to retain the rare and valuable experience of dark and starlit skies at night, it is left to the residents themselves to keep outdoor lighting as discreet as possible.

6.10 **Noise Pollution.** Road traffic is the main source, but persistent aircraft noise would also be objectionable.

6.11 **Visual Concerns** Since the introduction of the telephone and electricity supply, the village has been inflicted with the visual horrors of overhead lines and other excrescences which are prominent in the Conservation Area. For example, the site for the Electrical substation opposite the church was chosen with no regard for its intrusive location.

6.12 **The VDS** is concerned with ALL issues as they affect Village character, Community issues as well as "Loss of Tranquillity" Nevertheless, suggestions for traffic management and Housing Development must come from a Parish Plan conducted by the Parish Council.

7. THE BUILT ENVIRONMENT

7.1 **The shape of Swallowcliffe** obeys the land formation. The map shows on the high ground by the A30, five groups of building that connect the village and its economy to the wider scene. *Stainers Garage* with the Refuse Depot and adjacent bungalows at the eastern extremity of the village, indicate the turning for the upper approach to the village. This leads by way of *Wilbury Barn*, formerly part of Higher Farm, now converted to business and residential use, but retaining the bold silhouette and the sense of enclosure appropriate to such a prominent position. The adjacent cottages equally suit this exposed site. *Downside Garage* and three bungalows in the shelter of their trees mark the west corner of the parish. *Barbers Farmhouse*, its converted barn, and two rebuilt cottages protect the narrow south lane leading into the village.



The High Street



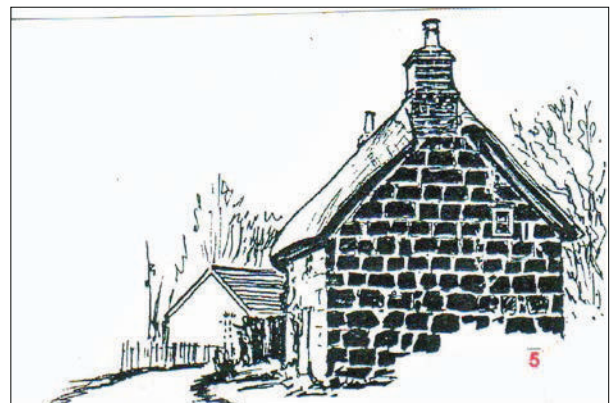
At the bend of the A30 the confident group of *Red House Farm*, with its outbuildings, barns, cottages and surrounding trees stands opposite the direct entrance to the village by the *Old Post Office* (Picture 6). Since 1989, a Designated **Conservation Area**, the core of the village is clearly demarcated by three prominent listed buildings, the early 19th century *MiddleDean*, four square in its setting, the 17th century *Manor* (Picture 4), extended c.1909 on the slope commanding the valley and *St Peter's Church* of 1843, watching over the western approach from its knoll.

7.3 None of these groupings is more remarkable than that along *High Street* (Picture left) where a casual assembly of houses belonging to several centuries, modern render of the 20th century, fine ashlar limestone of the 19th century neo classical *Alfords* (Picture 13). and the listed buildings: *Poles Farm 1* of the eighteenth century, and *Shergolds* (Picture 11) (p.12) with its granary, resolve in unexpected harmony.

7.4 *The Cross* now lacks the early roadside cottage that defined this central hub, the gap mitigated by intelligent siting of modern replacements. From here, *the High St* leads back east past the listed 18th century *Royal Oak* (Picture 12) (p.12) and across the brook to the original Churchyard and the *Old Forge* (Picture 20). A turn right, and *Gigant St* approaches the *Village Spring*, opposite formerly thatched cottages. The listed *Springside Cottage 5* is followed by properties of 18th century origin and more recent date.



7.5 **West of the Cross** *Rookley Lane* rises steeply past the Church to the group around *Parsonage Farm*.



7.2 The network of footpaths and narrow lanes gives further insight into the skilful placing of buildings. Once Lower Farm, now *Brooke House*, turns its back to the north and *Sandhill* (Picture 8), (p.11) and *Goldhill Cottage* snugly enjoy the sun above *Gigant Street*. Similarly, the three houses along *Loders Lane* exploit the wooded west facing slope.

7.6 Further on comes the *Rookley Lane* houses built by Salisbury District Council, enjoying their open prospect across the valley. At the Narrows, some early and sensitively extended houses introduce another part of the village.

7.7 **The West End** began in the late 1830s, with a small Vicarage and School, to serve Swallowcliffe and Ansty. In the next century, each side of the road gradually filled into a row of modern houses brought to a fitting stop by the striking “arts and crafts” *Yule Hill* of 1928, which also makes an eye catching introduction on the approach from Tisbury. Down by the ponds, the ancient *Mill 7*, and converted “*Studio*” provide a strong coda to complete the composition.



8. GUIDELINES FOR DEVELOPMENT

8.1 When considering new development proposals, developers should thoroughly study the content of all relevant guidance and designations. Generally, the protection provided by the designations means that there is limited scope for new development in the village.

8.2 Swallowcliffe is currently an area of housing restraint, which guards against over intensification of development likely to change its character. Outside the “envelope” other restrictions apply. The centre is a Conservation Area where there are the tightest restrictions with several listed buildings to consider. Outside the Conservation Area additions or alterations to properties may not require planning permission, for example, conservatories, or new porches and windows but home owners should have regard to the VDS when considering the scale and design of proposed alterations. Also of account is the position of Swallowcliffe within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (Management Plan 2004/9) whose object is to conserve and enhance the natural beauty of the landscape. Developers should furthermore observe the principles currently set out by Wiltshire Council in the

adopted South Wiltshire Core Strategy and the draft Wiltshire-wide Core Strategy in relation to the intention to provide for the needs of the rural area whilst protecting the overall rural character, and establishing sustainable communities.

8.3 Swallowcliffe and its surrounding area have evolved in a way which gives it a unique character. The built form developed over centuries in an organic growth that needs to be appreciated by new development. Its character is governed by sunken twisting lanes confined between stone walls and hedges, so that the majority of buildings are detached, widely spaced and individually oriented. The open layout gives each a special relationship to the landscape and its own particular contribution to the look of the village.

8.4 All developments should therefore respect the character, setting and tranquility of the village, and the key landscape features. Key landscape features are open spaces such as trees and fields, the stone walled lanes and wider network of footpaths as described in the Natural Environment and Landscape Setting chapters. The village spring, the stream and ponds are further prominent features. Most Swallowcliffe properties connect with fields and woods.

8.5 Any loss of trees and fields through road widening or unsympathetic layout could irrevocably change the visual quality of the village’s rural setting and would be resisted. In the Conservation Area trees have special protection, and existing open spaces designated within the Conservation Area are considered to be of vital importance. Narrow and picturesque stone walled lanes are an essential part of the character of Swallowcliffe and must be retained.

8.6 Therefore development in the floodplain, back land plots, and plots in open countryside are deemed inappropriate. Also, adverse impacts on local biodiversity are to be avoided or carefully mitigated. Builders should observe the conditions ruling Conservation Areas and Listed Buildings, and, in the case of development adjacent to a Conservation Area, ensure that they would not detract from the character or setting of the Conservation Area. Where a building is listed, Listed Building Consent is required for any alteration – internal or external. It is advisable to speak to the planning department in all cases, as very limited development can be achieved without planning permission. Appropriate developments that support or enhance the existing community facilities, such as the pub, village hall or church would be supported.

8.7 Incremental developments, where continued extensions to a building are sought, should be avoided. The construction of substantially larger

buildings to replace existing buildings which are demolished would be resisted.

- 8.8 Residents recognise that a limited degree of new building for housing and employment will help to sustain village life and ensure living and working in the countryside for future generations. Diversification is therefore supported in principle. Where this involves conversion of buildings these have to be well designed, in keeping with the existing built form and the surrounding countryside. New businesses should be unobtrusive and not compromise the rural environment. It is considered important that the mix of property types, sizes and tenures is sustained in order to preserve the current social mix.

9. BUILT FORM, MATERIALS AND STYLES

- 9.1 Future development requires greater regard for the traditional built environment than has been shown in past decades, but building regulations need not conflict with designs which reflect the unique look and feel of Swallowcliffe. This VDS encourages the best of the new, both in design and materials, and challenges architects and designers to create buildings which are not mere pastiches of the past or repetitive “executive” style buildings. Key principles, in addition to the general development guidelines, are:

- o Preserve a scale appropriate to the village.
- o Use forms which resonate with those around.
- o Follow the high craft standards set in former times.
- o Enjoy the mix of materials without diluting the vigorous stone tradition of the village.

- 9.2 New buildings and extensions should continue to develop the styles that have evolved historically in Swallowcliffe. Materials should, if possible, be natural and of good quality so they will stand the test of time and harmonise with their surroundings; where possible they should also be environmentally friendly and sustainable. New materials and technologies may provide acceptable alternatives if they achieve the same high standards of design and appearance – the Conservation Officer should be consulted.

- 9.3 The following description should aid developers and builders in considering appropriate materials and styles.

- 9.4 The Built Form developed over centuries in an organic growth that needs to be appreciated by future builders. Its character is governed by sunken twisting lanes confined between stone walls and hedges, so that most of the 80 or so

houses are detached, widely spaced and individually oriented. The open layout gives each a special relationship to the landscape and its own particular contribution to the look of the village.

- 9.5 Sloping sites dictate traditional narrow forms, following contours or occasionally stepping down across them. In consequence, early roofs, although steep enough to accommodate thatch, are long and low with gable ends facilitating extensions of the same profile, but perhaps different levels. Similar additions or constructions resonate effectively with the surroundings, for example, the long profiles adopted for the *Rookley Lane* terrace look well across the valley.

- 9.6 By bold contrast with these gable ends, a formal hipped roof on a commanding building such as Alford's catches the eye to great effect. The traditional style as seen in Swallowcliffe, however, is for roofs ending in peaked (Picture 9) or chimneyed gables (Picture 11), (page 12) with examples of both old, and later extended cottages in evidence.

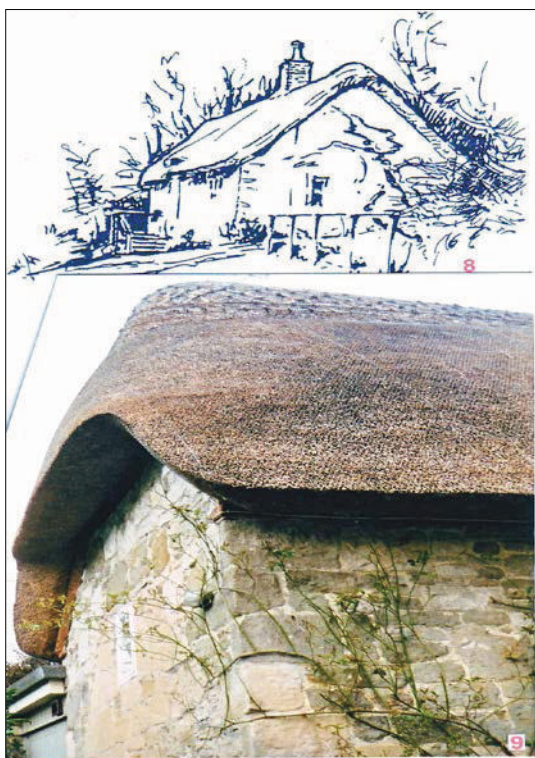


- 9.7 The modern developer's use of part hipped gables is an attempt to give a rural feel; although an attractive feature, it lacks local tradition (Picture 14). Lighting of roof space needs very careful use of dormers, as does the semi dormer-an apparent echo of the eyebrow window, well suited to the flow of thatch (Picture 11), but not to rigid materials such as tiles which follow the form in a series of harsh edged junctions. To follow the traditional style, a precedent is set by those older cottages, where, on past removal of thatch, the wall head is raised or a gable window inserted. When building modern village houses, scale as well as style should be born in mind. Wide plans require extensive roofs which may not be in sympathy with older buildings.

- 9.8 In spite of some departures from the vernacular tradition, the village has not lost its ability to

absorb the styles of succeeding periods and can be further enriched by buildings in a contemporary idiom which respect the indigenous forms.

- 9.9 **Building materials** Many of the most attractive buildings, such as *the Mill* (Picture 7), and *Vine Cottage* (Picture 10), happily combine ashlar, rubble, brick, render and wood – the harmonizing element being the good honest use of materials and craftsmanship.
- 9.10 **Stone** predominates in houses and linking walls, and should continue to do so, the limestone or greensand coming from the local quarries in Chilmark, Chicks Grove and Tisbury.
- 9.11 Early buildings are remarkable for the size of blocks used and the high quality of workmanship in their hand dressing, for example, *Springside Cottage* (Picture 5). There are fine examples of ashlar in the Church and the grander houses. Others confine the dressed stone to the main facades, with rubble or brick on the gable ends held between big quoins to maintain the scale. Humble cottages use well laid rubble.
- 9.12 As the quarries are rarely asked for stone of the right size and quality of tooled finish, recent “stone” walling is disappointing in texture. However, examples such as *Deanmead* show that care in detailing of stonework windows can retain quality in a seamless extension.
- 9.13 Re-pointing in clumsy cement mortar 15, will, one hopes, be abandoned in favour of the traditional lime mix. Mock stone merely highlights the shortcomings of some modern methods.



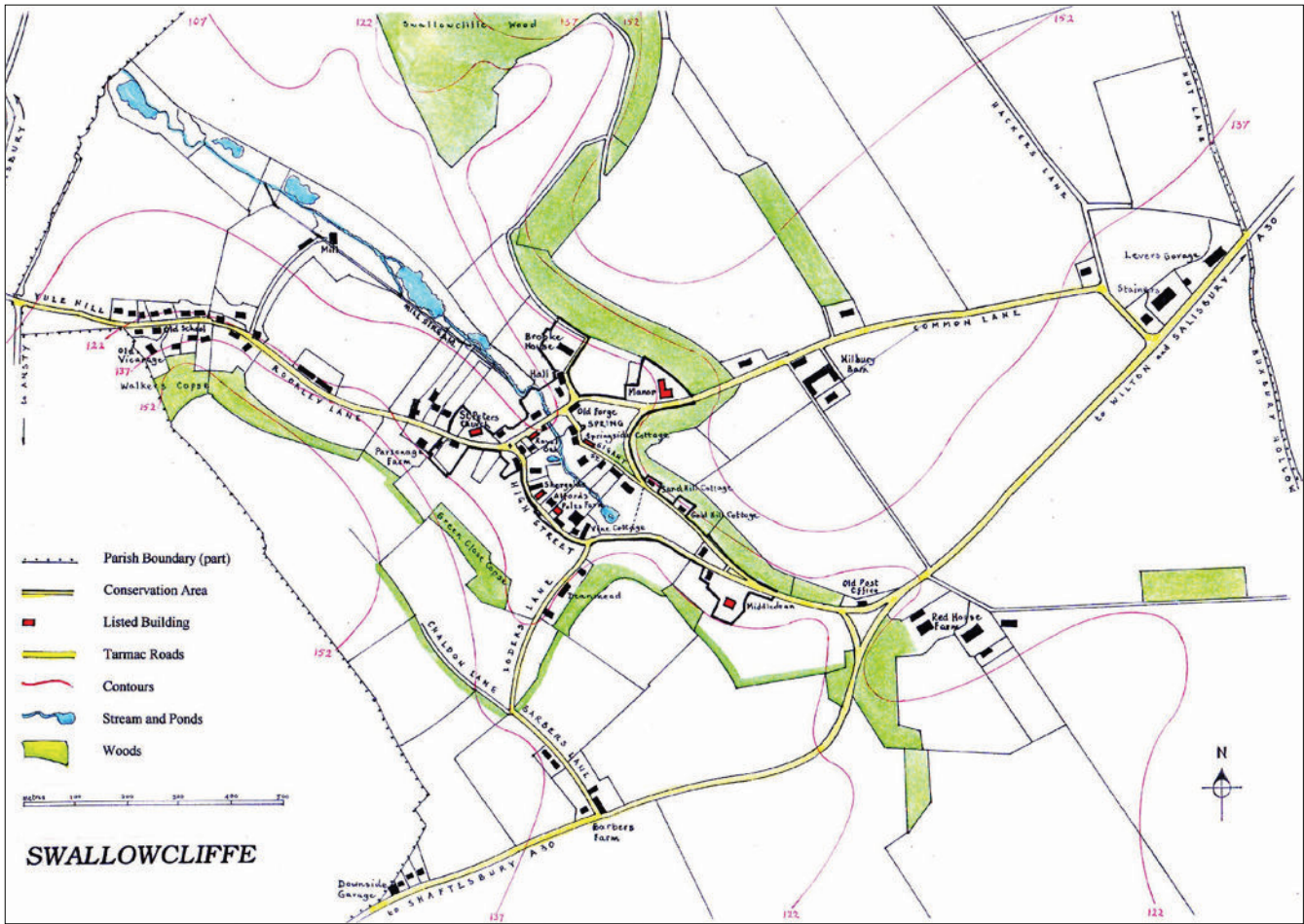
- 9.14 **Render** and colour or whitewash, where employed with discretion, makes an excellent foil to the stone.
- 9.15 **Brick** is used for most chimney stacks and sometimes to trim enlarged or inserted openings. The few entirely brick structures can be accommodated in the overall effect but more would be disruptive.
- 9.16 **Dark Timber** clad the well used and cared for *Village Hall*. It is increasingly found in barn conversions but over-use could alter the look of the village.



- 9.17 **Thatch** survives as a roof covering for eight early structures. The most recent re-thatching, at *Springside Cottage* (Picture 9), is a lovely example of this traditional craft.
- 9.18 **Slate** is used on *Middledean* and later houses. It came with the railway to replace much original thatch. Artificial slate is a more recent introduction.
- 9.19 **Tile** is now the most common roof covering, appearing on over half the houses; fish scales on the old *Vicarage* and the *Church* chancel, plain tiles on the nave, the *Manor* and elsewhere. Pan tiles appear occasionally and single lap tiles more often.
- 9.20 **Corrugated Sheet** in its modern form is found on the roof of the *Village Hall* and on larger farm sheds. The mix of materials and textures in Swallowcliffe (Picture 16), gives variety and liveliness to the village scene.



10. APPENDICES



Village Design Statement Protocol

November 2012

1.0 Introduction

- 1.1 In 1996 the Countryside Commission (now Natural England) launched the 'Design in the Countryside' initiative, and produced advisory packs to help villages understand the concept, process and method of producing a Village Design Statement (VDS).
- 1.2 The purpose of VDSs is to manage change, whether that change is major new development or just cumulative, small-scale additions and alterations. They are not about whether development should take place but about how planned development should be carried out, so that it is in harmony with its setting and contributes to the conservation and, where possible, enhancement, of the local environment.
- 1.3 VDSs are prepared by local communities. They offer a framework for engaging local people in constructive debate about defining the special character of their village, as a basis for ensuring that new development in their area fits its surroundings and is in keeping with that character. The VDS can help everyone involved in a development to understand local views and perceptions at the outset of the design process. This helps new buildings to be designed in a way that is more likely to gain local support, rather than generate opposition. VDSs provide a tool to help manage long-term change, not prevent it.
- 1.4 Some development in villages is both healthy and desirable to maintain thriving village communities. A VDS offers a positive way for local people to ensure that the nature and quality of development makes a natural progression from village past into village future. In particular, the VDS helps to manage change and demonstrate how new and locally distinctive design can add to the visual quality of the village.
- 1.5 A VDS contains a descriptive analysis of the relationship between landscape, settlement patterns and buildings and describes the qualities and characteristics that people value in their village and its surroundings. From the survey analysis the VDS identifies principles to be applied to new developments, such as the design of buildings and the spaces between them. The document should benefit local people, developers, new occupants and planners.
- 1.6 An effective VDS:
- is developed, researched, written and edited by local people;
 - is representative of the views of the village as a whole;
 - has involved a wide section of the village community in its production;
 - describes the visual character of the village;
 - demonstrates how local character and distinctiveness can be protected and enhanced in new development;
 - is compatible with the statutory planning system and the local planning context;
 - is applicable to all forms and scale of development;
 - is about managing change in the village, not preventing it.

2.0 What status should be given to VDSs?

- 2.1 Many communities across Wiltshire have already prepared VDSs which are awaiting formal recognition and acknowledgement from the Council.
- 2.2 The Planning and Compulsory Purchase Act 2004 has changed the way VDSs can be adopted by local planning authorities. Previously, they could be adopted as Supplementary Planning Guidance (as referred to in the Countryside Commission's guidance). However, this has been replaced by Supplementary Planning Documents which have more stringent and onerous requirements.
- 2.3 Currently, VDSs can either be approved by a local planning authority as a material planning consideration or adopted as Supplementary Planning Documents. Both 'material considerations' and Supplementary Planning Documents must be considered for all planning applications along with all the other relevant planning guidance.
- 2.4 However, for a VDS to achieve status as a Supplementary Planning Document, the document must fulfil statutory requirements for public consultation and undergo rigorous consultation, and hence the process can be time consuming. It is therefore considered more appropriate to approve VDSs as material planning considerations, rather than adopting as Supplementary Planning Documents.
- 2.5 The wording of the Council Constitution allows for this, advising that one of the roles of the area committees is:
- "To consider matters of local importance within the area such as:*
- *VDSs and parish plans where Council approval is required for them to be considered as material considerations in dealing with planning applications"*
- 2.6 Approving VDSs as material planning considerations is a much faster and simplified way forward. Their approval by Committee, following an Officer appraisal of the VDS including an assessment of the robustness of the consultation undertaken to inform its preparation, gives the documents weight in decision making. The Council in approving VDSs as a material consideration will ensure that these are taken into account in determining planning applications.
- 2.7 It is also important to note that by approving VDSs as material planning considerations, the VDSs will also always be owned by the village or parish that undertakes the work.
- 2.8 If approved as a material planning consideration, the VDSs will assist in making decisions upon planning applications, through the Development Management process. VDSs have also been given weight by Planning Inspectors in individual planning appeal cases.

3.0 VDS Validation Checklist

- 3.1 It would be unrealistic to expect the Council to approve a VDS as a material consideration if the VDS did not fulfil the remit of a VDS, for example, if it conflicted with the Council's own planning policies. The information contained within a VDS will need to be used by planners, designers and developers and should be straightforward, clear and unambiguous. To achieve this, the

production of the VDS has to be structured and well organised. Whilst the document belongs to the local community, it is necessary to assess how they interpret relevant existing planning policies. They must be robust enough for planning officers to put them into active use in decisions on applications.

3.2 The VDSs will therefore need to be assessed against a validation checklist. This checklist is based on the former Countryside Commission's VDS guidance, and seeks to ensure that the VDSs are fit for purpose:

(i) **Does the VDS describe the distinctive character of the village and the surrounding countryside?**

For example, to meet this objective, the VDS could include:

- A brief description of geographical and historic background.
- A short description of the village as it is today.
- The people, economics and future prospects.
- Any special considerations that affect development pressures in the village, such as tourism or mineral extraction, etc.

(ii) **Does the VDS show how character can be identified at three levels?**

- The landscape setting of the village.
- The shape of the settlement.
- The nature of the buildings themselves.

The character of the landscape setting

- The visual character of the surrounding countryside.
- The relationship between the surrounding countryside and the village edges.
- The relationship between the village and any special landscape features, such as ancient monuments, woodlands or nature reserves.
- Buildings seen in the landscape, e.g. farm buildings.

Settlement pattern character

- Overall pattern of village, distinct zones and layouts.
- Character of streets and routes through the village.
- Character and pattern of open spaces in the village and connections with the wider countryside.
- The relationship between buildings and spaces.

Buildings and spaces in the village

- The character of distinct areas of building types in the village.
- The height, scale and density of buildings.
- The mixture of sizes, styles and types of buildings.
- Hedges, walls and fences.
- Distinctive village features, materials or building details.

(iii) **Does the VDS draw up design principles based on the distinctive local character?**

Are the design principles locally specific, rather than just repeating good practice/design principles?

(iv) **Does the VDS work in the context of existing local planning policy and influence future policies?**

The scope and content of the VDS must be both relevant and complementary to the local planning context.

The importance of compatibility between the VDS and the statutory planning process cannot be over estimated. A good working partnership with the local planning authority will be of particular value when the VDS is used in the planning process.

(v) **Has the VDS been developed, researched, written and edited by local people? Is it representative of the views of the village as a whole? Has the process involved a wide section of the village community in its production?**

It is important to ensure the Council does not influence a VDS to the extent that it does not accurately represent the views of the community. The more people who are involved and contribute to the production of the VDS the better. It must not just represent the view of a single interest group, it has to be seen to be a shared and representative view of the village as a whole.

Consultation needs to be undertaken from the outset of the project and the programme of action and range of methods used should be well documented.

- Always try to stress that the VDS is the view of the village and not that of the local planning authority.

3.3 A template summarising these validation criteria will be used to assess each VDS to ensure it is fit for purpose. This is appended to this protocol.

APPENDIX
VILLAGE DESIGN STATEMENT VALIDATION CHECKLIST TEMPLATE

Village Design Statement Validation Checklist

Village Design Statement for:	
(i) Does the VDS describe the distinctive character of the village and the surrounding countryside?	
(ii) Does the VDS show how character can be identified at three levels: <ul style="list-style-type: none"> • The landscape setting of the village • The shape of the settlement • The nature of the buildings themselves 	
(iii) Does the VDS draw up design principles based on the distinctive local character?	
(iv) Does the VDS work in partnership with the local planning authority in the context of existing local planning policy and influence future policies.	
(v) Has the VDS been developed, researched, written and edited by local people? Is it representative of the views of the village as a whole? Has the process involved a wide section of the village community in its production?	
Other comments:	
Overall Conclusions:	
Recommendation:	

Village Design Statement Validation Checklist	
Village Design Statement for:	Durrington
(i) Does the VDS describe the distinctive character of the village and the surrounding countryside?	The character of the village and surrounding countryside is described in the section entitled "History"
(ii) Does the VDS show how character can be identified at three levels <ul style="list-style-type: none"> • the landscape setting of the village • the shape of the settlement • the nature of the buildings themselves 	"Open spaces and landscape" section describes that the landscape setting of the parish includes Stonehenge, Woodhenge and Durrington Walls, and the open countryside of Salisbury Plain.
	The Settlement Pattern section explains how the shape of the parish is influenced by the river Avon, Salisbury Plain and the Stonehenge World Heritage Site. From the middle of the 19 th century the village started to grow as a ribbon development along the three main roads serving the Village. Bulford Road, Stonehenge Road and Larkhill Road form a triangle with the Conservation Area forming the northern apex. This section goes on to describe how rapid growth took place in later years.
	The Buildings and Materials section includes detailed schedules of the type of buildings that can be found in Durrington and Larkhill.
(iii) Does the VDS draw up design principles based on the distinctive local character?	At the end of each section, the VDS draws on the content of that section to produce guiding principles for future development.
(iv) Does the VDS work in partnership with the local planning authority in the context of existing local planning policy and influence future policies.	The VDS was prepared in partnership with the local planning authority and recognises that development must comply with Wiltshire Council's policies.
(v) Has the VDS been developed, researched, written and edited by local people? Is it representative of the views of the village as a whole? Has the process involved a wide section of the village community in its production?	The introduction explains how the draft VDS was sent to every organisation in the village and that a public exhibition was held to which all the village residents were invited. The VDS has been prepared by Durrington residents in association with Durrington Parish Council.
Other Comments:	This VDS represents a point in time and so there

Village Design Statement Validation Checklist

Village Design Statement for:

Durrington

may be some references in it that are now superseded. An addendum with the following wording should therefore be added to this VDS to reflect the current situation:

This VDS was produced at a point in time. Therefore, there may be references in it that are now superseded. This includes references to the former Salisbury District Council and the Salisbury District Local Plan. The Salisbury District Local Plan has been superseded by the South Wiltshire Core Strategy, albeit a number of Local Plan policies are saved in the Core Strategy. Similarly, there may be references to policies in the South Wiltshire Core Strategy that at the time of writing were still emerging. However, the VDS is still considered to be compliant with local policy on design matters. Finally, any references to the VDSs being adopted as Supplementary Planning Guidance or as a Supplementary Planning Document are also now superseded, as all VDSs are now approved as material planning considerations by the Council instead.

The VDS has been subject to a recent review by officers and considered up-to-date and relevant, and has subsequently been approved at the Southern Area Planning Committee on 14 February 2013 as a material planning consideration.

Overall Conclusions:

The VDS is considered to meet the objectives set out in the validation checklist.

Recommendation:

It is recommended that, subject to the addition of the proposed addendum, the VDS for Durrington be approved as a material planning consideration for the purposes of development management.

Village Design Statement Validation Checklist

Village Design Statement for:	Winterslow
<p>(i) Does the VDS describe the distinctive character of the village and the surrounding countryside?</p>	<p>The section entitled "Short History of the development of the village of Winterslow" provides a detailed description of the geographical and historical background to the settlement, providing the context for the character of the village today. Similar historical context is also provided for Lopcombe Corner.</p> <p>The character of the parish is further described in other parts of the document, notably in the Environment and Open Spaces section and Settlements and Infrastructure section.</p>
<p>(ii) Does the VDS show how character can be identified at three levels</p> <ul style="list-style-type: none"> • the landscape setting of the village • the shape of the settlement • the nature of the buildings themselves 	<p>The "Environment and Open Spaces" section describes the landscape setting of the parish of Winterslow, which is in a landscape of rolling hills set to farmland and wooded areas. It also describes how the village landscape is made up of a range of agricultural land interspersed by woodland, notably the SSSI, Bentley Wood. This section also describes the wider views in and out of the village.</p> <p>The "Environment and Open Spaces" section describes the settlement pattern which has generally followed the main routes through the village in the form of ribbon development. Houses/buildings are set back from the road to considerably varying degrees.</p> <p>Detailed information on the nature of the buildings themselves is provided in the section "Building Styles and Materials". This section includes good pictorial evidence of existing buildings.</p>
<p>(iii) Does the VDS draw up design principles based on the distinctive local character?</p>	<p>Clear planning guidelines are provided at the end of each section to ensure that development is in keeping with the character of the settlement.</p>
<p>(iv) Does the VDS work in partnership with the local planning authority in the context of existing local planning policy and influence future policies.</p>	<p>While the VDS has been prepared independently of the local planning authority, it does take into account the local planning policy context.</p> <p>The aim of the VDS is clearly set out in the introduction, which is to ensure future developments in the Winterslows are based on an understanding, both of the village's past and</p>

Village Design Statement Validation Checklist

Village Design Statement for:	Winterslow
	present character, and of its precious environmental setting, so that it can contribute sensitively to the protection and improvement of the village. This complements existing local planning policy.
(v) Has the VDS been developed, researched, written and edited by local people? Is it representative of the views of the village as a whole? Has the process involved a wide section of the village community in its production?	<p>The VDS was endorsed by the Southern Wiltshire Area Board on 25 August 2011 as having been produced by a genuinely representative consultation of village opinion and the Area Board supported its submission for adoption as Supplementary Planning Guidance by Wiltshire Council.</p> <p>A VDS steering group was set up in June 2010 comprising two members from the Winterslow Parish Council, one new member from the community, and five former members of the Parish Plan Steering Group. The Winterslow VDS is the result of 12 months of consultation and survey which encapsulates the views and aspirations of the whole community, via road shows held in the village hall and at Lopcombe Corner, and visits to various village clubs and societies, that cover groups of all ages.</p>
Other Comments:	<p>This VDS represents a point in time and so there may be some references in it that are now superseded. An addendum with the following wording should therefore be added to this VDS to reflect the current situation:</p> <p><i>This VDS was produced at a point in time. Therefore, there may be references in it that are now superseded. This includes references to the former Salisbury District Council and the Salisbury District Local Plan. The Salisbury District Local Plan has been superseded by the South Wiltshire Core Strategy, albeit a number of Local Plan policies are saved in the Core Strategy. Similarly, there may be references to policies in the South Wiltshire Core Strategy that at the time of writing were still emerging. However, the VDS is still considered to be compliant with local policy on design matters. Finally, any references to the VDSs being adopted as</i></p>

Village Design Statement Validation Checklist

Village Design Statement for:	Winterslow
	<p><i>Supplementary Planning Guidance or as a Supplementary Planning Document are also now superseded, as all VDSs are now approved as material planning considerations by the Council instead.</i></p> <p><i>The VDS has been subject to a recent review by officers and considered up-to-date and relevant, and has subsequently been approved at the Southern Area Planning Committee on 14 February 2013 as a material planning consideration.</i></p>
Overall Conclusions:	The VDS is considered to meet the objectives set out in the validation checklist.
Recommendation:	It is recommended that, subject to the addition of the proposed addendum, the VDS for Winterslow be approved as a material planning consideration for the purposes of development management.

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Village Design Statement Validation Checklist

Village Design Statement for:	Swallowcliffe
<p>(i) Does the VDS describe the distinctive character of the village and the surrounding countryside?</p>	<p>Swallowcliffe’s character is governed by sunken twisting lanes confined between stone walls and hedges, so that most of the 80 houses are detached, widely spaced and individually oriented. The open layout gives each a special relationship to the landscape and its own particular contribution to the look of the village. The village hosts a village hall and several other community facilities and there is very active community life. The caring for an ageing population and provision of appropriate housing in the right locations are key concerns, and so are traffic and visual intrusion from new development or telecommunications infrastructure. The relationship with Tisbury is highlighted, especially concerning traffic problems, shopping, and rail connections to Salisbury and beyond. Swallowcliffe lies within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty.</p>
<p>(ii) Does the VDS show how character can be identified at three levels</p> <ul style="list-style-type: none"> • the landscape setting of the village 	<p>A separate chapter on landscape setting describes this in some detail, highlighting key features that can be cross referenced with other chapters such as “The Natural Environment” or “The Built Form”. Key features are the chalk escarpments and greensand terraces to the south and upper greensand wooded hills to the south west; and to the north east where Swallowcliffe Wood is prominent. Cutting through the hills south to north, is the spring filled valley where the village first developed. Other key features described are the woodlands and trees and fields.</p>
<ul style="list-style-type: none"> • the shape of the settlement 	<p>The shape of Swallowcliffe obeys the land formation. Several maps within the document illustrate the extent of settlement and its linear structure, including key access roads. The Built Form chapter stresses the organic growth of the settlement which should be taken into account by builders. The main part of the village including the church sits at the floor of the valley adjacent to the stream. Groups of buildings which belong to the village sit above the village core. Swallowcliffe is currently an area of housing</p>

Village Design Statement Validation Checklist

Village Design Statement for:	Swallowcliffe
	restraint. Outside the “envelope” other restrictions apply. The centre is a Conservation area with several listed buildings.
<ul style="list-style-type: none"> • the nature of the buildings themselves 	The Built Environment chapter in the VDS describes in detail the village buildings, their age, typical forms and structures and building materials used. Pictures and drawings illustrate the character and design of buildings. The chapter on the rural economy further describes how the village economy and the use of buildings have changed over time. Working from home has become an increasingly important part of village life.
(iii) Does the VDS draw up design principles based on the distinctive local character?	Local character is described in the Built Environment chapter, and reference is made how traditional and more recent designs can be absorbed by the village. The section on building materials provides descriptions so this information could be used by developers/builders. The document contains a separate ‘Developer Guidelines’ chapter which advises on the design principles that should be applied.
(iv) Does the VDS work in partnership with the local planning authority in the context of existing local planning policy and influence future policies.	The VDS was prepared in partnership with the former Salisbury District Council.
(v) Has the VDS been developed, researched, written and edited by local people? Is it representative of the views of the village as a whole? Has the process involved a wide section of the village community in its production?	Yes. The Swallowcliffe VDS was prepared by a working party elected at the first public meeting held on November 27 2003. Questionnaires and an invitation to comment on traffic were circulated to all households. A public meeting was held on Saturday 2 December 2006 when residents were consulted in preparation for sending the draft to the former Salisbury District Council.
Other comments:	This VDSs represents a point in time and so there may be some references in it that are now superseded. An addendum with the following wording should therefore be added to this VDS to reflect the current situation:

Village Design Statement Validation Checklist	
Village Design Statement for:	Swallowcliffe
	<p><i>This VDS was produced at a point in time. Therefore, there may be references in it that are now superseded. This includes references to the former Salisbury District Council and the Salisbury District Local Plan. The Salisbury District Local Plan has been superseded by the South Wiltshire Core Strategy, albeit a number of Local Plan policies are saved in the Core Strategy. Similarly, there may be references to policies in the South Wiltshire Core Strategy that at the time of writing were still emerging. However, the VDS is still considered to be compliant with local policy on design matters. Finally, any references to the VDSs being adopted as Supplementary Planning Guidance or as a Supplementary Planning Document are also now superseded, as all VDSs are now approved as material planning considerations by the Council instead.</i></p> <p><i>The VDS has been subject to a recent review by officers and considered up-to-date and relevant, and has subsequently been approved at the Southern Area Planning Committee on 14 February 2013 as a material planning consideration.</i></p>
Overall Conclusions:	This document provides a wealth of information regarding the history of Swallowcliffe, its landscape setting and the nature of the buildings. There is sufficient information available regarding the building materials present. A dedicated chapter on design principles provides useful guidance for builders and developers.
Recommendation:	It is recommended that, subject to the addition of the proposed addendum, the VDS for Swallowcliffe be approved as a material planning consideration for the purposes of development management.

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INDEX OF APPLICATIONS ON 14TH FEBRUARY 2013

1

SITE VISIT 1600

Application No: S/2012/1282/Full

Site Location: Former Highbury and Fisherton Manor School Sites, Highbury Avenue, Salisbury. SP2 7EX

Development: Erection of 60 dwellings together with public open space provision and new vehicle and pedestrian access from Highbury Avenue

Recommendation: Approve with Reasons **Division** Cllr Richard Clewer

2

Application No: S/2012/0814/Full

Site Location: Land to the North West of Fugglestone Red and Bermerton Heath, Salisbury

Development: Outline application for access only for proposed mixed use development comprising residential (up to 1250 dwellings), employment, local centre, community uses, primary school, public open space, landscaping and associated access works including demolition of existing house and farm buildings

Recommendation: Approve with Reasons **Division** Cllr Ricky Rogers

3

Application No: S/2012/0815/Full

Site Location: Land North West of the Avenue, Salisbury. SP2 9PS

Development: Outline application for proposed new cemetery with vehicular access from The Avenue

Recommendation: Approve with Reasons **Division** Cllr Ricky Rogers

4

Application No: S/2012/1751/Full

Site Location: Avon Valley College, Recreation Road, Durrington, Salisbury. SP4 8HH

Development: Proposed modular building and associated site works to provide accommodation for pre-school

Recommendation: Approve with Reasons **Division** Cllr Graham Wright

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Agenda Item 8a

REPORT TO THE SOUTHERN AREA PLANNING COMMITTEE

Date of Meeting:	14 February 2013		
Application Number:	S/2012/1282/Full		
Site Address:	Former Highbury and Fisherton Manor School Sites, Highbury Avenue, Salisbury, SP2 7EX		
Proposal:	Erection of 60 dwellings together with public open space provision and new vehicle and pedestrian access from Highbury Avenue.		
Applicant	Taylor Wimpey (Southern Counties) Ltd		
City/ Town/ Parish Council:	Salisbury City Council		
Electoral Division:	Fisherton and Bemerton Village	Unitary Member	Councillor Richard Clewer
Grid Reference:	Easting: 413271		Northing: 130682
Type of Application:	Major		
Conservation Area:	Cons Area: N/A		LB Grade: N/A
Case Officer:	Mr A Madge		Contact Number: 01722 434380

Reason for the application being considered by Committee

Cllr Clewer has requested that the item be considered by committee due to the scale of development, the car parking associated with the site, and a concern about the location of play areas in the scheme with disagreement between groups of local people and the school.

1. Purpose of Report

To consider the above application and the recommendation of the Area Development Manager that planning permission be **GRANTED subject to conditions and the signing of a S106 legal agreement**

2. Report Summary

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

1. Principle of development
2. Scale and design
3. Impact upon street scene
4. Impact upon amenities of neighbours
5. Highways
6. Open space/play space/R2
7. Pedestrian entrance from Highfield Road
8. Archaeology

Objections 124 (including 108 similar letters regarding the school path)
Support 1 letter
Observations 2 letters

3. Site Description

The site is a large area of land measuring 1.5 hectares in size which was previously the site of the Highbury and Fisherton Manor School. The school was opened in 1924 and closed with the opening of the Manor Fields Primary School in June 2009. The site is now vacant all buildings having been demolished. The site has a long frontage to Highbury Avenue which runs north to south with a significant drop in levels down the hill to the South. On the Western side of Highbury Avenue are a mixture of semi detached and detached predominantly two storey dwellings and similarly on the eastern side of the road partly backing on to the site are houses of a similar design. There is an existing vehicular access to the site on this frontage as well as a large Monterey Cypress tree. There is also a pedestrian access to Busy Bees preschool and Manor Fields Primary School which are accessed across the South of the site.

To the South of the site is a block of flats which are three storeys in height and known as Westwood House. To the East of the site lies the conservation area, the new Manor Fields Primary School and the Law Courts. There are a number of trees on the Northern part of this boundary.

The Northern boundary lies adjacent a further residential area of Highfield Avenue which is a narrow road and there is a disused pedestrian access at this end of the site.

In general the site slopes significantly from North to South with a drop in levels midway down the site.

4. Relevant Planning History

Previous planning applications relate to the former school and its buildings. There have been no planning applications relating to housing on this site.

5. Proposal

The proposal is for the development of 60 dwellings on the site consisting of 8 x 1 bed dwellings, 20 x 2 bed dwellings, 17x three bed dwellings and 15x four bed dwellings. Of these 40% (24 dwellings) will be affordable homes. 95 off street Parking Spaces will be provided for the new homes plus, 29 carport/garage spaces and 12 Visitor spaces. Public open space is to be provided at 1744m² and will include a Locally equipped area of play (Leap) at the Southern end of the site which will include trim trail equipment and a local area of play (Lap) on the Western side underneath the Monterey Cypress to include children's play equipment.

6. Planning Policy

The National Planning Policy Framework

The following saved policies of the Salisbury District Local Plan are considered relevant to this proposal:-

- G1- General principles of sustainable development.
- G2 General criteria for development.
- G3 Water requirements
- G5 Water supplies, drainage and sewage requirements.
- G9 Planning obligations
- D1 Design for extensive development
- D8 Public Art.
- H8 Residential development within housing policy boundaries.

CN11 views from and into conservation areas.
CN21 Archaeology
CN22 Preserving archaeological remains in situ
CN23 Requirements for archaeological assessment.
C13 Ecological enhancement.
C12 Protected species.
TR11 Off street Car parking.
TR14 Secure bicycle parking
R2 Recreational Open Space

The following policies of the adopted South Wiltshire Core strategy are considered relevant to this proposal –

Core policy one Settlement and distribution of growth in South Wiltshire.
Core policy three Local needs for affordable housing.
Core policy six Salisbury's Housing Needs

7. Consultations

City Council

The City Council object to the application due to over development, inadequate parking for the number of proposed properties and an increase of traffic on Highbury Avenue which is narrow and already under pressure from through traffic.

SCC requests that consent for the four storey building is reconsidered as its height and position will impact on the surrounding properties. It is also requested that further deliberation is given that the footpath be developed to only serve the new school.

Environment Agency

No objection subject to conditions

Highways Agency

From the information supplied in your letter we are content that the proposals will not have any detrimental effect on the strategic road network. On this basis we offer no objection to the application.

Natural England

Salisbury Plain Special Area of Conservation (SAC) and Special Protection Area (SPA):

Natural England has no objection to the proposed development with respect to the Salisbury Plain Special Area of Conservation (SAC) and Special Protection Area (SPA). This is subject to the following measure detailed below being fully implemented.
A contribution sufficient for the purposes of the mitigation of development impacts around the Salisbury Plain Special Protection Area, as will be determined in the councils Habitats Regulations Assessment of this application.

River Avon Special Area of Conservation (SAC):

We advise that a Habitats Regulations Assessment is required for reasons set out in annex 1 of the habitats regs to determine whether there is a likely significant effect on this European Site due to phosphate impacts

Biodiversity enhancements:

This application may provide opportunities to incorporate features into the design which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of bird nest boxes. The authority should consider securing measures to enhance the biodiversity of the site from the applicant, if it is minded to grant permission for this application.

Additionally, we would draw your attention to Section 40 of the Natural Environment and Rural Communities Act (2006) which states that *'Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity'*. Section 40(3) of the same Act also states that *'conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat'*.

The advice given by Natural England in this letter is made for the purpose of the present consultation only. In accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England expects to be included as a consultee in relation to any additional matters to be determined by the Council that may arise as a result of, or are related to, the present proposal. Natural England retains its statutory discretion to modify its present advice or opinion in view of any and all such additional matters or any additional information related to this consultation that may come to our attention. The absence of comments on other aspects of the proposal should not be taken as implying a lack of interest or indicating either support for, or objection to, the proposal.

Wiltshire Council Environmental Health Officer

Contamination:

The site has been subject to a previous potentially contaminative use (oil and chemical storage are usual suspects at old school sites) so recommend contamination investigation condition.

Noise:

Having looked at the application there is a potential for noise disturbance from road traffic using Highbury avenue which is on an inclination and the noise from vehicles accelerating up the hill is likely to disturb any potential occupant living in the houses directly facing the road. Also at peak times it is used as a short cut to Devizes road from Wilton road; recommend a condition requiring a scheme to ameliorate the effects of road traffic noise.

Other matters:

Conditions also recommended to safeguard amenity during the construction phase to include the hours of working, no burning of waste materials.

Wiltshire Council Land Adoptions Officer (Open Space)

The level of onsite Public Open Space provision is considered adequate for the development. The applicant will be required to make a financial contribution towards the cost of maintenance of all equipment and areas to be offered for adoption. A contribution to offsite youth and adult recreation is also required.

Wiltshire Council Archaeologist

As is detailed in the archaeological desk based assessment (DBA) accompanying the application, this site has been subject to two phases of archaeological evaluation. This has demonstrated that Iron Age/Romano-British remains are present in the northern part of the site and brickearth deposits, which may contain Palaeolithic remains, are present in the southern part. These pre-application works allow me to recommend specific advice and eliminate the need for further pre-determination fieldwork.

The DBA summarises the potential for this site well and proposes a mitigation strategy which involves a strip, map and record excavation in the northern part of the site and an area excavation and watching brief in the southern part. I consider these mitigation proposals to be proportionate and so recommend that this can be secured through a condition on the planning permission, should this application be approved. Therefore in line with the National Planning Policy Framework (NPPF) a condition is recommended.

Wiltshire Council Housing Officer

Core Policy 3 of the South Wiltshire Core Strategy sets a target of 40% affordable housing provision. I can confirm that this application meets that policy criteria by providing 24 affordable homes out of a total of 60 dwellings.

Wiltshire Council Conservation Officer

The site lies outside of but adjacent to the Salisbury Conservation Area boundary. The CA has been reviewed and proposals made for the boundary to be revised as shown on the attached plan, to be separated from the city CA and redefined as the Old Manor Hospital CA. There has been public consultation (in 2009-10) on this proposal and no objections were received. There has been substantial redevelopment of this area since the plan was drafted, including the new courts building, the school, demolition of the Manor Social Club and the surrounding landscaping schemes. In light of the distance between the revised CA boundary and the site, and the developments in between, it is unlikely that the proposed housing will have a significant or adverse impact on the character or views of the CA, and raise no objection. The applicant is encouraged to use external bricks which match the historic Fisherton Grey bricks originally quarried from the site and its surrounds.

Wiltshire Council Art Officer

A contribution towards public art would be in line with Policy D8 of the Salisbury Local Plan: Creating Places Design Guide SPG. It would also be in line with the guidance note that is being prepared for a more cohesive countywide approach to art and design in the public realm (or public art). Arts and design in the public realm is also referenced in Core Policies 3 (Infrastructure Requirements) and 57 (Ensuring high quality design and place shaping) of the draft Wiltshire Core Strategy. A contribution of £300 per dwelling is required.

Wiltshire Council Highways Officer

The proposed development has been the subject of considerable pre-application advice and discussion with many issues being resolved at this stage.

The site is bounded on all three sides by existing residential properties and there are significant level differences across the site resulting in limitations in linking the site with the surrounding highway networks. The access off Highbury Avenue is acceptable as the sole vehicular access and the necessary sight lines have been identified on the submitted

drawing within the Transport Statement (ref:12-013-001 E). I am satisfied that a second emergency access is not required given the number of dwellings being served by the single access.

There are two existing pedestrian routes associated with the site, one from Highfield Road and the other via the footpath which links Highbury Avenue with the school. The existing link from Highfield Road into the former school is gated and includes steps. The designer has been unable to remove these steps from the scheme and as a result the Highway Authority is not prepared to adopt the link as it does not provide a readily accessible route for all users. I note the objections raised by several residents of Highfield Road in respect of the suitability of the road to accommodate any additional pedestrian activity. Although this link would allow pedestrians from Highfield Road and Devizes Road a short cut to the school, as it will not form part of the adopted highway and will be privately owned and controlled, I feel that its inclusion is not essential.

The link from Highbury Avenue to the school will also serve the Public Open Space and on that basis it should be adopted as public highway.

The swept paths which are included in the TS demonstrate adequate turning (including for refuse vehicles) in accordance with Manual for Streets.

I also wish to make the following minor comments:

1. There is a requirement for a core strategy transport contribution of £3300 per dwelling.
2. It is likely that the TRO will need to be amended to remove the school keep clear zigzag lines on Highbury Avenue.
3. 20mph plinths are required at the entrance to the site.
4. Bollards are necessary at the top of the steps leading to the footpath to protect all users.
5. The unallocated on-street visitor parking spaces should not be marked out.
6. I note that the internal visibility splays as shown green on drawing 12-013-001 E in the TS slightly cut across the adjacent property boundaries. It is important that there is nothing over 0.6m in height within these splays.

Recommend conditions.

Wiltshire Council Ecologist

In relation to the River Avon SAC I have completed a Judgement of Likely Significant Effects which confirms that, subject to conditions, the application can be permitted without causing a significant risk to this European protected site. In relation to Salisbury Plain, it will be necessary for the authority to collect a contribution towards the Wessex Stone Curlew Project in order for the application to be compliant with the Habitats Regulations 2010. The relevant contribution per dwelling (currently £109.82) must be taken from the current fee schedule compiled for the HRA of Salisbury Plain submitted for the Wiltshire Core Strategy (which clarifies the broad requirements of the HRA for the South Wiltshire Core Strategy).

Police Architectural Liason Officer

Comments in relation to the southern pathway:

The straightening of the footpath does mean that it now complies with the Secure by Design principles (New Homes 2010 p4.3) which are that it should be as straight as possible, wide, well lit, devoid of potential hiding places and overlooked by surrounding buildings and

activities. Ensuring that the footpath has railings on both sides, as it has at present, will also help keep defensible space in front of the properties that run alongside it.

I would reiterate the points raised regarding the footpath remaining in its current location, at the southern point of the public open space.

The vulnerability of footpath users would rise due to the increase of persons in the location, the lack of natural surveillance from any surrounding property or activity, the segregation of the footpath from the residences by the fencing and landscaping of the public open space and the lack of vision to persons entering the footpath as the path is twisted and does not give a clear view throughout.

8. Publicity

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

Letters of objection were received raising the following comments

108 letters objecting to the development on grounds of:

The new pathway to Manor Fields Primary School/Busy Bees Nursery/Pre School as children currently have safe secure and discrete access to the school site. As the new path will become a public right of way. Therefore any member of the public wishing to loiter on the path or skateboard or cycle down a very inviting slope may do so to the detriment of children's safety.

There will be a potential exit onto the new development from half way down the path for those children who are dropped off by parents on Highbury Avenue.

With a grassy play area to the side of the path the potential for dog exercisers could mean fouling will become an issue

In icy weather the school is responsible for gritting the current path. If the new planned path which would be on a much steeper gradient is adopted then in theory the local council would take over this task. In practice the roads will always take priority.

It would be sensible and safer to leave the schools access path in its current position and with its present status.

Other objections

Do not object to the proposal as it will provide much needed housing. Nor objecting to the two green spaces incorporated in the plans However object to the proposed new pathway to the school/nursery. The Governing body has consistently raised objections to the routing of this pathway during meetings held with the applicants.

Do not consider that the applicant's offer of someone to monitor the pathway for a limited period was realistic.

Don't consider a third entrance to the site from the public footpath to be necessary. Governing body is responsible for the integrity of the school site and the safeguarding of pupils and it is considered changing the current pedestrian entrance would impact on this.

To leave the current pathway as it is would not affect the creation of the proposed play park, nor the layout of the housing. The play park would still be available to all the residents without the need of a gated entrance, thus it would be a more integrated part of the development. It would also be financially beneficial to not dig up the existing landscaping.

Petition signed by 27 people raising Concerns about opening the entrance onto Highfield road. The school gates onto Highfield road have remained locked since the school has closed. Highfield road is a quiet cul de sac. Concern is that Highfield Road will be used as a short cut to and from the city. This would cause noise and disturbance in the cul de sac particularly late at night and would change the nature and ambience of the road for ever whilst increasing security concerns. Also concerned because the pavements are inadequate pedestrians will be forced to walk in the road causing a potential conflict between them and vehicles using the road. Consider therefore this element is undesirable and unnecessary.

Petition signed by 66 people with covering letter

Development is an excellent opportunity to provide excellent outdoor play facilities for children. The residential area between Devizes and Wilton road has hardly any provision for outdoor play; there is only a small play area in Montgomery Gardens suitable for younger children. Macklin road is in dire need of refurbishment. Parents generally have to take their children to Queen Elizabeth Gardens or the meadows. These are situated a long way down busy roads.

Consider the playground proposed in the current application is inadequate. Require a playground equipped for children of all ages i.e. 0-12. Manor School does not object to this.

Would be fantastic if a larger playground were donated and or the playground at Macklin road upgraded.

Other objections

Consider development has been designed as a quasi gated estate with limited permeability and little permeability for pedestrians /cyclists/prams/wheelchair users and is geared predominantly towards the private car.

Application does not include an air quality assessment as required by the concept statement of 2007 and the application should therefore be rejected. Considers that in granting permission for this development without adopting an interim AQ action plan there is scope for exacerbating the air quality situation but also for missing an opportunity to secure funding from the developer for Wilton road.

Considers good practice guidelines suggest a transport assessment should be produced. Paragraph 4.2 of the same document suggests a travel plan is needed if conflicts between motorised and non motorised users are likely. Consider such a conflict will arise and travel plan shall be produced.

Considers the development does not provide a sustainable solution as it provides 142 parking spaces. Also not considered to meet core policy 60 and 63 of the Wiltshire Core strategy. The proposal fails to follow the NPPF's Core Planning Principles by not making full use of the potential to maximise walking and cycling.

Considers the Highfield Avenue access should be used for cyclist's not just pedestrians as it lies on a desire line. Considers the concerns of Highfield road residents must be balanced against the need for a sustainable solution.

Consider the developer should fund a new bus shelter at the top of Devizes road which does not have one.

Considers that there should be sufficient space to store bicycles in line with guidance produced by Cambridge City Council

Consider the development would benefit from having a car club from the outset and support from the developer from the outset.

Welcome the fact that the developer intends to provide an enhanced building fabric as well as enhanced lighting, heating and ventilation systems resulting in improvements which will save approximately 10 tonnes of carbon dioxide a year it is important to consider that if one car from each of the dwellings on the development is driven to a convenience shop once a week this will produce approximately 1 tonne of carbon dioxide a year.

Hour's cars club

Recommend that a car club is set up as part of the development. Department for transport good practice guidance gives clear support for a car club to be included in residential travel plans. Car clubs add value to housing developments as residents perceive the vehicles as an extra service. Membership of car clubs will be maximised if the scheme is available from when residents move in, this ensures residents do not buy a car in the meantime. If a car club is not included at the outset then it would be sensible to include reserved parking bays so it can be set up later. A s106 agreement can be used to set up a car club.

Consider development including plots 11-15 would be sited too close to the boundary with 15 Russell road and would adversely affect the privacy of that property and reduce light levels. Don't understand why properties closest will be three storeys in height as the corner of the site closest to the property is one of the highest parts of the site. Plots 16-19 are also considered to adversely affect sunlight and daylight to rear of the house. Consider this to be contrary to policy G2 of the adopted Salisbury District local plan.

Concern expressed about how the existing concrete slab will be broken up without damage to surrounding houses.

Want to know that dust suppression will take place as when original school was demolished dust levels were high.

Consider the clumping of social housing could have a detrimental impact on adjacent properties.

Objection to weekend working on the site

Consider that the provision of a playground is inadequate and that developers could provide a better area for the local community with facilities for children up to the age of 11.

The number of properties proposed for this site is far too large.

Inadequate contributions to the promotion of local amenities including transport infrastructure, recreation, education etc have been offered by the developers.

Houses closest to Highfield Road will be overlooked.

The transport statement does not include adequate survey data of normal traffic flows experienced in Highbury Avenue. Consider additional access routes to Devizes and Wilton road are essential for a development of this size.

Highbury Avenue already has problems with the severity of through traffic the highway being used for commercial vehicles to go to Churchfields. The road is increasingly used for parking for the courts, school and commuter parking.

The traffic statement does not refer to additional construction traffic that will cause hazardous risk to Highbury Avenue, Large vehicles will turn into the site and contractor's vehicles will park in the road

The traffic statement does not address the inevitable use of the developments new roadways as part of the local daily parking for the school, courts etc. The mix of parking must include space for commercial vehicles/vans

Could we have some traffic lights at the bottom of Highbury Avenue on Wilton road for turning right?

Concerned to see that double yellow lines are to be painted on the east side of Highbury Avenue which currently has a restriction. Current restriction already adds to the problem of lack of residents parking.

Residents finding parking in Highbury Avenue is currently an issue and the report suggesting on the day of the survey that 25 spaces were available is unusual. Consider a study of more than one day is required. There is a fine line between discouraging casual shoppers from parking and the needs of residents. If anything reduced restriction is required enabling kerbside parking. Double yellow lines will cause chaos.

Occupier of 34 Highfield Road raises concerns with regards to overlooking from units number 6, 7, 8, 9 and 10. These being three storey and 15m from their bank, concerns that this will led to overlooking and invasion of privacy will degrade our light and outlook.

9. Planning Considerations

9.1 Principle of development

The principle of the redevelopment of this site with a form of housing development is considered acceptable. The surrounding area with the exception of the school to the rear is all in residential use. A new residential use of this site is therefore entirely compatible with this. Saved policy H8 of the Salisbury District local plan confirms that within the housing policy boundary new residential development will be acceptable where it has no other adverse effects. The new development is likely to have some advantages over the previous school use of the site in that it is likely to be less noisy during term times than the previous school uses and generate less concentrated levels of peak time traffic as such it is considered that the principle of development is acceptable and complies with the governments key objectives outlined in the NPPF of delivering further housing (including an element of affordable housing) on Brownfield sites. It would also help meet Wiltshire councils own housing development targets as outlined in the South Wiltshire Core Strategy.

9.2 Scale and design

The scale and design of this development are both considered appropriate to the site in which they are to be built. The scale of development in terms of numbers of housing units is 60 and this equates at 1.5 hectares for the overall site to a development of 40 dwellings per hectare. An initial concept plan produced in 2007 prepared for the former Salisbury District Council envisaged this number of units on the site having analysed the housing densities and layout of the surrounding area. The layout in terms of housing numbers complies with this initial concept plan and is considered appropriate to the area.

Houses are proposed at a maximum height of three storeys in a small part of the site with the majority of the development being two storeys or two storeys with rooms in the roof. There is a block of flats at the far southern end of the development which is four storey in part but this is included where the land changes significantly in its contours/levels and is opposite a three storey block situated on the other side of the pathway. The heights of the buildings proposed are therefore considered to reasonably reflect the heights of other buildings in the area.

The design of the properties is semi vernacular and proposed to reflect some of the types of housing found in the local area. All housing is proposed as a brick and tile or render and tile finish which is in keeping with surrounding properties and the wider area generally. The applicants have submitted a design and access statement which explains in detail how the end design was arrived at and it was after considerable pre application discussions with officers that the final design was completed.

It is considered that the scale of the development both in terms of the number and heights of units provided across the site is acceptable and that the design of both the flats and houses is also appropriate to the site complying as it does with saved policies G2 and D8 of the former Salisbury District local plan.

9.3 Impact on Street Scene

The most publicly viewable part of this site is that which faces Highbury Avenue and the applicants have provided street elevations to show how this will look. Most of the properties will face Highbury Avenue in keeping with the rest of the street although a few will be set back where the public open space is proposed by the protected Oak tree which faces Highbury Avenue. All the dwellings on the frontage will be two storey in height in keeping with other properties in the street and will be staggered as they go down the street. All the dwellings will be of brick and tile construction. It is considered that this type of development will meet the councils saved policies D1 for extensive sites such as this which requires the scale and character of the existing townscape in terms of building heights, building line, plot size, density, elevational design and materials to be compatible with the surrounding development.

9.4 Impact Upon Amenities of Neighbours

As stated in the principle of development section above, the site is surrounded on three sides by housing and it is therefore important to ensure that the new dwellings do not overlook neighbouring residents. Those houses fronting the street will have the separation distance of Highbury Avenue between them and properties on the opposite side of the road. Plots 39 -50 back on to houses fronting Highbury Avenue which themselves have reasonably sized rear gardens leaving at least 25M between the backs of each property and in most cases significantly more than this. This is considered acceptable in distance terms. Concern has been raised by residents living in Russell Road that plot no 15 and 16 will overlook neighbouring properties. Any views from these properties will be oblique and will not be direct in terms of overlooking. Plot no 15 will be sunk into the ground and

therefore it is not considered that there would be significant overlooking that would warrant refusal of this application. The oblique distances between plot 15 and the nearest house in Russell road would be 14M and this is considered sufficient at an oblique angle to avoid overlooking.

9.5 Highways

The proposal is for 60 dwellings and proposes a parking ratio of

1 bedroom – 1 space per dwelling
2-3 bedrooms – 2 spaces per dwelling
4+ bedroom – 3 spaces per dwelling
Visitor parking 0.2 spaces per dwelling (unallocated)

Therefore, there will be a total of 95 Parking Spaces, 29 garage spaces and 18 visitor spaces - a total of 142 spaces for the 60 dwellings on site.

The Council's policy with regard to car parking is contained within the car parking strategy adopted by Wiltshire Council in March 2011. The council's minimum standard is 124 spaces for this development - the proposal, therefore, more than adequately meets the standard.

Given that the proposal is close both to regular bus services which run up and down both Wilton and Devizes road and within a short walk of the main rail station that can be used by residents, it is considered there is unlikely to be any issue with parking on the site. As the Committee will be aware there is also a relatively new cycle lane on Wilton road which is also available. Given the number of parking spaces and the availability of other forms of transport it is not considered that on street parking is likely to increase as a result of this development.

Clearly parking is an issue at times when parents are dropping off children at school as it is with any school. However, this development will not significantly change the current on street parking provision in Highbury Avenue.

The applicant has submitted a transport strategy which has assessed the traffic and transport implications of the proposal. It has concluded that the site situated as it is with easy access to the railway station and bus routes is well placed and that the required visibility splays can be achieved for the egress and ingress of vehicles into the site.

The Highways Officer's comments are included above where it is concluded that the access proposed is adequate and a secondary access for emergency vehicles is not required.

There has been some concern about the traffic implications of the proposal from local residents and the city council but it is considered given that there were previously schools on the site which generated their own traffic at peak times and that both the applicants own highways assessment and the councils highways engineers consider there is unlikely to be a significant impact on traffic that would warrant refusal of the application that the application is acceptable in highway terms.

9.6 Open Space/Play Space/"R2"

Open space is proposed on the site plan at two separate locations:

- 1) On Highbury Avenue itself, around and underneath an existing mature Oak tree and this will provide for a children's play space in the form of a Local area of play (LAP).

- 2) An open space is proposed at the far southern end of the development which will be the main open space for the development and will realign the existing footpath to the school to create an area of open space for the development which will include a trim trail (a series of pieces of equipment that can be used for exercise purposes).

The area of children's play is considered adequate as the play area for the development. It will be overlooked on all sides both by those dwellings directly surrounding it which have been designed with windows overlooking it and those existing dwellings on Highbury Avenue. A number of pieces of play equipment are proposed around the area and a low fence will surround it.

There is a play area further to the North of Highbury Avenue at Macklin road this is in need of refurbishment and residents in that area have asked if this development can contribute to the refurbishment of that play area. However the priority is always to get play space on site with a development of this size and only if that cannot be achieved would it then be appropriate to seek an offsite contribution (R2) towards facilities elsewhere such as those at Macklin Road. It would be unreasonable to request this development to provide a contribution towards further facilities at Macklin road when adequate facilities are already being provided at this site.

Concerns have been raised by Manor Field Primary School and the adjacent nursery, not to the development as a whole, but to the diversion of the existing footpath to the school at the Southern end of this site. At present the footpath takes a route around the existing development down to the school and nursery and as the school and nursery are the only places accessed from this footpath the school and nursery have exclusive access to this.

The proposal is to straighten this footpath across the bottom of the site and use the land to the south of this as public open space open to those who wish to use it and the trim trail provided within it. There will be an entrance to this public open space down some steps from the new development and an access controlled gate onto the footpath.

The concerns of the school and the Nursery are primarily that changing the footpath layout and creating an open space at this end of the development would make the footpath less safe, as at present parents can drop off children at one end of the footpath and know that it goes straight to the school without anywhere else for children to go, similarly as it only goes to the school it is unlikely that any members of the public not visiting the school would be on this path. If the path was changed and the area opened up, the concerns are that members of the public unconnected with the school would then potentially be using the path, public open space and trim trail which would effectively make it a less safe route for children to take to school. This in turn would mean that parents would need to park up on Highbury Avenue and escort children along the path to ensure their continued safety. This could create further parking issues on Highbury Avenue.

Officers, however, consider that the arrangement proposed is satisfactory. At present at the end of the school /nursery day parents have to park in Highbury Avenue anyway to await or pick up the children from the school and nursery and the situation therefore in terms of parking is unlikely to change significantly from that at present. The only change is likely to be that parents will need to escort their children along this path which is not considered unreasonable given the very short distance involved. The new path will be overlooked not only by the existing block of flats at Westwood House to the South but also by new blocks of flats proposed on the development site to the North. Observation and surveillance of this path from surrounding properties will therefore increase. It is also likely that most (if not all) the members of the public using the open space will be there to walk the dog or use the trim trail and will themselves provide further observation of the area.

The police architectural liaison officer has also commented on this aspect of the proposal (see comments above) and considers that the proposed path is in a better position from that which it currently is.

Given this, whilst the school and nursery's concerns are understood, it is not considered that the new arrangement would give rise to such problems as to warrant a change from the proposed layout.

9.7 Pedestrian Entrance From Highfield Road

There has been some concern raised by residents of Highfield Avenue that the use of the existing pedestrian entrance (which is currently locked) will lead to vehicular/pedestrian conflict along Highfield Road the existence at most times of the day of parked cars along one side of the road. Parking is very restricted in this area. Residents are concerned that because it is so narrow allowing or encouraging further pedestrian traffic to use this restricted road will lead to pedestrian vehicle conflict to the detriment of both vehicles and pedestrians.

The Council's Highways Officer has considered this entrance and read the letters from those who have raised concerns. Whilst she has no objections to the proposal neither does she see it as essential to serve the development.

It is officers opinion that given that Highfield Road has pavements on either side and that because of the narrowness of the road traffic is inevitably forced to slow along the road anyway it is highly unlikely that the reuse of this entrance (which could occur in any case even without planning permission for this development) would lead to any vehicular/pedestrian conflict that would warrant refusal of the application. Moreover it would provide more permeability for residents living at the new site as well as those living in Highfield Road who wish to travel on foot to the south.

9.8 Archaeology

A desk based assessment has been carried out of the site and the site is considered to have a high potential for potentially significant Palaeolithic remains and the site is also known to contain Iron/Age Romano British deposits. As a result of this the Council's archaeologist has recommended that a strip map archaeological investigation take place on the Northern part of the site and an excavation of a 10 x 10M area in the south part of the site to investigate Palaeolithic deposits. This can be controlled by condition and a suitable condition has been included with those at the end of this report.

9.9 Affordable Housing

The development is proposed to provide 40% affordable housing pepper potted across the site. This complies with the Councils core strategy policy six which requires this level of housing provision to be provided across the site. The applicants have provided a plan showing the proposed provision of affordable housing across the site which the housing officer has viewed and considers acceptable. The mix will include 16 rented properties and eight shared ownership.

9.10 Other Issues

Objectors have brought up the relative sustainability of this development and comment is already made in the officer's report on this and the availability of other forms of transport to the site. Mention is made of Core Policy 60 and 63 of the Wiltshire Core Strategy. Members should note that this refers to the pre-submission Wiltshire wide Strategy which has not yet been adopted by the Council and has yet to go through an examination in public, and therefore can be given limited weight accordingly.

Objection has also been raised that there is no Air Quality Assessment with the proposal. The relevant Environmental Health officer has been consulted and has stated that the supplementary planning guidance relating to this is still going through consultation at present. Given the relatively small size of the site and its previous car generating use, it is not considered appropriate in this case to request an air quality assessment be carried out.

10 Conclusions

It is considered that the proposal providing as it does 60 new dwellings on this 'brownfield' site is an acceptable form of development providing a range of housing types including 40% affordable housing across the site in accordance with core policy 6 of the South Wiltshire Core Strategy. It is considered that the design and scale of the development meet the requirements of policies G2 and D1 of the Salisbury District local plan which are themselves saved policies of the South Wiltshire Core Strategy.

It is not considered that the proposal will have an adverse or un-neighbourly impact on the amenities of nearby properties by reason of overlooking and that adequate off-street parking facilities have been provided in order to prevent further on street parking. As such it is considered that the development is an appropriate form of housing in an established residential area which will meet the needs of future residents and contribute to the housing targets of South Wiltshire.

11 Recommendation:

Planning Permission be GRANTED subject to the applicant entering into a legal agreement in respect of the following matters:

- 1) Education: a contribution towards additional primary school places that will be required as a result of the development;
- 2) Affordable Housing: provision of 40% on-site affordable housing through a registered provider (amounting to 24 units);
- 3) Open space/play space:
Youth and adult off site open space contribution;
Public open space maintenance sum;
LAP and Trim Trail Maintenance Sum;
- 4) Bins/Waste Storage: contribution;
- 5) Wessex Stone Curlew Project: contribution;
- 6) Publicart: contribution;
- 7) Highways: core strategy contribution:

For the following reasons:

The redevelopment of this 'brownfield', former school site which has been unused for a number of years will result in 60 residential units including 24 affordable units which will contribute to both the private and affordable housing stock in Salisbury and help to meet the

Council's key housing targets as set out in core policies 3 and 6 of the South Wiltshire Core strategy.

The development provides for both on and off site open space, play areas, public art and highways contributions in line with policies R2, D8 and G9 of the Salisbury District Local Plan which are saved policies of the South Wiltshire Core Strategy. The development is not considered to have a significant adverse effect on the amenities of surrounding residents and as such is considered to be a complimentary development to the existing housing stock in the area.

In accordance with paragraph 187 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

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) 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 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 for at least the last 100 years and a description of the current condition of the site 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. |
| Step (ii) | If the above report indicates that contamination may be present on or under the site, 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 have been 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: To ensure that land contamination can be dealt with adequately prior to the use of the site hereby approved by the Local Planning Authority.

Policy G2 (vii)

- 3) The construction of the development hereby permitted (including deliveries to and from the site) shall only take place between the hours of 7.30 in the morning and 18.00 hours in the evening from Mondays to Fridays and between 8.00 in the morning and 13.00 hours in the afternoon on Saturdays. Construction shall not take place at any time on Sundays and Bank or Public Holidays.

REASON: To ensure the retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area.

- 4) No development shall commence on site until a scheme for the amelioration of the effects of road traffic noise on the future occupants of the proposed development has been submitted to and approved in writing by the local planning authority. Such scheme as approved shall be implemented prior to the habitation of any part of the development.

REASON: In order to ensure that houses facing Highbury Avenue are properly insulated against noise.

Policy G2 (vi)

- 5) No development shall commence within the area indicated (proposed development site) until:

A written programme of phased archaeological investigation and mitigation as outlined in paragraphs 6.4 and 6.5 of the desk based assessment produced by CGMS and dated November 2011, 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;

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.

Policy CN21

- 6) No development shall commence until a surface water management scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development as set out in the FRA prepared by Hydrock Final Report dated May 2012, has been submitted to and approved in writing by the local planning authority. The scheme shall include pollution prevention measures. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The details shall also include specification of how the scheme shall be maintained and managed after completion.

REASON: To prevent the increased risk of flooding, ensure future maintenance of the surface water drainage system, and prevent pollution of controlled waters.

Policy: NPPF and the NPPF Technical guidance

- 7) Infiltration systems shall only be used where it can be demonstrated that they will not pose a risk to groundwater quality.

REASON: To ensure the protection of controlled waters, in particular groundwater beneath the site, given the site's proximity to a potable ground water abstraction.

Policy: NPPF and the NPPF Technical guidance.

- 8) No development approved by this permission shall be occupied or brought into use until a scheme for the future responsibility and maintenance of the surface water drainage system has been submitted to and approved by the Local Planning Authority. The approved drainage works shall be completed and maintained in accordance with the details and timetable agreed.

REASON: To ensure adequate adoption and maintenance and therefore better working and longer lifetime of surface water drainage schemes.

Policy: NPPF and the NPPF Technical guidance

- 9) If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

REASON: To ensure that any previously unidentified contamination which is subsequently found on site is dealt with appropriately to ensure the protection of controlled waters.

Policy G2 (viii)

- 10) No development approved by this permission shall commence until a scheme for water efficiency has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the agreed details.

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

Policy G3

- 11) No development approved by this permission shall be commenced until a Construction Environmental Management Plan, incorporating pollution prevention measures, has been submitted to and approved by the Local Planning Authority. The plan shall subsequently be implemented in accordance with the approved details and agreed timetable.

REASON: To prevent pollution of the water environment

Policy G2 (Viii)

Policy- G2 General Policies

- 12) The details of all lighting proposed including street lighting, lighting for footpaths, communal parking areas and the employment land including the intensity of the lighting and design for light column shall be submitted to and approved in writing by the Local Planning Authority prior to the development of each phase of development, and the works shall subsequently accord with the approved scheme.

REASON: To ensure that the lighting scheme respects the overall design qualities from the development.

Policy G2 (Viii)

- 13) No development within each subsequent reserved matters submission shall take place until full details of the requirements of that reserved matters submission site in terms of both hard and soft landscape works, to include the phasing of implementation, have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved prior to the first use of the development hereby permitted. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle or pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units signs, lighting etc); proposed and existing functional services above and below ground (eg. Drainage, power, communications cables, pipelines etc, indicating lines, manholes, supports etc) retained historic landscape features and proposals for restoration where relevant).

REASON: To enable the Local Planning Authority to secure a satisfactory standard of design and implementation for the landscaping of the proposed development, in the interests of visual amenity.

Policy G2 (iv)

- 14) No development within each subsequent reserved matters submission shall take place until details of the requirements of that reserved matters submission site in terms of earthworks have been submitted to and approved in writing by the Local Planning Authority. These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed showing the relationship of proposed mounding to existing vegetation and surrounding landform. Development shall be carried out in accordance with the approved details.

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

Policy G2 (iv)

- 15) No works or development within each subsequent reserved matters submission shall take place until full details of the requirements of that reserved matters submission in terms of all proposed tree planting and the proposed times of planting, have been approved in writing by the Local Planning Authority and all tree planting shall be carried out in accordance with those details and at those times.

REASON: To ensure the satisfactory establishment of the approved scheme for the landscaping of the site.

Policy G2 (iv)

- 16) Before any development commences on site including site works of any description, all the existing trees to be retained shall be protected by a fence of a type and in a position to be approved by the Local Planning Authority, erected around each tree or group of trees. Within the areas so fenced, the existing ground level shall be neither raised nor lowered and no materials, temporary buildings, plant, machinery or surplus soil shall be placed or stored thereon. If any trenches for services are required within the fenced

areas, they shall be excavated and backfilled by hand and any tree roots encountered with a diameter of 2 inches (60mm) or more shall be left unsevered.

REASON: In the interest of the amenity and the environment of the development.

Policy G2 (iv)

- 17) No development shall commence until full construction details of the internal road layout, including footways, drainage, visibility splays, parking, carriageway and driveway gradients have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details within 12 months of the occupation of the last dwelling.

REASON: To ensure that the roads are laid out and constructed in a satisfactory manner.

Policy G2 (ii)

- 18) The roads, including footpaths and turning spaces, shall be constructed so as to ensure that, before it is occupied, each dwelling has been provided with a properly consolidated and surfaced footpath and carriageway to at least base course level between the dwelling and existing highway.

REASON: To ensure that the development is served by an adequate means of access.

Policy G2 (ii)

- 19) Notwithstanding the provisions of Classes A-C inclusive of schedule 2 (Part 1) to the Town and Country Planning (General Permitted Development Order 1995, (or any Order revoking and re-enacting that Order with or without modification). There shall be no extensions to the dwellings nor the erection of any structures within the curtilage unless otherwise agreed in writing by the Local Planning Authority upon submission of a planning application in that behalf.

REASON: To enable the Local Planning Authority to ensure that sufficient space is retained around the dwellings in the interests of neighbourliness and amenity.

Policy D3

- 20) Prior to the first occupation of the dwellings hereby permitted details of the key pad gate into the development from the school footpath shall be provided to the local planning authority to show how access will be restricted to those who only live on the development. Such details as have been approved shall be implemented prior to the completion of the 50th dwelling.

REASON: To ensure the safety of children travelling to and from school to Highbury Avenue

- 21) The development hereby approved shall be carried out in accordance with the following plans and documents:

Site Location Plan

600-02 Site Layout rev AA

600-03 Materials Distribution Layout rev A

600-04 Affordable Housing Distribution Plan rev C

600-05 Storey Heights Plan rev C
600-06 Street Scenes (Sheets 1 to 4) rev C
600-07 Boundaries & Enclosures Plan rev C
600-08 Boundaries & Enclosures Details
600-09 Section across POS between proposed & existing flats rev A
600-10 Proposed Site Location Plan rev A
600-11 Sections through site
650-01 Dwelling Design Pack rev B
698-01 Flats 33-38 Elevations rev A
698-02 Flats 33-38 Floor Plans rev A
699-01 Flats 39-47 Elevations rev A
699-02 Flats 39-47 Floor Plans
Supporting Planning Statement prepared by Woolf Bond Planning dated June 2012
Dwelling Design Pack design proposals August 2012 rev B
RPS Ecology report May 2012
Phase 1 Habitat survey 22nd December 2011
Hydrock Flood Risk Assessment May 2012
Energy Statement Energist UK May 2012
DCA Salisbury Housing Mix Core Policy 6
ACD Arboricultural Implications Assessment 20/6/12
ACD Landscape Specification May 2012
ACD Landscape Management and Maintenance Plan May 2012
ACD Tree report 3rd October 2011
RPS Highbury Avenue Design and Access statement June 2012
Transport statement prepared by Odyssey consulting engineers. May 2012
Archaeological Desk Based Assessment prepared by CGMS and dated November 2011
Reconomy Site Waste Management Plan Dated 25th July 2012
Statement of community involvement by Woolf Bond Planning dated May 2012

REASON: For the avoidance of doubt and in accordance with national guidance in the interests of proper planning.

- 22) Prior to the first occupation of the dwellings hereby permitted details of the key pad gate into the development from the school footpath shall be provided to the council to show how access will be restricted to those who only live on the development. Such details as have been approved shall be implemented prior to the completion of the 50th dwelling.

REASON: To ensure the safety of children travelling to and from school to Highbury Avenue

Informative

Retention of native trees on site is strongly advised particularly for the higher value specimens. Where removal of trees and scrub is necessary the replanting of replacement native species in appropriate places should be included in the plans. This will maintain, and potentially increase (if additional trees are planted) the biodiversity of the site.

Informative

The development should include water efficient systems and fittings. These should include dual-flush toilets, water butts, water-saving taps, showers and baths, and appliances with the highest water efficiency rating (as a minimum). Greywater recycling and rainwater harvesting should be considered.

An appropriate submitted scheme to discharge the condition will include a water usage calculator showing how the development will not exceed a usage level of 105 litres per person per day.

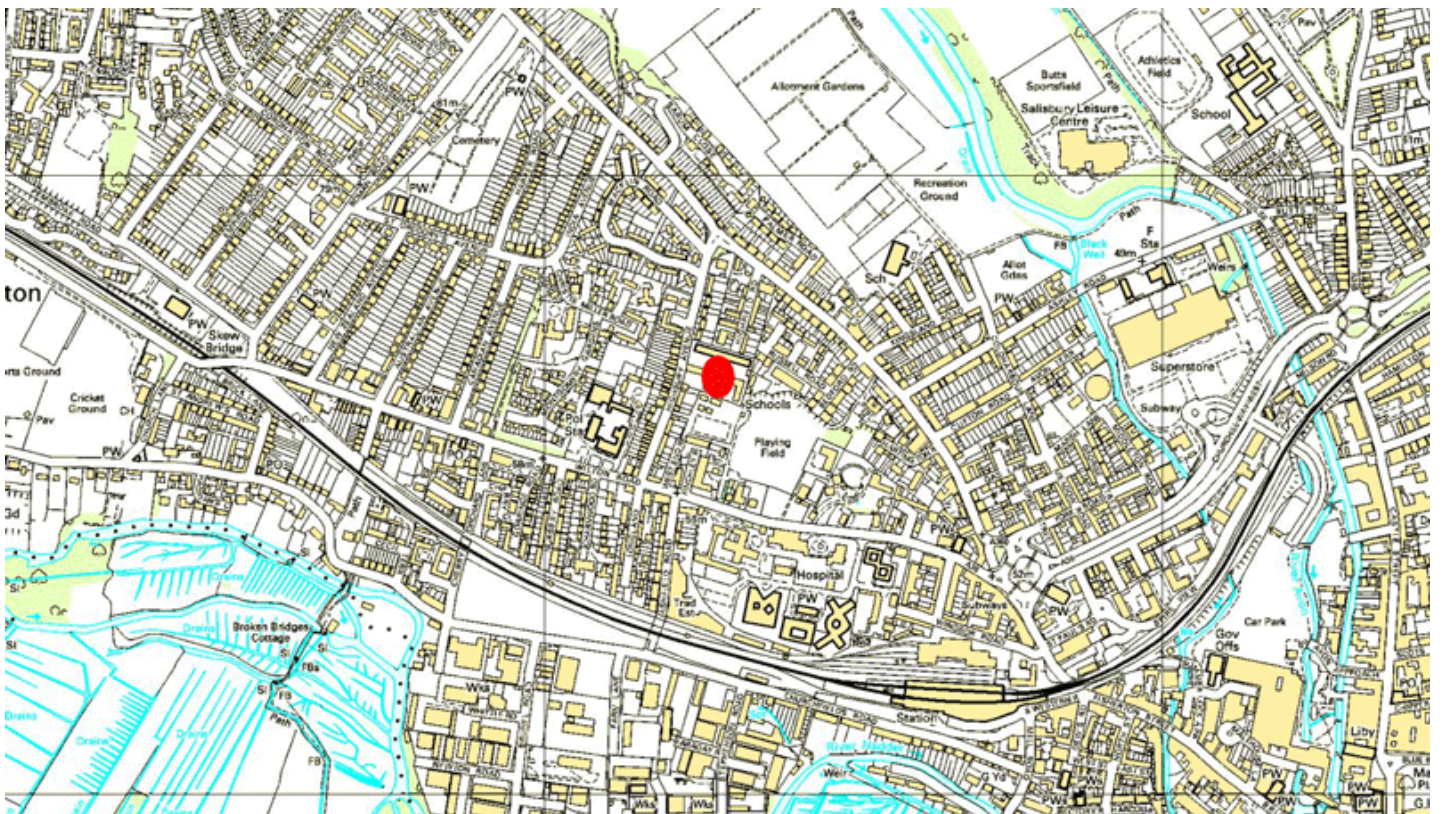
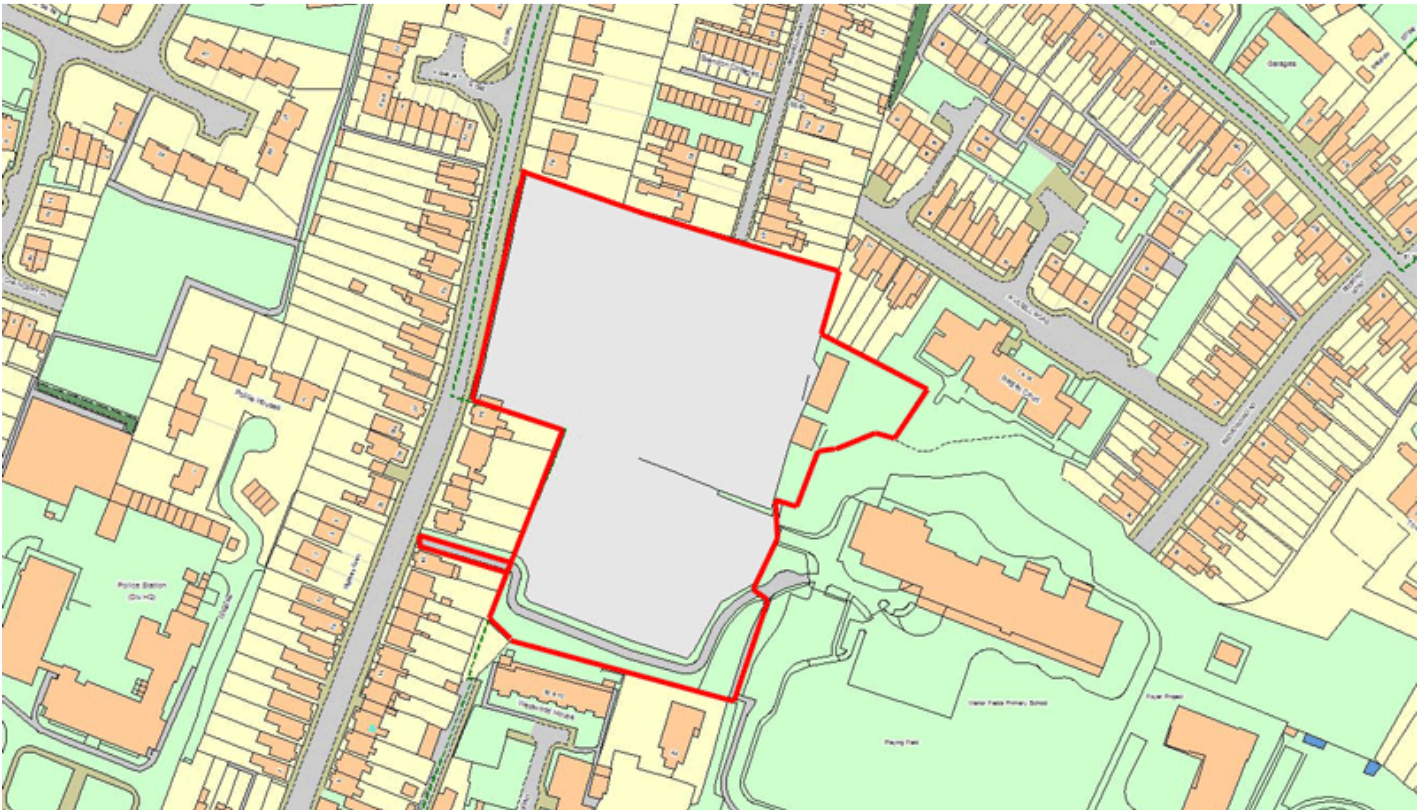
Informative

Safeguards should be implemented during the construction phase to minimise the risks of pollution from the development. Such safeguards should cover:

- the use of plant and machinery
- oils/chemicals and materials
- the use and routing of heavy plant and vehicles
- the location and form of work and storage areas and compounds
- the control and removal of spoil and wastes.

The applicant should refer to the Environment Agency's Pollution Prevention Guidelines at:<http://www.environment-agency.gov.uk/business/topics/pollution/39083.aspx>.

- Former Highbury and Fisherton Manor School Sites, Highbury Avenue, Salisbury



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Agenda Item 8b

REPORT TO THE SOUTHERN AREA PLANNING COMMITTEE

Date of Meeting:	14 February 2013		
Application Number:	S/2012/0814/OL		
Site Address:	Land to the North West of Fugglestone Red and Bemerton Heath, Salisbury		
Proposal:	Outline application for access only for proposed mixed use development comprising residential (up to 1250 dwellings), employment, local centre, community uses, primary school, public open space, landscaping and associated access works including demolition of existing house and farm buildings.		
Applicant/Agent:	Persimmon Homes Ltd / Pegasus Planning Group		
City/ Town/ Parish Council:	Salisbury City Council		
Electoral Division:	Bemerton	Unitary Member	Councillor Ricky Rogers
Grid Reference:	Easting: 411527 Northing:132472		
Type of Application:	Major Outline		
Conservation Area:	Cons Area: N/A	LB: Grade 2 (listed milestone)	
Case Officer:	Mr A A J Madge	Contact Number: 01722 434380	

Reason for the application being considered by Committee

This proposal is for significant development which, in the opinion of the Area Development Manager, should be considered and determined by the Southern Area Planning Committee.

1. Purpose of report

To consider the above application and the recommendation of the Area Development Manager that planning permission be **GRANTED subject to the signing of a S106 agreement and appropriate conditions.**

Members should note that this application is accompanied by an environmental statement as required under schedule 2 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011.

2. Report summary

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

1. Alternatives
2. Socio economic impact
3. Ecology and Nature conservation
4. Landscape and Visual impact
5. Agricultural circumstances
6. Transport and access
7. Air Quality
8. Noise and Vibration
9. Hydrology Drainage and Flood Risk

- 10. Ground conditions
- 11. Other

Objections: 27 letters of objection
Support: 1 letter of support

3. Site Description

The site consists of 75.1 hectares of farmland and farm buildings situated on a site to the North West of Salisbury. The site is bounded on two sides by roads and on its third side by existing residential development.

The Northern side of the site is bounded by the A360 (Devizes Road) which is a major route out of Salisbury towards Salisbury Plain and the A303. This side of the site is bounded by a number of significant trees which lie within the application site. To the North of this there are views towards the Old Sarum monument. At the Northern most tip of the site lies the New Cut crossroads, which intersects with what is known colloquially as Snakey Hill, (Camp Hill).

The Western side of the development borders the road known as The Avenue, which is the historic route towards Wilton House. The site is bounded on this side by mature trees, with those to the Southern end being older than those to the North. There is also an existing access from this road to a property known as Hillcrest and a number of farm buildings which immediately surround this; this small cluster of buildings are located towards the southern portion of the site.

Immediately to the south of the site lies open farmland and beyond that the former UK land Forces site which is the subject of a separate planning application number (S/2011/0517) Overhead pylons and powerlines cross the site boundary on this side of the site and extend northwards, crossing the northern boundary.

To the east of the site lie the residential communities of Fugglestone Red and Bemerton Heath respectively. Bemerton Heath consists of a variety of residential dwellings constructed soon after the war and of a character and architectural design commensurate with that period. Fugglestone Red is a later development which was constructed in approximately the late 1980's and 1990's and again is of an architectural style of that time period. Neither development at present has pedestrian or vehicular access to the development site. Adjacent to these two developments and on the southern boundary lies the existing Sarum Academy site which is a large construction of buildings of 1950's origin which have recently received planning permission (S/2011/1639) for demolition and rebuilding. The construction of this academy was at the time of writing this report well under way.

In general the site slopes from north to south although there considerable undulations across the site including dips in ground levels adjacent the northern and eastern boundaries. There are extensive views from/of the site to the south.

4. Relevant Planning History

The site has no specific planning history other than that mentioned in the site description above which is –

Application number	Proposal	Decision
S/2011/1639	Sarum Academy, Redevelopment of existing educational premises including demolition of several buildings, new build of 9,900 sqm. redesign and configuration of external playing fields and landscape areas, 150 car parking spaces and 7 coach spaces	App 06.01.12
S/2011/0517	Erskine Barracks, Wilton, Salisbury Demolition of existing and erection of 450 houses and 3 hectares of employment site and access. Committee resolution to approve subject to S106 legal agreement	

5. Proposal

The proposal is for the development of 1,250 dwellings of two and three storey height, spread across the development site in a series of character areas A-D.

In addition to the residential element it is also proposed to have an area of 8 hectares of employment land adjacent the western boundary consisting of B1 (light industrial) and B2 (General industrial) uses. The access to which is off a proposed new roundabout at the New Cut crossroads.

It is also proposed to provide a new primary school with it's own playing fields to cater for primary education and this is indicated at the northern end of the development close to Devizes Road (A360). Close to this is proposed to be a new neighbourhood centre which potentially will contain various uses within the Use Classes A1 (shops) through to A5 (hot food takeaway) along with community uses within the D1 use class (such as medical and health services).

Other facilities to be provided include 1 NEAP, 3 LEAPs, 1LLAP and 1 LAP as well as Natural and semi-natural open space, including amenity open space and structural planting of 16.62 hectares, and 0.5 hectares of allotment space.

Additional accesses to the development in the form of a pedestrian/cycle path are to be included to the east where the development adjoins Fugglestone Red by the demolition of a property on Ramleaze Drive. A pedestrian footpath across the fields between Fugglestone Red and the UKLF site will provide access in either direction.

A further vehicular access is proposed adjacent to the new Sarum Academy site to connect the existing Bemerton Heath estate with this new development.

6. Planning Policy

The National Planning Policy Framework (NPPF)

The following saved policies of the Salisbury District Local Plan are considered relevant to this proposal:-

- G1 General principles of sustainable development.
- G2 General criteria for development.
- G3 Water requirements
- G5 Water supplies, drainage and sewage requirements.
- G9 Planning obligations

D1 Design for extensive development
D8 Public Art.
CN21 Archaeology
CN22 Preserving archaeological remains in situ
CN23 Requirements for archaeological assessment.
C13 Ecological enhancement.
C12 Protected species.
TR11 Off street Car parking.
TR14 Secure bicycle parking
R2 Recreational Open Space

The following policies of the adopted South Wiltshire Core Strategy are considered relevant to this proposal –

Core policy one - Settlement and distribution of growth in South Wiltshire.
Core policy two - Allocated sites
Core policy three - Local needs for affordable housing.
Core policy six - Salisbury's housing needs
Core policy Nineteen - Water efficiency and the River Avon SAC
Core policy twenty - Pollution and phosphate levels

The development template for the Fugglestone Red application site.

7. Consultations

City Council

Support subject to conditions -

SCC support the application but wishes to express concern over the shared access to the proposed industrial area. Therefore, SCC request that a second junction be considered leading from the main entrance road to allow light to heavy haulage to be separated from residential road movements as soon as possible. SCC also requests that the footpath link between Cooks Close and Rambridge Crescent be retained.

Environment Agency

No objection subject to conditions

MOD

No objections

Highways Agency

Consider it will not have a significant adverse effect on the strategic road network.

Natural England

Initially objected to the development due to phosphate levels and the effect on the River Avon SAC but following meeting with the Council's Ecologist and the Environment Agency

objection has been removed - see WC Ecologist's comments and habitats regs assessment below.

A number of impacts on biodiversity have been identified in the ES. These include impacts on the following BAP species: breeding birds (dunnock, song thrush, house sparrow, skylark, bullfinch and yellowhammer), and brown hare. The application also will result in the fragmentation of some existing hedgerows by removing some sections.

There are also a number of positive impacts identified, although we question whether "this semi-natural greenspace will include areas of species-rich grassland, the creation of which it is considered will contribute to the UK BAP targets for lowland calcareous grassland (ES para 6.5.29)", as the ability to deliver restoration to BAP quality chalk grassland is by no means certain, given management regime constraints.

We concur with the conclusion that "Generally minor effects of the proposed development on habitats and fauna are mitigated by extensive habitat creation works". However, we are concerned that without a biodiversity enhancement plan for the site, the outline application may be implemented in such a way that does not deliver the enhancements proposed. We therefore advise that the principles for such a plan are agreed and the production of a plan conditioned. Such a plan should include areas such as creation and management of natural greenspace, establishment and management of structural planting, (including hedgerow management), opportunities for suitable planting regimes within the developed areas (e.g. verges), details of bird and bat box provision, options for green roofs on the employment buildings etc.

Access to natural green space

We note the Core Strategy requirement for this site to provide "Improved linkages between Wilton House historic park and garden and UKLF site."

We welcome that the Wilton Estate has agreed to an informal footpath link across its land linking the UKLF site (subject of a resolution to approve 450 dwellings) to the development, subject to safeguards against wider public access of the estate's land. We see this as both a functional transport link and a recreational route, though this is not clear from the application. As a functional transport link we would like to see the link being suitable for cycling, with some form of unlit surfaced track, in keeping with a rural character. As a transport link, it is not clear to what degree route options have been explored, to cater for the desire lines and likely destinations of travellers (see design concept 5, DAS p 52). We imagine the main transport use of the route would be to access the secondary school, in which case a more direct route might be more appropriate, perhaps through the triangular grass field. We therefore advise that more consideration is given to the proposed route, including the acceptability of a more direct link to the rear of Sarum Academy. As a recreational route, we advise that consideration is given to providing further access routes between the site and the UKLF site. At present there are no viable circular walks available to residents of either site in the countryside. Finally it is unclear from the application the route of the proposed link beyond the extent of the masterplan.

We welcome the provision of natural greenspace on site. However, we advise that there are a number of opportunities to improve access to natural greenspace which have not been taken. These include the provision of greater access to the land between Fugglestone Red and UKLF (especially the aforementioned triangular grass field), and opportunities to improve access to the wider countryside by creating new permissive footpath links. For example, to

explore whether a permissive path could be created through Hill Farm to the north of the site, or to the bridleway by Camp hill reservoir.

We also advise that consideration is given to a footpath and cycle exit in the eastern point of the development, which would accord with the design concept 5 (DAS p 52).

We also see merit in widening the landscape buffer along the avenue, to allow for a more circular walk in “natural” surroundings, rather than simply at the rear of the office and light industrial blocks.

We note that the allotments are on some of the steepest sloping land, which is likely to have the poorest soils, and most be most prone to drought, as well as (for these reasons) a good biodiversity value as semi natural greenspace. We advise that careful consideration is given as to whether these locations are the most appropriate.

Landscaping

We advise the Council looks carefully at the landscaping proposals to ensure that the buffer planting will be adequate, given building heights and topography, especially along The Avenue.

We note that the DAS (page 51) includes the landscape development principle of tree lined streets, where proposed underground services allow, to break up views of proposed development roof lines from surrounding local views. Clearly such trees would need to be of a type that would grow to exceed the neighbouring building heights, and we advise that this is ensured via a suitable condition. All too often, tree planting in new developments is of small ornamental trees, which do not break up the rooflines.

English Heritage

Pleased to see that open land is being maintained on the eastern side of this development adjoining the A360. Would not wish to see any lighting introduced along this side of the road.

Sport England

The inclusion of sport facilities in the proposal is considered to accord with the following policy objective in Sport England’s “Planning for Sport & Active Recreation: Objectives & Opportunities (Interim Statement” (2005):

Planning Policy Objective 8: ‘Providing for Sport Through New Development’

“To promote the use of planning obligations as a way of securing the provision of new or enhanced places for sport and a contribution towards their future maintenance, to meet the needs arising from new development.”

This being the case, Sport England does not wish to raise an objection to this application.

Wessex Water

No objection subject to condition.

Wiltshire Council Archaeologist

Consider that further trenching is required to ensure that there is a reasonable understanding of the archaeological potential of the site. This is because the geophysical

survey cannot be entirely relied on in this case, and so further trenched evaluation should be undertaken.

However, consider that the results to date do not indicate such a high potential for the site that any remains revealed in the further stages of evaluation could not be dealt with after outline permission.

Given the above, recommend and propose that a condition be applied to this application. This condition should require that the further stage of evaluation works are undertaken before any further applications are submitted and before the agreement of any masterplan. This will ensure that any archaeological remains that may be identified during the further stages of evaluation can be either protected in situ or be subject to a further stage of archaeological investigation.

Wiltshire Council Open Space/Recreation

The council will require the following standards of open space/play provision to be provided

Equipped childrens' play grounds - 0.941 Ha

Casual informal play space - 1.569 Ha

Youth and adult space - 5.648 Ha

Also require on-going maintenance sums in line with the standard Wiltshire calculations for such.

Wiltshire Primary Care Trust

Confirmation that following the building of a new 'super surgery' at the former Manor Hospital site in Salisbury and the relocation and enlargement of the Castle Street Surgery capacity exists within the city to provide for the 1.5 doctors that would be required to serve this development.

Wiltshire Council Ecologist

See Appendix A which includes the habitats regs assessment.

Wiltshire Council Environmental Health

Having looked at the outline application there are several areas for concern regarding the potential for noise nuisance in both the southern and northern villages in which are detailed below-:

Northern/southern villages

These two areas are to be located next to Devizes Road which is the main route into and out of Salisbury this is a busy road in which vehicles travel at speed the noise generated has the potential to disturb the occupants directly facing the road. Therefore require that a noise assessment is conducted at the detailed stage.

Employment office/light industrial

Concern expressed about employment uses being located next to housing.

Light pollution

The other area for concern is the impact that any light spillage will have on the nearest residential properties from security lights, illuminated signs and car park floodlights and any similar lights.

Local centre

The applicant indicates that this area will include some residential elements with the possibility of flats located above commercial premises. Similar concerns as above in regards to the following

1. Noise from deliveries
2. Operating hours of the businesses that will occupy the centre
3. Vehicle movements to and from the Local Centre
4. Location of mechanical ventilations systems, extraction equipment, compressor units and any similar equipment that has the potential to cause a nuisance to future occupants of the development.

Construction of site

Requires conditions regarding noise, dust and construction hours.

Air quality

A development of this size is likely to increase the number of cars and traffic flow into and out of the Salisbury city. There is an Air Quality Management Area located at the lower end of Devizes Road and any increase in traffic movements may have an impact on this area. An air quality impact assessment will be required.

Contaminated Land

The applicant will need to assess the site in respect of its historical use and the potential for contaminated land.

Wiltshire Council Arts Officer

Requires a contribution towards public art.

Wiltshire Council Highways

No objections subject to S106 requirements and conditions.

Wiltshire Council Spatial Planning

Various points made initially regarding percentages of affordable housing, ecology, the local centre, design etc and outlining what was agreed at meetings held with local residents. Following these points being addressed no objection to the application.

8. Publicity

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

Objections

Consider that a new cemetery outside of the main design template on the north-west side of The Avenue would be an intrusion into the open countryside extending development beyond the established tree belts on The Avenue. Consider that there will be a need for lighting signage, parking etc which would be an inappropriate urbanisation of this location. Would prefer the cemetery in the original location.

Concerned that the connectivity to surrounding areas may not achieve what is envisaged in the masterplan.

Concerns are raised over the landscaping which may be addressed through future detailed applications. These include the following –

That housing is shown too close to internal tree belts which will increase pressure to remove trees at a later date. Unclear from the masterplan the extent of the coniferous buffer which already exists. This will need to be clarified in the full application because of its importance.

Considers there are a number of areas where new structure planting should be included in the development and are considered essential.

Considers that more structure planting in the form of a dedicated north-west/south-east green link across the site is needed to meet the requirements set out in the core strategy objective for new woodland hedges and standard trees to connect retained hedges and woodland.

More substantial planting is required to separate and screen the employment land from residential use.

Additional structure planting is needed in the south west corner of the site. This hard urban edge could be softened by stronger planting to conserve and enhance views from the wider landscape in particular Wilton Park.

The strip of land between the site and Sarum Academy should be included in the masterplan as dedicated green infrastructure.

Consider off site planting should take place to provide a substantial green buffer zone particularly on the other side of the A360 Devizes road. Similarly off site planting should be considered on the other side of the Avenue, to the north-west to secure a planted edge to the city in this area.

Planting should be carried out at the earliest opportunity, measures in accordance with BS 5837 should be in place for all new and existing planting during construction.

Lighting – concern is expressed about the impact of lighting from sports pitches on the landscape sensitivities to the north east particularly on Old Sarum SAM. Concern is also expressed about the MUGA on the southern boundary and concerns that this will be lit. Consider this should be relocated.

Design Layout and architecture – consider that there is an opportunity for different house types a more modern approach to house design rather than a blanket traditional vernacular. Also concern is expressed about the outline designs for the commercial units on the site.

Transport – Concern that transport aspects for the site have not been addressed particularly in terms of public transport, infrastructure, cycle and pedestrian provision.

Consider the site offers the opportunity to contribute in a wider sense to the area if taken with the redevelopment of the Imery's Quarry site and particularly to the local leisure economy.

Concern is expressed about the location of the primary school adjacent the main A360 and the noise pollution that will come from this considers it should be relocated to the south of the site.

Considers the employment uses should be relocated adjacent the A360 so no Industrial traffic has to pass through residential areas.

Access and movement plan - concern about the road link from Sarum Academy through the development considers that access to Sarum Academy should be primarily on foot or bike.

Street Layout – Would like to see Home Zone principles adopted throughout the development and that people can easily move around by foot or bike.

Orientation of buildings – buildings should be orientated to make the maximum use of natural light. Consider the BREEAM rating of 3 to be inadequate and should aim for carbon neutral standards in residential, community and employment buildings.

Habitat and species mitigation – important that the mitigation measures for green space creation are in place. The buffer zone between Bemerton Heath and the new development should be retained to continue to provide a habitat for wildlife, screening to existing housing.

Wish to see a developer contribution towards cycle routes to local facilities outside of the estate.

No indication of how residents of the proposed development are to access local cycle routes. A direct route to Quidhampton could be provided from the development.

NCN 24 is omitted from the plans - residents could access this via The Avenue if facilities were provided.

Would expect a developer contribution towards a cycleway along Devizes Road to the central area of Salisbury.

Consider the vehicular link to Bemerton Heath should be restricted to vehicular traffic at certain times of the day and that priority should be given to pedestrians and cyclists. Otherwise it is likely that the estate roads will become a through route.

Development of this scale should consider the wider implications of this area including the future redevelopment of the UKLF and Imery's Quarry site. Considers the proposal gives the opportunity to meet core policy 6 and provide a hotel on the site. More flexible land use allocation should be considered.

Concern is expressed that the cemetery breaches the natural countryside and building line boundary and that restrictions should be placed on future building on this site. The current access to the cemetery would seem to be limited and provide little information on the way that it would work.

Consider that there needs to be a more collectively thought through approach between the three strategic sites.

Concern is expressed that many facilities are beyond a 2km walk including Bemerton Heath medical surgery which is 2.5kms away and which will not be so accessible to the community.

Considers that with the introduction of the vehicular link between Bemerton Heath and the new development there is likely to be more significant traffic through this junction than the developer currently states and that rat running will occur between the A36 and Devizes Road putting pressure on junctions such as that at Pembroke Road/Roman Road and the A36 which should be assessed. Similarly there is likely to be an adverse effect on air quality on Wilton Road which already has poor air quality.

Dissatisfied that only the site access points need to be assessed for air quality purposes the impact of the extra traffic generated by this proposed development on the AQMA which already extends up Devizes Road needs to be properly assessed.

Considers the development not to be in compliance with the NPPF in that it fails to sustain compliance with and contribute towards EU limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas.

Consider the two buses per hour proposed is inadequate and the process this has been arrived at is flawed.

Consider it would be appropriate to include the park and ride site in the table of public transport provision.

Car parking and reducing the amount provided should be given full consideration when considering any future detailed application. Wiltshire policy allows for a reduction in the minimum amount under certain circumstances.

Would seek to have home zones implemented on this development.

Whilst commending the walking/cycle route between the site and the UKLF site the precise details of this need to be confirmed.

Further cycle/pedestrian links should be provided to Sarum Academy. Consider that if the vehicle link between Bemerton Heath and the new development is provided this will undermine efforts in the Sarum Academy green travel plan to reduce car borne transport. If there is to be such a link then cycle/pedestrian routes separated from traffic should be provided to access the academy.

The proposed transport assessment and travel plan have failed to recognise the setting of Fugglestone Red site and will deter many from using a bicycle as the development is reached up a significant hill. Cycle use through perhaps a pool of bikes should be encouraged. Both car clubs and car share facilities should be provided.

Concerned that the travel plan provisions will not be met.

Consider the development is inappropriate and would lead to the loss of views and privacy as well as being inappropriate and unsympathetic to the appearance and character of the existing local environment.

Development should not include the fields directly behind Ramleaze Drive, Ayrshire Close, Sheen Close, Angler Road and Whitbread Road.

Consider the development because of its depth, width, height and massing would have an unacceptably adverse impact on the amenities of properties immediately adjacent to the site.

Development would be overbearing on neighbouring properties and overshadow neighbouring properties. It will overlook rear gardens, summer houses, kitchens, bedrooms etc.

There will be an unacceptable level of road noise associated with the development.

Concern is expressed about the proposed new walkway that will demolish 60 Ramleaze Drive resulting in an unacceptable loss of privacy, potential anti social behaviour and vandalism, littering and dog fouling. It will also result in noise, disturbance and nuisance to the detriment of the current neighbours' residential amenities. Consider that any close boarded fence would be insufficient to stop onlookers or prevent security fears. Consider it will lead to increased conflict with pedestrians, cyclists and vehicular movements

The proposed LAP next to the walkway will also create an unacceptable level of disturbance.

Wish to see a public house or social club included on the site.

Do not wish to see a public house or social club on the site as it will introduce crime and rowdiness.

Consider the volume and density to be far too high at 1,250 units - should be no more than 900 units.

Consider this land should not be built on until other areas of brownfield land have been used first.

Local roads will not be able to cope with the increase in traffic during and after construction. The assumption that the occupants of the new houses will live and work on the estate cannot be guaranteed and will increase local traffic even more.

Insufficient boundary planting to the eastern boundary exists to ensure privacy for all occupants.

Concern that the housing behind Rambridge Crescent will not have the hedgerow retained.

Would wish to see social housing pepper-potted across the development.

Insufficient infrastructure in the area to take this size of development. Consider lorries will drive through Bemerton Heath to get to the estate.

Consider that 40% affordable housing provision is far too high for the development.

Object to three storey dwellings on the site as the ground level is too high to take three storey dwellings.

There are a number of other developments around Salisbury that are unfinished so it does not make sense to start another.

The direct access to Sarum Academy will become a crime spot.

Consider that more thought needs to have been given to the bus routes through the development and to Wilton.

Concern that there is not enough open space on the site for people to fully use.

Concern that the development is on the main flight path from Boscombe Down and adequate sound proofing should be included.

Using the Sarum Academy school exit as one of the main exits off the estate will increase traffic volume and the risk of accidents particularly when students are going to and from school.

Concerns about sewerage problems in the area there are already sewerage problems from time to time.

Concerns that the estate will become too big and crime figures will escalate.

Concern expressed about the loss of wildlife to the area. And asks that a greater corridor can be created between this and other sites.

Concern about employment uses next to residential and noise issues.

Also concern that The Avenue proposals do not appear to have alleviated the danger of turning right across the traffic towards Lower Woodford or turning right to Wilton.

Concern expressed about the existing roundabout at Fugglestone Red which has an obscured view of traffic coming from Salisbury along Devizes Road.

Recommend that a car club is set up as part of the development. A car club contributes to travel plan aims by reducing the impact of the private car. A car club would work well on this development as there is a mixture of employment and residential use. Car clubs can also be promoted through joint marketing initiatives.

Under S106 agreements developers can be required to use all reasonable endeavours to set up a car club.

Support

The vision for an Academy in this part of Salisbury was, in part, founded on an understanding that there was potential for a development on this proposed site. The opening statement of the Academy's vision document reads "Sarum Academy is at the heart of its community. It is the hub for learning, for leisure, for healthy living, and for spiritual growth across the area." Would welcome the opportunity for this to include the proposed new development and to be able to serve this area with the new building. As you are aware it is due to open in September

2013 and will include a wide variety of sports facilities, as well as other adult learning provision and amenities. We are already in the early stages of planning for growth in our community programmes to accommodate the additional users that the Fugglestone Red Phase 2 Development would bring.

Such a development would also support the growth of the Academy to reach full capacity with regard to the number on roll and as such the Academy is particularly keen to see vehicular access from the area of the Academy entrance through to Devizes Road. The proposal of a primary school within the development is inevitably of interest some discussion with the Local Authority has taken place about the potential this affords the Academy. As an Academy with a sixth form are also able to offer full Post 16 provision to potential 16- 19 year old residents supporting the city's desire to retain pupils within Salisbury at this age.

9. Planning Considerations

9.1 Alternatives

The Committee will be aware that this site is an allocated site for employment and housing within the South Wiltshire Core Strategy. It follows that as a matter of principle the proposal complies with the Development Plan.

That said, in assessing whether or not the proposal should be granted planning permission consideration also needs to be given to alternatives, as required by the Environmental Impact Assessment Regulations. This process is set out in the Environmental Statement which accompanies the planning application. The following paragraphs set out why this site was selected for employment and housing use.

The Committee will recall that in June 2007 the document 'Our Place in the Future' was produced which set out a requirement to provide between 10,000 and 12,000 new dwellings in what was then Salisbury District over the next 20 years. Following consultation on this document the Core Strategy 'preferred options' report was produced which set out options for allocating this housing. It gave scenarios for allocating a new settlement to the east of South Wiltshire, an urban extension to Firsdown or distributing growth across South Wiltshire principally through a series of allocated sites. It was this latter option that was chosen with 6,000 homes being allocated in the Salisbury area. The largest of the allocation sites in Salisbury was the current application site at Fugglestone Red, which was proposed for 1,250 dwellings.

The Core Strategy subsequently went through an examination in public, and the inspector accepted the site as is now set out in the development template. It can, therefore, be seen that before arriving at this particular site during the process from 2007 onwards other sites within Salisbury were considered but taking into account the deliverability of sites, constraints and other factors it was concluded that allocating the Fugglestone Red site as the major housing and employment site for Salisbury was the best option.

The alternative to not developing this site would be that space for 1,250 houses and 8 hectares of employment land would need to be found elsewhere around Salisbury. Given the rigorous approach to site selection since 2007, which the public have been fully involved in, it is considered that this site remains preferable.

As well as considering alternative sites for development the applicant is also required to consider alternative designs, and in coming up with the design presented in this application the following site constraints were identified –

- Views of the application site from sensitive receptors such as Old Sarum Scheduled Monument, Wilton Park Registered Park and Garden and Cranbourne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty;
- Existing trees and hedgerows within the application site and situated along The Avenue;
- Existing topography of the applications site;
- Adjacent residential development at Fugglestone Red and Bemerton Heath;
- 132kV overhead power line which crosses the application site;
- Traffic noise from the A360 Devizes Road and The Avenue; and
- Views of Salisbury Cathedral.

The final design has been informed by these constraints together with the development template set out in the Core Strategy. It is considered that the alternatives both in terms of alternative sites and in terms of alternative designs have been fully considered.

9.2 Socio Economic Impact

The impact of another 1,250 dwellings on the infrastructure of Salisbury will be significant and will have potentially both positive and negative impacts. Clearly, the 1,250 dwellings and their occupiers will bring economic benefits to the businesses and general prosperity of Salisbury, as will the provision of eight hectares of employment land leading to enhanced employment opportunities both at this site and beyond elsewhere in Salisbury. Inevitably there will be further pressure on local services in the area which are discussed below in the relevant sections and suitable mitigation measures have been provided to accommodate this.

The following issues have been considered -

Demographic Change
Housing Need
Employment Generation
Education Provision
Local Shopping and Community Facilities
Sports and Recreation Provision;
Health.
Proposed design

Employment

In terms of employment, the proposed development is likely to take between 10 and 15 years to build-out (depending on market conditions), and as such will provide employment within the construction industry for that period of time. The applicants consider this will generate in the region of 310 directly related jobs during a 15 year build period. There will also be indirectly related jobs created as a result of the services required locally from these additional construction workers.

Eight hectares of land is to be provided for employment opportunities at the site which it is anticipated would deliver 800 -1,200 jobs based on 100/150 jobs per hectare. With also potentially 160 -240 jobs for the wider community as a result of the 800-1,200 and the spin off

from these. Similarly the new schools and the local centre will potentially provide jobs which the applicants have estimated at 180. The applicant, therefore, estimates that between 980 and 1,380 jobs could potentially be created as result of this development.

The creation of jobs on the employment site next to the housing will also allow realistic prospects that those who wish to live close to where they work can do so.

The proposed development of 1,250 houses with an average population of 2.3 people per household is likely to mean that the development will accommodate 2,875 people.

Education

Inevitably a development of this scale will require further education facilities to be provided including a primary school which it is proposed to build on the site. Secondary school contributions are also required. At the time of writing this report the final terms of the education 'package' were still being finalised with the Council's Education Department. An update will be provided at the Committee Meeting.

Local facilities -

At present access to local facilities is limited in the area other than by private car and this is particularly true at the existing Fugglestone Red development. This development proposes to provide a new local centre with shops and the potential for other uses such as a public house if an operator can be found for this. With the enhanced linkages to both the existing Bemerton Heath and Fugglestone Red developments this will provide a further opportunity for enhanced local facilities for the existing developments.

Open Space and Recreation

The increase in the level of population as a consequence of the development will lead to an additional demand for both formal and informal open space. The applicant is proposing 18.72 hectares of open green space, made up of:

- Allotments;
- Informal and formal open space;
- Local Equipped Area of Play;
- Neighbourhood Equipped Area of Play; and
- Proposed Structural Planting and Landscaping.

The quantities of these are set out in the description of development above and will all be easily accessible by foot and bicycle.

The Council's officer responsible for open space and recreational facilities in his consultation response has stated that the following requirements need to be met –

Equipped Childrens Play grounds 0.941 Ha
Casual informal play space 1.569 Ha
Youth and adult space 5.648 Ha

The development falls short of the 5.648 ha required for youth and adult space. However, the Committee will recall that the new Sarum Academy will be providing a significant amount of youth and adult space with public access to it outside of school hours so that the Academy becomes more integrated with the local community. For this reason it is considered that an

objection based on inadequate youth and adult open space provision would be very difficult to sustain.

As a reminder to the Committee, the Academy is to provide the following provision

Outside

Multi-use games area (MUGA) providing 4n. netball /tennis courts;
1no. basketball court;
1no. grass rugby pitch (90 x 50m);
2no. grass football pitches (93.66 x 49.16m);
1no. grass hockey pitch (101.4 x 63m);
10no training grids (10 x 10m);
2no. rounder's pitches;
1no. cricket pitch;
Grass 400m running track;
1no. shotput zone;
1no. javelin zone;
1no. discuss zone;
1no. trim trail.

Inside

Sports Hall – 622sqm (comprising of 5no. badminton courts, 1no. netball court, 1no. basketball court, 1no. short tennis, 1no.5-a-side football court and 1no. volleyball court);
Activity Hall – 224sqm;
Changing Facilities – no. 30-person changing rooms with showers;
Fitness Suite – 105sqm

Concern has been expressed that the proposed football pitches are informal only and do not include changing rooms etc. As stated above, because of the enhanced and new facilities provided at Sarum Academy it is not considered necessary or reasonable to require further formal football pitches on this site. The football pitches that are proposed have been sited in an area adjacent to Devizes Road, and are intended to provide both informal recreation space and a green 'gap' to protect views across to the site from Old Sarum. The provision of football changing rooms in this area would put development in an area that was not intended to have development for visual and landscape reasons.

Health Facilities

It was previously envisaged that potentially either a doctor's surgery would be provided on site or that there would be the enlargement of the existing facilities at Bemerton Heath as the Primary care trust had stated that the development would generate the demand for 1.6 extra doctors. However, since this point the PCT have confirmed that because of mergers in surgeries elsewhere in Salisbury this extra demand can now be met within the existing surgeries and there is, therefore, no requirement to provide additional facilities or finance towards additional facilities on this site. The Castle Street surgery is moving into a larger building with additional capacity and the Grove House and New Street Surgeries are merging in a new building which will also have additional capacity. There is therefore capacity in existing surgeries to accommodate this development.

Housing Need

The South Wiltshire Core Strategy allocates targets for affordable and open market housing as follows -

Table 1 – SWCS Core Policy 6 Dwelling Size Targets	Market Housing Target
1 bedroom	14%
2 bedrooms	38%
3 bedrooms	24%
4 bedrooms	24%

The policy is clear that this will be open to negotiation on a site by site basis. The applicant has been negotiating with the Council's spatial planning team to agree a mix of properties on this site. Following these negotiations the following open market mix has been offered –

1 bedroom housing 5%
2 bedroom housing 20%
3 bedroom housing 40%
4 bedroom housing 35%

The applicants have submitted documentation justifying this mix which the spatial planning team have agreed, and on this basis it is considered appropriate and complies with the terms of core policy 6.

Affordable housing is to be provided across the site at 40% which also meets the terms of the council's core strategy policy.

Proposed Design

Whilst the final design of proposed dwellings, road layouts is largely reserved for determination the applicants have submitted a design and access statement setting out the principles behind the new development and setting out how a series of character areas would be achieved throughout the development A-G. These are largely indicative but include character Zone D located to the South of the development and character Zone A located to the North which are referred to elsewhere in this report as the Northern and Southern Villages.

Having viewed the Design and Access statement and officers having been involved in the evolution of the final masterplan it is considered that the final proposal makes best use of the site and provides a sound template for the future development of this site and therefore accords with the principles of good planning and saved policy D1 of the South Wiltshire Core strategy.

In summary therefore it is considered that the proposal will potentially have a major effect on employment creating a significant number of additional jobs for the area (800 -1,200 potentially) which will be of a substantial benefit, whilst also providing 1,250 homes for a projected 2,875 people which will in itself see significant economic benefits for Salisbury and the surrounding area. The proposal provides for new and enlarged education facilities and for sport and recreation facilities. As such it is considered that the socio economic impacts comply with both the South Wiltshire Core Strategy and the relevant saved policies within that from the former Salisbury District Local Plan.

9.3 Ecology and Nature Conservation

The proposed development has the potential to affect nature conservation and ecology issues at the development site. The building on farmland is likely to displace some wildlife despite the land currently being used for agricultural purposes. It also has the potential to have effects across a wider area as a result of increased people and vehicular movement.

In particular there are three core policies that would affect this site from the South Wiltshire Core Strategy these being –

Core Policy 19 – Water Efficiency and the River Avon Special Area of Conservation

In order to protect the River Avon Special Area of conservation, all new residential development will be required to incorporate water efficiency measures to a minimum standard equivalent to Level 3 of the 'Code for Sustainable Homes'.

Non-residential development will be required to incorporate water energy efficiency measures. Developers will be expected to submit details of how water efficiency has been taken into account during the design of proposals.

Core Policy 20 – Pollution and Phosphate levels in the Water Environment

In order to avoid and reduce the potential environmental effects on water quality in the River Avon Special Area of Conservation, appropriate schemes of mitigation, including consideration of suitable buffer zones along watercourses, habitat enhancements and river access management measures, will be required to mitigate potential disturbance effects. A Construction Management Plan should also be submitted to the Local Planning Authority to ensure measures proposed during construction are satisfactory.

All developments identified in this Core Strategy will be required, by means of financial contribution, to contribute to the undertaking and implementation of a Management Plan, to ensure that their development will not cause detriment to watercourses through the unmitigated addition of phosphates.

Core Policy 23 – Green Infrastructure and Habitat Networks

Proposals for development shall make provision for the retention and enhancement of existing Green Infrastructure. Where development is permitted the Local Planning Authority will require developers to:

- Contribute towards the implementation of the Wiltshire Green Infrastructure Plan.
- Provide for any suitable alternative natural greenspace provision, access or quality improvements as well as providing linkages between greenspaces in order to deter increased public use of the New Forest and Salisbury Plain N2K sites, where appropriate.
- Put measures in place to ensure appropriate future management of Green Infrastructure.
- Retain and enhance existing on site Green Infrastructure and create new or replacement Green Infrastructure equal to or above the current ecological value of the existing if damage or loss is unavoidable.
- Maintain the integrity of the existing Green Infrastructure network and prevent habitat

fragmentation. Other measures that could also be considered include site habitat management measures and visitor access management measures at or around N2K sites, especially the New Forest and Salisbury Plain.

Until such time as the Green Infrastructure plan is produced a development that would adversely affect the integrity and value of the existing Green Infrastructure network, or prejudice the implementation of the Wiltshire Green Infrastructure Plan will not be permitted.

Similarly core policy 33 discusses the need to avoid harm to local sites and for development proposals to ensure no net loss of the local biodiversity resource. It states 'All development should seek opportunities to enhance biodiversity. Major developments in particular will include measures to deliver biodiversity gains through opportunities to restore, enhance and create valuable habitats and wildlife corridors. Such enhancement measures will contribute to the objectives and targets of the BAP and Nature Map, and be relevant to the local environment.'

It is considered that the development complies with these policies for the reasons set out below.

It should be noted that whilst the applicant's surveys for wildlife interest at the site included that of bats and badgers, no evidence of badger activity was recorded at the site and there was no evidence of bat roosting activity, even within the existing farm buildings.

Under the Habitat Regulations 1994, any development with the potential to affect a Special Area of Conservation and its designated species must be subject to strict scrutiny by the decision maker, in this case the LPA. The same is true for a Special protection area (SPA) The authority should not permit any development, which would have an adverse effect on the integrity of the Salisbury Plain SPA or River Avon SAC alone or in combination with other developments, unless certain tests are met.

Officers have carried out a habitats regulations assessment of the proposal in combination with other developments in the area and concluded that the construction and development of this housing estate and associated employment uses will not adversely affect the integrity of the River Avon SAC either alone or in combination provided that the following measures are required as planning conditions:

1) Run off from Stoford (Middle Woodford Road) Affecting River Avon SAC -

The County ecologist has stated that "Natural England considers that the development gives rise to likely significant effects on the River Wylye which is part of the River Avon SAC. The planning authority must therefore undertake an assessment under the Habitats Regulations 2010 to determine whether these effects will lead to adverse effects on site integrity and consult Natural England on the outcome of the assessment"

It has been identified that the increase in traffic using the middle Woodford road is likely to lead to a potential increase in runoff of sediment along this road which potentially will then ultimately run off the road into the River Avon SAC. In order to counteract this measures are proposed which the developer will fund, these include –

1. a general measure to apply a cambered concrete fill to the majority of the gullied edges of the road, and

2. kerbing in a few places where a stronger solution is required due to the particular ways the traffic uses passing places and verge profile. This would result in kerbing of approximately 30m on each side of the road.

This will resolve this particular issue.

2) Phosphate run off into the River Avon SAC

The Environment Agency originally considered that this development should contribute towards the Phosphate reduction programme from sewage related phosphate discharges however following a meeting with the Environment Agency it has been confirmed that they consider that there is sufficient 'head room' within the existing sewage treatment works for this development to go ahead. Natural England has also confirmed this position.

3) Effect on the Salisbury Plain SPA

Developments such as this have the potential to have an effect on the Salisbury Plain SPA which is primarily in place because of the plains population of stone curlews. The increase in population from developments such as this and other core strategy sites within the South Wiltshire Core strategy from activities on the plain such as dog walking could potentially effect these protected species, and as such a contribution is required from each dwelling towards a monitoring project for the stone curlew to ensure breeding sites are managed appropriately and the birds can continue to breed. The applicant has agreed to meet this contribution.

4) Camp Down SSSI, Bemerton Heath Local Nature Reserve, Camp Down County Wildlife Site

All of these sites are within 1km of the proposed development site and can be accessed on site and are likely to be popular with dog walkers on the estate. The Council's ecologist, therefore, considers that it is necessary that the open spaces on the development site itself are made as dog walking friendly as possible in order to discourage dog walking on these other sites. This can be secured through a condition.

5) Brown hare and farmland birds

Finally, inevitably when green field land is developed for housing there will be the loss of some wildlife and in this case the Council's ecologist has identified the loss of brown hare and farmland birds. In order to gain with other forms of biodiversity and in order to offset this loss so that there is an overall gain in biodiversity a number of measures are proposed by the ecologist (see appendix A) these can be secured by condition and such a condition is recommended accordingly.

It is therefore considered that the proposal will not either by itself or in combination with other proposed developments including those developments in the South Wilts Core Strategy have a significant adverse cumulative impact upon the SAC/SPA and its objectives and habitats.

9.4 Landscape and Visual impact

The impact on the surrounding landscape and area of this development is important as it takes up a significant area of land within the wider landscape, and it will be the single largest

development in pure area terms to take place in Wiltshire for the foreseeable future. In view of this, its visual impact is important to consider.

The Council has saved policies within the South Wiltshire Core Strategy which specifically relate to this site. In particular saved policy C7 which states -

Within the Landscape Setting of Salisbury and Wilton new development will not be permitted during the lifetime of this Plan to ensure there would be no detriment to the visual quality of the landscape and to enable allocated developments to be assimilated.

Perhaps the most important view will be that from Old Sarum across to the site. It is important that the development is screened as far as possible in this direction, and to this end the trees along this boundary are proposed to be retained (with the exception of where the new access way and roundabout will be sited). It is also proposed to retain a green area adjacent to these trees which will contain open space and some playing pitches which will extend the open area adjacent to the trees to provide more of a green break in views from Old Sarum.

Similarly trees along the historic Avenue will be retained, and it was specifically determined to not introduce a vehicle entrance into area.

Whilst it will be possible to see the development in long views from the south from areas such as the racecourse, it is inevitable with a development of this scale that this will be possible. However, at the distances involved it is not considered that any harm will in fact be caused to visual amenity in general.

It is considered that the standards of landscaping set out in the EIA and its accompanying documentation are appropriate to the site and comply with the policies set out in the South Wiltshire Core Strategy.

9.5 Archaeology and Cultural Heritage

This particular site as with much of South Wiltshire lies within an area of archaeological sensitivity where there is a reasonable expectation of some archaeological remains being found during the course of development.

The applicant has looked at the archaeology in a staged approach firstly undertaking a desk based assessment with regard to known features in the area and then subsequently undertaking a geo-physical survey. Using the results of this the applicant has undertaken selective trenching in the area prior to the submission of the application.

During this assessment little of significant interest was found and therefore the applicant has stated that the value of any archaeological artefacts likely be on the site is negligible to low. They consider the development will have a minor effect on the archaeological resource within the application site. The Council's archaeologist has stated that she wishes to see further trenching take place before development commences. This is because the geo-physical survey cannot be entirely relied on in this case, and so further trenched evaluation should be undertaken. However, she considers that the results to date do not indicate such a high potential for the site that any remains revealed in the further stages of evaluation could not be dealt with after outline permission. In view of this a condition is recommended.

In addition to the archaeology on the site there is also a Listed milestone which is situated to the north east of the site on Devizes Road which shows the distance between Salisbury and

Devizes in either direction. It is intended to move this back slightly to accommodate the proposed new northern roundabout at the junction of Devizes Road and The Avenue. The conservation officer's comments have been received in respect of this and state - this is a reasonable relocation for this milestone but careful removal of the milestone should take place as often artefacts were buried under such milestones which may be of historic significance.

The only other historic structures in the area are the very important and scheduled ancient monument of Old Sarum and the Grade 1 listed Wilton House and Gardens. The applicant does not consider that there will be a significant effect on either of these structures and these are considered further in the Landscape and visual impact assessment section of this report.

In summary the development has the potential to have an effect on the listed milestone which will need to be (and is proposed to be) moved but the new position for the milestone is considered to be acceptable. Archaeological impacts based on the current knowledge of the site as a result of initial trenching are expected to be limited but there is potential for further artefacts as outlined above, and therefore a further condition relating to archaeology is required.

9.6 Agriculture

The applicant through the EIA have identified two effects on the agricultural land that is to be built on –

Firstly the effects on agricultural land quality, i.e. the effects of the loss of agricultural land as a national resource;

Secondly the effects on farm businesses – that is, the effects of non-agricultural development on the viability of the farm businesses operating within the study area.

The proposed development includes the development of approximately 67.8 ha of agricultural land. The majority of this (approximately 75%) of the Application Site is not “best and most versatile agricultural land”. The development will also result in the loss of some 19.6 ha of “best and most versatile land”, approximately 25% of the Application Site. Whilst this is regrettable the most versatile land is spread across the site and is described by the applicants as patchy. This type of land will be lost and the best way to compensate for this loss is to ensure that it affects the smallest area possible.

The proposed development will involve the loss of farm buildings associated with arable production on the block of land around the application site. This will require the reorganisation of arable operations so that grain produced on the remaining land currently served by the farm buildings at the Application Site is transported to drying and storage facilities elsewhere. The re-organisation may require additional grain storage and drying space at one of the other farmsteads operated by the business.

The small scale of the loss of agricultural land to the farming business and the potential for the business to re-organise storage facilities following the loss of the farm buildings results in a ‘minor-adverse’ effect.

Overall it is not considered that the loss of this land and of the farm buildings will have such a significant effect as to outweigh the many positive effects of this development outlined elsewhere in this report.

9.7 Transport and Access

Access to the site is achieved predominantly by two vehicular accesses at a point in the site midway along Devizes Road and by a further access at a new roundabout at the Snakey Hill/The Avenue junction.

The new roundabout at the end of Wilton Road will provide for access into the site and a new junction at Snakey Hill. The roundabout will also help with any additional traffic that is generated at the UKLF site. The junction is to be built by the 100th dwelling and will help improve highway safety in general.

A further junction is proposed which is accessed off Devizes Road and situated at a midway point along the site. Although this will inevitably mean the removal of some of the mature trees along this road, it is considered that a point has been selected where the minimum number of trees are affected. Another smaller roundabout is to be constructed at this point.

As a result of discussions with residents and other bodies the applicant has agreed that the entrance to the site adjacent to the new Sarum Academy be opened up to road users as well as just pedestrian/cyclists/buses. This would allow residents of the existing properties in the area to access new facilities on the new estate. This it is considered will add to the permeability of the area.

Similarly a new pedestrian entrance is proposed to link into Fugglestone Red at Ramleaze Drive. This is proposed primarily in order to allow residents of the existing Fugglestone Red development to access facilities on the new estate including the shops and proposed new primary school. At present there is little access to Fugglestone Red other than via the main vehicular entrance onto Devizes Road, and this will provide an opportunity by demolishing an existing dwelling to put a new pedestrian entrance into the existing Fugglestone Red development.

It is further proposed to introduce a new link in the form of a pedestrian footpath across the fields between this new development and the adjacent development proposed at Fugglestone Red. This is intended to provide access for both new developments to the facilities to be found in either direction - that is to say that those living on the UKLF site will be able to walk up the hill to the local primary school and those living at this new development will be able to access facilities to the south in terms of bus services on Wilton Road and the shops and facilities available in Wilton. It is considered that this link, which will be jointly funded between the developers of the UKLF site and this site, will be a valuable contribution to the sustainability of the area.

The applicants have provided a full transport assessment of the site which concludes that the changes proposed as part of this development are acceptable and would meet the criteria contained within the Core Strategy and saved policies. The Councils own traffic engineers have assessed the proposal and consider it to be acceptable subject to conditions which are outlined above.

9.8 Air Quality

An air quality assessment has been carried out by the applicant and assessed by the Council's environmental health officers who have accepted the results. The air quality assessment assesses the potential for an increase in air quality detriment as a result of the development both during and after construction and assesses the risk of potential dust pollution as high from the development. It therefore proposes a series of mitigation

measures and good site practice to manage this correctly. The applicant has used a screening tool to assess both existing air quality constraints at the application site and the effect of traffic associated with the operational phase of the proposed development. The assessment has shown that existing and future pollution concentrations at the application site are below the set objectives. Traffic generated by the proposed development is not predicted to result in a significant effect on local air quality and therefore no mitigation is considered necessary.

9.9 Noise and Vibration

The local planning authority has a duty to consider the effect that future noise and vibration from this development will have on surrounding areas and if there are likely to be any noise and vibration issues that will effect this particular development from surrounding properties. Saved policy G2 of the South Wiltshire Core strategy is particularly important in this respect. This states that

New development will be considered against the following criteria:

- (i) a satisfactory means of access and turning space within the site, where appropriate, together with parking in accordance with the guidance at Appendices V and VI of the Local Plan;
- (ii) avoidance of placing an undue burden on existing or proposed services and facilities, the existing or proposed local road network or other infrastructure;
- (iii) a minimum loss of disturbance to forestry land and the best and most versatile agricultural land, and avoid the severance of holdings;
- (iv) respect for existing beneficial landscape, ecological, archaeological or architectural features and include measures for the enhancement of such features and the landscaping of the site where appropriate;
- (v) avoidance of the loss of important open areas, a gap in a frontage or natural or built features (such as trees, hedges or other habitats, wall, fences and banks), which it is desirable to retain;
- (vi) avoidance of unduly disturbing, interfering, conflicting with or overlooking adjoining dwellings or uses to the detriment of existing occupiers;
- (vii) avoidance of locations which are liable to environmental problems due to their proximity to incompatible development;
- (viii) avoidance of detriment to public health or pollution to the environment by the emission of excessive noise, light intrusion, smoke, fumes, effluent or vibration; and incorporation of energy efficient design through building design, layout and orientation.

In respect of Noise and vibration, points (vi), (vii) and (viii) are particularly important to ensure that both in the short and long term there is not a significant effect on neighbouring properties. As would be expected from a development of this scale there will be noise associated with the development during the construction phase and this will have an impact on noise sensitive receptors such as nearby properties on the existing Bemerton Heath estate and on the existing Fugglestone Red estate. As such suitable mitigation measures need to be put in place.

The environmental health officer has raised a number of concerns with regard to the development all of which are primarily related to the detail of the development, and so which is not available at this outline stage. Such detail can however be conditioned.

In particular parts of the development will be located close to Devizes Road. The environmental health officer has no objections in principle to dwellings located in this location. However he wishes to be sure that noise from traffic on the busy Devizes Road does not have an adverse effect on future occupiers of these properties. He has therefore suggested that a noise assessment is carried out for these properties so that suitable mitigation measures can be put in place if they are necessary. This is something that can be conditioned.

The environmental health officer has also suggested that the local authority needs to look carefully at the relationship between the proposed employment area at this site and the neighbouring residential properties. It will be important to ensure that those businesses closest to residential properties are of the B1 use class order (i.e. that they are compatible with residential properties), and that lighting is appropriate. Again, suitable conditions will control this.

Similarly where flats are possibly to be positioned above shops or other uses in the neighbourhood centre careful use of conditions at the detailed stage will be needed to ensure that noise and disturbance from the shops or uses does not affect the flats above. A similar approach has been successfully taken at Archers Gate in Amesbury and therefore could be controlled at this site as well.

Finally there will inevitably be noise from construction traffic and therefore it is important to control this wherever possible particularly adjacent to neighbouring residential properties. Similarly controls will be required over the timing of construction on site and measures to control dust.

It is therefore considered that subject to suitable conditions there will be no adverse impact on neighbouring properties or the proposed residential developments.

9.10 Hydrology, Drainage and Flood Risk

The applicant has submitted within the environmental statement a section which addresses hydrology and drainage, and a Flood Risk Assessment has been undertaken. The Environment Agency have assessed the application. The Application Site does not lie within an area at risk of flooding and therefore represents a suitable location for development.

9.11 Ground Conditions

The applicant has assessed ground conditions at the site and has noted the existence of a major aquifer underneath the site. The Environment Agency as a consequence of this has asked for a number of conditions to be applied to the planning permission.

There is no historic evidence that the site has been subject to contaminative uses and therefore it is not considered necessary in this case to impose conditions requiring contaminated land surveys as the site is currently and has been in the past used for agricultural uses.

The applicant has concluded that there is unlikely to be any significant effect on ground conditions or contamination as a result of this development, and officers agree with this assessment. As such the development will comply with policy G2 (viii) which is a saved policy of the South Wiltshire Core Strategy.

9.12 Other Matters

The Councils arts officer requires a contribution towards public art, and the applicant has agreed to pay such a contribution. This will contribute to art across the site in its various phases.

The template within the Core Strategy suggests that a contribution should be sought towards Wiltshire's Fire and Rescue Service to help pay for a new fire station in Salisbury. However, it is not considered that the request in this particular case complies with the 'tests' for obligations. This is primarily because the tests require that the obligation must be necessary in order to progress the development.

The fire service's desire is to relocate the existing fire station in Salisbury as it presently lies within a flood zone and so potentially may not be accessible at times of flood. However, relocation of the fire station is not necessary in order for this development to proceed. The development does not by itself create the need for additional fire appliances or equipment. For these reasons the request for a contribution is considered unreasonable in this case.

Whilst the cemetery proposed at the northern end of this site is the subject of a separate application it should be noted that the applicant has agreed to fund a tarmac road to the entrance of the cemetery in accordance with the submitted access plans for the junction, and to provide the necessary funding for car parking at the entrance for 20 cars. They have also agreed to increase the public art budget to pay for the new wall to the cemetery as this will include ornamental gates and railings. A water and electricity supply is also proposed. There will be a post and rail fence to the boundaries. These are matters that have been agreed with the City Council and meet their requirements.

10 Conclusion

It is considered that the comprehensive redevelopment of this site and the provision of 1,250 dwellings and 8 hectares of employment land along with other services and ancillary development will contribute to the economic prosperity of Salisbury by providing much needed housing and long term employment opportunities for the local population. The provision of 40% affordable housing achieves the Council's target as set out in core policy six of the South Wiltshire Core Strategy to bring affordable housing to those in need in the South Wiltshire area. It is further considered that the proposed development, with its accesses to both Bemerton Heath, the existing Fugglestone Red development and via pedestrian footpath to the former UKLF site, will provide greater permeability and integration between existing developments and those proposed in the future.

It is further considered that the development provides a comprehensive approach to redevelopment of the site providing as it does for a new primary school. Contributions to secondary school education, a new neighbourhood centre with shops as well as various play areas, areas of open space and allotments. The development will also, by link to a further application, provide for a cemetery for the city.

In view of this it is considered that the application complies with the development template for Fugglestone Red as contained within the South Wiltshire Core Strategy and with policies G1, G2, G9, D8, CN21, C13, and C12 of the South Wiltshire Core Strategy which are saved policies of the Salisbury District Local Plan.

11 Recommendation

Planning Permission be GRANTED subject to the completion of a legal agreement in respect of the following matters:

- 1) Education: a contribution towards secondary school places and the funding of a primary school that will be required as a result of this development;
- 2) Affordable housing: a 40% on-site affordable housing provision through a registered provider;
- 3) Open space: a contribution towards maintenance of open space on site;
- 4) Bins/waste storage: a contribution towards bins/waste storage;
- 5) Ecology: Wessex stone curlew project contribution
- 6) Public art: a contribution to public art, including towards gates and walls at the new cemetery
- 7) Highways: a core strategy contribution
- 8) Pedestrian link to UKLF
- 9) Provision of a cemetery
- 10) The provision of a vehicular link to Westwood Road, Salisbury
- 11) Submission of a travel plan for the residential and employment aspects of the development for a period of 10 years

For the following reason:

It is considered that the comprehensive redevelopment of this site and the provision of 1250 dwellings and 8 hectares of employment along with other services and ancillary development will contribute to the economic prosperity of Salisbury by providing much needed housing and long term employment facilities for the local population. The provision of 40% affordable housing achieves the councils target as set out in core policy six of the South Wiltshire Core Strategy to bring affordable housing to those in need in the South Wiltshire area. It is further considered that the proposed development with it's accesses to both Bemerton Heath, the existing Fugglestone Red development and via pedestrian footpath to the former UKLF site. will provide greater permeability and integration between existing developments and those proposed in the future.

It is further considered that the development provides a comprehensive approach to redevelopment of the site providing as it does for a new primary school. Contributions to secondary school education, a new neighbourhood centre with shops as well as various play areas, areas of open space and allotments. The development will by link to a further application also provide for a cemetery for the City of Salisbury. In view of this it is considered that the application complies with the development template for Fugglestone Red as contained within the South Wiltshire Core Strategy and with policies G1, G2, G9, D8, CN21, C13, and C12 of the South Wiltshire Core Strategy which are saved policies of the Salisbury District Local Plan

In reaching its decision the local planning authority has taken into account the Environmental Statement submitted under the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011. The Environmental Statement meets the requirements of these regulations, and sufficient information has been provided to enable the authority to assess the environmental impact of the development.

Subject to the following conditions:

1) Details of the appearance, landscaping, layout and scale (hereinafter called “the reserved matters”) shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.

REASON: This is an outline application submitted in accordance with Article 3 of the Town and Country Planning (General Development Procedure) Order 1995

2) Application for the approval of the reserved matters shall be made to the local planning authority not later than twelve years from the date of this permission.

REASON: This is an outline application, submitted in accordance with Article 3 of the Town and Country Planning (General Development Procedure) Order 1995.

3) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

REASON: This is an outline application, submitted in accordance with Article 3 of the Town and Country Planning (General Development Procedure) Order 1995.

4) The development hereby approved shall accord with the design principles set out within the Design and Access Statement submitted with the application.

REASON: To ensure that a development of this scale appropriately reflects the traditional scale, design and appearance of it’s landscape context in the interests of landscape and visual amenity.

Policy D1 Design of extensive development

INFORMATIVE:

It should be noted that the local planning authority considers that the lack of chimneys shown on properties located within residential areas A,C and D within the Design and access statement is not appropriate and will seek to include more chimneys on any detailed design agreed for this area

5).Prior to the submission of the first reserved matters applications the applicant shall submit to and have approved in writing by the Local Planning authority a phasing plan for the overall development approved in principle by this planning permission which shall include details of the number of dwellings in each phase and the phasing shall subsequently accord with the approved scheme unless subsequently agreed in writing by the Local Planning Authority.

REASON: To ensure that a comprehensive approach is taken to the co ordination of the overall development.

Policy G2 (ii) General policies

6) Each subsequent reserved matters application shall be accompanied by a statement that addresses how the reserved matters application reflects the design qualities established by the Design and Access Statement or if at variance with the design and access statement principles how the application improves upon the Design and Access Statement.

REASON: To ensure that the development is capable of meeting the design standards established as being necessary to protect the built environment.

Policy D1 extensive development

7) The details of all lighting proposed including street lighting, lighting for footpaths, communal parking areas and the employment land including the intensity of the lighting and design for light column shall be submitted to and approved in writing by the Local Planning Authority prior to the development of each phase of development, and the works shall subsequently accord with the approved scheme.

REASON: To ensure that the lighting scheme respects the overall design qualities from the development and to minimise impact of the lighting scheme upon both Old Sarum and residential units where they adjoin the employment land, school playing fields and the Local centre.

Policy G2 (viii) General detrimental effects

8) Prior to the commencement of development in each phase, a schedule of external facing materials relating to that reserved matters application shall be submitted and where so required by the Local Planning Authority, sample panels of the external finishes shall be constructed on site and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: To secure a harmonious form of development.

Policy D1 extensive development

9) No development shall take place in any particular phase of the development until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected for the phase (as referred to in the programme of phasing (condition 5)). The approved boundary treatments for each phase shall be completed in accordance with the plan prior to the first occupation of the first building in that phase.

REASON: To ensure proper planning of the development in the interests of amenity.

Policy D1 design extensive development

10) No development shall commence within the area indicated (proposed development site) until:

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

REASON: To inform any further planning applications for this site and to ensure the protection or enable the recording of any matters of archaeological interest.

Policy CN21 Archaeology

INFORMATIVE

The work should be conducted by a professional recognised archaeological contractor and there will be a financial implication for the applicant.

11) No development within each subsequent reserved matters submission shall take place until full details of the requirements of that reserved matters submission site in terms of both hard and soft landscape works, to include the phasing of implementation, have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved prior to the first use of the development hereby permitted. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle or pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units signs, lighting etc); proposed and existing functional services above and below ground (eg. Drainage, power, communications cables, pipelines etc, indicating lines, manholes, supports etc) retained historic landscape features and proposals for restoration where relevant).

REASON: To enable the Local Planning Authority to secure a satisfactory standard of design and implementation for the landscaping of the proposed development, in the interests of visual amenity.

Policy G2

12) No development within each subsequent reserved matters submission shall take place until details of the requirements of that reserved matters submission site in terms of earthworks have been submitted to and approved in writing by the Local Planning Authority. These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed showing the relationship of proposed mounding to existing vegetation and surrounding landform. Development shall be carried out in accordance with the approved details.

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

Policy G2

13) No works or development within each subsequent reserved matters submission shall take place until full details of the requirements of that reserved matters submission in terms of all proposed tree planting and the proposed times of planting, have been approved in writing by the Local Planning Authority and all tree planting shall be carried out in accordance with those details and at those times.

REASON: To ensure the satisfactory establishment of the approved scheme for the landscaping of the site.

Policy G2 (v)

14) Before any development commences on site including site works of any description, all the existing trees to be retained shall be protected by a fence of a type and in a position to be approved by the Local Planning Authority, erected around each tree or group of trees. Within the areas so fenced, the existing ground level shall be neither raised nor lowered and no materials, temporary buildings, plant, machinery or surplus soil shall be placed or stored thereon. If any trenches for services are required within the fenced areas, they shall be excavated and backfilled by hand and any tree roots encountered with a diameter of 2 inches (60mm) or more shall be left unsevered.

REASON: In the interest of the amenity and the environment of the development.
Policy G2 (V)

INFORMATIVE

Retention of native trees on site is strongly advised particularly for the higher value specimens. Where removal of trees and scrub is necessary the replanting of replacement native species in appropriate places should be included in the plans. This will maintain, and potentially increase (if additional trees are planted) the biodiversity of the site.

Removal of the invasive Japanese knotweed would be beneficial and avoidance of spreading this during the development should be ensured. Japanese Knotweed is renowned for causing structural damage to buildings from the root system.

15) The development shall strictly accord with the Approved Code of Construction management. Additional details will be submitted to and approved in writing prior to the commencement of each reserved matter application setting out the provision for staff car parking away from adopted roads, together with precise location of stored materials, the provision of noise attenuation measures, dust management and wheel washing facilities where necessary and the construction process shall subsequently accord with the approved working practices.

REASON: In order to protect the residential amenity of future and adjoining residents.

Policy G2 (Viii)

16) No construction work (excluding the internal fitting out of dwellings) nor the movement of spoil from the site shall take place outside the hours of 0700 – 2000 Monday to Thursday, 0700 – 1800 on Friday, 0800 – 1300 on Saturday and at no time on Sundays and Bank holidays.

REASON: In order to protect the residential amenity of future and adjoining residents.

Policy G2 (Viii)

17) Prior to the commencement of development in each phase approved under Condition 5, a scheme shall be submitted to and approved by the LPA setting out how each public open space within that phase will be purposely designed to be attractive to dog walkers. Such a scheme as is approved shall be implemented prior to first occupation of the dwellings.

REASON: The development has the potential to have an effect on Camp Down SSSI, Bemerton Heath Local Nature Reserve, and Camp down County Wildlife Site from dog

walkers from the new development. As such it is considered important to make open space within this development attractive to dog walkers in order to minimise this effect.

Policy C10 ecology

18) Prior to the commencement of development of any of the dwellings in any one of the proposed phases hereby approved a scheme to demonstrate how biodiversity loss from the site will be offset by specific biodiversity gains shall be submitted to and approved by the Local Planning Authority. Such a scheme as is approved shall be implemented prior to first occupation of the dwellings.

Reason: The development is likely to result in the loss of some biodiversity from the site such as Brown Hares and farmland birds and such biodiversity loss needs to be compensated for through biodiversity gains.

INFORMATIVE

With respect to specific measures for biodiversity gains, these may include but should not be limited to measures such as –

- All casual open space to be seeded with a low maintenance species rich grass mix that is suited to the chalk geology. In suitable locations this should also be rich in wildflowers to encourage a diversity of pollinating species.
- Eastern boundary of the site is currently a hedgerow. This should be enhanced as necessary and incorporated into the GI for the scheme (Not currently shown on the GI plan for the site).
- Design of lights to avoid light spill on to areas of value for bats
- Bat roosting and bird nesting features incorporated into the built environment (integral to the buildings).
- A proportion of the semi-natural grassland to be managed for reptiles and enhanced for hibernation etc

Policy C10

19) No development shall commence until full details of the main access junction as shown in outline on drawing number 10152HL02A have been submitted and approved in writing by the Local Planning Authority; and the junction shall be constructed in accordance with the approved details before any further development (other than that required in order to construct the junction) takes place within the development.

REASON: to ensure that the development is served by a safe and adequate road, footway and cycle network in the interests of highway safety.

Policy G2 (ii)

20) No development shall commence until full details of the northerly access junction as shown in outline on drawing number 10152HL01A have been submitted and approved in writing by the Local Planning Authority; and the junction shall be constructed in accordance with the approved details before the occupation of 100 dwellings within the development.

REASON: to ensure that the development is served by a safe and adequate road, footway and cycle network in the interests of highway safety.

Policy G2(ii)

21) No development shall commence on any phase of the development until full detailed engineering drawings for the internal road layout and construction specification have been submitted and approved in writing by the LPA; and the internal road layout shall be constructed in accordance with the approved details within one year of completion of housing within each phase of the development.

REASON: to ensure that the development is served by a safe and adequate road, footway and cycle network in the interests of highway safety.

Policy G2 (ii)

22) The internal road layout shall be constructed so as to ensure that, before it is occupied, each dwelling has been provided with a properly consolidated and surfaced footway and carriageway to at least binder course level between the dwelling and the existing public highway.

REASON: to ensure that the development is served by a safe and adequate road, footway and cycle network in the interests of highway safety.

Policy G2 (ii)

23) No building hereby permitted shall be first occupied until the access, turning area and parking spaces serving that building have been completed in accordance with the details shown on the approved plans. The access turning area and parking spaces shall be retained for those purposes thereafter.

REASON: In the interests of highway safety

Policy TR11

24) The development hereby permitted shall not be commenced until such time as a full water feature survey and a detailed scheme to protect identified water features has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.

REASON: To protect controlled waters by ensuring that all present water features, such as wells, boreholes etc, are identified and considered.

25) If during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

REASON: To protect controlled waters from pollution by the mobilisation of unidentified ground contaminants.

Policy G2 (viii)

26) No development approved by this permission shall be commenced until a Construction Environmental Management Plan for proposed development, incorporating pollution prevention measures, has been submitted to and approved by the Local Planning Authority. The plan shall subsequently be implemented in accordance with the approved details and agreed timetable.

REASON: To prevent pollution of the water environment.

Policy G2 (viii)

INFORMATIVE

Safeguards should be implemented during the construction phase to minimise the risks of pollution from the development. Such safeguards should cover:

- the use of plant and machinery
- oils/chemicals and materials
- the use and routing of heavy plant and vehicles
- the location and form of work and storage areas and compounds
- the control and removal of spoil and wastes.

The applicant should refer to the Environment Agency's Pollution Prevention Guidelines at: <http://www.environment-agency.gov.uk/business/topics/pollution/39083.aspx>.

INFORMATIVE

In England, it is a legal requirement to have a site waste management plan (SWMP) for all new construction projects worth more than £300,000. The level of detail that a SWMP should contain depends on the estimated build cost, excluding VAT. The duty of care for waste must also be complied with. Because all waste movements need to be recorded in one document, having a SWMP will help to ensure compliance with the duty of care. Further information can be found at <http://www.netregs.co.uk>

27) No development approved by this permission shall be occupied or brought into use until a scheme for the future responsibility and maintenance of the surface water drainage system has been submitted to and approved by the Local Planning Authority. The approved drainage works shall be completed and maintained in accordance with the details and timetable agreed.

REASON: To ensure adequate adoption and maintenance and therefore better working and longer lifetime of surface water drainage schemes.

28) Prior to any reserved matters approval, details of a surface water drainage strategy shall be submitted to, and agreed in writing by, the Local Planning Authority. The strategy shall be in accordance with the Flood Risk Assessment (prepared by Brookbanks Consulting, Ref: 10152/FRA/01, dated 27/04/12, Appendix 13.1 of the Environmental Statement) and include details of the phasing of surface water drainage infrastructure including source control measures. The development shall be implemented in accordance with the approved scheme.

REASON: To prevent the increased risk of flooding as a result of the development, in accordance with NPPF.

29) No development shall take place on land to which reserved matters relate until the detailed drainage design for each plot, phase or parcel of land, incorporating

sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, have been submitted to and approved by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the plot or parcel is completed.

REASON: To prevent the increased risk of flooding as a result of the development in accordance with NPPF and to protect and improve the quality of controlled waters.

30) No development approved by this permission shall commence until a scheme for water efficiency has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the agreed details.

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

INFORMATIVE

The development should include water efficient systems and fittings. These should include dual-flush toilets, water butts, water-saving taps, showers and baths, and appliances with the highest water efficiency rating (as a minimum). Greywater recycling and rainwater harvesting should be considered. Any submitted scheme should include detailed information (capacities, consumption rates etc) on proposed water saving measures. Manufacturer's specifications should not be submitted. Applicants are advised to refer to the following for further guidance

<http://www.environment-agency.gov.uk/homeandleisure/drought/31755.aspx>
<http://www.savewatersavemoney.co.uk/>

31) The development shall not be commenced until; a foul water drainage strategy is submitted and approved in writing by the local Planning Authority and Wessex Water. The drainage scheme shall be completed in accordance with the approved details and to a timetable agreed with the local planning authority.

Reason: To ensure that proper provision is made for sewerage of the site and that the development does not increase the risk of sewer flooding to downstream property.

32) The development hereby approved shall make provision for the following:

1. At least 8.1 ha of Employment Land (Class B1 and B2 uses);
2. A Local Centre supporting:
 - (i) a convenience/food shop (Class A1 use) of up to 550 sq m;
 - (ii) further shops and services (Class A1-A5 uses) totalling 600 sq m;
 - (iii) a public house (Class A4 use);
 - (iv) a doctor's surgery or similar (Class D1 use); and
 - (v) A proportion of residential units amounting to no more than 40% of the overall floor space of the other District Centre uses approved in this condition;

At least 21.7 ha of open space as set out in the table on page 59 of the design and access statement (comprising at least 1 NEAP, 3 LEAPs, 1LLAP and 1 LAP), and to include Natural and semi-natural open space, including amenity open space and structural planting of 16.62 Hectares and 0.5 Hectares of allotment space.

3. Up to 1250 residential units.

REASON: To clarify the terms of the planning permission.

33) The employment area hereby approved shall consist only of B1 and B2 uses. Where the employment area abuts neighbouring residential properties, the uses shall only be those falling within the B1 use class order.

Reason: In the interests of the amenity of neighbouring residential properties.

Policy G2 (viii)

34) The development hereby approved shall be carried out in accordance with the following plans and documents

Dwg P0747_01-1H Site location Plan @ scale 1:2500
Dwg P0747_15-1D Land Use Parameters Plan
Dwg P0747_17-1D Building Heights Parameters Plan
Dwg P0747_18-1F Green Infrastructure Parameters Plan
P0747_38-1B Access & Movement Parameters Plan
Dwg 10152HL02A Highway Proposals Site Access (South)
Dwg 10152HL01A Highway Proposals Site Access (North)

Supporting Documentation As submitted to the Local Planning Authority on the 8th June 2012

Dwg P0747_11-1J Indicative Master Plan
Design & Access Statement
Environmental Statement as required by the 2011 Town & Country Planning (Environmental Impact Assessment) Regulations 2011, comprising:
Volume 1 – main text
Volume 2 – Technical appendices
Volume 3 – Non-technical summary
Transport Assessment
Statement of Pre-Application Consultation
Planning Statement, including Affordable housing and planning obligations
Waste Management Statement
Arboricultural Impact Assessment

REASON: For the avoidance of doubt and in accordance with national guidance in the interests of proper planning.

35) The open market dwellings hereby approved shall achieve an overall mix across the development site of the following bedroom numbers in each unit 5% 1 bedroom, 20% 2 bedroom, 40% 3 bedroom and 35% 4 bedroom and larger.

REASON: In order to ensure that the mix of house sizes across the site meets the identified demand within the South Wiltshire area.

Policy: Core policy 6

36) No development shall commence on site in any particular phase of the development as referred to in the approved programme of phasing of the development until details of the proposed ground floor slab levels of all buildings within that phase have been submitted to

and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved levels details.

REASON: In the interests of visual amenity.

37) No development shall take place until full details of how on-site renewable energy will be provided for the development to reduce CO2 emissions from energy use by owners/occupiers of the buildings by 10% have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: In order to ensure that the development complies with the principles of sustainable development.

38) Prior to commencement of development on any part of any phase of the development hereby approved in which the overground 132kv electricity cables and pylons situated towards the north of the site are located, those electricity cables shall be placed underground and the pylons removed from the site.

Reason: The existing electricity pylons and cables have a negative impact on the surrounding landscape and therefore in the interests of visual amenity should be removed.

39) Prior to first occupation of the development hereby approved a programme for the phasing of the development shall be submitted to the local planning authority for approval in writing. In particular, the programme shall state that the Employment Land will be fully serviced, fully accessible and fully available prior to the occupation of the 300th dwelling on the site; and the District Centre shall be completed and ready for occupation prior to the occupation of the 400th dwelling on the site. The development shall be carried out strictly in accordance with the approved programme for the phasing of the development.

REASON: To ensure the proper planning and phasing of the development in accordance with an appropriate scheme.

40) The submission of details relating to that phase of development adjacent the new pedestrian entrance way between Ramleaze Drive and this development shall include details of that pedestrian link which shall be approved in writing by the local planning authority prior to commencement of development of that phase. The pedestrian link shall be developed in accordance with the details approved and prior to first occupation of the 50th dwelling in that phase.

Reason: In order to ensure that permeability of the site is achieved and a link is created between the existing development and the old.

41) Prior to the submission of the reserved matters applications relating to the Northern and Southern Villages. The applicants shall submit to and have approved in writing from the local planning authority a noise assessment report which assess the impact of the traffic on the Devizes road upon those properties closest to that road. Any recommendations or mitigation measures proposed in the submitted assessment shall be incorporated in the design of the details of the proposed new dwellings.

REASON: In order to ensure that residents of those properties closest to the busy Devizes road do not suffer undue noise and disturbance from vehicular traffic on Devizes road

Appendix A

MEMO

Spatial Planning Service

Wiltshire Council, Bythesea Road,

To: Adam Madge

Location: Bourne Hill

From: Louisa Kilgallen
Ecologist

Location: Shurnhold
Extn No: 13303

Copied to:

Date: 13 October 2012, updated 4
December 2012

Consultation Response for S/12/0814

Application for: - 1250 dwellings and employment at land to the north west of Fugglestone Red

Relevant Policy and Guidance:

National Planning Policy Framework 2012, The Conservation of Habitats and Species Regulations 2010, Wildlife and Countryside Act 1981 (as amended)

Key Issues:

1. Runoff from Stoford – Middle Woodford Road affecting River Avon SAC

Natural England considers that the development gives rise to likely significant effects on the River Wylfe which is part of the River Avon SAC. The planning authority must therefore undertake an assessment under the Habitats Regulations 2010 to determine whether these effects will lead to adverse effects on site integrity and consult Natural England on the outcome of the assessment.

I visited the road with the Area Engineer, David Button on 14th September 2012. It seems that it is currently well used as a cut through for HGVs and local people have been pressing for a weight restriction. The road is too narrow for cars to pass in many places, forcing vehicles onto the soft verge and eroding the vegetation. There is no formal system for dealing with runoff until the residential area at the bottom where there are several gully pots. There is also a catch pit on the junction with the A36 which is pumped out from time to time. These discharge into a pipe beneath the A36 and directly into the River Wylfe. Despite the heavy rain this year, there was no built up of sediment apparent in the vicinity of the discharge at the time of our visit. However David recalled at least one event where the A36 was temporarily closed due to a build up of sediment.

David explained that he had undertaken previous work to stabilise the eroded verges after a request from the Environment Agency. It had received a complaint from the River Bailiff

concerned about the effect of silt on Salmon spawning downstream. The work was only partially completed. It became apparent that a road closure would be needed but there was no budget for this.

The question for the HRA is to what extent will the Fugglestone Red development exacerbate the existing situation, will it lead to a loss of site integrity?

A further site meeting was held in October 2012 between Charles Routh of Natural England and David Button. Measures were identified which, if applied, would enable Natural England to advise there would be sufficient certainty to conclude that the development at Fugglestone Red would have no adverse effect on integrity on the River Avon SAC due to siltation.

Following an email from Natural England to this effect dated 26 October 2012, the developer has offered to enter into an agreement with the Council whereby it will agree to fund the majority of the remaining remedial works, including the road closure order, provided the Council undertakes to complete all the necessary repairs. These include:

- (ix) a general measure to apply a cambered concrete fill to the majority of the gullied edges of the road, and
- (x) kerbing a few places where a stronger solution is required due the particular ways the traffic uses passing places and verge profile. This would result in kerbing of approximately 30m of each side of the road.

I therefore conclude that these measures will be sufficient to ensure that, when the Fugglestone Red development is complete, the verge related sediment load is less than that created in the pre-development situation. Provided an agreement is entered into prior to planning permission taking effect, I can conclude that the development will not make the existing situation worse and it will not lead to a loss of site integrity for the River Avon SAC.

It should be noted for the record that observations indicate agricultural runoff contributes significantly to the sediment load in the road runoff. However this will not be exacerbated by the Fugglestone Red development.

2. Sewage related phosphate affecting River Avon SAC

In its response of 5 July 2012, the Environment Agency seemed to be suggesting that, contrary to the conclusions of the HRA for the Wiltshire Core Strategy submission document, all developments in the Hampshire Avon catchment may need to contribute to a phosphate reduction programme. Natural England however did not raise this as an issue. A meeting was therefore held between Natural England, the Environment Agency and Wiltshire Council on 24th October 2012 to clarify the situation. The Phosphate Reduction Plan is in preparation by Natural England / Environment Agency and due to be available in spring 2013. In the meantime it was agreed that developer contributions to the PRP would only be required in two scenarios:

1. Development discharging to Warminster sewage treatment works
2. Development discharging over and above existing headroom at a sewage treatment works

Fugglestone Red development will not discharge into Warminster STW. Wessex Water has previously (2010?) confirmed that housing numbers proposed in the Core Strategy to 2026 could be accommodated within existing headroom at all STWs, however this will need to be remodelled by Wessex Water in light of revised housing numbers and the 2011 census

figures. NE and the EA have offered to issue a “letter of intent” to provide clarity on this issue in the period before the PRP is available.

The letter of intent is awaited but Wiltshire council expects to be able to conclude no likely significant effects from phosphates on the River Avon SAC, in line with the HRA for the Wiltshire Core Strategy.

3. Increased recreational disturbance effects on Salisbury Plain SPA

The effects of recreational disturbance on stone curlew (a special feature of the SPA) have been well researched and found to be potentially significant, particularly in relation to dog walkers. The Habitats Regulations Assessment for the South Wiltshire Core Strategy identified that recreational pressure arising from new development is likely to have an adverse effect on Salisbury Plain SPA. Since then further work has been undertaken to support the Wiltshire Core Strategy¹. This demonstrates that the most effective and efficient way to control impacts will be through collecting developer contributions to support the Wessex Stone Curlew Project. This Project employs an ecologist to ensure that stone curlew breeding sites are monitored and managed appropriately to ensure birds can continue to breed despite pressures from recreation and military activities.

The application at Fugglestone Red proposes to create 1250 new dwellings on land lying within 15km of the eastern part of Salisbury Plain SPA. In accordance with council policy therefore this development will be required to make a contribution per dwelling through a S106 agreement. The contribution currently stands at £13.87 and would be fixed at the date of any permission being granted.

4. Camp Down SSSI, Bemerton Heath LNR, Camp down CWS

These sites occur within 1km of the proposed development. They will be readily accessible on foot and can be expected to be popular with dog walkers. In order to keep dog fouling and disturbance to a minimum on these and other accessible County Wildlife Sites slightly further afield it will be important to ensure that the open public space provided within Fugglestone Red is purposely designed to be attractive to dog walkers.

5. Net gain in biodiversity

The reserved matters application should demonstrate how biodiversity loss will be offset by specific gains:

Losses e.g.

- Brown Hares (population estimate)
- Farmland birds (Species and numbers)

Gains e.g.

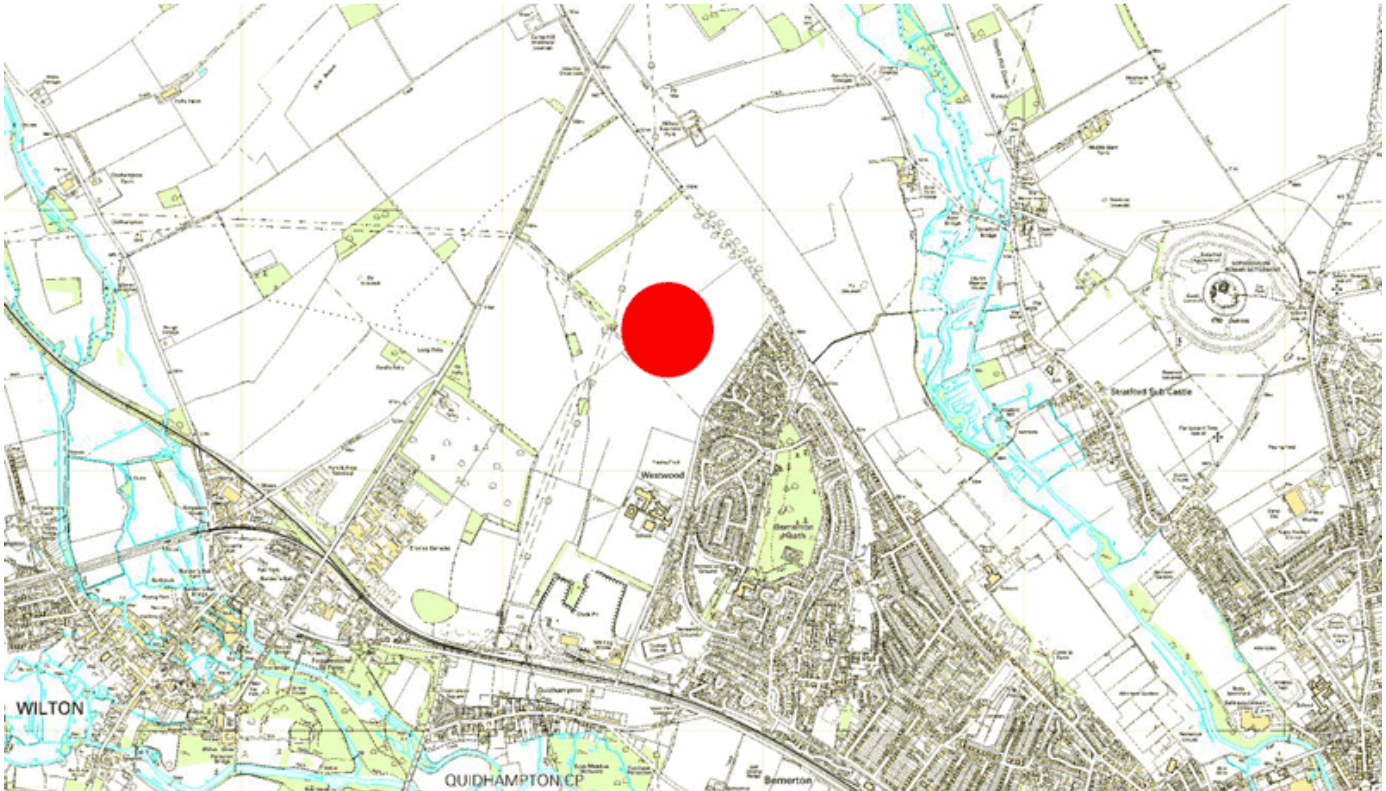
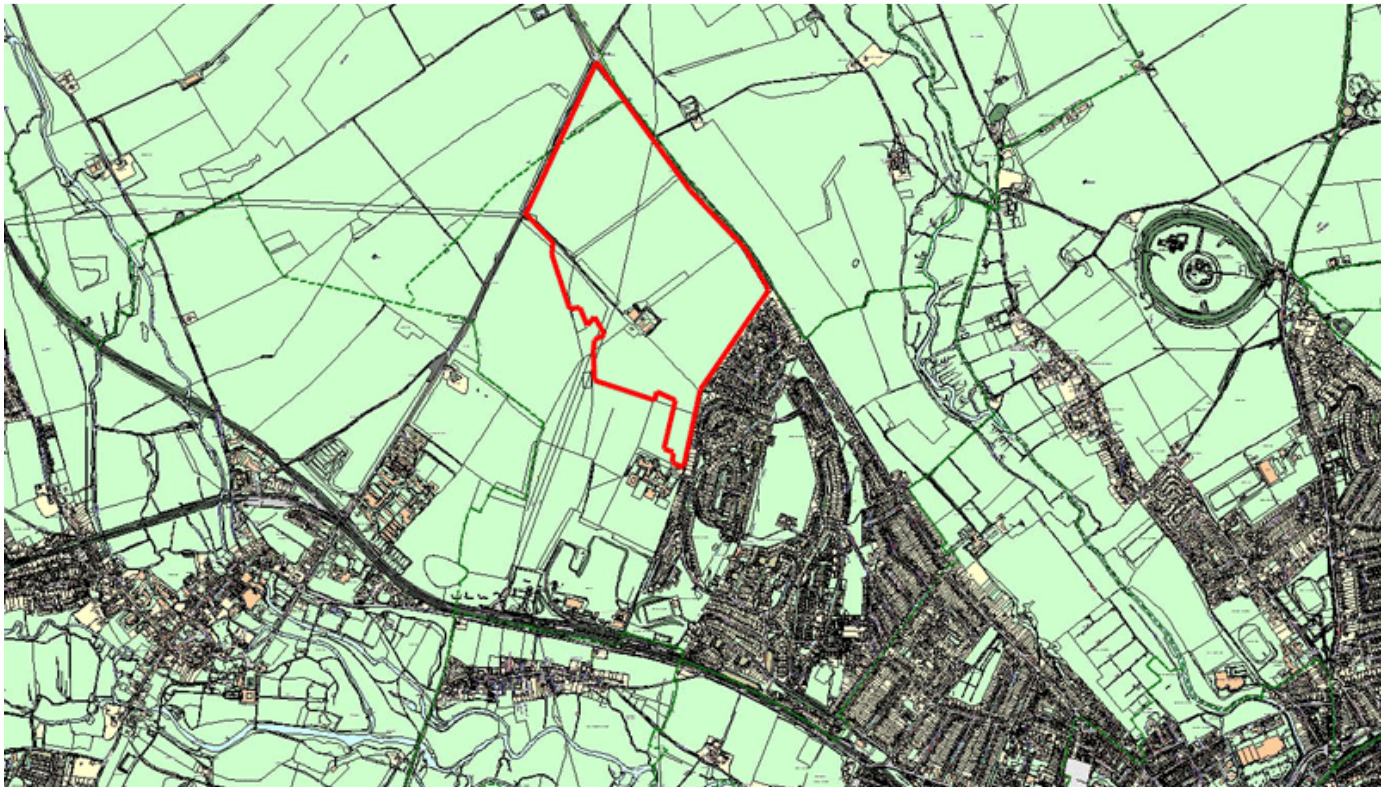
- All casual open space to be seeded with a low maintenance species rich grass mix that is suited to the chalk geology. In suitable locations this should also be rich in wildflowers to encourage a diversity of pollinating species.

¹ HRA and Mitigation Strategy for Salisbury Plain (April 2012 version 1.1)

- Eastern boundary of the site is currently a hedgerow. This should be enhanced as necessary and incorporated into the GI for the scheme (Not currently shown on the GI plan for the site).
- Design of lights to avoid light spill on to areas of value for bats
- Bat roosting and bird nesting features incorporated into the built environment (integral to the buildings).
- A proportion of the semi-natural grassland to be managed for reptiles and enhanced for hibernation etc

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- Land to the North West of Fugglestone Red and Bemerton Heath



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REPORT TO THE SOUTHERN AREA COMMITTEE

Date of Meeting:	14 th February 2013		
Application Number:	S/2012/0815/OL		
Site Address:	Land to the North West of Fugglestone Red and Bemerton Heath, Salisbury		
Proposal:	Outline application for proposed new cemetery with vehicular access from The Avenue		
Applicant / Agent:	Persimmon Homes Ltd		
City/Town/Parish Council	South Newton Parish Council		
Electoral Division	Fisheton and Bemerton Village	Unitary Member	Cllr Ricky Rogers
Grid Reference:	Easting: 411527		Northing: 132472
Type of Application:	Major Outline		
Conservation Area:	Cons Area: - N/A		LB Grade:- N/A
Case Officer:	Adam Madge		Contact Number: 01722 54380

Reason for the application being considered by Committee

The application relates to the larger housing development proposed at Fugglestone Red and therefore is brought before members as an integral part of the wider application

1. Purpose of report

To consider the above application and the recommendation of the Area Development Manager that planning permission be **GRANTED** subject to conditions.

Members should note that this application is accompanied by an environmental statement as required under schedule 2 of the Town and Country Planning (Environmental Impact Assessment) England and Wales Regulations 2011 (as amended).

2. Report summary

The main issues to consider with this application are as follows -

1. Alternatives
2. Socio economic impact
3. Ecology and Nature conservation
4. Landscape and Visual impact
5. Agricultural circumstances
6. Transport and access
7. Air Quality
8. Noise and Vibration
9. Hydrology Drainage and Flood Risk
10. Ground conditions

3. Site Description

The application site is located to the North of the main development proposal in the western corner of the existing crossroads. The site is adjacent a busy crossroads at the junction of Snakey Hill, The Avenue and the main A360 Devizes road. Trees surround the site on two sides along The Avenue and Devizes road. To the North of the site is the existing Wessex Water Camp Hill pumping Station.

4. Relevant Planning History

There is no previous planning history that affects this site although it should be noted that the termination point for the current application under consideration by the local planning authority (S/2012/1704) for a new Wessex Water pipeline is at Camp Hill next door to this site.

5. Proposal

The proposal is for the change of use of the existing corner field at this highway junction to use as a cemetery. It is also proposed to create an entranceway onto the Avenue to serve the cemetery.

6. Planning Policy

The National Planning Policy Framework (NPPF)

The following saved policies of the Salisbury District Local Plan are considered relevant to this proposal:-

G1- General principles of sustainable development.
G2 General criteria for development.
G9 Planning obligations
D8 Public Art.
CN21 Archaeology
CN22 Preserving archaeological remains in situ
CN23 Requirements for archaeological assessment.
C13 Ecological enhancement.
C12 Protected species.
TR11 Off street Car parking.

The following policies of the adopted South Wiltshire Core strategy are considered relevant to this proposal –

Core policy one Settlement and distribution of growth in South Wiltshire.
Core policy two Allocated sites
Core policy Nineteen Water efficiency and the river Avon SAC
Core policy twenty Pollution and phosphate levels

7. Consultations

MOD

No objections

Environment Agency

No objections subject to conditions

Natural England

No comments

Highways Agency

No objections

English Heritage

No comments, Recommend the application is determined in accordance with National and local guidance

Wiltshire Fire Brigade

No objections but general comments made relating to access for fire fighting equipment

Wessex Water

A water main is shown on the existing plans development will not be allowed on top of the existing water main.

Wiltshire Council Highways

No objection subject to condition

Wiltshire Council Archaeology

Do not consider it practical to impose an archaeological condition given that the area is likely to be used for burials over a prolonged period of time.

Wiltshire Council Art Service

Would like to see a contribution to public art

8. Publicity

Wilton Town Council
Support

Salisbury City Council
Support

Objections 12 letters making reference to this application but only four making comment on the cemetery.

Would like to see a cemetery maintained within the development boundary as with the potential for small buildings this will lead to future urbanization of this area.

Would like to see restrictions on the cemetery to prevent the erosion of the natural countryside.

No objection to a cemetery but not sensible to position it on such a busy junction.

9. Planning Considerations

9.1 Alternatives

Concern has been raised that the siting of this development will essentially extend the urban boundary of Salisbury beyond its natural barrier formed by the Avenue. Whilst this is the case, officers consider that the use of this field is not inappropriate screened as it is from the adjacent roads by mature trees.

Previously the cemetery had been shown at the south western corner of the development which would either have entailed an access off The Avenue and the loss of a significant number of mature trees due to the splays required (as well as breaking up the line of this historic Avenue.) Or alternatively it would have meant gaining access through the industrial estate or residential streets neither of which was considered to be particularly appropriate. Therefore having considered the alternative of positioning the cemetery with the development template it was decided to relocate it outside the template where it had its own

access and where there would be less removal of the historic trees on The Avenue as those at the top of The Avenue were less historically significant.

9.2 Socio Economic Impact

There is an identified need for a new cemetery to serve Salisbury as the existing cemetery on London road has little capacity within it for further burials. The cemetery on Devizes road was closed to new burials some time ago as there is no space left. There is therefore an established urgent need for a new cemetery in Salisbury to serve the people of Salisbury. The City Council have supported the concept of a new cemetery and after discussions agreed this piece of land.

The applicants have agreed to fund a tarmac road to the formal entrance to the cemetery in accordance with the submitted access plans for the junction and to provide the necessary funding for car parking at the entrance for 20 cars. They have also agreed to increase the public art budget to pay for the new wall to the cemetery as this will include ornamental gates and railings. A water and electricity supply is also proposed. There will be a post and rail fence to the boundaries. These are matters that have been agreed with the city council and meet their requirements.

9.3 Ecology and Nature Conservation

An ecology survey has been carried out of the site which did not find significant ecology above that which would be expected to be found in a field of this nature. Natural England have been consulted about the application and have raised no objections to it. As the development of the cemetery is likely to take place over an extended period of time with the gradual increase in graves. Any impact from this development is likely to be spread over a considerable number of years and a cemetery such as this does by its nature often provide areas for wildlife.

9.4 Landscape and Visual Impact

This particular piece of land whilst located at a high point in the landscape does have a number of mature trees to the boundary particularly on The Avenue where the trees form part of the historic route to Wilton House. These are newer trees than those further down the Avenue and therefore whilst some will have to be removed to create the vehicular entranceway to the cemetery, it is not considered that these will significantly alter the character of The Avenue.

At the reserved matters stage it is anticipated that some planting could be provided if necessary however it is not intended to place buildings on this site and therefore development that takes place in terms of the access way, wall and gates and parking is all likely to be low level having a minimum impact on the surrounding landscape. It is considered that this complies with policies G2 (iv) of the South Wiltshire Core Strategy.

9.5 Agricultural Circumstances

The development of this cemetery will involve the loss of an agricultural field and whilst the loss of this agricultural land is regrettable. The loss of this one agricultural field is not considered to outweigh the benefits of a much needed new cemetery for the city and the benefits that this will bring for residents of Salisbury as a whole.

9.6 Transport and Access

The vehicular access to the cemetery will be obtained from The Avenue and consists of a simple junction which will be accessed via a right hand turn ghost lane enabling safe turning against the flow of traffic. It is envisaged that there will be car parking for a funeral cortege and mourners at the cemetery and for up to 20 vehicles. Car parking will need to be in line with Wiltshire car parking standards.

Other bus services are available along Wilton road to the South which can be accessed on foot via the new footpath to the UKLF site. Similarly there is a park and ride stop at the bottom of The Avenue.

9.7 Air Quality

An air quality assessment has been carried out for the whole of the development site as part of the EIA (see application S/2012/0814). This concluded that existing and future pollution concentrations at the application site are below the set objectives used in their assessment. It is not considered that the relatively small amount of vehicles that will access this site are likely to significantly contribute to the air quality issues at the site and in the surrounding local area.

9.8 Noise and Vibration

It is considered that it will be unlikely that there will be a significant amount of noise from the proposed cemetery when it is up and running. Any noise is likely to come from construction of the site and this is likely to be short lived given the small amount of construction work required. There are no immediate neighbours in the vicinity of the cemetery. It is considered therefore that noise and vibration are unlikely to be a significant issue.

9.9 Hydrology Drainage and Flood Risk

The applicants have submitted a flood risk assessment with the application which concludes that the development situated as it is at this high point of land would not be at risk of flooding. The Environment Agency has raised no objections to this application subject to conditions which are replicated in the recommendation below.

9.10 Ground conditions

The applicant has concluded that there is unlikely to be any significant effect on ground conditions or contamination as a result of this development, and officers agree with this assessment. As such the development will comply with policy G2 (viii) which is a saved policy of the South Wiltshire Core Strategy.

10 Conclusion

The proposal whilst situated outside the development template is considered to be in a suitable location for a cemetery negating as it does the need to put a further access into the older historic trees in the Avenue or to have access through either the employment or residential land. It is considered that the cemetery will provide a much needed facility for the residents of Salisbury for many years to come.

11. Recommendation

Planning Permission be GRANTED for the following reason:

The provision of this cemetery will provide a much needed local facility for use by residents of the whole of Salisbury. It is considered that it's design and positioning whilst outside the template for the development for Fugglestone Red is positioned in the best available position to avoid further loss of trees on the historic Avenue or an undesirable access through the residential or employment land as such whilst the proposal does not comply with policy C2 of the South Wiltshire Core strategy it is considered to be an acceptable form of development complying with policies G1,G2 and G9 which are Saved policies of the South Wiltshire Core Strategy.

In reaching its decision the local planning authority has taken into account the Environmental Statement submitted under the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011. The Environmental Statement meets the requirements of these regulations, and sufficient information has been provided to enable the authority to assess the environmental impact of the development.

Subject to the following conditions

1) Details of the appearance, landscaping, layout and scale (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.

REASON: This is an outline application submitted in accordance with Article 3 of the Town and Country Planning (General Development Procedure) Order 1995

2) Application for the approval of the reserved matters shall be made to the local planning authority not later than twelve years from the date of this permission.

REASON: This is an outline application, submitted in accordance with Article 3 of the Town and Country Planning (General Development Procedure) Order 1995.

3) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

REASON: This is an outline application, submitted in accordance with Article 3 of the Town and Country Planning (General Development Procedure) Order 1995.

4) No development approved by this permission shall be commenced until a scheme to assess the risk to groundwater, incorporating suitable measures to mitigate those risks, must be submitted to and approved by the Local Planning Authority. It should include the following detailed information:

1. Tier 1: Risk screening in accordance with Environment Agency guidance Assessing the Groundwater Pollution Potential of Cemetery Developments

2. Where required by the tier 1 assessment, a tier 2: Preliminary quantitative risk assessment with detailed desk study and preliminary site investigation

3. Where required by a tier 2 assessment, a tier 3: Detailed quantitative risk Assessment

4. Where required by any stage of the risk assessment, a method statement, based

on that agreed risk assessment, for construction and operation of the proposed development.

5. A completion statement to demonstrate that work specified in the method statement has been suitably carried out.

REASON

Protection of Controlled Waters.

5) All burials in the cemetery shall be:

1. a minimum of 50m from a potable groundwater supply source;
2. a minimum of 30m from a water course or spring;
3. a minimum of 10m distance from field drains;
4. no burial into standing water and the base of the grave must be above the local water table;

REASON

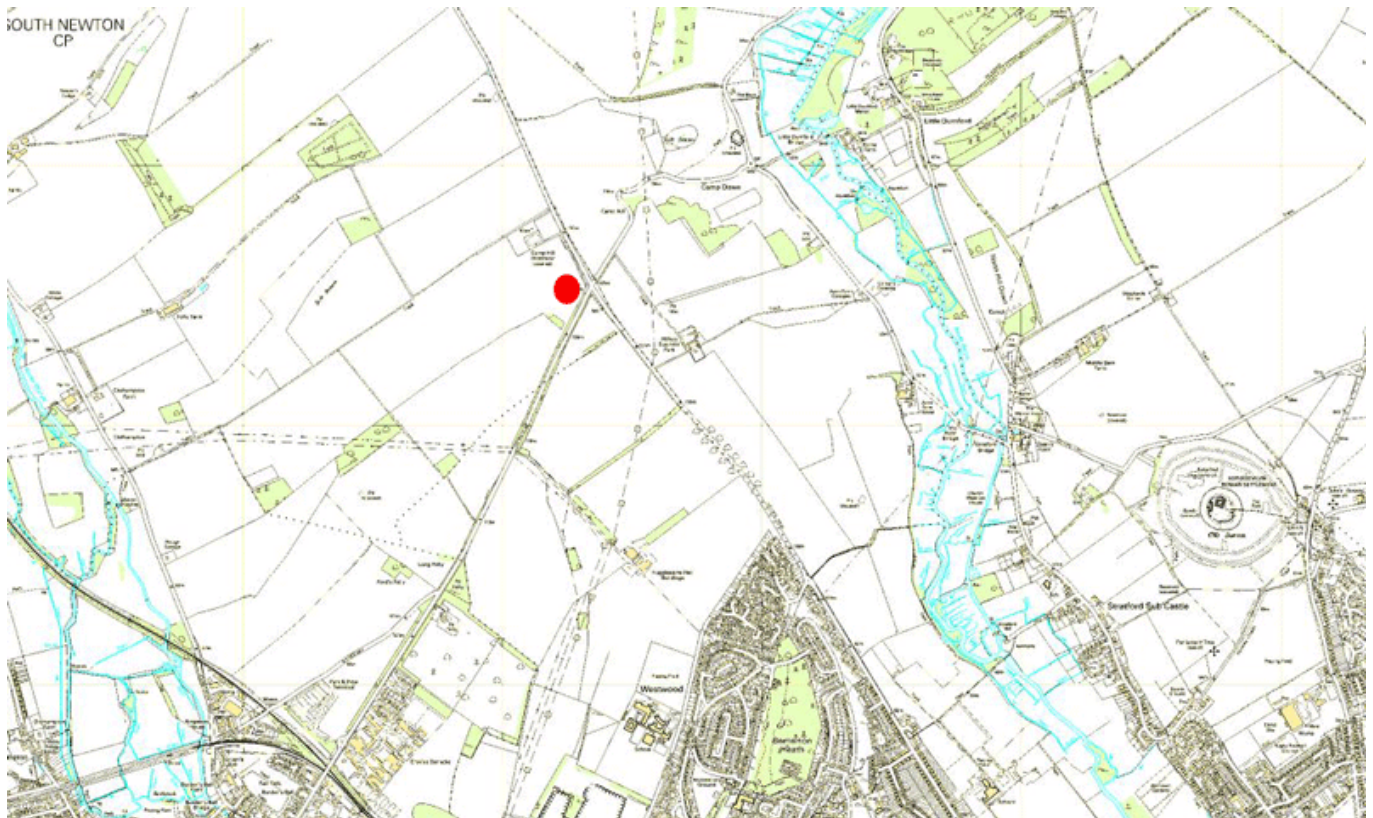
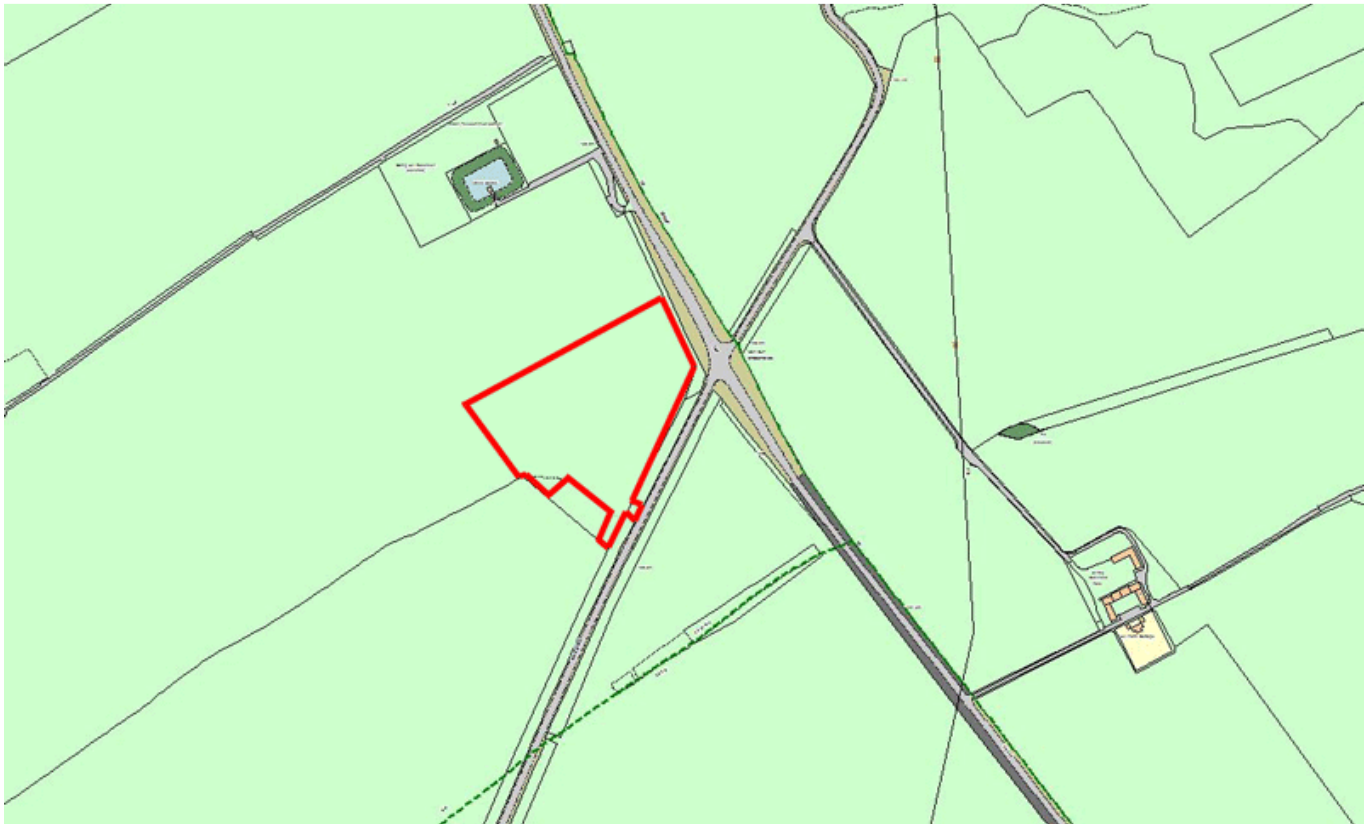
Protection of Controlled Waters.

6) No development shall commence until full details of the ghost island right turn junction have been submitted to and approved in writing by the Local Planning Authority. The junction shall be completed in accordance with the approved details prior to first use.

Reason: In the interests of Highway safety

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- Land North West of the Avenue



REPORT TO THE SOUTHERN AREA COMMITTEE

Date of Meeting:	14 th February 2013		
Application Number:	S/2012/1751/Full		
Site Address:	Avon Valley College, Recreation Road, Durrington, Salisbury. SP4 8HH		
Proposal:	Proposed modular building and associated site works to provide accommodation for pre-school		
Applicant / Agent:	Mr Brent Hodges, Hodges Associates Architects		
City/Town/Parish Council:	Durrington Parish Council		
Electoral Division:	Durrington and Larkhill	Unitary Member	Councillor Graham Wright
Grid Reference:	Eastings: 416095	Northings: 144887	
Type of Application:	Minor		
Conservation Area:	Con Area: NA	LB Grade: NA	
Case Officer:	Mr Charlie Bruce-White	Contact Number: 01722 434682	

Reason for the application being considered by Committee

The application has been submitted by Wiltshire Council and objections have been received raising material planning considerations.

1. Purpose of Report

To consider the above application and the recommendation of the Area Development Manager that planning permission be **GRANTED** subject to conditions.

2. Report Summary

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

1. Principle of development;
2. Highway considerations;
3. Amenities of adjoining and nearby property;
4. Character and appearance of the area.

3. Site Description

The site relates to part of the grounds of Avon Valley College, Durrington. Specifically the site relates to a little used grassed area adjacent to an existing classroom block, approximately 20m x 25m in area. The site has access from an existing public footpath, leading onto School Road at one end and The Ham at the other.

4. Relevant Planning History

Application number	Proposal	Decision
12/0931	Proposed modular building and associated site works to provide accommodation for pre-school	Ref 12.10.12

The above application was refused for the following reason:

“The proposed nursery would be sited in a location which would encourage excessive vehicular movements on inappropriate roads, and it has not been satisfactorily demonstrated that there would be adequate parking and dropping-off facilities, to the detriment of highways safety. The proposal would therefore be contrary to Local Plan policies G2(i&ii) and PS6 (i&ii) as saved within the adopted South Wiltshire Core Strategy.”

5. Proposal

The application represents a resubmission of the previously refused proposal for a modular building for use as a nursery / pre-school, but with additional supporting information with regards to parking and dropping-off facilities.

The applicant details that they intend to cater for 36 children between the ages of 2 - 5, and that at full occupation the nursery would employ 8 full-time and 6 part time-staff. The site would be enclosed by 1.5m high timber palisade fencing and would include outside play space, including grassed and surfaced areas. The proposed plans also show the widening and resurfacing of the existing public footpath that provides the site access.

6. Planning Policy

Local Plan: policies G1, G2, PS6

Central government planning policy: NPPF

7. Consultations

Town Council

Support - The Town Council appreciates the value that a Pre-School would bring to Durrington and therefore supports the application. The enhancement to the link path between The Ham and Milston View is of huge benefit to the community. The changes that have been made show illingness by all concerned to work together to eradicate all the access problems. However we still have reservations about whether the new parking arrangements are effective and enforceable.

Highways Officer

No objection - Subject to Green Travel Plan.

Environmental Health

No objection

8. Publicity

The application was advertised by site notice and neighbour consultation.

4 letters of objection were received. Summary of the reasons given:

- Travel plan and swimming pool parking arrangement still cannot guarantee that parents won't drive and use The Ham to access the nursery;
- Better alternative locations are available.

9. Planning Considerations

9.1 Principle of development

Local Plan policy PS6 states that proposals for playgroups, day nurseries and childminding facilities, will be permitted subject to the following criteria;

- (i) access and services are satisfactory;
- (ii) the proposal will not create a highway danger to other road users;
- (iii) where the use of all or part of a residential dwelling is proposed, the house must be of a sufficient size for the proposal not to cause disturbance to neighbours; and
- (iv) there is adequate space available for outdoor play.

9.2 Highway considerations

The applicant details that, following the refusal of the previous application, meetings have been held with local residents to discuss their concerns and the proposals have been amended accordingly. The main changes are that no vehicular access to the pre-school off The Ham will be allowed for parents, and 'No Entry' signs will be provided at the existing car park entrance. Documentation is provided with the application indicating that the management of the pre-school will be responsible for instructing parents to park their cars in the swimming pool car park. Further directional signs will also be provided.

The applicant also explains that a high proportion of children are likely to come from the immediate local area, where walking would be the main mode of transport, and that the location of the nursery close to the primary and secondary schools would provide opportunities for linked trips for parents with older children or staff with their own children. In addition, it anticipated that parents will not all arrive at the same time, since the nursery intends to cater for parents' differing child care needs and work patterns. The applicant has also submitted a provisional travel plan, detailing the general measures that the nursery operator will advocate to parents in to encourage as many as possible to travel by transport modes other than private car.

Officers consider that the proposed measures now demonstrate that there would be adequate parking and dropping-off facilities, and that they provide a practical means of preventing the likelihood of excessive vehicular movements occurring on The Ham. This is subject to conditions to secure further details of the proposed signage and Travel Plan, which would be a 'live' document in that it would be subject to monitoring and review.

9.3 Amenities of adjoining and nearby property

The site would be located at least 50 metres from the nearest residential properties, and surrounded by existing school grounds. Consequently it is not considered that the amenity of nearby dwellings would be affected by significant disturbance from the proposed use. The Council's Environmental Health officer confirms no objection.

9.4 Character and appearance of the area

Although the proposed structure would have the appearance of a temporary modular building, it would be reasonably well sited, being adjacent to an existing classroom block and landscaping, and, due to its reasonably low height, the building would not be prominent above the new timber palisade fencing that is proposed to enclose the site boundaries. The proposal would result in the necessity to remove a line of existing conifer trees, but these are not considered to be of significant amenity value, and the majority of the more appropriate native specimens would be retained. A preliminary arboricultural method statement has been submitted to demonstrate how those trees to be retained would be protected during construction / delivery of the modular building. A condition shall be imposed to secure a finalised arboricultural method statement and landscaping plan to mitigate the loss of those trees to be removed.

10. Conclusion

The proposed nursery / pre-school would be acceptable in principle, and would not have a significant impact upon highways safety, the amenity of neighbours or the character and appearance of the area.

11. Recommendation

Planning Permission be GRANTED for the following reason:

The decision to grant planning permission has been taken on the grounds that the proposed development would not cause any significant harm to interests of acknowledged importance and having regard to the National Planning Policy Framework and the following policies in the South Wiltshire Core Strategy, namely saved Local Plan policies G1, G2, PS6.

In accordance with paragraph 187 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the social, economic and environmental conditions of the area.

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 shall only be undertaken in accordance with the following approved plans:

Plan Ref....1217-01...	Date Received....18.12.12....
Plan Ref....1217-03 Rev.B...	Date Received....18.12.12....
Plan Ref....1217-04 Rev.C...	Date Received....18.12.12....
Plan Ref....1217-05 Rev.A...	Date Received....18.12.12....

Reason: For the avoidance of doubt.

- 3) Before the first occupation of the development hereby permitted, a Green Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. 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 road safety and reducing vehicular traffic to the development.

Policy: G1, G2

- 4) The building hereby permitted shall not be used to accommodate more than 36 children at any one time.

Reason: In the interests of the amenities of nearby residential property.

Policy: G2

- 5) No development shall commence on site until further details of the design and appearance of the 4 no. proposed signs have been submitted to and agreed in writing by the local planning authority. Development shall be carried out in accordance with the agreed details.

Reason: In the interests of traffic control and visual amenity.

Policy: G1, G2, PS6

- 6) No development shall commence on site until a detailed arboricultural method statement has been submitted to and agreed in writing by the local planning authority. The statement shall be based upon the preliminary details contained within the submitted Arboricultural Implications Assessment and Tree Protection Plan (Jonathan Price, June 2012), and should include a Landscape Plan with new planting as detailed within section 4.1. Development shall be carried out in accordance with the agreed details.

Reason: In the interests of visual amenity.

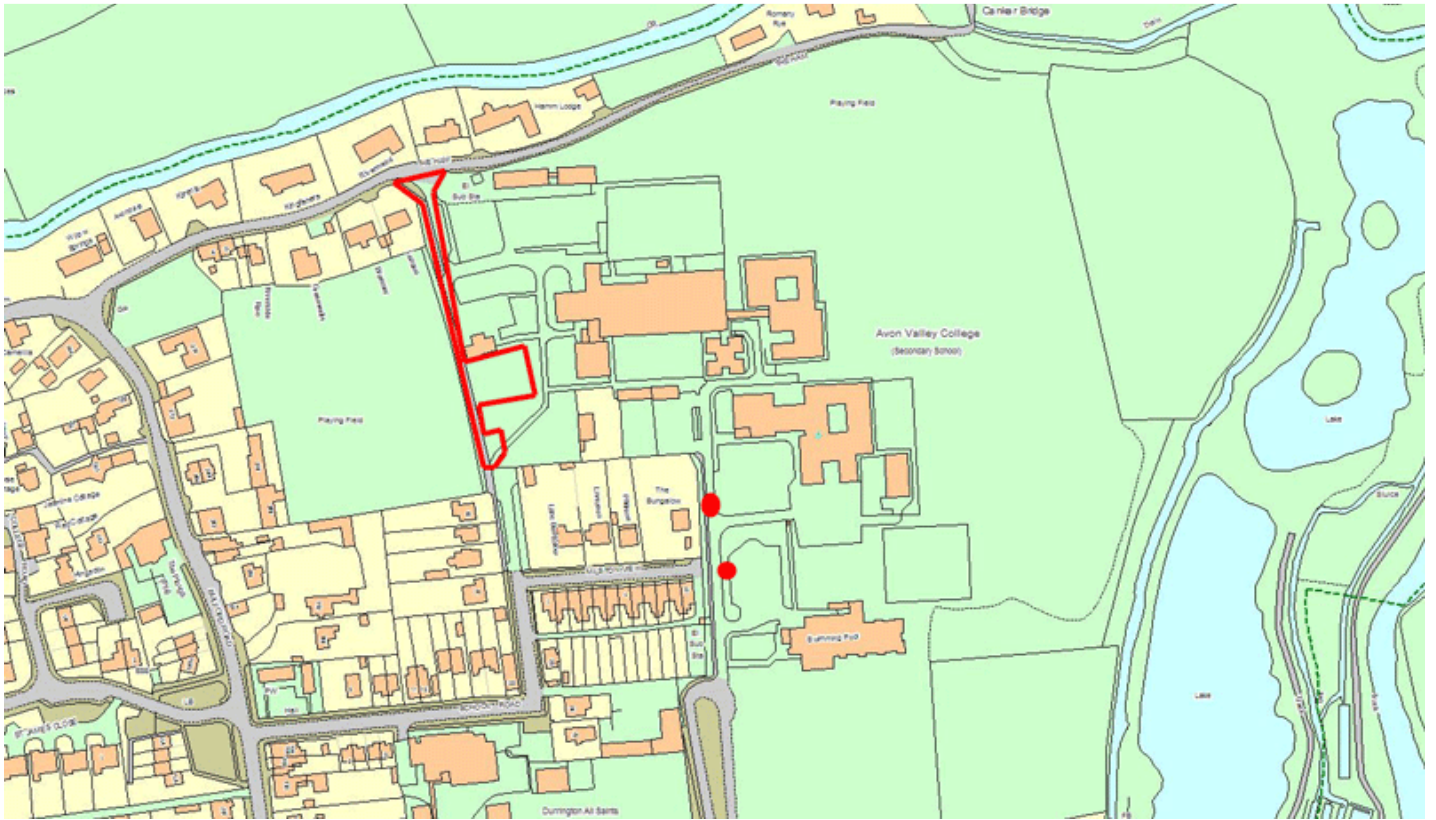
Policy: G1, G2

INFORMATIVE:

The applicant is advised to liaise with Ruth Durant, Schools Travel Plan Adviser, to agree a Schools Travel Plan (tel: 01225 713483).

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- Avon Valley College, Recreation Road, Durrington



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