

AGENDA

Meeting: Strategic Planning Committee
Place: Main Function Room, Salisbury Rugby Club, Castle Road,
Salisbury, SP1 3SA
Date: Wednesday 23 October 2013
Time: 2.00 pm

Please direct any enquiries on this Agenda to Kieran Elliott, of Democratic Services, County Hall, Bythesea Road, Trowbridge, direct line 01225 718504 or email kieran.elliott@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

Briefing Arrangements:	Date	Time	Place
PARTY SPOKESMEN	23 October	1315	Main Function Room, Salisbury Rugby Club

Membership:

Cllr Glenis Ansell	Cllr Christopher Newbury
Cllr Terry Chivers	Cllr Anthony Trotman
Cllr Andrew Davis (Chairman)	Cllr Nick Watts
Cllr Jose Green (Vice Chairman)	Cllr Fred Westmoreland
Cllr Charles Howard	Cllr Graham Wright
Cllr Bill Moss	

Substitutes:

Cllr Trevor Carbin	Cllr George Jeans
Cllr Ernie Clark	Cllr Gordon King
Cllr Stewart Dobson	Cllr Howard Marshall
Cllr Mary Douglas	Cllr Paul Oatway
Cllr Dennis Drewett	Cllr Ian West
Cllr Russell Hawker	Cllr Philip Whalley

PART I

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

1 **Apologies for Absence**

To receive any apologies or substitutions for the meeting.

2 **Minutes of the Previous Meeting** (*Pages 1 - 8*)

To approve the minutes of the ordinary meeting of the Strategic Planning Committee on 11 September 2013, and the Special meeting of the Strategic Planning Committee on 25 September 2013.

3 **Declarations of Interest**

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

4 **Chairman's Announcements**

To receive any announcements through the Chair.

5 **Public Participation 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 13:50am 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 Wednesday 16 October 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 Applications

6a **13/00673/OUT: Site adjacent A345 road and Longhedge Cottages**
(Pages 9 - 46)

Site visit for Members at 1030.

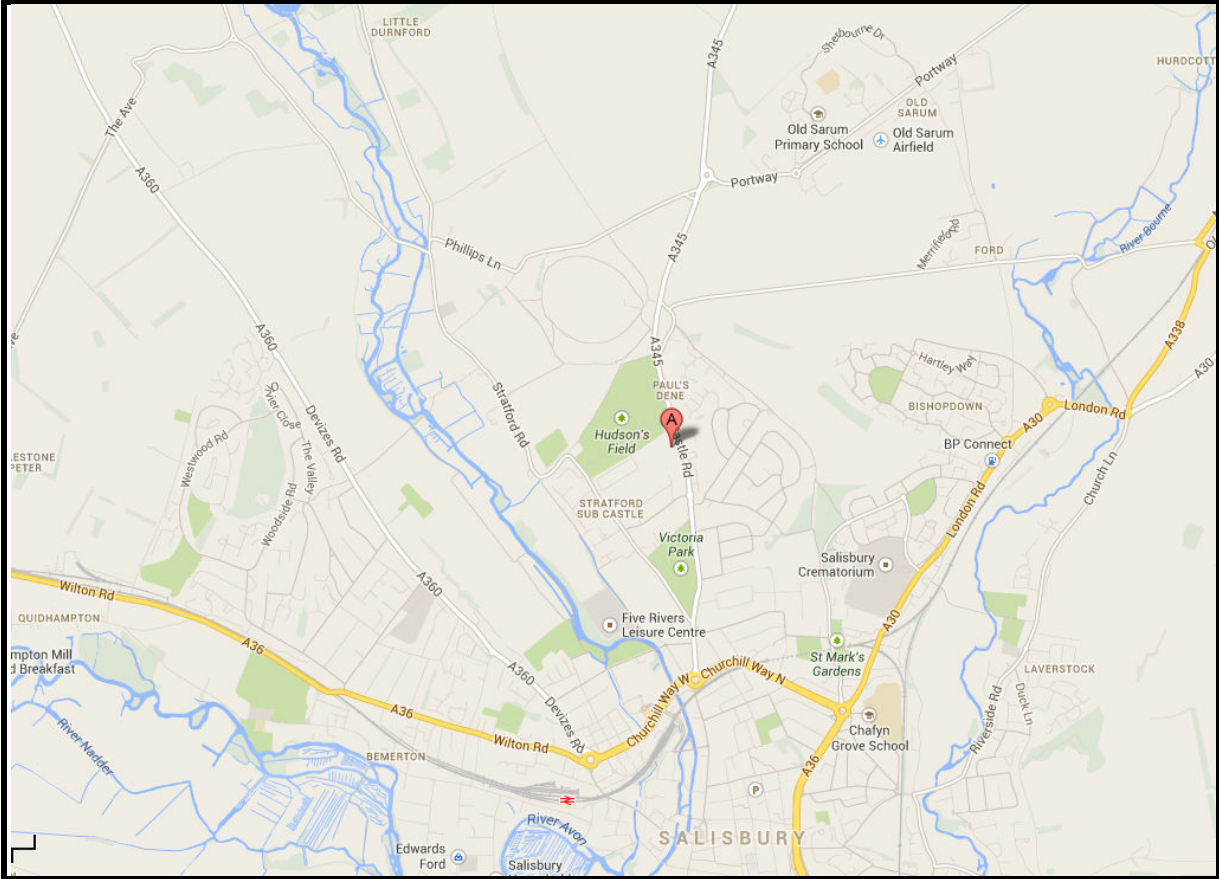
6b **13/02254/FUL: Five Rivers Leisure Centre, Hulse Road, Salisbury, SP1 3NR** *(Pages 47 - 66)*

PART II

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

None

Salisbury Rugby Club, Castle Road, Salisbury, Wiltshire. SP1 3SA



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STRATEGIC PLANNING COMMITTEE

DRAFT MINUTES OF THE STRATEGIC PLANNING COMMITTEE MEETING HELD ON 11 SEPTEMBER 2013 AT COUNCIL CHAMBER - COUNCIL OFFICES, MONKTON PARK, CHIPPENHAM, SN15 1ER.

Present:

Cllr Glenis Ansell, Cllr Andrew Davis (Chairman), Cllr Jose Green (Vice Chairman), Cllr Charles Howard, Cllr Bill Moss, Cllr Christopher Newbury, Cllr Anthony Trotman, Cllr Nick Watts and Cllr Graham Wright

27 Apologies for Absence

Apologies for absence were received from Councillors Terry Chivers and Fred Westmoreland.

An apology for absence was also received from Alistair Cunningham (Service Director - Economy and Regeneration and Development Services)

28 Minutes of the Previous Meeting

The minutes of the meeting held on 30 July 2013 were presented for consideration. It was,

Resolved:

To APPROVE as a true and correct record and sign the minutes.

29 Declarations of Interest

Councillors Tony Trotman and Glenis Ansell declared a non-pecuniary interest in application N/13/01310/WCM - *Sands Farm Quarry, Sand Pit Road, Calne* - by virtue of being Calne Town Councillors, and stated they would consider the application on its merits with an open mind.

30 Chairman's Announcements

The Chairman reminded the Committee that the next meeting was an additional meeting to be held on 25 September 2013, and that there would now be two items considered instead of one. It was also confirmed that a site visit for one of the applications would take place at 1030 the same day, with further details to follow.

The Chairman also gave details of emergency exits in the event of a fire.

31 **Public Participation and Councillors' Questions**

The rules on public participation were noted.

32 **N/13/01610/WCM - Sands Farm Quarry, Sand Pit Road, Calne, SN11 8TJ**

Public Participation

Mrs Julie Musk spoke in objection to the application.

Mr Richard Mason spoke in objection to the application.

A statement was read on behalf of Mrs Sarah Perkins, in objection to the application.

Mrs Joanne Baker, on behalf of the applicant, spoke in support of the application.

The Planning Officer introduced the report and recommended that the application be delegated to the Service Director (Development Services) to approve planning permission subject to the completion of a S.106 legal agreement as detailed in the agenda papers.

Details were provided on the history of the site from construction of the concrete plant and service road from the site to Oxford Road, Sandpit Road, in 1989 and clarified that the application was to vary Condition Nine of that permission in order to extend the potential working life of the site from 2014 to 2022. It was confirmed that the concrete plant had ceased operation in 2009, but that permission granted in 2010 allows sand from the adjacent quarry to be brought to the site for processing until late 2022, and the plant could be made operational at any time under current permission until 2014.

It was noted that no changes were proposed to the facility itself, and that therefore the key issues included the principle of the extension of permission, the sustainability of the proposal and its economic impact, noise and air quality issues and the impact of traffic. Officers were satisfied on the economic benefits and sustainability of the application, and stated that Heavy Goods Vehicle (HGV) traffic would be less than when the plant had been at full operation, and that the housing estates built in the area since the closure, contained mitigating measures for noise. It was also stated that the current permission contained conditions to control noise and dust, and that it was assessed that there would be an increase of traffic on Oxford Road at peak times of only 1%.

Members of the Committee then had the opportunity to ask technical questions of the officers. Further details on the planning history of the site and local area were sought, and it was confirmed further housing developments approximately 1km from the site had received planning permission or had submitted applications. In response to queries it was stated there had been no formal complaints resulting from issues of dust when the plant had been in operation, and that vehicles transporting materials to the site would be sheeted to prevent spillage.

The hours of operation at the site were questioned and, following legal advice, it was confirmed that additional new conditions relating to matters such as hours of operations could not be imposed as part of the consideration of this application. This was because the application was simply to vary a single condition that had been imposed to ensure the building did not remain in operation beyond the permitted use of the quarry, and any changes must therefore relate to that condition. It was noted that the plant had previously been in operation 24 hours a day, but that the housing estate off of Sandpit Road had not been built at that time.

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

The Local Member, Councillor Tony Trotman, then spoke in objection to the application.

A debate followed, where the change in circumstances from the presence of new housing developments in the area was raised, and whether the impact from the concrete plant should it reopen on those developments, positive and negative, would justify a variation to the planning permission permitting the extension of its operating life. It was noted that all three local parish councils had objected to the application.

The Committee debated the issue of air quality and noise quality for the area should traffic and operations increase, and whether sufficient information had been provided on the level of impact and necessary measures that would be taken to address them, and if the current permission was suitable for that purpose. The economic benefits from increased jobs and activity should there be increased operations was assessed, along with a discussion on the impact on the road network, where it was noted that Sandpit Road had been built for the express purpose of serving the concrete plant site, and that HGVs would continue to use the roads even if the application were refused due to the sand extraction at the site.

At the conclusion of debate, it was,

Resolved:

To DEFER the application pending the completion of additional noise and air emissions assessments.

(Duration of meeting: 10.30 am - 12.20 pm)

The Officer who has produced these minutes is Kieran Elliott, of Democratic & Members' Services, direct line 01225 718504, e-mail kieran.elliott@wiltshire.gov.uk

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STRATEGIC PLANNING COMMITTEE

DRAFT MINUTES OF THE STRATEGIC PLANNING COMMITTEE MEETING HELD ON 25 SEPTEMBER 2013 AT COUNCIL CHAMBER - COUNCIL OFFICES, MONKTON PARK, CHIPPENHAM, SN15 1ER.

Present:

Cllr Glenis Ansell, Cllr Trevor Carbin (Substitute), Cllr Terry Chivers, Cllr Andrew Davis (Chairman), Cllr Stewart Dobson (Substitute), Cllr Jose Green (Vice Chairman), Cllr Charles Howard, Cllr Howard Marshall (Substitute), Cllr Bill Moss and Cllr Fred Westmoreland

Also Present:

Cllr Peter Evans, Cllr Sue Evans and Cllr Laura Mayes

33 Apologies for Absence

Apologies for absence were received from Councillors Tony Trotman, Graham Wright and Nick Watts.

Councillor Trotman was substituted by Councillor Stewart Dobson.

Councillor Wright was substituted by Councillor Trevor Carbin.

Councillor Watts was substituted by Councillor Howard Marshall.

34 Declarations of Interest

There were no declarations.

35 Chairman's Announcements

Through the Chair it was announced that application N/11/02320/WCM - Hills Waste Recovery Facility, Lower Compton, Calne - had been withdrawn from the agenda as a result of clarification needing to be made regarding the report relating to the acceptability of the mitigation measures the Applicant had put forward to ensure the level of air quality did not drop further below the permitted standard.

All interested parties had been informed of the decision to defer the application and officers would ensure all are notified when a new date is set.

Councillor Ansell requested it be recorded that she did not regard the reasoning behind the deferral to be sufficient.

36 **Public Participation and Councillors' Questions**

The procedure on public participation was noted. There were no questions submitted.

Details were provided of exits to be used in the event of a fire.

37 **N/11/02920/WCM: Hills Waste - Waste Recovery Facility, Lower Compton Waste Management Facility, Lower Compton, Calne**

As detailed under Chairman's Announcements, the application was withdrawn from the agenda prior to the commencement of the meeting.

38 **E/2013/0083/OUT: Land at Coate Bridge, Adjacent to Windsor Drive, Devizes**

Public Participation

Mr Ted East spoke in objection to the application.

Mr Rick Roland (Devizes Neighbourhood Area Planning Group) spoke in objection to the application.

Mr Tony Sedgwick (Devizes Community Area Partnership) spoke in objection to the application.

Mr Chris Simkins, agent, spoke in support of the application.

Mr John Kirkman, (Campaign for the Protection of Rural England) spoke in objection to the application.

Cllr Chris Callow, Roundway Parish Council, spoke in objection to the application.

The Area Development Manager presented a report which recommended that planning permission be refused. It was clarified that the application was for up to 350 houses across a 20 hectare site that abutted but did not fall within the local Area of Outstanding Natural Beauty and that currently contained only one structure, which was derelict, and that the application was outline only, with all detailed matters of design and other matters except the means of access reserved for a future application if approved. Details of a late representation concerned about medical services being overstretched in Devizes should the application be approved were given, although it was stated that there had been no comment from Public Health bodies on the matter.

It was further stated that the Limits of Development as identified in the Kennet Local Plan were still relevant, and that the site lay outside that limit. It was also noted that the emerging Core Strategy did not identify Devizes as a primary settlement for housing growth, and the site itself had not received any other allocated use within the plan and no local community led plan had been created which proposed such a use. It was stated that the National Planning Policy Framework would, however, support a development in such circumstances if the council's land bank for the local Housing Market Area had less than five years supply of land for housing development. In this case, this consideration did not arise as it was confirmed the current extent of the land bank for the area was a 5.7 year housing supply.

Other key issues for the Committee to consider included the impact on the character of the area highways issues, drainage, affordable housing and archaeology. It was noted that officers were satisfied with the arrangements for those issues except for the completion of an archaeological assessment, but that the policy reasons for refusal outlined above outweighed those issues.

Members of the Committee then had the opportunity to ask technical questions of the officers. Details were sought regarding the Council's land bank for the Eastern Housing Market Area and the county as a whole, and it was stated officers were confident the council was in a secure position on maintaining an appropriate land bank across the council area and the eastern area specifically as time progressed.

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

The Local Member, Councillor Laura Mayes, then spoke in objection to the application, noting that there was no objection in principle to new housing being developed in the Devizes area, but highlighting the significant extent of the application in an area not identified through policy for such development.

A discussion followed where the policy reasons for refusal were regarded as strong, noting the proposed site lay outside of the limits of development for the area with no community led plan supporting such a use, and the existing pressures on infrastructure in the area were also raised.

At the conclusion of discussion, it was,

Resolved

To REFUSE the application for the following reasons:

- 1) The site lies outside of the limits of Development defined for Devizes in the Kennet Local Plan 2011. In this location, new development is restricted to that which is of benefit to the rural economy or the social well-being of the community. The Council does not consider that a housing development of this scale would support the rural economy or benefit the social well-being of the rural economy. The proposal would therefore conflict with policy NR6 of the KLP.**
- 2) The Draft Wiltshire Core Strategy, through CP2, requires development outside of the Limits of Development for Devizes to be identified through community-led planning policy documents including neighbourhood plans, or a subsequent development plan document which identifies specific sites for development. This site has not been identified through this process and it would therefore conflict with policy CP2 if planning permission were to be granted.**
- 3) The Council is satisfied that there is no overriding need to bring forward this site outside the Limits of Development for residential**

development at this stage as it is satisfied that there is adequate land available to meet the Government requirement expressed in the NPPF for a 5 year land supply.

- 4) The site includes within its boundaries potential heritage assets with archaeological interest, including a number of earthworks recorded on the Historic Environment Record. The Council considers that in these circumstances, and in accordance with paragraph 128 of the NPPF, an archaeological field evaluation is required to properly inform the Council of the impact of the development on archaeological remains. No such evaluation has been undertaken on the site and the proposal is therefore considered to be premature as the Council is unable to assess properly the impact on any potential archaeological heritage asset on the site.

INFORMATIVE: The applicant is advised that it may be possible to overcome the 4th reason for refusal by undertaking the necessary archaeological field evaluation conducted by a professional qualified archaeologist following discussion with the Council's County Archaeologist.

39 **Date of Next Meeting**

The date of the next scheduled meeting was confirmed as 23 October 2013.

(Duration of meeting: 2.00 - 2.50 pm)

The Officer who has produced these minutes is Kieran Elliott, of Democratic & Members' Services, direct line 01225 718504, e-mail kieran.elliott@wiltshire.gov.uk

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Report to the Strategic Planning Committee

Date of Meeting	23 RD October 2013		
Application Number	13/00673/out		
Site Address	Site adjacent A345 road and Longhedge Cottages		
Proposal	<p>Option A) 673 dwellings, 2.95 Ha of employment land and new access off the adjacent A345, with provision of Community open space at northern eastern end of the site. New primary school, retail uses and public open space.</p> <p>Option B) 425 dwellings, 2.59 Ha of employment, and new access off the adjacent A345. New primary school, retail uses and public open space.</p>		
Applicant	Catesby Land Limited & Mr Peter MD Bradshaw		
Town/Parish Council	LAVERSTOCK		
Electoral Division	Laverstock, Ford and Old Sarum	Unitary Member	Cllr Ian McLennan
Grid Ref	415052 133558		
Type of application	Outline		
Case Officer	Mr Richard Hughes		

REASON FOR REPORT TO COMMITTEE

Cllr Ian McLennan has requested that the application be considered by Area Committee due to the scale of the proposals and the significant local interest.

1.Purpose of Report

Members should note that this application contains two development options, both of which need to be considered separately.

Option A - To consider the above application and recommend that permission be GRANTED, subject to a S106 legal agreement, and subject to suitable conditions.

Option B - To consider the above application and recommend that permission be GRANTED, subject to a S106 legal agreement, and subject to suitable conditions.

2. Report Summary

1. Principles and policies
2. Design and impact on wider area including heritage assets
3. Impact on Neighbour amenity
4. Highways and parking issues
5. Linkage to surrounding development
6. Affordable housing provision
7. Education matters
8. Tree protection and landscaping
9. Aircraft safety
10. Other matters
11. S106 heads of terms

The Parish Council. Two responses provided – Option A is preferred because of the greater provision of open space, the school, and community benefits.

Neighbourhood responses:

7 letters and emails

3. Site Description

The land subject of both development options has historically been part of an agricultural field system, with a modest gated access off the adjacent A345. It is understood that a gas pipeline runs through the site, and to the immediate north runs the Monarch's Way long distance footpath. There appear to be two residential properties located immediately adjacent both proposed sites in the south west corner (Longhedge Cottages), and also Longhedge House, a Grade 2 listed building located directly opposite the sites on the western side of the A345 and the adjacent Longhedge Farm.

The proposal sites are located adjacent to an area of land (referred to as Old Sarum) already being developed for housing as part of previous outline planning permissions S/2005/211 and S/2005/619, and currently subject of a series of applications to increase the number of dwellings permitted on site.

The wider environment remains currently characterised by open countryside, and the site forms part of the setting of the adjacent Old Sarum Scheduled Ancient Monument (SAM). The area has been the subject of a number of archaeological finds, and the agricultural land is also of some importance in ecological terms, including being within the catchment of the River Avon SSSI.

The sites are located some distance from the adjacent Conservation Areas which covers the adjacent historic airfield and its buildings, as well as the Old Sarum SAM. The former toll house located at the roundabout with the Portway is also a listed property, although this is some distance from the site.

The site lies adjacent to established development including a Park and Ride facility, and the land to the south adjacent the airfield has also been allocated for development (See Core Policy 9 South Wiltshire Core Strategy).

4. Relevant Planning History

Whilst there is limited planning history related to the specific sites given their historic agricultural use, the wider area has been the subject of significant changes over recent years.

Land to the south of the site has in recent years been developed for a park and ride facility, including the introduction of a new roundabout and road system/layout.

The land to the immediate east forms part of the Old Sarum allocation within the Salisbury District Local Plan, and an associated development brief and design code document specifies the need for a local centre at this location. The site also benefits from outline planning permission S/2005/211 which granted outline consent for a local centre, including a shop, and land for a doctors surgery. These facilities were also secured via a S106 legal agreement.

There are several other planning applications currently submitted and awaiting determination at appeal in November for 194 additional dwellings at Old Sarum:

S/2012/1674 – Mod Playing Fields – Reserved matters application for 44 dwellings, including provision of playing pitch and open space, and additional car parking.

S/2012/1826 - Mod Playing Fields - Modification of s106 agreement associated with planning permission s/2005/0619 to take account of revised layout.

S/2012/1829 – Local centre and erection of 30 dwellings and car parking.

S/2012/1778 – Area 9a& 9b – Erection of 40 dwellings, car parking, and landscaping.

S/2012/1834- Area 10 - Erection of 69 dwellings and associated car parking, landscaping and infrastructure.

S/2012/1835- Area 11 - Erection of 35 dwellings with associated car parking, landscaping and infrastructure.

S/2012/1836- Area 12 - Erection of 22 dwellings and associated car parking, landscaping and infrastructure.

Also, as this report was being finalised, an outline planning application has been submitted at the Longhedge Cottage site, ref 13/04728/out for the erection of 4 dwellings and access. Details of this application will be shown at the meeting.

5.0 Proposal

This outline application contains two separate development options:

Option A) 673 dwellings, 2.95 Ha of employment land and new access off the adjacent A345, with provision of Community open space at northern eastern end of the site. New primary school, retail uses and public open space.

Option B) 425 dwellings, 2.59 Ha of employment, and new access off the adjacent A345. New primary school, retail uses and public open space.

Both proposals involve the creation of a new roundabout and junctions off the adjacent A345 road. These access works are the only part of the two proposals which are in detailed form. Other matters are reserved for future agreement with the LPA.

Both proposals are subject of an Environmental Impact Assessment document, and a number of other assessments have also been submitted, namely:

- Retail impact assessment
- Transport Assessment
- Lighting Assessment
- Noise and vibration assessment
- Statement of Community Involvement
- Design and Access statement

Members should note that at the current time, Option A contains a proposal for an (approx) 1700sqm retail use, whilst Option B contains a 550sqm retail offer.

6. Relevant Planning Policy

Given the scale of the wider development most of the policies within the Adopted South Wiltshire Core strategy (incorporating saved policies from the Salisbury District Local Plan) could be construed as being in some way relevant to this proposal. However, for the purposes of this application, the following policies are considered most relevant:

H2D, G1, G2, G3, G9, D1, R2, R5, R6, C6, C7, C8, CN11 and CN20-23.

CP1, CP3, CP6, CP14, CP18, CP19, CP20, CP21, CP22, including the development template for the Longhedge site at Appendix A.

In addition the following are relevant:

Adopted Supplementary Planning Guidance “Creating Places”

Policy WCS 6 of the Waste Core Strategy

NPPF

Draft Wiltshire Core strategy policies:

CP1, CP2, CP3, CP20, CP23, CP24, CP43, CP45, CP48, CP49, CP50, CP51, CP52, CP57, CP58, CP60, CP61, CP62, CP67, CP68, CP69

7. Consultation response

WC Spatial Planning

Concern expressed regards the inclusion of a retail offer in both schemes, as development template for site indicates that the allocation excludes retail. Particularly concerned about the retail impact of the 1700sqm approx retail offer part of Option A on surrounding centres. Otherwise, option B considered to generally accord with policy, whilst option A does not accord with development template.

Laverstock and Ford Parish Council

Two responses provided – Option A is preferred because of the greater provision of open space, the school, and community benefits. Would like to be involved in the S106 drafting, and raised several points:

- No enough changing room facilities/space provided associated with new playing pitch
- Would object to 3 storey buildings in the rural setting
- More details of what the facilities are intended for the community centre
- Road width, Bus routes, and parking need to be clearly marked given Old Sarum issues
- The open public space at the northern end of the development needs to be properly funded in terms of long term maintenance contributions
- The school should be of sufficient size to have two entry forms and the capacity to also take children from the Old Sarum development.

Winterbourne PC

Concerns regarding traffic increases, particularly at High Post junction.

WC Archaeology

The site contains very significant heritage assets with an archaeological interest. No objections subject to suitable mitigation and management, and a suitable condition.

English Heritage

Does not support Option A. Prefers option B over option A, as second option has the potential to cause substantial harm to the setting of the heritage asset of Old Sarum Ancient Monument. Option B causes less than substantial harm and could be balanced out by wider public benefits.

Natural England

No objection either development options, satisfied that proposals will not adversely affect the integrity of the River Avon SAC, SSSI. Welcomes proposals for enhancement of biodiversity which should be conditioned. Recommends the planting scheme for the Community open space (option A) include elements to enhance the site for butterflies. Provision for nesting swifts is included in the scheme.

Environment Agency

No objection, subject to conditions related to land contamination, groundwater protection, surface water management and water efficiency

Wessex Water

Guidance provided regards drainage matters. Recommends that condition be imposed requesting a foul and surface water drainage strategy.

Scottish and Southern Water

None received

Scottish and Southern Electricity

Site is crossed by overhead lines. Recommend that a condition be imposed prohibiting development until agreement has been reached regarding how the existing lines can be retained or modified in the context of the planned development.

Highways Agency

No objections subject to a financial contributions towards off site transport infrastructure, in accordance with the Council's Highways contribution procedure

MoD

No safeguarding concerns

WC Open space

Technically object, until additional financial contributions required for impacts of additional dwellings on play space and equipment provision are provided via a S106.

WC Education

No objections subject to additional financial contributions for primary and secondary provision, and to secure suitable land for future school

WC Waste and Recycling

No objections subject to additional contributions in line with policy.

WC Highways

No objections subject to conditions and contributions towards the enhancement of sustainable transport infrastructure

WC Ecology

No objection subject to conditions financial contribution to stone curlew project.

WC Public Art officer

Contribution towards public art required

Sport England

The provision of a playing field in both options is welcomed. No objections, subject to the playing field being laid out in accordance with Sport England guidance.

Wiltshire Fire and Rescue

Contribution required towards fire and rescue infrastructure, plus general advice provided.

RSPB

No objection subject to a contribution towards the stone curlew project

WC Environmental Health

After reviewing the original noise and vibration assessment and additional information provided by the acoustic consultants in response to our questions we are satisfied that there are no noise and vibration issues which would prevent the development of the site. The assessments provided indicate that vibration and re-radiated noise levels caused by the operation of Equinox are well below the levels in the existing residential properties near the Portway and predicted within the Care Home development. On the basis of the information provided we do not consider that the re-radiated noise caused by Equinox needs further consideration with respect to this development site.

Given the outline nature of the application and uncertain final design, layout and commercial developments within there are a large number of issues which will need further consideration and are the subject of the conditions recommended below.

WC Urban Design

The development brief needs to be clarified regards the detailed character and layout of the final scheme

WC Landscape. No objections. Landscape impact of either Option would be similar, but preference for Option A as this would provide for significant Green Infrastructure.

8.0 Third Parties/Publicity

Old Sarum Residents Association

- Prefer to see no development on these sites, and no preference between option A or B – nearby residents will be equally as affected
- Option A – some residents prefer the lower density and offer of public open space
- Facilities – greater care is needed regards early provision and details than at Old Sarum
- Longhedge and Old Sarum needs to be considered as a whole
- Schools – Council should have a fair and transparent system regards allocation to the two schools
- Good Access needs to be provided between Old Sarum and Longhedge to allow sharing of facilities and access to Monarchs Way footpath
- Is a through road possible between the two areas ?

COGS (Cycling Opportunities Group for Salisbury), stating:

- Direct cycle route to park and ride site needed
- Access to the wider Green cycle route to Laverstock schools needed
- Concerned about the predicted traffic increase on Phillips Lane, a key route for cyclists to Stratford sub Castle. Consideration needed to reducing the speed limit on this road
- The applicants figures for cycle use are out of date
- Applicants submitted information does not show the Golden Way cycle route

South Wiltshire Agenda 21

Noted that Affordable Housing will only achieve Code level 3. All housing should be built to Code level 4, as per draft policy CP41 of the Wiltshire Core Strategy, so that residents can benefit from lower energy bills and meet CO2 targets.

7 letters/emails from various parties indicating that:

- Will destroy habitat of the lapwing, skylark, and hare
- Site should have more than one entrance exit ?
- Will emergency vehicles be able to cope with narrow streets and parked cars ?
- Building heights should be low, of similar design to existing farm houses
- Development will destroy views of countryside, and will spoil views from Old Sarum
- Support option B as its in line with Core Strategy

- Not enough open green space like old sarum
- Traffic will cause congestion on Castle Road
- Local facilities need to be provided early on
- New school needs to be linked to existing school
- Needs to be links with Old Sarum site
- A new church is needed.
- Welcome proposed car sharing and car clubs, general information provided regards providing such facilities
- Increased risk of flooding from new dwellings
- Mature trees need to be protected on boundaries
- Residents of old sarum need protection from construction disturbance and dust
- Linkages needed between site and surrounding area

Salisbury Civic Society

Option B is in accordance with the Core Strategy. Option A which takes in a larger area will have a greater impact on Old Sarum but this will be offset by the benefits of scale which will support a greater range of community facilities including green infrastructure and community open space that connects with the Monarch Way.

It is recognized that the most significant visual impact will be on the setting of Old Sarum and the views from Old Sarum. Option A – for 673 houses and larger employment area, and neighbourhood centre will obviously have a greater impact in the shorter term before the proposed structural tree planting has gained sufficient stature.

The proposed east/west structure planting to protect views from Old Sarum and minimise the adverse visual impact of large scale development is to be welcomed. Furthermore, it appears that these tree belts will be in the public realm rather than in private gardens. If not, then it is important that they are not in private ownership to ensure they are protected for the longer term benefit for the whole community.

It is proposed that the tree belts are 5.5 – 9.5 metres in width. 9.5m should be the minimum width to achieve a more resilient and functional tree belt with associated woodland habitat planting to provide wildlife corridors and to effectively integrate the development into the landscape.

The street trees appear to have dedicated planting strips which form part of the public realm which again is important for their long term success. Stronger tree groups with associated woodland habitat planting are required at the north end of both schemes to anchor them into this relatively open landscape and reduce the visual impact on Old Sarum.

Although comments are not being offered at this stage on the proposed hierarchy of streets, building types, styles and materials, it is to be hoped that a more

contemporary approach to building design will be adopted to reflect the 21st century we live in and as illustrated on the images incorporated in the Design and Access Statements. However, careful consideration of roof finishes, colour and massing is required in order to minimise the impact on Old Sarum.

All public open space and green infrastructure including the structural tree planting, should be handed over to the local authority or community management company and secured by a Section 106 Agreement that includes sufficient funding over time to ensure the proper long term management of these areas.

Early advance planting should be a condition of planning consent and along with all existing retained vegetation provided with adequate protection during the construction phase

The integration of SUDS with ground infiltration for drainage into the open space system and to create natural habitats is to be welcomed.

Allotments which are being provided to complement the offer of gardening space is also to be welcomed but clarification is needed as to their location.

The permeable layout of the neighbourhoods for pedestrian movement is good as far as it goes but the direct footpath/cycle links to the adjacent Old Sarum development are only in the middle of the eastern boundary and the lack of links at the northern or southern end also needs to be addressed. Furthermore, there is no connection with the Park and Ride site at the southern end which again needs to be remedied.

The stated intentions for the overall design appear to be reasonable but there is the usual concern as to whether they can or will be realized at the detailed design stage.

9.0 Planning Considerations

9.1 Principle and policy

Land is allocated in the adopted South Wiltshire Core Strategy for 450 dwellings, plus associated facilities and provisions. The scheme subject of option B is commensurate with this allocated area of land, and therefore, development of this site is acceptable in principle.

However, the scheme subject of option A is only partially sited on the allocated land. The remainder of the site (the northern section) is located outside the allocated land, and thus within the countryside of the Landscape setting of Salisbury, where development of any kind is strictly controlled. Furthermore, this scheme offers 223 additional dwellings more than the 450 allocated.

As a result, Option A is contrary to policy CP 6 of the South Wiltshire Core Strategy, and also contrary to saved policy C7 of the Salisbury District Local Plan. On the face

of it, the scheme could therefore be refused based on these policies and the national presumption against building dwellings in the open countryside.

However, this is a rather unusual case. Option A has been the subject of discussion between the applicant and the Parish Council of Laverstock & Ford, and as a result, the applicant is offering a significant area of community open space, which would ultimately be given to the Parish or other suitable bodies. From the PC response received, it appears that it considers that the offer of this land is considered to be mitigation for the visual and other harm caused by the development of the remainder of the land for additional dwellings over and above the 450 allocated. The apparent desire for this land by the local PC is therefore a material consideration in the consideration of option A, although members should note that the community land area, together with other open space land being offered would represent a significant over-provision of open space, above and beyond the amount of open space required to serve the development.

Notwithstanding the above, it would be somewhat difficult to justify the refusal of the proposed additional dwellings on the basis that it would represent unsustainable development (which is remote from services and facilities). This is because the Old Sarum development immediately adjacent to this site is permitted for 674 dwellings and the area of housing for Old Sarum extends further northwards than that suggested by option A, and furthermore, the proposed scheme would contain local facilities which would be readily accessible by local people, and indeed, Old Sarum is also planned to contain local facilities. As a result, it is considered that it may be difficult to justify a refusal of option A based on the additional dwellings being unsustainable.

However, the additional harm to the character of the countryside and the setting of the Old Sarum Conservation Area and associated landscape is an issue, and is considered in the following paragraphs.

Economic development and retail provision and impact

National Planning policy outlined in the NPPF is clear that Local Authorities should be sympathetic to application which involve economic development and job creation. The same document also supports a “town centre” first policy with regards to large retail development. Adopted Core Strategy policy is consistent with national policy, but sets a low threshold of 200sqm of retail space, above which applications for retail uses must fully assess the impact of the scheme on surrounding retail centres.

Both proposals would provide a retail shop, whereas the development template for the Longhedge allocation clearly indicates that the allocation “excludes retail”. Furthermore, both option A & B propose below 3Ha of employment land, well below the 8ha required by the Development Template.

The applicants have put forward a case to justify this “underprovision” of land, which explains that the amount of employment likely to be generated by the uses on that land is still likely to be significant. This is possible as the applicants have suggested high-employment generating B1 uses such as offices, rather than lower-employment generating uses such as B8 storage and distribution uses, which cover a larger footprint, but historically only supply a few jobs. The applicants have however included in the total number of jobs created the retail jobs likely to be created. Whilst the smaller scale retail offer of Option B is unlikely to employment a significant number, the larger retail offer of Option A is likely to be a more significant employer.

However, the retail offer related to option A would be in the region of 1700sqm, plus other uses. This size of store is the equivalent size of the Lidl store currently operating off the Southampton Road in Salisbury. This is considerably larger than the 550 sqm shop proposed for Option B, which is roughly the same footprint as the neighbourhood store operating on the Rowbarrow scheme in Downton Road. However, following public consultation, the applicants are indicating that this larger retail offer was included due to local support for such facilities.

The applicants retail study report is considered to be deficient, in that it does not adequately cover the likely impact of the scheme on the city centre, or the planned retail offer at old Sarum. Consequently, Officers are concerned that the larger store indicated with option A could have the potential to have an adverse impact on trade within the city centre, and furthermore, could undermine the viability of the planned Local Centre at Old Sarum, which is a total of 550 sqm for all three proposed retail units.

Officers therefore recommend that whilst the retail offer shown for option B is acceptable, the retail offer associated with option A is considered unjustified at this point in time and has the potential to undermine any smaller retail offer associated with the Old Sarum site, and may have an impact on retail within the city centre.

However, it may therefore be possible to control this aspect of the larger 673 house scheme by placing a restriction on any consent that any retail offer should not be larger than 550sqm. At the time of writing, the applicants seem to be amenable to adjusting the larger scheme so that the size of the retail offer would be limited to 550sqm, with the remainder of the land (which would otherwise have been retail) used for alternative purpose. Members therefore in effect could either approve both schemes with a 550sqm retail offer, or approve the schemes as submitted, with Option A having an approximate 1700sqm retail offer. Officers advise that the latter larger retail offer is likely to have an impact on the surrounding retail centres, and therefore recommend that Members consider this point carefully.

9.2 Design and landscape impact on wider area including heritage assets

The application sites lie in an area of landscape significance, subject of Local Plan saved policy C7. The area also contains numerous historical features of interest,

including the Old Sarum Ancient Monument and Conservation Area, and the Old Sarum aerodrome and conservation area. There are other listed buildings in the immediate and wider vicinity, including the adjacent Longhedge House.

The EIA document submitted with the application indicates the likely impacts of both suggested development options on heritage assets and the character of the landscape. This basically concludes that:

“Option A will be more prominent in view, due to the larger footprint of development... However both schemes will be seen in the context of existing housing/industrial land uses and will not change the overall view of a predominantly agricultural landscape. As such, the overall magnitude of change remains comparable to that of Option B.”

The landscape and visual assessment however concludes that with the use of careful strategic landscaping strips within the site and the retention and enhancement of existing boundary planting, the visual impact of both schemes would be acceptable over the longer term.

Impact on Old Sarum Ancient Monument

English Heritage has raised concerns regards the impact of both development options, but has indicated to the LPA that option B would appear to cause the less significant harm to the character of the landscape surrounding the ancient monument, particularly if weighed against any significant public benefits. It has however expressed serious concern that the option A would cause significant visual harm which is unlikely to be outweighed by the public benefits of the scheme.

The Council’s Landscape officer concludes that the schemes are acceptable, and highlights that scheme addresses the following issues:

- Confining the higher density and taller buildings to the least visible areas of the site
- Use of structure planting to break up the mass of the built form, provide green infrastructure (GI) and new beneficial habitats for enhanced biodiversity
- Inclusion of street trees to reinforce the hierarchy of the streets and help to create a sense of place and attractive environment
- The strengthening of existing landscape features, the creation of linear parks and buffers to reduce the influence of the development beyond the site boundary

In considering the overall landscape effects of the two options it is noted that there will be no loss of any important landscape features in either option. Although Option A will result in a greater loss of agricultural land this is outweighed by the provision of 40% Green Infrastructure which provides enough space for recreation and some meaningful mitigation/enhancement for landscape and biodiversity. On the other

hand Option B at only 20% Green Infrastructure manages to deliver a robust landscape scheme but it does come to an abrupt edge with the open countryside along the northern boundary.

In considering the overall visual effects of the two options there will be a perceived change of view from agricultural land to built form, mainly affecting Old Sarum SAM, Longhedge Cottage, Longhedge House and the Old Sarum housing development. The proposed landscape mitigation for both Options A & B will lessen the visual effects in time but there will be a residual moderate/minor adverse impact due to the nature of change.

The Council's Landscape officer concurs that the difference is barely noticeable between the two when viewed in the wider landscape context from this vantage point. She would prefer to see the larger scheme, Option A, taken forward for development. However, she advises that there is still much work to be done to ensure that this masterplan is delivered successfully including:

- Effective phasing of the works
- Explore opportunities for advanced planting to give mitigation planting a head start so diminishing visual impacts quicker
- Selection of a planting palette that is appropriate to wider chalk downland setting to help reinforce a sense of local distinctiveness and that will be beneficial to the local ecology

In officers' opinion, both schemes are likely to be readily visible from the Old Sarum monument and surrounding higher land, including the adjacent Monarchs way public footpath and adjacent dwellings and public road. This is already the case with the adjacent Old Sarum development which is located slightly flatter and lower land to the immediate south east. Whilst the applicants landscape strategy is noted and will to some extent mitigate the visual impacts of the scheme in the longer term, the resultant developments would be likely to have a similarly urbanising effect on what is currently a very rural area as the Old Sarum development.

However, part of the land associated with Option A and all of that associated with Option B has been allocated for development in the South Wiltshire Core Strategy for a significant quantum of development. As a result, it would be difficult to build out such a large quantum of development AND provide such a significant quantum of strategic landscaping that the development would not be visible or only partially visible. Indeed, as both schemes (and indeed any similar scheme) will require a new roundabout access, it seems likely that the visibility of either development option and the urban character of the area would increase significantly.

As a result, in officers' opinion, the allocation of the site will ultimately lead to a significant change in the character of the site as view from Old Sarum SAM or

indeed any other vantage point notwithstanding the significant landscaping strips and other measures proposed by the applicant.

Given the allocation of the site by the Council, it may therefore be difficult to justify a refusal of either scheme on visual grounds and the impact on the SAM. Furthermore, with the use of regressive colours for the materials (and not the rather bright stark light render used at Old Sarum) together with the use of significant landscaping areas, it is considered that the development of either option would eventually have a less than significant impact on the adjacent Old Sarum SAM and associated conservation area.

Impact on Old Sarum Aerodrome

The sites are also located to the west of Old Sarum Aerodrome Conservation Area. Whilst the existing Old Sarum site would largely block any views or visual relationship, the application site is elevated slightly compared to Old Sarum, and as a result, both development options would be visible from this conservation area.

However, the Aerodrome conservation area is slightly unusual in that it was designated due to the historic nature of the airfield and its buildings, and not as would normally be the case, because of the attractive historic character of the area in a visual sense. As a result, and given that the proposal would be located adjacent to a modern housing development, and somewhat divorced from the conservation area, it is considered that the proposal would not have an adverse impact on the character of the conservation area, or adversely affect the historic reasons for its designation.

Impact on Longhedge House

This property and its setting will be significantly affected by the construction works and either development options, particularly due to the proposed roundabout works, which will completely alter the more rural character of the A345 at this point. Overall, its setting will change to a more suburban setting. However, as stated, a refusal on these grounds may be difficult to justify, given that the land is allocated for significant development, and that any such significant development would require significant access works, and would inevitable change the character of this rural site.

The Beehive Toll House

This grade 2 listed building is located some distance to the south of the application sites, on flatter land. Its immediate setting and context was altered significantly a number of years ago with the construction of the park and ride complex and the associated roundabout and access junctions. Given this, and the distance from the application site, from which it will be largely screened by mature landscaping and other features, it is considered that the character and setting of the building is unlikely to be affected to any significant degree.

Archaeology

The Council archaeology department has indicated that the area may have significant archaeological potential, and has recommended that archaeological works take place during construction, and an appropriate condition has been imposed below.

Layout and detailed design matters

This is an outline application with all matters related to detailed design are “reserved” and not for consideration. The submitted Design and Access statement does however provide some indication of how the future layout of the scheme and the detailed design might look.

The layout will be affected by the presence of a significant gas main which runs north/south through the centre of the land subject of both applications. The outline layout shows this area being free of housing development, and this pipeline location therefore forms a major avenue through the scheme.

The design and access statement suggests a scheme that provides wider roads than on the adjacent Old Sarum site, and more on site parking for the dwellings. Both schemes have a similar layout, (one being the extension of the other), with a grid-like layout of roads, suggesting a more formal and ordered layout than the more organic layout of Old Sarum. The commercial/industrial uses would be confined to the lower more southerly part of the site, which would allow for any larger buildings to be screened by mature existing landscaping along the southern boundary of the site. Both schemes would be bounded on the eastern flank by a linear open space and drainage area, similar to that provided on the adjacent Old Sarum site. Both schemes provide an area for a retail offer and neighbourhood centre uses, as well as a new school, and open spaces including a playing pitch.

Option A differs from option B in that a significant portion of the northern part of the site is given over to a community open space.

The design and access statement also contains a number of illustration and photographs, which seem to suggest that any scheme would be a mixture of more traditional materials and architecture with a contemporary approach.

9.3 Impact on neighbour amenity

The application sites would be located directly adjacent to Longhedge Cottage, directly opposite Longhedge House, and located to the west of the emerging Old Sarum housing development. There is clearly significant potential for disturbance from construction works, and from the development once built out.

Construction phase

Notwithstanding the above, the submitted EIA covers the mitigation required to protect neighbouring amenity, and a construction management plan will be conditioned, which should help reduce the impact of construction works on the existing occupiers and users of surrounding properties and the road system. However, it is likely that regardless of any mitigation, general construction works will be likely to lead to a reduction in local residential amenity whilst construction works are carried out, and this could be for a number of years.

General amenity

Longhedge Cottages

Longhedge Cottages are likely to suffer the most significant reduction in residential amenity. The proposed developments surround these properties, and what is in effect a rural cottage with a rural aspect to the east will be completely and utterly transformed into a suburban setting and level of amenity. It seems likely that the level of amenity experienced will significantly alter, with a significant loss of privacy and significant increase in noise and disturbance. The suggested layout of the proposed schemes does not seem to suggest that any significant tree screening is on offer adjacent to the boundary, or that buildings have been situated a significant distance away to offer some mitigation from construction works or from the development itself once built out.

In officers opinion, part of this harm could however be mitigated by simply repositioning any commercial units further from the boundary of these dwellings, thus providing more breathing space between the existing dwellings and the new development, along with significant planting along the boundary of the scheme at this point. It is considered that details related to this matter can be conditioned.

Longhedge House and Longhedge Farm

Longhedge House and Longhedge Farm are likely to be similarly affected during construction, and particularly during the construction of the roundabout. Following construction and building out of the scheme, it is officers opinion that the occupiers of this dwelling would suffer from increased road and traffic noise, together with a general impact on their aspect and outlook to the east, which at the current time is of a rural character, albeit somewhat affected by the busy A345 road.

Old Sarum residents – wider area

Whilst the development would be quite prominent and will ultimately transform the existing pleasant rural outlook, the development is generally located in a more divorced location, away from most surrounding properties on the emerging Old Sarum development. Although closest to the existing dwellings along the western edge of the Old Sarum development the development would still be a significant

distance from dwellings in that estate, and divided from it by a number of mature trees and the planned open space and drainage areas. It is however likely that the introduction of a large area of vehicles will introduce some noise and general disturbance into the area, with established residents of Old Sarum being most affected.

Vibration/noise issues

There is currently an environmental health issue related to an ongoing industrial operation and the creation of vibration emanating from one of the adjacent industrial units on the Old Sarum business Park, located some distance to the south east of these sites. A number of existing properties on the existing Old Sarum site have apparently experienced this vibration. With regards that adjacent land, the Council's environmental health officer has indicated that they would normally object to the construction of additional dwellings in this area due to the nuisance caused by this vibration issue, at least until a full study and remedial work is undertaken as part of the scheme.

In this particular instance, the applicants have undertaken a study, the conclusions of which have been assessed by the EHO. The study concludes that there is unlikely to be a significant issue in relation to noise/vibration issue at this site.

Overall, the Council's EHO has raised no objections, subject to various conditions, which restrict the impact of the construction works on adjacent existing amenities, and which also seek to restrict the operation of the commercial uses, so as to protect future amenities of residents.

Provision of public and "community" open space

Both schemes A & B provide areas of public open space, including small play areas, and a larger open area along the boundary with the Old Sarum site to the south east. There would also be a football pitch provided by both schemes, adjacent to the A345. The Council open space officer considers the provision of such facilities as acceptable, subject to the land and required maintenance contributions being supplied via a suitable S106.

However, Option A also provides for a significant area of community open space and the provision of this land has been the subject of discussion between the applicant and the Parish Council of Laverstock & Ford. As a result, the applicant is offering a significant area of community open space, which would ultimately be given to the Parish or other suitable bodies. From the PC response received, it appears that it considers that the offer of this land is considered to be mitigation for the visual and other harm caused by the development of the remainder of the land for additional dwellings over and above the 450 allocated.

The apparent desire for this land by the local PC is therefore a material consideration to which significant weight can be attached in the consideration of option A, although

members should note that the community land area, together with other open space land being offered would represent a significant over-provision of open space, above and beyond the amount of open space required to serve the development.

These matters would of course need to be secured via a S106 Agreement.

9.4 Highways and parking issues

Concerns have been raised regards the highways impacts of the development by several third parties.

A detailed Transport Assessment has been submitted with the application, which indicates that subject to mitigating works and contributions, the impact of the scheme in traffic terms would not be so significant as to warrant refusal.

The only matter to be considered in detail for both options A & B is the proposed new roundabout planned for the A345, including two access points into the schemes. Two new bus stops and laybys are also proposed, together with pedestrian footpaths serving the bus stops. The internal layout of both development options is shown in outline form only, so fuller details of these matters will only become apparent as part of any future reserved matters or full planning application.

The Council's Highways officer has indicated the scheme is acceptable, subject to a number of conditions and contributions being provided, including:

- The construction of the site access roundabout as indicated in outline on plan number SK004/A, including street lighting of the roundabout.
- Construction of a 2 metre wide footway over the A345 frontage of the site.
- Contribution to measures in the Salisbury Transport Strategy of £3,300 per dwelling index linked to date of payment.
- Two cycleway / pedestrian links to the Old Sarum site to the south-east, one of the links to be also suitable for emergency vehicular use.
- Construction of a temporary bus loop within the site prior to occupation of the 50th dwelling.
- Construction of 2 bus laybys on the A345 including shelters and real time bus time information electronic display boards.
- Provision of 4 bus stops with access kerbs, shelters and real-time bus time information electronic display boards within the development.
- Payment for a traffic regulation order (administration and works) to achieve a 50 mph speed limit on the A345 between the site access and the Beehive roundabout.
- Implementation of the framework travel plan.
- Appointment of an overall site travel plan co-ordinator.
- Contribution of £1500 pa for 6 years towards the costs of travel plan monitoring.
- Payment for a traffic regulation order (administration and works) to apply any waiting restrictions deemed necessary in the vicinities of the school, neighbourhood centre and food store.

- Pedestrian connections to Monarch Way bridleway north of the site, (Option A only).
- Contribution of £5000 towards minor rights of way improvements on the rights of way network in the site vicinity.

As a result, and subject to suitable condition and contributions being secured, it would be difficult to justify a refusal of either development option A or B in terms of the impact of the scheme on the highway system.

However, notwithstanding the comments of the highway officer, it is considered that the schemes raise the following issues:

Parking issues: It is understood that the adjacent Old Sarum development has been criticised due to the narrow width of the roads and the lack of adequate off road parking. It is clear that the local people and PC, together with the applicant do not wish to repeat these matters. However, Members should note that whilst the applicant has outlined in the Design and Access statement any scheme for this site would not repeat the issues raised by the Old Sarum development as the layout of both schemes is in outline at present, no detailed plans currently exist which clearly define the size of the road system or the location of parking within plots.

It is therefore considered in this instance that a condition be imposed on any approval which makes it clear that any future scheme address these parking and highway concerns.

Footpath links: Unfortunately, due to land ownership issues, it would appear impossible for a direct and continuous linkage via a cycle/footpath to be provided either along the A345 or elsewhere down to the park and ride. This means that future residents of the schemes would be unlikely to travel by foot into the city. Whilst this is regrettable, it would still remain the case that residents could utilise the bus service or cycle from the site into the city. Given that the highways officer is not objecting to this approach, it is therefore difficult to justify a refusal regards this matter.

Links to Monarch's Way right of way – In order to enable residents of the scheme and users of the planned community open space area to access the surrounding countryside, a footpath link to the adjacent Monarch's Way footpath has been suggested, and the Council's highways officer has advised that a financial contribution towards the improvement of this right of way is also secured. This link and contribution should be secured via a suitable legal agreement

9.5 Linkage to surrounding development

A number consultees and third parties have referred to the need to provide at least an emergency link between the longhedge site and the old sarum site. The development template for the site also seeks such a linkage.

Both schemes suggest a number of footpath /cycle links leading from the proposed schemes through the open space/drainage areas to the boundary of the application site with the adjacent Old Sarum site. Such a link is considered desirable, and is welcomed, and should be secured via a suitable S106 agreement or condition. As the intention is that both areas of open space/drainage land on both the Longhedge and Old Sarum sites will be taken on by this Council, it is therefore possible that pathways could be formed from and to both sites.

However, Members need to note that there is a strip of third party land situated along the boundary between the application site and the adjacent Old Sarum site, which is effectively a “ransom strip”. As a result, unless the owner of this strip wishes to allow a crossing of their land, it would be impossible for the applicant to secure a continuous surfaced link to be provided over this third party land.

This is unfortunate as such a link will facilitate linkages between the two areas and hopefully create a sense of community. It would also allow all residents to share the various facilities and services offered at both sites, including the open space, schools, and any other community facilities which may develop over time. In particular, it would offer access to the planned community land and to the wider countryside via the footpath network. Furthermore, should either retail offer (as discussed elsewhere in this report) be considered acceptable, and in future undermine the viability of the Old Sarum retail centre, a situation may arise where the only retail offer would be located on the Longhedge site.

Such a link would in officers opinion, offer significant benefits to the future residents of both the Longhedge and the Old Sarum scheme, and its provision could outweigh the other impacts of the development.

As a result, it is considered that as part of any S106, the provision of such a link is secured, including the removal of the third party ransom strip, to allow free and unfettered access to residents/occupiers of both the future Longhedge site and the Old Sarum site.

9.6 Affordable housing provision

Both schemes would comply with Council housing policy in that 40 percent affordable housing provision is planned across the site. Subject to this matter being secured via a suitable S106 agreement as normal, the Council’s housing officer considers the schemes to be acceptable.

9.7 Education matters

Both schemes would provide land for a new school, and the developer would provide a suitable contribution towards the construction of a school building. It is understood that there has been capacity issues related to the existing school at the Old Sarum site, and that the new school as provided will be able to address any capacity issues

and also accommodate the likely intake created by either of the longhedge development options.

WC Education officer have indicated no objections to the proposed housing subject to financial contributions being required towards primary and secondary educational facilities. The provision of the land is also welcomed.

As a result it is considered necessary to secure this land for use for educational provision as part of any S106. Furthermore, a financial contribution to primary and secondary educational provision will need to be secured via the suggested revision to the S106 Agreement.

9.8 Tree protection and general landscaping

The existing sites for both options are of an open character and devoid of trees, other than an existing hedgerow cutting through the middle of the existing field system. There are however several mature trees around the boundaries of the site, together with strong hedgerow.

Although landscaping details are a “reserved matter”, the mature trees along the boundary of the site should be protected during development. Suitable conditions are suggested below.

However, the retention of the planting features will only go some way to softening the visual appearance of the development on the landscape. It seems likely that given the elevated topography of the land, (and as demonstrated by the adjacent very visible Old Sarum development), it is unlikely that planting could significantly reduce or obliterate the visual impact on either scheme A or B. From other boundaries, there will be partial screening of the development. In particular, it is considered that the additional planting planned across the site for both options is welcomed, and these new landscaping areas should also be protected via conditions. Once such planting matures significantly, it is hoped that the visibility of the site may be reduced.

Several new trees would also be planted as part of both proposals, although this will only serve to soften the appearance within the schemes, not its wider visual impact.

9.9 Aircraft safety

Historically, a group which operated from the adjacent airfield (Old Sarum Flying Club) often raised concerns about the impact on any adjacent development on aircraft safety. Their objections centred around an aircraft safety zone which the group itself had created and which was informally agreed with then District Council. The intention was to ensure that light aircraft could safely land, without any adjacent buildings impeding their take-off or landing vectors through the creation of general turbulence and of course due to the appropriate proximity of buildings to the runway in general safety terms.

The Old Sarum Flying Club no longer operates at the aerodrome, and no concerns have been raised by the owners of the airfield to this proposal.

The Longhedge schemes are located a significant away from the airfield landing strip, and separated from it by the Old Sarum site, and a number of larger commercial buildings including hangars. It would therefore seem unlikely in this instance that the proposed local centre buildings would have an adverse affect of aircraft safety.

9.10 Ecology

The site is located within 2km of the River Avon SSSI. Hence the area is sensitive in terms of development which may affect the water systems and drainage.

The applicants have submitted an Environmental Statement (ES) which covers the likely impacts on the ecology and water systems. This concludes that there is unlikely to be significant impacts.

The Council's ecologist has not objected to either development option. However, as the development is within 15km of the Salisbury Plain SPA a contribution is required towards the Wessex Stone Curlew Project under Core Policy 22 a contribution will be required per dwelling.

9.11 Drainage

Some concerns have been expressed by third parties that the quantum of development overall being proposed by the developers, would have an adverse impact on the existing and proposed drainage infrastructure.

Neither the Environment Agency nor the Council Ecologist has raised objections to the proposed scheme. As a result, whilst the local objections and concerns are noted, it is considered that the proposal is unlikely to have an impact in terms of the planned drainage for the site, or any subsequent ecology impacts.

9.12 Archaeology

An archaeological investigation has been undertaken and the application sites contain significant archaeological finds, particularly adjacent to the Monarch's Way area, covered by Option A. While the excavation has been completed, the Archaeology Department feel the area outside the excavation needs to be the subject of an intensive watching brief during the initial stages of the construction. As such a condition relating to this has been added.

9.13 Waste and Recycling

The Council's waste and recycling officer is now happy with the provision being offered by the developer, subject to such provision being secured via a suitably legal agreement.

9.14 Public Art

In accordance with saved policy D8, both scheme A & B should provide funding for public art projects. Hence, this provision is secured via the suggested revision to the S106 Agreement.

However, it is understood that the Parish Council may have requested that any monies for public art be utilised to provide changing rooms adjacent to the planned football pitch. In officers opinion, whilst there is no specific definition of public art and therefore a wide scope of how such monies may be spent, officers advise that unless “public art” does indeed result from such a payment, this could raise some conflict with policy, and with the CIL regulations regards usage of S106 monies.

9.15 Wiltshire Fire and Rescue

This contribution is referred to in the development template for this site. At the time of writing, officers are discussing this contribution with the applicants.

9.16 Cemetery facilities

This contribution is not referred to in the development template for this site. At the time of writing, officers are discussing this contribution with the applicants.

10.0 S106 Heads of Terms

At the time of writing, a S106 Agreement is being discussed with the applicant and the Council’s legal team, and officers will confirm at the meeting the nature and extent of the required matters. However, as a result of the above, it appears that the following contributions need to be made towards the mitigation of the impact of the development:

- Public open space facilities/financial contributions and timing of provision
- Provision of on site affordable housing and timing of provision
- Provision of waste and recycling facilities/financial contributions
- Provision of educational contributions towards the provision of new school building and land for that new school, and timing of that provision
- Public art financial contributions and timing of that provision
- Financial Contributions towards Stone Curlew project
- Financial contribution towards cemetery facilities
- Financial contribution towards Wiltshire Fire and Rescue facilities
- Transportation contributions and sustainable initiatives and timing of that provision
- Provision of a new roundabout, and associated bus stops and pathways prior to the commencement of any other works
- Provision of land for a new retail and neighbourhood centre building and the construction and provision of that facility prior to occupation of 50 percent of the planned development.
- A suitably surfaced pedestrian and cycle link to be provided up to the boundary of the application site with the adjacent Old Sarum site including the

removal of any ransom strips across third party land, and the timing of provision ,and the details of such works.

- Provision and timing/phasing of the commercial/industrial land and uses

11. Conclusion

Land is allocated in the adopted South Wiltshire Core Strategy for 450 dwellings, plus associated facilities and provisions. The scheme subject of option B is therefore commensurate with this allocated area of land, and therefore, development of this site is acceptable in principle.

The scheme subject of option A is partially located on the allocated land, and therefore is partially in accordance with the allocation within the South Wiltshire Core Strategy. The remainder of the site (the northern section) is located outside the allocated land, and thus within the countryside of the Landscape setting of Salisbury, where development of any kind is strictly controlled. Furthermore, this scheme offers 223 additional dwellings more than the 450 allocated.

As a result, Option A is partially contrary to policy CP 6 of the South Wiltshire Core Strategy, and also contrary to saved policy C7 of the Salisbury District Local Plan and somewhat at odds with the established national presumption against significant general housing development in the open countryside which may be contrary to the adopted Local Plan. Both schemes depart from the development template in terms of the underprovision of employment land, and the provision of a retail offer.

However, Option A offers a significant area of community open space, which would ultimately be given to a suitable public body and hence protected from development. It appears that the provision of this land is regarded as significant mitigation for the general harm perceived to be caused by the development by the Parish Council. Notwithstanding the above, it would be somewhat difficult to justify the refusal of the proposed additional dwellings on the basis that it would represent unsustainable development, as the housing provision would be similar in size and quantum to that on the adjacent Old Sarum site.

Whilst the provision of 550sqm of retail provision is also contrary to the adopted Core Strategy, it is considered that the desire expressed for such facilities by the local populace is a material consideration of significant weight, and it is considered that a small retail offer is unlikely to have a significant retail impact on surrounding centres. Officers however advise caution regards the 1700sqm retail offer related to Option A.

Whilst both options are contrary to the development plan in terms of the reduced area of commercial land provision, it is considered that the schemes as proposed would provide the number of jobs commensurate with that which may be provided by 8ha of more general employment uses.

Whilst the concerns of English Heritage is noted regards the landscape impact of Option A, it is considered that the landscape impact of the scheme particularly in terms of the setting of the Old Sarum monument, when weighed against the already developing character of the area; the likely visual impact of the allocated site being built out, and the benefits of the scheme in terms of provision of much needed housing and economic development, would not be so sufficiently harmful as to warrant refusal of the scheme on that basis alone.

As a result, it is considered that whilst both option A and option B schemes depart from the development template, and would in part cause some significant harm, subject to suitable conditions, and subject to a suitable legal agreement, it is possible for such harm to be mitigated and for the impacts of the proposals to be outweighed by positive gains for the wider community.

RECOMMENDATION: That subject to ongoing negotiations and legal advice, and Subject to all parties entering into a S106 legal agreement which seeks:

- Public open space facilities/financial contributions and timing of provision
- Provision of on site affordable housing and timing of provision
- Provision of waste and recycling facilities/financial contributions
- Provision of educational contributions towards the provision of new school building and land for that new school, and timing of that provision
- Public art financial contributions and timing of that provision
- Financial Contributions towards Stone Curlew project
- Financial contribution towards cemetery facilities
- Financial contribution towards Wiltshire Fire and Rescue facilities
- Transportation contributions and sustainable initiatives and timing of that provision as referred to by WC Highways comments above
- Provision of a new roundabout, and associated bus stops and pathways prior to the commencement of any other works
- Provision of land for a new retail and neighbourhood centre building and the construction and provision of that facility prior to occupation of 50 percent of the planned development.
- A suitably surfaced pedestrian and cycle link to be provided up to the boundary of the application site with the adjacent Old Sarum site including the removal of any ransom strips across third party land, and the timing of provision ,and the details of such works.
- Provision and timing/phasing of the commercial/industrial land and uses

To delegate to the Director of Development Services to APPROVE Planning permission.

Subject to the following conditions:

01 Approval of the details of the layout, scale, appearance of the buildings, the means of access thereto (excluding the roundabout and associated access works subject of this application) and the landscaping of the site (herein called the reserved

matters) shall be obtained from the Local Planning Authority in writing, for each housing and employment phase of the development prior to commencement of that phase.

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

02 Plans and particulars of the reserved matters referred to in condition 01 above, relating to the layout, scale, appearance of any building to be erected, the means of access to the site (excluding the roundabout and associated access works subject of this application) and the landscaping of the site, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

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

03 Applications for the approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.

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

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

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

05 The number of dwellings hereby approved shall be limited to a maximum of 673 dwellings in the case of option A, or limited to a maximum of 425 dwellings in the case of option B.

REASON: To ensure that the overall density and layout of the final scheme accords with the mitigation and details agreed as part of this permission and associated legal agreement.

06 The development shall be carried out in general accordance with the illustrative Master Plans and the parameters for the development provided in the Design and Access statement, including the list of general design principles contained in the Development Specification document submitted on 17th September 2013, namely:

Option A

Drawing No. 3281 501 Option A – Site location plan

Drawing no 3821 502 Option A illustrative master plan

Drawing No. 3281 505 Option A Green Infrastructure

Drawing No. 3281 504 Option A Building Heights

Drawing no. 3281 506 Option A Access and movement

Drawing No. 3281 503 Option A Land Use plan

Option B

Drawing No. 3281 501 Option B – Site location plan

Drawing no 3821 502 Option B illustrative master plan

Drawing No. 3281 505 Option B Green Infrastructure

Drawing No. 3281 504 Option B Building Heights

Drawing no. 3281 506 Option B Access and movement

Drawing No. 3281 503 Option B Land Use plan

REASON: For the avoidance of doubt

07 The access to both Option A and Option B schemes shall be carried out in accordance with approved Plan no SK004 Rev A – Access and roundabout arrangements.

REASON: For the avoidance of doubt

Highways

08 The development hereby approved shall accord with the details shown on access roundabout drawing no drawing SK004/A. The roundabout and associated works, including two bus laybys including shelters and real time bus information electronic display boards and pathways and street lighting, shall be provided and made available for use, prior to any other development being carried out. Notwithstanding any landscaping/planting or drainage details submitted pursuant to the reserved matters applications, and before any works are commenced with regards the highway access works, a scheme for the discharge of surface water from the highway and landscaping works, including timing of works, associated with the highway access works hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until

the access arrangements, and associated drainage and landscaping has been constructed in accordance with the approved scheme.

REASON: To ensure that an acceptable access and egress is provided prior to occupation of any of the proposed dwellings, in the interest of sustainable development and highway safety and the interests of providing safe and convenient access to public transport for occupiers of the development. Also, to ensure that any highway access works are appropriately landscaped and drained in order to reduce the visual impacts of the works on the wider countryside.

09 Prior to first occupation of any dwelling, a 2 metre wide footway shall have been constructed and made permanently available for use by pedestrians, in accordance with details to be first submitted to and approved by the Local Planning Authority, over the entire frontage of the site, along the western boundary with the A345 road.

REASON: In the interests of safe and convenient pedestrian access to the development.

10 Prior to occupation of the 50th dwelling a temporary bus loop to enable buses to turn within the site shall have been constructed and made available for use, in accordance with a scheme to be submitted to and agreed in writing by the Local Planning Authority.

REASON: In the interests of enabling public transport to serve the development from an early stage.

Linkages

11. The pedestrian and cycle paths proposed across the site allowing access to Old Sarum along the eastern boundary shown on the indicative layout shall be surfaced, provided, and made available for safe use concurrently with the development being completed, and prior to any of the residential units, school/community facilities/open space/land, or commercial /industrial units first coming into operation or being first occupied. The pathway shall remain available for public use in perpetuity until its formal adoption by the Local Authority.

REASON: In order to ensure that access from and to the wider area is provided at an early stage, so as to enhance the connectivity of the wider community and to allow access to and from facilities and services.

12 The footpath link with Monarchs Way right of way shall be fully constructed and provided prior to occupation of any of the dwellings hereby approved, or as agreed in accordance with an alternative scheme approved in writing by the Local Planning Authority.

REASON: In order to ensure that access from and to the wider area is provided at an early stage, so as to enhance the connectivity of the wider community and to allow access to and from facilities and services.

Protection of amenity

13.No development shall commence until a construction management plan has been submitted to and approved in writing by the local planning authority. The plan shall include details the measures that will be taken to reduce and manage the emission of noise and dust during the construction phase of the development and shall specifically address the following:

- i. The movement of construction vehicles
- ii. Wheel washing and vehicle wash down facilities
- iii. The storage, transport and management of waste materials and building materials.
- iv. The recycling of waste materials
- v. The loading and unloading of plant and materials
- vi. The location and use of generators and temporary site accommodation

The approved construction management plan shall be complied with throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction management plan without the prior written permission of the Local Planning Authority.

REASON: In order to limit the impact of the development on surrounding amenity

14.Before the development hereby permitted commences a scheme for the acoustic insulation and protection of residential properties against road traffic noise and noise from the approved business/commercial uses shall be submitted to and approved by the Local Planning Authority. This scheme shall include details of glazing, ventilation and the measures to be taken to protect external amenity space from noise. All works within the approved scheme shall be implemented before the residential properties are first occupied and shall be maintained at all times thereafter.

REASON: In order to limit the impact of the development on surrounding amenity

Non residential development

15.Before the development hereby permitted commences a scheme of acoustic insulation shall be submitted to and approved by the Local Planning Authority specifying the measures that will be taken for the purposes of preventing and controlling the emission of noise from externally mounted plant and equipment. The approved scheme shall be implemented before the development is first brought into use and shall be maintained at all times thereafter in accordance with the approved details.

REASON: In order to limit the impact of the development on surrounding amenity

16. Before the development hereby permitted commences a scheme of acoustic insulation shall be submitted to and approved by the Local Planning Authority specifying the measures that will be taken for the purposes of preventing and controlling the emission of noise and vibration from the approved commercial/business uses. The approved scheme shall be implemented before the development is first brought into use and shall be maintained at all times thereafter in accordance with the approved details.

REASON: In order to limit the impact of the development on surrounding amenity

17. Before the development hereby permitted commences a scheme for the discharge and control of fumes, gasses and odours from the approved commercial/business uses shall be submitted to and approved by the Local Planning Authority. The approved scheme shall be implemented before the development is first brought into use shall be maintained at all times thereafter in accordance with the approved details.

REASON: In order to limit the impact of the development on surrounding amenity

18. Before the development hereby permitted commences a schedule for the times of deliveries to and/or collections from the approved commercial/business uses shall be submitted to and approved by the Local Planning Authority. Deliveries and/or collections shall only take place in accordance with the approved schedule and shall not take place at any other time.

REASON: In order to limit the impact of the development on surrounding amenity

19. Before the development hereby permitted commences a schedule for the operating times of the approved commercial/business uses shall be submitted to and approved by the Local Planning Authority. The approved commercial/business uses shall only operate in accordance with these agreed times and shall not operate at any other time.

REASON: In order to limit the impact of the development on surrounding amenity

Neighbour amenity – Longhedge cottages and Longhedge House

20. Prior to any construction works commencing, a construction management plan shall be submitted to and approved in writing by the Local Planning Authority which details the measures to be taken to protect the residential amenities of the occupiers of dwellings directly adjacent to the proposed works during construction. The scheme so agreed shall be carried out in strict accordance with the agreed details.

REASON: In order to limit and reduce the impact of the construction works on the occupiers of residential properties located within immediate proximity of the proposed works.

21. Restriction of uses within neighbour centre

TBC

Archaeology

22. With regards Option A & B, no development shall take place within the application site until a written programme of archaeological investigation, has been submitted to, and approved in writing by the Local Planning Authority. The approved programme of archaeological mitigation has been carried out in accordance with the approved details.

REASON: To safeguard the identification and recording of features of archaeological interest.

Archaeology management plan for community open space

23. With regards Option A, no development shall commence on site until such a time that a management plan to ensure the preservation in situ of the archaeological features/remains described in the Environment Statement to include the provision of archaeological information panels and a timetable for the implementation of the management plan, has been submitted to and agreed in writing by the Local Planning Authority. The management plan shall thereafter be implemented in accordance with the approved plans.

REASON: To safeguard the identification and recording of features of very high archaeological interest with the planned community open space.

Ecology

24. Before development commences, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority which secures protection of habitats and species during the construction period, including pollution prevention measures. The development shall be carried out in accordance with the agreed CEMP.

REASON: In order to prevent pollution of the water environment and to protect habitats and species during the construction period so as to limit the impacts of the development

25. Before development commences, a scheme for water efficiency shall be submitted to and approved by the Local Planning Authority. The scheme should Development shall be carried out in accordance with the agreed schemes.

REASON: In order to improve the sustainability of the scheme in line with Core Policy 19 of the South Wiltshire Core Strategy.

Surface water drainage scheme

26. No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access/driveway), incorporating sustainable drainage details, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first brought into use/occupied until surface water drainage has been constructed in accordance with the approved scheme.

REASON: To ensure that the development can be adequately drained

Lighting

27. No development shall commence until a lighting scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be designed to minimise light spill and sky glow, and to minimise light levels along site boundaries and internal transverse planting corridors to below 1 LUX.

REASON: In order to limit the impact of lighting on protected species and habitats

EMP

28. No development shall commence on site, including site clearance, until an Environmental Management Plan has been submitted to, and approved in writing by, the Local Planning Authority which covers the following points:

- a) Landscape framework plan (demonstrating responsibilities for long term management)
- b) Detailed proposals for habitat retention and creation, methods for establishing new meadows and wetland habitat, design and locations for bat and bird boxes, and habitat management plan.

The development shall thereafter be carried out and maintained in accordance with the approved details.

REASON: To limit the impact of the development on visual and residential amenity and the surrounding natural habitat.

Tree protection during construction

29. No development shall commence (including any works on the highways access hereby approved) until the existing trees and hedging to be retained adjacent to the site boundaries have been protected by means of a scheme submitted to and agreed in writing with the Local Planning Authority prior to works commencing. Development shall be carried out in accordance with the agreed scheme.

The Tree Protection Plan shall show the areas which are designated for the protection of trees, shrubs and hedges, hereafter referred to as the Root Protection Area (RPA). Unless otherwise agreed, the RPA will be fenced, in accordance with the British Standard Guide for Trees in Relation to Construction (BS.5837: 2012) and no access will be permitted for any development operation.

The Arboricultural Method Statement should specifically include details of how the hard surfacing within the RPA of any retained trees can be implemented, if necessary, without causing root damage.

The Arboricultural Method Statement shall include provision for the supervision and inspection of the tree protection measures. The fencing, or other protection which is part of the approved statement shall not be moved or removed, temporarily or otherwise, until all works, including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval of the Local Planning Authority has been given in writing.

REASON: To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990, so as to ensure that the amenity value of the most important trees, shrubs and hedges growing within or adjacent to the site is adequately protected during the period of construction.

Strategic planting programme

30. Before any development commences (including the highway access works hereby approved), a detailed Landscaping scheme, showing the proposed strategic planting including the tree belts, intended to help reduce the wider visual impact of the development, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of native species, specimen sizes, and long term maintenance and ownership. Such planting shall be carried out in accordance with the agreed scheme.

All new planting and landscaping shown on the agreed plans, shall be provided/planted out on site within 1 calendar year of the commencement of development, unless a scheme of timing of provision is otherwise agreed in writing with the Local Planning Authority.

REASON: In order to ensure that strategic planting areas are provided as soon as practicable following commencement of development, and that any such planting is able to mature to provide an effective screen to the development in the longer term.

Ground water protection

31. The development hereby permitted shall not be commenced until such time as a scheme:

- a) To agree sewage pipework specification
- b) Agree pollution prevention for storage of pollutants
- c) For drainage

has been submitted to and approved in writing by the local planning authority. The scheme shall be implemented as approved.

REASON: To prevent the pollution of controlled waters.

Surface Water management

32. Before development commences, details of a surface water drainage masterplan shall be submitted to and agreed in writing by the Local Planning Authority. The masterplan shall be in accordance with the Flood Risk Assessment (Option A, RSK, Ref: 131658, R1(0) dated 18th April 2013, or Option B, RSK, Ref: 131658, R2 (0) 18th April 2013) and include details of the phasing of surface water drainage infrastructure including source control measures, the hydrological and hydrogeological context of the development, and details of the future responsibility and maintenance. 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 the NPPF

INFORMATIVES

1. As part of any future reserved matters application for landscaping details, an Ecology and Landscape Enhancement Scheme for buffer land adjacent to the River will be submitted. The Scheme will be prepared by a professional ecologist and provide a detailed programme of enhancement measures that will be achieved on land allocated for landscaping in the Landscape Strategy Plan (dwg No. 06136-PO.04). The Enhancement Scheme will be carried out in full and within the timetable laid out within the approved document.

2. The surface water management scheme shall be in accordance with recommendations and findings of the FRA Bradbrook Consulting Revision C November 2012.

3. With regard to the archaeology conditions above the work should be conducted by a professionally recognized archaeological contractor in accordance with a written scheme of investigation agreed by this office and there will be a financial implication for the applicant.

4. The applicant should ensure that they have thoroughly investigated ground conditions and levels of vibration on the development site and use appropriate construction methods and materials to ensure that the occupants of the houses concerned are not adversely affected by vibration and or/reradiated noise caused by Equinox prior to any of the properties being sold or occupied.

5. With respect to the condition related to noise issues, I would highlight that as per correspondence with the acoustic consultants we are not entirely satisfied with the

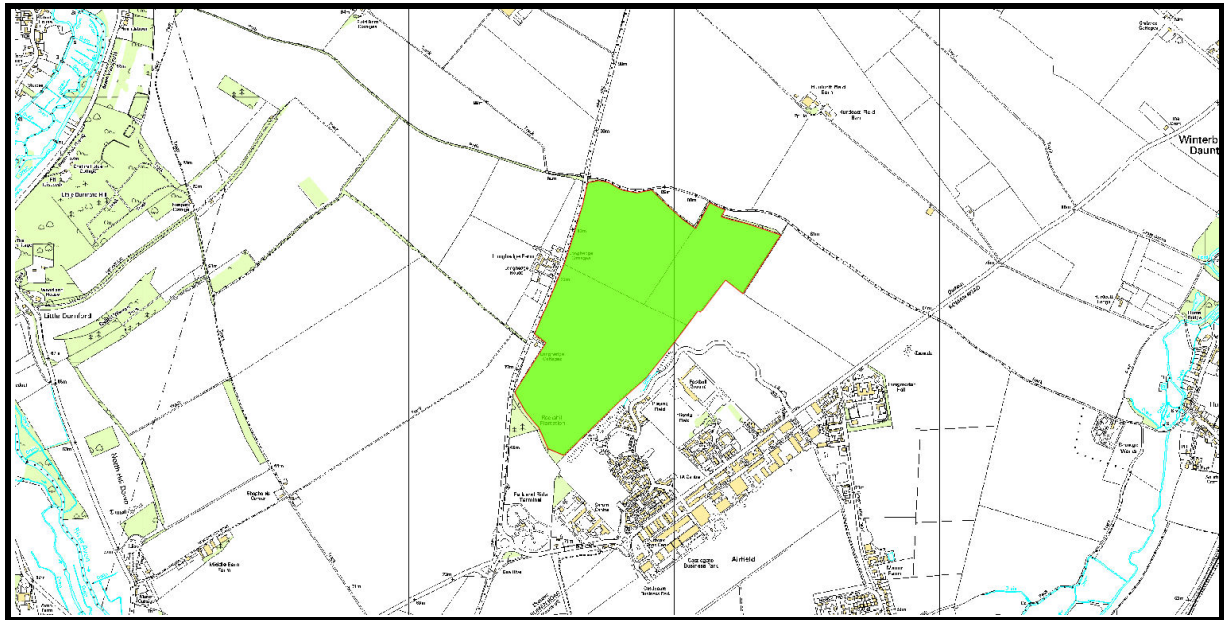
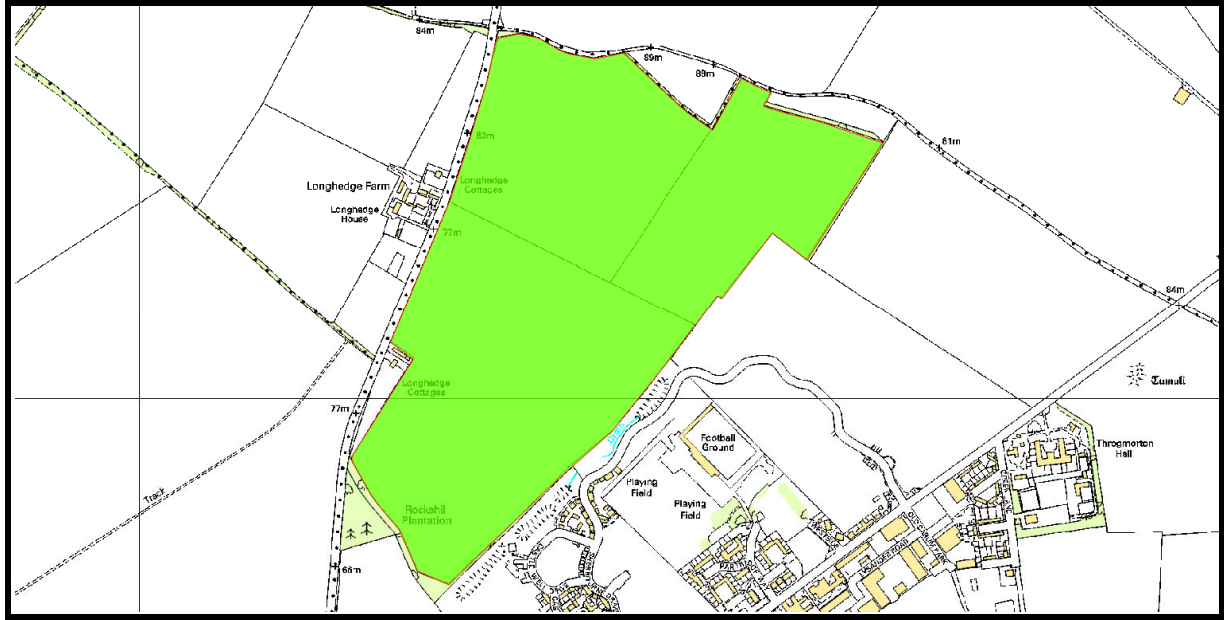
existing noise surveys for this area and in particular due to the use of noise mapping calculations to estimate some noise levels used in the acoustic report. We would advise that further measurements are required to either replace or confirm the predictions concerned when this condition is subject of an application to discharge. We would also highlight that based on the existing data available we consider that the residential properties on the western edge of the residential development are likely to need acoustically treated mechanical ventilation.

6. With respect to conditions above, and as per correspondence and agreement with the acoustic consultant, we would recommend that an appropriate target would be that the cumulative rating noise level should not exceed background and assessed as per BS4142.

7. With respect to the conditions above if any of the businesses uses may produce significant levels of vibration this issue will need special consideration and should be discussed with this department.

8. With respect to conditions above the appropriate times for deliveries/collections and operating times will be dependent on the final design and layout. If the applicant wishes to have greater flexibility with opening times / deliveries/collections we would encourage them to carefully consider the layout of the development. Including consideration of the separation of residential from commercial/business uses, the orientation of noisy parts of the development away from residential properties and the use of some commercial/business premises as acoustic barriers.

13/00673/OUT – Site adjacent to AS345 Road and Longhedge Cottage



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Report to the Strategic Planning Committee

Date of Meeting	23 October 2013		
Application Number	13/02254/FUL		
Site Address	Five Rivers Leisure Centre, Hulse Road, Salisbury SP1 3NR		
Proposal	Proposed two storey main extension, including new build linking entrance reception/foyer space on northern side of existing building. New main extension to accommodate the principle community based spaces. Single storey changing room extension on western side of existing building. Single storey gym extension on southern side of existing building. Remodelling and refurbishment of spaces within existing building to accommodate the proposed extensions and rearrangement of existing uses.		
Applicant	Salisbury Community Operations Board		
Town/Parish Council	Salisbury		
Electoral Division	Salisbury St Pauls	Unitary Member	Cllr Richard Clewer
Grid Ref	413860 131042		
Type of application	Full		
Case Officer	Mr Adam Madge		

Reason for the application being considered by Committee

In the interests of securing a consistent and corporate approach to the consideration and determination of all forthcoming planning applications for the creation of the various Campus developments across Wiltshire.

1. Purpose of report

To consider the above application and to recommend that planning permission be GRANTED subject to conditions.

2. Report summary

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

- Principle of development
- Impact upon highway safety
- Design and appearance
- Sports facilities
- Impact upon neighbour amenity

The application has generated 4 letters of objection from local residents. Salisbury City Council strongly support the proposal with an additional comment (see below).

3. Site Description

The site is that of the existing leisure centre and grounds in Salisbury

4. Relevant Planning History		
Application Number	Proposal	Decision
88/1029	Deemed application – O/L - sports and leisure facilities	AC 16.11.88
89/888	Deemed application - new dry sports and leisure centre and alterations to access	AC 21.06.89
91/414	Deemed application - all weather running track and associated facilities	AC 23.05.91
93/1082	Erection of new canopy on south elevation	AC 14.09.93
97/112	Extension of Salisbury Leisure Centre to provide new swimming facility together with associated parking and landscaping	AC 17.04.97
99/1482	Extension of Salisbury Leisure Centre to provide new swimming facility.	AC 15.12.99
10/1288	New heat and power plant on side of building adjacent to carpark, enclosed by a louvred panel system	AC 27.10.10

5. Proposal

At a corporate level Wiltshire Council is undertaking a transformation programme to fundamentally reorganise how services are delivered to each Community Area. The Council is working with local communities to deliver “community campuses”, where all services needed by the local community could be accessed at a single location. To this end the campuses are to provide a flexible space which can be used for a variety of purposes and by a variety of people and organisations. All campuses are to provide a shared reception, community space, accessible community IT, catering facilities and personal care facilities for disabled users.

The Salisbury Campus is the second such campus to be brought forward for planning permission. It is to take the form of a significant extension to the existing Five Rivers Leisure Centre and, within a single building, would provide on the ground floor police accommodation for community policing and response teams, Multi Purpose Activity Space (MPAS) for community activities, associated facilities for learning disabilities and youth spaces. On the first floor there will be open plan office space for Council staff and police staff, Further MPAS (primarily for music rehearsals) and 1:1 meeting rooms . The proposal also includes refurbishment works to the existing leisure centre, a new all weather pitch with separately accessed changing facilities and associated floodlighting. The existing accommodation will be remodelled and extended to include a new main entrance and foyer space, an enlarged café space, reconfiguration and extension of the existing gym as well as new and remodelled changing facilities. The car parking and landscaping externally will be remodelled.

In totality the existing leisure centre equates to 6543m² of floorspace. The development would add to this floorplate creating 8594m² of floorspace.

6. Planning Policy

South Wiltshire Core strategy (including saved policies of the Salisbury District Council local plan

G1 General principle of development, G2 General criteria for development, G9 planning obligations, D1 Design for extensive development, D3 Extensions, D7 Public Realm, CN8 Conservation areas, CN10 Open spaces in conservation areas, CN11 Views into conservation areas, CN21 archaeology, C10 Development affecting areas of Nature conservation and SSSI's, C14 Habitat enhancement, TR1 General transport policies, TR11 Car parking spaces, TR14 Bicycle Parking spaces, R1A Sport and recreation, R1B Sport and recreation, R5 Protection of existing Sports facilities, PS1 The development of new community facilities,

Core policy 2 Housing growth in Salisbury

The National Planning Policy Framework (hereafter referred to as NPPF): paragraphs 69 – 78 Promoting Healthy Communities

7. Consultations

Salisbury City Council – *“Salisbury City Council strongly supports this application, however, would ask that the planning officers consider carefully the access plans for the junction of Ashley Road and Castle Road”*

Highway Officer – *“The proposed development has been supported by a transport assessment. This indicates that the additional trips produced and attracted to the site will be relatively modest during the peak network periods.*

The most significant impacts are likely to be evident at the A360 and A345 junctions (Ashley Road and Butts Road). There is little prospect of delivering improvements at the former, which is constrained by existing development. Some additional delays will be evident at both locations, particularly in the initial years of the development, but I don't consider this to justify an objection to the proposal. Construction traffic will have an impact on the residential areas of Ashley Road, Butts Road and Hulse Road. A condition is required to ensure that construction traffic routeing does not cause difficulties, particularly at the constrained Ashley Road/Devizes Road junction.

Within the site, it is unclear why some form of circulatory route has not been provided around the central building complex, to afford a more efficient means of access to car parking provision.

Nevertheless, the proposed quantum of parking is considered, despite its evident perception of inadequacy, to be appropriate for the general needs of the development. However, it is considered necessary to ensure that the site, given its demonstrable good connectivity with the city centre, has time of stay controls on its parking provision.

No objections subject to conditions”

Conservation Officer – *“The site is within the Stratford Sub Castle Conservation area (on the*

very edge of), which is presumably why I have been consulted. However, given the character of the building and the proposals, I do not propose to comment.”

Environmental Health Officer – no objections subject to conditions

Council Ecologist – No objections subject to further details of the lighting (now supplied) and the submission of a construction method statement.(also now supplied)

Council’s landscape officer -

“Thank you for consulting with landscape and Design on this application. I was involved in extensive pre-application consultation and it was concluded that a LVIA was not required for the development. Fiona Elphick, County Ecologist, has responded in detail to this application and I have nothing further to add at this stage. Fiona has called for more enhancement for biodiversity and if she is happy, this can be conditioned and I will liaise with her directly on the details of the planting plan requirements.”

Council Archaeologist – “the drainage and contamination strategy explains that the site has been subject to significant levels of dumping and associated landscaping during the 1950s and 1960s. There is the potential for this to have damaged or destroyed the previous archaeological remains. In addition, this later landuse makes field evaluation, whether trenches or geophysical survey, extremely difficult. In my original advice I recommended that any information from geotechnical investigations should be examined to ascertain whether the reported level of dumping was borne out.

The borehole and test pit logs have been supplied to me and they do indeed show extensive dumping in the modern period – plastic is present in all of the logs – reaching to a depth of around 3m across the part of the site proposed for the extensions. Beneath this modern deposit is a peaty layer which is likely to be the 19th century land surface. The site therefore still has the potential to contain heritage assets with an archaeological interest. However, due to the depth of the modern deposits on the site, the proposed development is unlikely to have a significant impact at the depth at which these assets might remain.

Given the above, I consider it unlikely that significant archaeological remains would be revealed by this proposal and so I have no further comments to make.”

Highways Agency – “The agency is content that the development will not have a significant impact on the strategic road network at this point.”

Environment Agency – No objections subject to conditions and informatives.

Sport England – No objections following the receipt of amended plans in regard to the size of the sports pitch.

Natural England – No objection subject to conditions.

8. Publicity

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

4 letters of objection were received stating the following –

- 1) *I am concerned about the extra traffic that this will bring to the area, in particular to the main access junctions, one between Butts Road and Castle Road and the other access to Devizes Road .It is nearly always difficult to get into Castle Road, particularly at busy times, and also onto the Devizes Road.*
- 2) *Letter received from Salisbury District Councils former Tourism and leisure officer setting out his engagement in the delivery of the original sports facilities at Butts Road and associated projects for an athletics track at South Wilts Grammar school and a sports centre for Tisbury along with his qualifications and experience.*

Expresses concern that there are a significant number of documents submitted with the application which make the application difficult to understand.

Expresses concerns as because the parking spaces are gravelled (to allow for the escape of methane and to improve drainage cars do not park as efficiently as they would if the parking was marked out and tarmaced. Therefore unless the parking is fully marked the calculations by the councils consultants over parking provision must be hypothetical.

The estimates of vehicular movements by the councils consultants are considered risible at only 24 additional movements per day in the morning and 28 in the afternoon particularly as they don't include the police staff considers the all weather pitch and other facilities such as the music centre will generate a considerable amount of extra traffic. Considers there is potential for a complete disaster in the making if the proposal does not receive more detailed analysis. This is along with an already conflicting pedestrian and cycle footpath into the site.

There will be increased traffic to both the existing road junctions from the new developments at Fugglestone Red and at Old Sarum. A campus bus without thinking through the financial implications is hypothetical. The park and ride experience in Salisbury provides a lesson in bussing economics.

Considers that the provision of the police service when they are not providing a service to the public is a contradictory proposal to the rest of the facilities at the campus. Considers it is unsuitable to place the police on this site. The leisure site should remain exclusively as a leisure site

- 3) *Salisbury Wildlife Group supports the community campus in principle however the group is concerned that the application is inadequate in two areas –*

1. The ecological assessment was carried out in September 2012 before detailed design work for the scheme had been undertaken including the addition of the 15M high floodlighting columns. Also no supplementary information with regard to Bats and water voles as recommended by the ecological assessment.

2. Considers that there should be a landscape or visual impact assessment submitted with the application. Considers the existing leisure centre already has a significant visual impact on the Butts grassland to the North and is part of the Avon Valley local nature reserve. The addition of the sports pitch with fencing and floodlighting will be more visually intrusive in this sensitive area. Would wish to see a landscape scheme submitted at this stage for public scrutiny which deals with Native tree and shrub planting to screen the leisure centre and sports pitch, planting to screen the parking for police vehicles and security fencing. Replacement of trees and other planting removed

at the northern end of the campus. Renewing and adjusting the existing tree and shrub planting for the leisure centre generally to meet changed circumstances.

- 4) *No objections to the need for certain community services (ie The Police etc) relocating to the leisure centre however concern expressed about the resultant increase in traffic. Butts road and Ashley road have become increasingly burdened with traffic especially at peak and rush hour periods, the surrounding roads of Butts road, Ashley Road, and Hulse road are residential areas, house the fire station, adjacent to two schools have a cycle path a heavily used pelican Crossing, contains a community theatre, leisure centre, backs onto a retail park and includes a B and B.*

Much of the traffic that uses these roads exceeds the 30mph speed limit and there have been accidents in the area. In consideration of the needs of the community, especially the increased congestion will cause delays to the fire service and concerns regarding the local Child-centric amenities and facilities would entreat the committee to address the traffic problems and issues as part of the requirements of accepting the planning proposal.

9. Planning Considerations

Principle of development

The proposal site lies within the housing policy boundary of Salisbury and within the Salisbury city limits in an area where development, subject to other material considerations is considered acceptable in planning policy terms. The site currently provides a valuable and well used community facility which it is proposed to expand and enlarge to incorporate a variety of additional uses including offices, meeting rooms and additional, expanded and enhanced leisure uses. The principle of these types of uses in this location is acceptable in planning policy terms.

Saved policy R1B of the South Wiltshire Core strategy states that –

“New indoor and outdoor sports and recreation facilities and the expansion of existing facilities will be permitted within or on the edge of settlements, subject to there being no significant adverse landscape implications and provided they are accessible by means of public transport and other sustainable modes of transport.”

In addition to this local policy guiding principles set out in paragraph 69 of the NPPF set out a broad policy context within which to determine this application:

“The planning system can play an important role in facilitating social interaction and creating health inclusive communities...Planning Policies and decisions, in turn, should aim to achieve places which promote...opportunities for meetings between members of the community who might not otherwise come into contact with each other, including through mixed use developments, strong neighbourhood centres and active street frontages which bring together those who work, live and play in the vicinity...”

In conjunction with the local community, Wiltshire Council at a corporate level intend the “Corsham Campus” project to improve the delivery and deliverability of a range of services to the local community. In these general terms, planning policy (and Wiltshire Council as the Local Planning Authority) seeks to promote and enable such development to take place,

subject to there being no material considerations that render the proposal unacceptable at a detailed level.

The remainder of this report sets out those substantive material considerations and provides commentary and conclusions upon which the Committee may base their decision.

Impact upon highway safety

The planning application has been informed by a submitted Transport Assessment which has been assessed by the councils Highways officer and whose comments are included above. Pre application discussions took place with the councils highways officers with regard to the traffic and transport issues prior to the submission of the application.

The proposed campus development is to be accessed from the existing access point off Hulse road which connects at the Ashley road/Butts road junction. In turn Ashley Road in one direction and Butts road in the other direction connects with the Devizes (A360) road in one direction and Castle (A345) road in the other direction. It has been pointed out by residents that traffic will increase from the site with the additional uses at these junctions. The applicants own traffic assessment and the councils highways officer have assessed this and the highways officer has commented that there may well be an increase in traffic at these junctions but that this is not likely to be of a significant scale such as to warrant an objection to the application.

The highways officer has however suggested that a condition be imposed to ensure lorry movements during construction do not take place at the Devizes road/ Ashley Road junction. This is included at the end of this report.

Parking is another issue that has been commented on by local residents, the fact that at times particularly when large events take place parking can get crowded is a concern for local residents and the fact that parking may then spill out onto adjacent residential streets.

The existing leisure centre has 332 car parking spaces including 17 disabled spaces. It is proposed that the campus will provide 325 parking spaces which is in line with the maximum parking standards set out in the Wiltshire council local transport plan. 50 of these spaces will be in an overflow car park that will be opened and used when events take place at the campus. There will be an additional 20 spaces to be used for police parking. This is considered adequate particularly as the applicants have surveyed the existing usage of the car park and found that at peak periods such as Saturdays the existing car park is only just over 60% full and that on the busiest weekday the car park is only just over 50% full.

It is also proposed that a community bus is funded as part of the campus project. At the time of the application, details of the funding are not known but an indicative route shows that it would potentially serve the city centre, railway station and city centre bus stops.

A concern was raised by officers with the applicant about police response vehicles leaving the site and any potential conflict with pedestrians. Officers have received written assurances from the police and applicants that vehicles will drive responsibly taking into account the fact that they will be driving through a car park where there are likely to be pedestrians in the road. Speeds when entering and leaving the site will therefore be appropriate to this.

Given it's close proximity to the city centre and the availability of nearby cycleways to get to the facility it is proposed to provide 56 cycle parking spaces. 46 of these will be located to the front of the site close to the main entrance whilst ten will be located at the rear for staff use.

Given the above, it is considered that with appropriate conditions as suggested by the councils highways officer the level of traffic and parking is appropriate to the site and in line with the councils own parking and planning policies.

Design, appearance and operation of campus

As stated above the new campus will consist of a number of elements, these being primarily an extension and renewal of the existing facilities at the leisure centre including the gym, café area and changing facilities, new offices and areas for the police as well as community rooms.

The largest change to the existing facilities will be to the Northern part of the site where it is proposed to construct a new two storey extension which will house the activity rooms to be used by the community on the ground floor along with toilets and changing areas for the police, Whilst on the upper floor are proposed offices for the police, recording and rehearsal rooms for the community as well as further meeting rooms and circulation space. Significant provision will therefore be made for new areas for community use in this part of the development

This two storey extension is to be constructed in a modern style which is in keeping with the neo modern style of the existing building but is proposed to be complimentary rather than to blend identically with the existing architecture. To this end materials include timber boarding and render to the facades of the extension which are considered to be in keeping with the modern style of the rest of the development.

The second area to be extended and enhanced is the main entrance and foyer area this will be in part of two storey height but will be ground floor only creating a large space for a circulation area at the front of the building, this will include a large reception area and will lead through to a much enlarged café and children's facility for users of the building.

The third area to be improved and extended is the Gym and studio area. The gym is on the south side of the building and is intended to be extended in a semi circular shape southwards to provide an enlarged gym and a new large studio area for exercise classes to take place. The Gym will be single storey and have a rendered exterior with a glass façade looking out towards the river.

The final part of the proposals is to provide a smaller single storey changing room extension using a similar pallet of materials to that proposed on the rest of the building on the western elevation. This will serve as the changing rooms for the outdoor sports pitch (see below).

Large areas of the building such as the existing swimming pool and existing sports hall are not proposed to be changed as part of the proposals as the facilities they provide are already adequate for the use made of them.

It can be seen from the above that not only will this provide much needed extra facilities for users and groups within the Salisbury area but it will provide an enhanced level of facilities to the existing leisure centre users and potentially provide an attractiveness to encourage new users to the centre.

External facilities

In addition to the enhanced internal facilities it is also proposed to enhance the external facilities and as such it is proposed to construct a new all weather sports pitch on the site of the existing sports pitch to the North of the site. This will be fenced (unlike the existing facility and will be lit so that it can be used at night. Sport England have been consulted on this proposal and have raised no objections to it.

In addition to this a new screen wall will be erected at the front of the site to screen the existing CHP facilities positioned on the front of the building. Similarly the screen wall will provide a visual guide to the new entrance to the leisure facility and the way into the building.

Various other more minor alterations are proposed to the landscaping and parking around the site which needs to be changed in order to accommodate the new building. Similarly there will be alterations to the lighting and CCTV around the site.

Landscape and ecology

Concerns have been raised by a local group about both the landscape and ecology aspects to the proposal. Comments have also been received from both the councils landscape and ecology officer as above.

The adjacent river to the proposal (The river Avon) is a SSSI and as such is afforded special protection in nature conservation terms it is designated because of a number of rare species of animal and plant life that live in the river. In particular the objector is concerned partly that there should be no pollution of the river (including runoff) during the construction process and partly that a number of surveys should be carried out before the application is determined in particular for bats and water voles

Discussions have been held with the applicants prior to submission of the application about it's potential ecology impacts, in addition since the objections were received the applicants have produced both a biodiversity enhancement scheme and a construction working method statement setting out how they will work on the site and how the river Avon will be protected. These have been viewed by the councils ecologist and both are considered to be acceptable by the councils ecologist.

In relation to the requirement for a survey for bats and voles the councils ecologist has stated the following -

"On February 15th 2013 I undertook an inspection of all mature trees within the site or adjacent to the site boundary, likely to be affected by changes to the existing layout and use of the site, to determine any actual potential for bat roosting within suitable tree features. This included those around the sports pitch and the car parking areas but not those on the actual river bank at the south and south west of the site, since these would not be affected by the development. The inspection followed standard methodology for this type of survey. No evidence of bat roosting was identified associated with trees within the zone of expected impact. The few trees that are to be removed to enable redesign of the car parking facility are too small and immature to have developed features suitable for bat roosting. Although some other, more mature trees offer potential roosting opportunities, no evidence was found to indicate bat presence. These were all trees within the belt to the north east of the existing grass pitches and are likely to remain undisturbed by the development.

Following discussion with the newly appointed design team in February 2013, the initial design was drafted which indicated all additional buildings would be relatively small extensions of the existing buildings and would not necessitate any larger land-take than already covered by the

existing hard standing surrounding the existing buildings. The location of the all weather surface sports pitch was also discussed. The preliminary design took note of the recommendations by The Landmark Practice and it was agreed that due to the location and small size of the extensions to buildings and the location of the all weather sports pitch, that further survey for water voles was not necessary as the zone of impact would not include areas likely to be used by water voles. Water voles burrow up to 10m (although rarely more than around 3m) into river banks. The closest edge of the sports pitch to the river bank is 40m, while the closest edge of any new building to the river is 65m and the closest edge of existing hard standing is 47m.

It was agreed with the project team that no further ecological survey was necessary to inform the planning application as the development had been designed in accordance with the recommendations of The Landmark Practice in their Phase I Survey Report.”

The objector has also raised a concern that there is no landscape or visual impact assessment particularly as the site is adjacent the Avon Valley local Nature Reserve and that a new hard surfaced sports pitch with lighting is proposed.

The councils landscape officer has responded in this respect and has stated that she did not consider a Landscape and Visual Impact assessment as necessary in this case (please see comments in the consultee section above).

The light levels have been assessed and additional planting of trees and hedges is proposed in the biodiversity enhancement scheme to counteract the effects of any additional lighting as such given the relatively modest scale of extensions in comparison to the existing scale of buildings on the site it is not considered that visually the proposal would have a significant adverse effect on the surrounding landscape.

Impact upon neighbour amenity

The site is in many respects in a well placed area in terms of neighbour amenity as there are few properties directly adjacent the sports facility as such when the centre is operational it is not considered there are likely to be significant impacts on neighbour amenity other than through potentially more traffic to the site.

The impacts of traffic in terms of highway safety are discussed in the highways section above. However the impact of noise on neighbouring properties has also to be considered and in this respect whilst there may be some increase in noise from additional vehicles entering and leaving the site, the number of car parking spaces will ultimately restrict the number of vehicles at the site. It is considered that whilst there may be some increase in traffic entering and leaving the site this would not be sufficient to raise an objection to the scheme.

The lighting for the sports pitch (which is already lit) is not positioned so near residential property that it is likely to have any impact on residential properties.

10. Conclusion

The proposal offers a unique opportunity to create an enhanced and upgraded leisure facility offer along with additional spaces and rooms for community use and community participation on one site. The integration of part of the police in Salisbury's activity with the main leisure centre complex allows a number of community based activities to take place all on one site which is a relatively short walk or cycle from the city centre.

As has been discussed above the proposal complies with the adopted and saved policies of the South Wiltshire Core strategy and any negative impacts in terms of any potential increase in traffic from the site is far outweighed in officers opinion by the public benefit derived from the enhanced modern facilities that will be available for public use.

It is in the context of the above that it is recommended that planning permission should be granted subject to the imposition of relevant and necessary planning conditions.

11. Recommendation

Planning Permission be GRANTED for the following reason:

The proposed development is considered to be an acceptable redevelopment of an existing leisure centre for similar extended and enhanced purposes. Subject to the imposition of relevant and necessary planning conditions, the development would not have an unacceptable impact upon highway safety, amenity, ecology or the landscape and would have the effect of enhancing sports, leisure and community facilities to the local community as well as improving the appearance of the site and wider public realm. The proposal is considered to comply with the provisions of the National Planning Policy Framework as well as saved policies G1, G2, D1, C10, R1A and R1B of the adopted South Wiltshire Core strategy.

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 details and samples of the materials to be used for the external walls and roofs 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.

3. No development shall commence on site until details showing ventilation and extraction equipment within the site (including details of its position, appearance and details of measures to prevent noise emissions) have been submitted to and approved in writing by the Local Planning Authority. The ventilation/extraction equipment shall be installed prior to the building/extension hereby approved being first occupied and shall thereafter be maintained in accordance with the approved details.

REASON: In the interests of the amenities of the area.

4. In complete accordance with the submitted details, use of the all weather pitch, including operation of the associated floodlighting, shall cease at 22:00hrs each day and shall not resume use and operation until the following day at 08:30hrs, unless otherwise agreed with the Local Planning Authority in the form of a new and separate planning permission in that regard.

REASON: So as to avoid unnecessary and unacceptable noise and disturbance from the use and operation of the all-weather pitch.

5. No demolition, site clearance or development shall commence on site until an Arboricultural Method Statement (AMS) prepared by an arboricultural consultant providing comprehensive details of construction works in relation to trees shall be submitted to, and approved in writing by, the Local Planning Authority. All works shall subsequently be carried out in strict accordance with the approved details. In particular, the method statement must provide the following: -
- A specification for protective fencing to trees during both demolition and construction phases which complies with BS5837:2012 and a plan indicating the alignment of the protective fencing;
 - A specification for scaffolding and ground protection within tree protection zones in accordance with BS5837:2012
 - A schedule of tree works conforming to BS3998.
 - Details of general arboricultural matters such as the area for storage of materials, concrete mixing and use of fires;
 - Plans and particulars showing the siting of the service and piping infrastructure;
 - A full specification for the construction of any arboriculturally sensitive structures and sections through them, including the installation of boundary treatment works, the method of construction of the access driveway including details of the no-dig specification and extent of the areas of the driveway to be constructed using a no-dig specification;
 - Details of the works requiring arboricultural supervision to be carried out by the developer's arboricultural consultant, including details of the frequency of supervisory visits and procedure for notifying the Local Planning Authority of the findings of the supervisory visits; and
 - Details of all other activities, which have implications for trees on or adjacent to the site.

REASON: In order that the Local Planning Authority may be satisfied that the trees to be retained on and adjacent to the site will not be damaged during the construction works and to ensure that as far as possible the work is carried out in accordance with current best practice and section 197 of the Town & Country Planning Act 1990.

6. The development shall be carried out as specified in the approved Arboricultural Method Statement (AMS), and shall be supervised by an arboricultural consultant.

REASON: To prevent trees on site from being damaged during construction works.

7. No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the prior written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work).

If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

No equipment, machinery or materials shall be brought on to the site for the purpose of the development, until a scheme showing the exact position of protective fencing to enclose all retained trees beyond the outer edge of the overhang of their branches in accordance with British Standard 5837 (2005): Trees in Relation to Construction, has been submitted to and approved in writing by the Local Planning Authority, and; the protective fencing has been erected in accordance with the approved details. This fencing shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written consent of the Local Planning Authority.

In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) above shall have effect until the expiration of five years from the first occupation or the completion of the development, whichever is the later.

REASON: To enable the local planning authority to ensure the retention of trees on the site in the interests of visual amenity.

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

Location Plan no 2904(L) 001
Existing Site photographs no 2904(L)005
Existing site plan no 2904(L)010
Proposed site plan no 2904(L)011 rev B
External Works plan no 2904(L)012 rev D
Proposed All Weather pitch plan 2904(L)020 rev B
Existing Basement floor plan 2904(L)040
Existing Ground Floor Plan 2904(L)041
Existing first floor plan 2904(L)042
Existing Roof Plan 2904(L)043
Proposed ground floor plan 2904(L)050
Proposed first floor plan 2904(L)051
Proposed Roof plan 2904(L)052
Existing South Elevation 1 plan 2904(L)101
Existing South Elevation 2 plan 2904(L)102
Existing North Elevation 1 plan 2904(L)103
Existing North Elevation 2 plan 2904(L)104
Existing West and East elevations plan no 2904(L)105
Existing Minor elevations 2904(L)106
Proposed 3D views plan no 2904(L)110
Proposed elevations plan no 2904(L)111
Proposed elevation 1 plan no 2904(L)112
Proposed elevation 2 plan no 2904(L)113
Proposed elevation 3 Plan no 2904(L)114
Proposed elevations 4,5 and 6 plan no 2904(L)115
Police compound fencing detail plan no 2904(L)116
Bin Store detail plan no 2904(L)117
Screen entrance wall plan no 2904(L)118
Cycle shelter details plan no 2904(L)119

Existing site sections plan no 2904(A)170
Proposed site sections plan no 2904(A)171
473477/P003 – Revision P2 : External Lux Levels for Planning – Football Pitch

All plans are revision A unless stated.

Additional documents

Flood risk assessment by Hydrock dated May 2013
Noise and Acoustic report reference 5520/DO/pw dated July 2013 by Acoustic consultants Ltd
Transport assessment by Key transport consultants Ltd dated July 2013 including appendices
Design and Access statement by the Bush Consultancy dated 23rd July 2013
External Lighting statement by Halcrow dated 22nd July 2013
Preliminary ecological appraisal by Alec French architects dated September 2012
Biodiversity Enhancement Strategy dated October 2013 by the landmark practice
Construction Working Method statement dated October 2013 by the landmark practice

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

9. The development hereby approved shall be carried out in accordance with the details and recommendations of the biodiversity Enhancement Strategy and Construction Method statement dated October 2013 and produced by the landmark practice.

Reason: In order to protect wildlife within the vicinity of the site.

10. Prior to the occupation of any of the new buildings, the subject of this application, a car parking management plan shall be submitted to and approved by the local planning authority. The plan shall set out measures for ensuring that long stay parking on the site does not arise, as well as measures for dealing with offenders. The car parking shall at all times be managed in accordance with the approved plan.

REASON: To ensure that adequate parking provision exists on the site to accommodate forecast demand.

11. All 345 parking bays on the site, as indicated on the approved drawings, with the exception of the 50 space overspill parking area on the proposed reinforced grass area, shall be clearly permanently marked for each parking bay, before the beneficial use of any of the additional uses proposed on the site. All car parking spaces shall be provided before the beneficial use of any of the additional uses proposed on the site.

REASON: To ensure that individual parking bays can be readily identified, and in the interest of efficient use of sufficient parking provision.

12. 56 cycle parking spaces shall be provided in accordance with the approved drawings before the beneficial use of any of the additional uses proposed on the site.

REASON: In the interests of encouraging sustainable transport to the site.

13. Prior to the occupation of any of the new buildings, the subject of this application, details of the provision of the proposed community bus, its funding arrangements and its proposed route and timetabling shall be submitted to and approved in writing by the

local planning authority. The Community bus shall be operated in accordance with the agreed routeing and timetabling, unless alternative arrangements are agreed by the local planning authority.

REASON; In the interests of encouraging use of sustainable transport modes to access the site.

14. Prior to the commencement of the development, details of the parking provision and fencing and gating arrangements for the secure police parking area shall be submitted to and agreed by the local planning authority.

REASON: In order to ensure that no parking spaces in the vicinity of the secure compound gates are obstructed.

15. Prior to the commencement of the development a construction traffic management plan shall be submitted to and approved by the local planning authority. Construction traffic shall be managed in accordance with the plan throughout the construction period. The plan shall include provision to restrict peak hour construction traffic to and from the site, as well as details of the routes proposed for access and egress for lorries.

REASON: In the interest of highways safety and local amenity.

16. No development approved by this planning permission shall take place until a remediation strategy that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:
1. A preliminary risk assessment which has identified:
 - a) all previous uses
 - b) potential contaminants associated with those uses
 - c) a conceptual model of the site indicating sources, pathways and receptors
 - d) potentially unacceptable risks arising from contamination at the site.
 2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
 3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
 4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.
- Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

REASON

Due to past site uses as a landfill site; construction could mobilise contaminants with the potential to pollute controlled waters.

17. No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any

plan (a “long-term monitoring and maintenance plan”) for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

REASON

Due to past site uses as a landfill site; construction could mobilise contaminants with the potential to pollute controlled waters.

- 18.** 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

Due to past site uses as a landfill site; construction could mobilise contaminants with the potential to pollute controlled waters.

- 19.** Piling or any other foundation designs / investigation boreholes using penetrative methods shall not be permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

REASON

Piling or any other foundation designs / investigation boreholes using penetrative methods can result in risks to potable supplies from, for example, pollution / turbidity, risk of mobilising contamination, drilling through different aquifers and creating preferential pathways. Thus it should be demonstrated that any proposed piling will not result in contamination of groundwater.

- 20.** No development shall commence until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, in accordance with the Flood Risk Assessment (Hydrock, Ref: R/2519/001, May 2013), has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include details of how the scheme shall be maintained and managed after completion.

REASON

To prevent the increased risk of flooding and ensure future maintenance of the surface water drainage system.

INFORMATIVE

Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws the prior written consent (Flood Defence Consent) of the Environment Agency is required for any proposed works (permanent or temporary) or structures in, under, over or within 8 metres of the top of the bank of the River Avon, designated a ‘main’ river. The need for this consent is over and above the need for planning consent. The applicant is advised to contact Daniel Griffin on 01258 483421 to discuss the scope of our controls.

INFORMATIVE

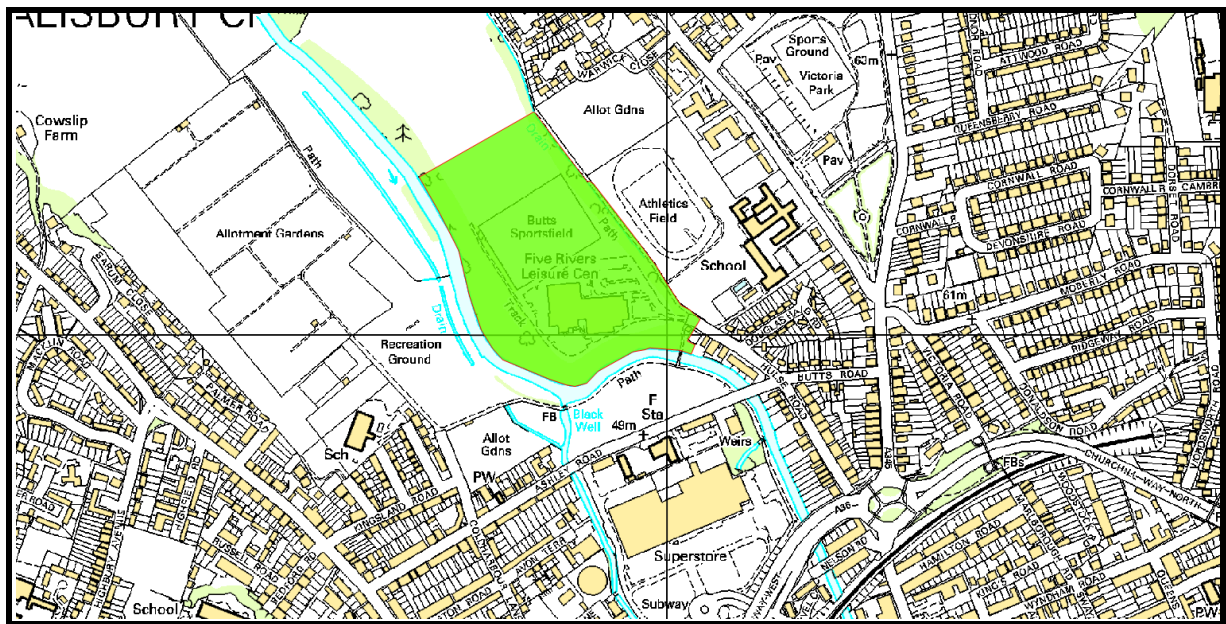
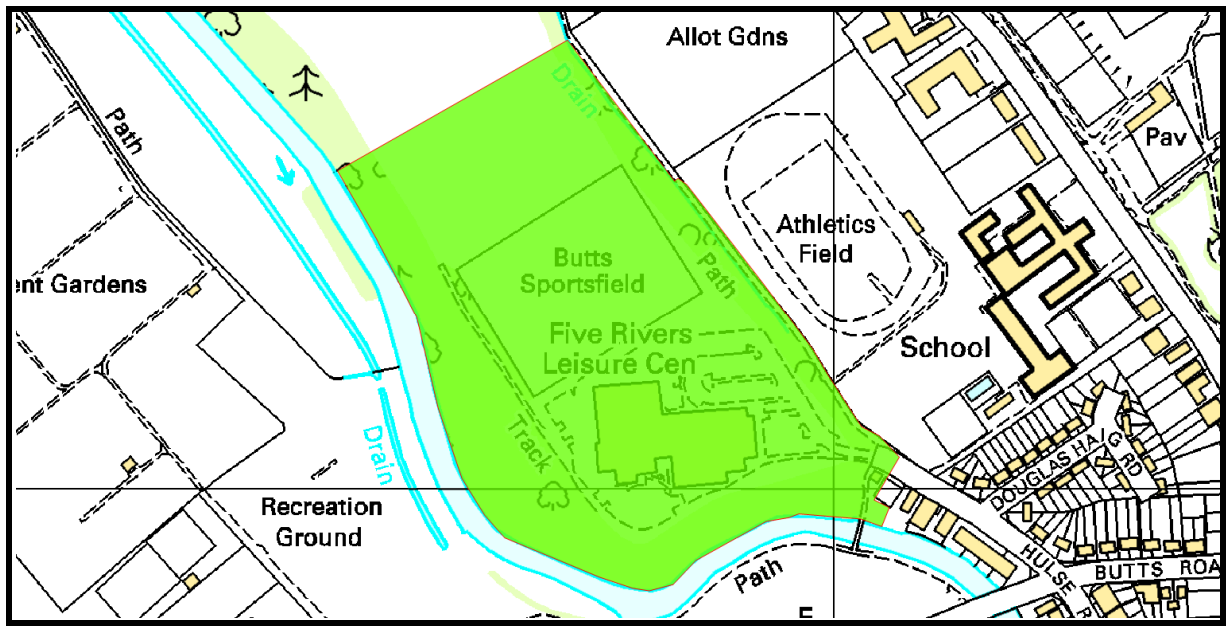
Safeguards should be implemented during the construction phase to minimise the risks of pollution from the development. Such safeguards should cover:

- 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>.

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13/02254/FUL - Five Rivers Leisure Centre, Hulse Road, Salisbury. SP1 3NR



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