

Date of Meeting	12 th January 2017
Application Number	S/2003/1016
Site Address	E V Naish Ltd Crow Lane Wilton Salisbury Wiltshire SP2 0HD
Proposal	Demolition of Existing Buildings to Facilitate the Mixed Use Development of the Site to Provide 61 Residential Units, Two Commercial Units of B1 Use, One Retail Unit, and Associated Car Parking.
Applicant	Mr Geoff Naish
Town/Parish Council	WILTON
Electoral Division	WILTON AND LOWER WYLYE VALLEY – Cllr Peter Edge
Grid Ref	409605 131348
Type of application	Full Planning
Case Officer	Adam Madge

Reason for the application being considered by Committee.

This application was previously considered by members of Salisbury District Council's Western area committee in March 2004 when it was resolved to grant planning permission for the development subject to a legal agreement and conditions. The legal agreement was never signed and therefore the planning application remains 'live' this application is for the same proposal as considered by the Western area committee with minor revisions (described below).

1. Purpose of Report

The purpose of the report is to assess the merits of the proposal against the policies of the development plan and other material considerations and to consider the recommendation that the application be approved.

2. Report Summary

The main issues to be considered are –

- a) Principle of development
- b) Affordable housing
- c) Employment
- d) Conservation
- e) Design
- f) Highways
- g) Other infrastructure, sewage etc
- h) Effect on SSSI and SAC
- i) Environmental health issues
- j) Contaminated land

- k) Flooding
- l) Protected species
- m) Archaeology
- n) Education
- o) Section 106 issues
- p) Other matters

3. Site Description

The Naish Felts factory site in Wilton. It lies close to Wilton town centre, outside the settlement framework boundary in the core strategy in the Conservation area. It is a low-lying site alongside river channels (which form part of the River Avon system SSSI and SAC) and is currently occupied by buildings of a variety of ages and styles. None are listed though there is a Victorian two-storey red brick building with stone dressings and a weather vane that is of historic interest. It has cast iron columns internally and is in poor condition. The other buildings are of little interest and are aesthetically poor.

The site is surrounded on its southwest and southeast sides by residential development with the Castle lane playing fields to the north. Across the river to the south is the Wilton Community centre, which is separated from the site by a wall. Access to the site is poor, be it from Crow Lane or Castle Lane. Both are single vehicle width with tight corners at the access and egress. 51 –53 North Street is a two storey building with a large workshop area within that was formerly occupied by Wilton Coachworks. It is an unattractive building with a rendered ground floor and poor quality brick upper floor. It adjoins a listed terrace of Fisherton Grey brick cottages.

4. Planning History

S/1999/0052	PROPOSED REDEVELOPMENT SCHEME OF EXISTING BUILDINGS
S/1983/0576	NEW OPENINGS TO FACTORY BUILDINGS FOR GANTRY CRANE
S/1998/0590	VARIOUS SURGERY TO HORNBEAM AND HAZEL
S/1994/0613	C/A CONSENT - DEMOLITION OF REDUNDANT PRODUCTION BUILDING & LINK (PASSAGE) BLOCK
S/1989/1124	ERECTION OF NEW INDUSTRIAL BUILDINGS
S/1994/1126	EXTENSION TO FACTORY
S/1989/1193	L/B APPLICATION - DEMOLITION OF SOME OF EXISTING BUILDINGS
S/1989/1231	ERECTION OF NEW INDUSTRIAL BUILDINGS - (REVISED APPLICATION)
S/1985/1451	RELOCATION OF EXISTING PREFABRICATED BUILDING
S/1993/1461	CONSTRUCTION OF TOILET BLOCK
S/1989/1757	REPOSITIONING OF EXISTING PORTAKABIN AND ERECTION OF NEW PORTAKABIN

5. The Proposal

The proposal is to demolish all the existing buildings on site and to erect 61 dwellings, mainly in the form of terraces and apartment blocks, to demolish 51 -53 North Street and erect a new building containing a shop, B1 use over and a flat on the upper floor. This building is two storeys with a third storey in the roof.

There have been some changes from the original 2003 proposal which are as follows –

The number of dwellings proposed has been reduced from 62 to 61, which is the result of three main changes. Firstly, the residential unit on North Street has been removed, as dry access to this property along Castle Lane would have been difficult to achieve in the event of flooding. Secondly, two units have been removed adjacent to the leat within the site due to the presence of water vole burrows.

Finally, two additional dwellings have been incorporated into one of the apartment blocks to represent dwelling unit sizes, which reflect the market requirements locally but within the same floor plate.

As per the original application there will be new bridges across the river and an enhancement of the river corridor. A footpath link is provided through the site to the footpath and Flouse Hole to the North West. The applicants are aiming to relocate to elsewhere in Wilton or the surrounding area, as the site is currently inadequate for their needs.

6. Local Planning Policy

a) - Adopted development plan – Wiltshire Core strategy

CP1 – Settlement strategy
CP2 – Housing Delivery strategy.
CP3 – Infrastructure requirements
CP33 – Wilton community area
CP35 – Existing employment sites
CP36 – Economic regeneration
CP41 – Sustainable construction
CP43 – Affordable Homes
CP45 - Meeting Wiltshire's Housing needs
CP50 - Biodiversity and geodiversity
CP51 - Landscape
CP55 – Air Quality
CP56 – Contaminated land
CP57 - Design and place shaping
CP58 - Conservation of the historic environment
CP60 – Sustainable transport
CP61 – Transport and new development
CP62 – Development impacts on the transport network
CP67 – Flood risk

Saved policies of the Salisbury district local plan

G1- General principles for development
G2- General criteria for development
G3 – The water environment
G5 – Water services
G9 – Planning obligations
D1 – Design, Extensive development.
D8 – Public Art
H1 – Housing
H16 – Housing policy boundaries
H22 – Application of housing policy boundaries
H23 – land outside housing policy boundaries
H25 – Affordable housing
E16 – Employment General
CN3 – Affect on listed building
CN4 – Change of use of historic buildings
CN5 – Development within or outside the cartilage of a listed building
CN8 – Development in conservation areas
CN9 – Demolition of buildings in a conservation area
CN11 – Views in conservation areas
CN21 – archaeology
CN22 – archaeology
CN23 – archaeology

C11 – Nature conservation
C12 – Protected species
C17 – conservation and enhancement of rivers and watercourses
C18 – Water quality
TR11 – Parking guidelines
TR14 – Bicycle parking
R2 – residential development open space
R16 – river frontages

Creating places - design guide

a. Neighbourhood Planning

Wilton town council do not have a neighbourhood plan at present.

National Planning Policy context.

Policies and guidance contained within the NPPF and the NPPG

7. Summary of consultation responses

Wilton Town Council

Planning application S/2003/1016

At its extraordinary meeting held on 10th May 2016 at the Community Centre on West Street in Wilton, the Town Council discussed the above application. and resolved the following:

To support this outline planning application in principle, but to advise Wiltshire Council that the Town Council has grave concerns about the impact of the proposed development on the issues of flooding, drainage, traffic and highways access into and out of the site, and the proposed destruction of Wilton's industrial heritage, and to request that the appropriate conditions addressing the councillors and public's concerns are attached to any planning consent that might be issued.

During the discussion, councillors echoed the concerns raised in the public session, and suggested the steps that should be taken to allay these concerns. These were as follows:

- *Flooding*- a new flood risk assessment should be undertaken to take account of the flood alleviation work currently being undertaken jointly by the Town Council, the Environment Agency and Wiltshire Council, and in particular the impact this work will have on the water flows into, through and out of the development, and on water run-off into other areas of Wilton. The developer will need to liaise closely with the Town Council with regards to the Town's Flood Management Plan.
- *Sewage & Drainage System*- a full and comprehensive survey of the drainage system should be undertaken in the area of West Street, Crow Lane, North Street and Castle Lane to analyse the impact of the development on the existing system as it is considered that the existing is totally inadequate to deal with the consequences of the development. The survey should also suggest solutions to mitigate that impact.

- *Water Storage*-the developer should work closely with Wilton Town Council as to the nature and type of storage proposed. Any system should undergo annual inspection and maintained accordingly.
- *Transport & Access to Site*- the two site entrances via Crow Lane and Castle Lane are considered to be totally inadequate to service the proposed development and number of vehicle movements expected, being too narrow. A full and up to date transport/traffic survey should be undertaken, concentrating on the centre of the town, particularly on the junctions of West St & Crow Lane, North Street & Crow Lane, and North Street & Castle Lane. It should be noted that North Street is one way. The transport survey provided is not relevant, concentrating as it does on the development at Wilton Hill. The impact of the potential reduction in bus services needs to be taken into account, as it should be noted that with the full occupation of the Wilton Hill/Erskine Park site, the population of Wilton will have increased by 25% since 2003.
- *Parking*-the number of parking spaces provided should be increased from the proposed 112 up to 133, to comply with the Wiltshire Council policy standard for this size of development. On street parking is not acceptable, as this is already a considerable problem in Wilton. It is noted that the three proposed commercial units to be located at 51/53 North Street have inadequate parking facilities- just one space for each unit.
- *Industrial heritage*-the councillors do not support the proposed demolition and replacement of the red brick factory building to the right of the Crow Lane entrance, and wish to see it retained, in order to confirm the link to Wilton's industrial heritage and history.
- *Miscellaneous* - properties to be built opposite existing dwellings should front onto the road, and be set back equidistant from the road as the dwellings opposite.

Although it was noted that these are not planning issues, the Town Councillors also raised two legal matters:

- *Riparian owners* – any riparian ownership responsibilities should be written into the title deeds to the relevant properties, so that the owners are aware of them, and can take the necessary action, as appropriate.
- *Access from properties/site onto the adjacent Castle Meadow recreation ground* -Castle Meadow is owned by Wilton Town Council, and automatic right of access onto its property has not be agreed by the Town Council. This must be subject of prior discussion with the developer/property owner.

(Application no 16/07192)

Wilton Town Council objects to this application.

Wilton Town Council has grave concerns about the proposed destruction of Wilton's industrial heritage. Building 4 is of local historical interest within a Conservation Area, and the focus should be on retaining it, and possibly Building 2 as well.

It was noted that although an estimate of £12,000 was given to remove the asbestos from Building 4, no other costs have been given for the removal of asbestos from other buildings, and the Town Council feels that a detailed report needs to be given on this for health & safety as well as financial reasons.

The Town Council disagreed strongly with the Heritage Assessment produced by Elaine Milton Heritage & Planning on behalf of EV Naish Ltd, which asserts that there would not be

a substantial impact on the Wilton Conservation Area should the buildings be demolished. It would like a reassessment of the given figures, which councillors feel to be overstated, as they do not take into account the costs that would be incurred anyway (such as asbestos removal), nor any potential grants to retain an historic building. If these were to be taken into consideration, Building 4 may be viable for retention and development.

Natural England –

The application site is in close proximity to the River Avon Special Area of Conservation (SAC) which is a European site. The site is also notified at a national level as a Site of Special Scientific Interest (SSSI) and the following advice also applies in respect of this designation.

The consultation documents provided by your authority do not include information to demonstrate that the requirements of Regulations 61 and 62 of the Habitats Regulations have been considered by your authority, i.e. the consultation does not include a Habitats Regulations Assessment (HRA).

In advising your authority on the requirements relating to Habitats Regulations Assessment, it is Natural England's advice that the proposal is not necessary for the management of the European site. Your authority should therefore determine whether the proposal is likely to have a significant effect on any European site, proceeding to the Appropriate Assessment stage where significant effects cannot be ruled out.

Based on the information provided, Natural England's initial view is that it should be possible to avoid a significant effect on the River Avon SAC. However, we advise that a Habitat Regulations Assessment screening is undertaken to confirm that the likelihood of significant effect can be ruled out.

However, we advise that a Habitat Regulations Assessment screening is undertaken to confirm that the likelihood of significant effect can be ruled out.

In considering the European site interest, Natural England advises that you, as a competent authority under the provisions of the Habitats Regulations, should have regard for any potential impacts that a plan or project may have¹. The Conservation objectives for each European site explain how the site should be restored and/or maintained and may be helpful in assessing what, if any, potential impacts a plan or project may have.

Cranborne Chase & West Wiltshire Downs Area of Outstanding Natural Beauty – Advise consultation with AONB partnership/Conservation Board.

The development is 2 kilometres from the Cranborne Chase & West Wiltshire Downs Area of Outstanding Natural Beauty (AONB). We therefore advise you to seek the advice of the AONB Partnership / AONB Conservation Board. Their knowledge of the location and wider landscape setting of the development should help to confirm whether or not it would impact significantly on the purposes of the AONB designation. They will also be able to advise whether the development accords with the aims and policies set out in the AONB management plan.

Other advice

We note that the ecology report says that the river should not be shaded by tree planting (e.g. paras 5.3.4 and 5.4.4). We advise that limited shading of the river would be ecologically beneficial, and advise a number of native trees (e.g. willow) should be planted along the restored riverbank. We also suggest that from a green infrastructure perspective, consideration should be given to providing access into the river so that, for example, children can play in it.

We would also expect the Local Planning Authority (LPA) to assess and consider the other possible impacts resulting from this proposal on the following when determining this application:

local sites (biodiversity and geodiversity)

local landscape character

local or national biodiversity priority habitats and species.

Natural England does not hold locally specific information relating to the above. These remain material considerations in the determination of this planning application and we recommend that you seek further information from the appropriate bodies (which may include the local records centre, your local wildlife trust, local geoconservation group or other recording society and a local landscape characterisation in order to ensure the LPA has sufficient information to fully understand the impact of the proposal before it determines the application. A more comprehensive list of local groups can be found at [Wildlife and Countryside link](#).

Protected Species

We have not assessed this application and associated documents for impacts on protected species.

Natural England has published Standing Advice on protected species. The Standing Advice includes a habitat decision tree which provides advice to planners on deciding if there is a 'reasonable likelihood' of protected species being present. It also provides detailed advice on the protected species most often affected by development, including flow charts for individual species to enable an assessment to be made of a protected species survey and mitigation strategy.

You should apply our Standing Advice to this application as it is a material consideration in the determination of applications in the same way as any individual response received from Natural England following consultation.

The Standing Advice should not be treated as giving any indication or providing any assurance in respect of European Protected Species (EPS) that the proposed development is unlikely to affect the EPS present on the site; nor should it be interpreted as meaning that Natural England has reached any views as to whether a licence may be granted.

If you have any specific questions on aspects that are not covered by our Standing Advice for European Protected Species or have difficulty in applying it to this application please contact us at with details at consultations@naturalengland.org.uk.

Biodiversity enhancements

This application may provide opportunities to incorporate features into the design which are beneficial to wildlife. The authority should consider securing measures to enhance the biodiversity of the site from the applicant, if it is minded to grant permission for this application. This is in accordance with Paragraph 118 of the NPPF. Additionally, we would draw your attention to Section 40 of the Natural Environment and Rural Communities Act

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

Environment Agency

We have **no objection** to the proposed development subject to the following **conditions and informatives** being included in any planning permission granted. We also recommend an amendment to the site plan.

Sequential Test

We would take this opportunity to remind the LPA that the Sequential Test will be applicable to the application.

Flood Risk Assessment (FRA)

We can reiterate that the applicant's FRA, including hydraulic modelling, is satisfactory. It is important that the development proposal comes forward in accordance with the submitted FRA.

CONDITION

The development permitted by this planning permission shall only be carried out in accordance with the Flood Risk Assessment (ARUP, Revision A, dated February 2009 and the Supplementary Report on Flood Risk, WHS, December 2012, including the Arup Report, Job No. 207325, dated 22 November 2012 contained within Appendix 3) and the mitigation measures detailed therein:-

1. Finished floor levels and site ground levels, including safe access routes in times of flood, as described in chapter 12 of the FRA, and shown on Figure 5 in Appendix 3 of the Supplementary Report on Flood Risk.
2. Provision of compensatory flood storage on the site as detailed in Chapter 3 of the Supplementary Report on Flood Risk.

REASON

To reduce the risk of flooding to the proposed development and future occupants, and prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided.

NOTE TO LPA

The Council's Emergency Planners should be consulted in relation to flood emergency response and evacuation arrangements for the site. We strongly recommend that the applicant prepares a Flood Warning and Evacuation Plan for future occupants. The Local Planning Authority may wish to secure this through an appropriate condition. We can confirm that the site does lie within a Flood Warning area. The Environment Agency does not normally comment on or approve the adequacy of flood emergency response and evacuation procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement with this development during an emergency will be limited to delivering flood warnings to occupants/users.

Wilton Flood Alleviation Scheme (FAS)

Our plans for improvements to the Wilton Flood Alleviation Scheme (FAS) remain live. At present we are carrying out scheme design work, with construction of the low flood defence embankment and other associated works planned to be carried out sometime in the next

couple of years.

The low embankment will tie in to the existing development (existing external wall of a building), hence during re-development of the site, when this building wall will be demolished, there will be a requirement for the developer to make good the low bund and tie it to the proposed road 'raised table' in close proximity to proposed plots 33 & 15, as shown on Figure 5 in Appendix 3 of the Supplementary Report on Flood Risk (Wallingford HydroSolutions Ltd, December 2012).

The penstock at the upstream end of the bypass channel is an Environment Agency owned and operated structure and shall be retained under the development proposal as previously agreed. **We recommend an amendment to the proposed site plan because at present the penstock is positioned at the left bank of the leat channel and does not appear to be shown.** We highlighted this in previous correspondence but as far as we can tell no amendments to the proposed site plan(s) have been made to reflect the position of the existing penstock.

If the applicant wishes to discuss our proposed improvements to the Wilton FAS or arrangements at the penstock (as described above) in any more detail, in the first instance please contact Aysha Musson, FCRM Officer, Asset Performance Team, aysha.musson@environment-agency.gov.uk, Tel: 02030259281.

The applicant's attention is drawn to the requirement to obtain an environmental permit before commencing demolition or construction work at the site. The informative below details this requirement:

INFORMATIVE

In addition to any other permission(s) that you may have already obtained, e.g. planning permission, you may need an environmental permit for flood risk activities (formerly known as Flood Defence Consent prior to 6 April 2016) if you want to carry out work:

- in, under, over or near a main river (including where the river is in a culvert)
- on or near a flood defence asset (penstock, embankment, wall, or other flood defence structure) on a main river
- in the flood plain of a main river

For further information and to check whether a permit is required please visit:
<https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>

For any further advice, please contact your local Environment Agency FRA Permitting Officer, daniel.griffin@environment-agency.gov.uk / yvonne.wiacek@environment-agency.gov.uk

NOTE TO LPA:

Please consult the flood risk management team at the Council, in their role as the Lead Local Flood Authority (LLFA), to seek their comment in respect of surface water drainage.

Water Efficiency and Climate Change

The incorporation of water efficiency measures into this scheme will provide resilience to some of the extremes of weather conditions that climate change brings. It benefits future residents by reducing water bills, and also benefits wider society by allowing more water to go round in times of shortage. The following condition has been supported in principle by the Planning Inspectorate.

CONDITION

No development approved by this permission shall commence until a scheme for water efficiency has been submitted to and approved in writing by the Local Planning Authority.

The scheme shall be implemented in accordance with the agreed details.

REASON

In the interests of sustainable development and climate change adaptation.

INFORMATIVE

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

An appropriate submitted scheme to discharge the condition will include a water usage calculator showing how the development will not exceed a total (internal and external) usage level of 110 litres per person per day.

NOTE TO LPA

By ensuring that any scheme submitted meets the standards given above you do not need to consult the Environment Agency on discharging the above condition.

Construction Environmental Management Plan (CEMP)

CONDITION

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

REASON

To prevent pollution of the water environment

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
- wheel washing and vehicle wash-down facilities
- 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.

Historic England –

(S/2003/1016) This site has been subject to extensive consultation and advice with Historic England and its predecessor English Heritage. We are aware that no decision has been made on the application S/2003/1016 which is now being considered with some minor amendments and that the consent for demolitions of buildings in the Conservation Area (granted under application no: S/2003/1017) has now expired as confirmed by Wiltshire Council. I am aware that English Heritage provided three separate letters of advice on the scheme in 2003 and 2004 however these do not appear to be on the Council's website and I do not have a copy to refer too. As such these comments are made afresh based on the information provided. It has also not been possible to make a site visit to date, but it may be useful to undertake one at a future date.

More recent correspondence with Historic England (Previously English Heritage) in April 2016 by my colleague Caroline Power advised that the application did not provide sufficient assessment of justification to support the proposals which will have an impact on the Conservation Area and buildings which could be considered positive contributors to the Conservation Area and non-designated heritage assets in their own right.

The applicant has now submitted two documents aimed at providing the required level of justification; A Heritage Assessment by Elaine Milton and a Report on the Viability of the Conservation by Savills. The Heritage Assessment concludes that Building 4 provides a positive contribution to the Conservation Area and that its demolition would result in 'less than substantial harm' to it, while the viability study continues to fail to assess the viability of re-using this building within the context of the scheme as a whole. Our initial objections to the proposals are therefore outstanding.

Heritage Assessment and Potential Impact of Proposals on Significance

The Heritage assessment provided by Elaine Milton is a thorough and helpful document that provides an understanding of the individual merits of each building on the site and their contribution to the surrounding Conservation Area. Elaine identifies building 4 within the site as being of local interest and making a positive contribution to the Conservation Area, a statement that Historic England agrees with. We further suggest that the overall industrial character of the wider site plays a part in understanding the development, use and interaction between this part of the Conservation Area and the predominantly residential character that surrounds it. We are therefore concerned that the proposal being put forward does not give sufficient weight to this contribution or attempt to reflect or preserve it within the new scheme. This may result in an overall scheme that fails to 'better reveal their significance' (Para. 137 & 138 NPPF). Wiltshire Council may consider Building 4 to also be a non-designated heritage asset. As such, paragraph 135 of the NPPF states that 'the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing the applications affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale and any harm or loss and the significance of the heritage asset'.

The Heritage Assessment concludes that the loss of Building 4 would result in 'less than substantial harm' to the Conservation Area. We agree with this assessment and therefore it is necessary for the proposals to fulfil the requirements in paragraph 134 Paragraph 134 of the National Planning Policy Framework (NPPF) which states that '*Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, the harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.*'

Given the level of potential harm identified it is essential that Wiltshire Council are confident that the viability and optimum viable use of the building has been appropriately considered, alongside whether the public benefits of the scheme outweigh the harm being caused. At present Historic England is not convinced that this is the case.

Viability Assessment

The application attempts to justify the proposed demolition of Building 4 on the grounds of cost of conversion and viability. Historic England is concerned that the 'Report on the

Viability of Conversion' provided by Savills only considers the cost of conversion of Building 4 in isolation, rather than within the wider development of the site as a whole. We would advise that the scheme as a whole needs to be reassessed in light of the historic interest and positive contribution this building makes and that appropriate consideration is given to alternative schemes and uses that may make its retention possible.

Any revised scheme should also better assess the way in which the history of the site can continue to play a role in the new developments future, ensuring that the industrial character it lends to the conservation area is reflected or understood in some way. Assumptions made in the Viability Report, including that the' ground floor levels do not meet the EA's requirement for sage access' should be further investigated or confirmed.

Recommendation

The additional information provided goes some way to providing a better understanding of the individual buildings on the site and their contribution to the wider Conservation Area. It recognises that the demolition of Building 4 will cause 'less than substantial' harm to the overall conservation area. Additional to this we would suggest that the residential scheme being proposed in replacement of the existing industrial scheme fails to consider the contribution that the character of this industrial site within a predominantly residential area makes to a wider understanding of the Conservation Areas Development and the interactions and relationships between the buildings in it.

Given the extent of harm being proposed Wiltshire Council must be confident that the application provides a robust justification and that the benefits of the scheme outweigh that harm. Historic England is concerned that alternative schemes may be possible and that the Viability Assessment provided with the scheme fails to consider the re-use of Building 4 within the wider context of the whole site, thereby diminishing its ability to provide adequate justification.

Given the length of time that has passed since the initial application was submitted and the the change in planning legislation that has been implemented the site should be reviewed afresh in order to find proposals that better attempt to 'preserve and enhance' the character of the Conservation Area.

(16/07192/ful) Having received Savills Report on the 'Retention Versus Replacement of Building 4', November 2016, we wish to raise a number of questions which require clarification before the decision to demolish Building 4 can be taken.

Whilst the case has been put forward stressing the unviability of retaining Building 4, there has been no assessment or confirmation that the demolition and rebuilding of this element of the wider scheme is in fact a more viable option, taking into account the Environment Agency's flood defence requirements for the new build. We remain unconvinced that the complete rebuilding is the only viable option available. The report states throughout that the later extensions will be removed as insignificant elements of this historic asset, thereby reducing its floor space - can appropriate new additions be made to Building 4 to retain and enhance its usability whilst providing a more attractive floor space offering.

Additionally we question whether the full extent of repair and structural alterations is necessary, as well as the accuracy of the sales values. We recommend that these are

verified by a quantity surveyor experienced in dealing with historic structures before the validity of the report is accepted. Only once these issues are fully examined can an accurate planning balance be considered to determine the building's retention.

Highways England – No objections

The Victorian Society –

Thank you for consulting the Victorian Society on this application – I apologize for the slight delay in responding to you. Having looked through the submitted documentation, we wish to register our objection to the proposals. We fully endorse the comments made by Historic England in their submission to you of 5 September 2016 and would also be pleased to be re-consulted when new information is forthcoming.

Wiltshire housing –

We can confirm that there is an affordable housing need in Wilton and surrounding areas and can advise that a 40% on-site affordable housing contribution at nil subsidy would be sought from the proposals in line with policy approaches. As this outline application is proposing 61 new residential dwellings, this would equate to 24 dwellings being required for affordable housing. On this site we would expect a tenure mix of 60% (14) affordable rented units and 40% (10) shared ownership units.

Wiltshire Education –

PRIMARY CONTRIBUTION REQUIREMENTS: Current Primary cost multiplier = £16,979 per place

We require a developer contribution of 16 places x £16,979 = £271,664 (to be index linked) on this application, towards expansion of primary places provision at the new Fugglestone Red Primary School.

SECONDARY CONTRIBUTION REQUIREMENTS: Current Secondary cost multiplier = £21,747 per place

- We require a developer contribution of 11 places x £21,747 = £239,217 (to be index linked) on this application, towards expansion of secondary places provision at Sarum Academy.

Wiltshire Council public protection –

1 BS4142 Assessment

The assessment makes predictions of noise levels from equipment used at C&O Tractors which is adjacent to plots 45 and 46. Unfortunately the results of the BS4142 assessment indicates there would be a significant adverse impact at proposed residential properties from activities such as chainsaw testing; tractor testing; pressure washers; forklift operations and hammering metal. The results of the assessment of these activities are not borderline, are all more than +10dB over the typical background noise level some as much as 24-26dB higher; this is a very significant result. While it is accepted these activities are not continuous and may not be that frequent we cannot recommend permission is approved when the results of the noise impact assessment indicate there could be a significant adverse impact. Sound

levels like this are also likely to give rise to complaints. If this department was to receive complaints from any future residents about noise from C&O Tractors we would have a duty to investigate under the provisions of the Environmental Protection Act 1990. If evidence of a statutory noise nuisance was gained we may have to take formal action against C&O Tractors.

2 Mitigation measures

The discussion in section 8 indicates that these sound levels can be overcome with the use of acoustic glazing. While this may be the case for internal space if the windows are closed, residents are entitled to open their windows and if they did so the protection of the glazing would be lost. At that point noise from these activities would likely be intrusive within their properties and sound levels would be above those recommended in BS8233:2014. It may be possible to change the layout and move properties further from C&O Tractors; arrange these properties so that the windows facing C&O Tractors are not habitable rooms and/or the windows could be sealed closed. Sealing windows is not an ideal solution; ideally the residential properties would be further away from C&O Tractors and/or the noise would be mitigated at source.

3 External Amenity Areas

Glazing will not help protect external amenity areas. Residents may also complain about noise impacting on them in their gardens. Although I don't believe it is currently included in the design, even with a 1.8m high wall around the gardens noise from C & O Tractors will still be more than 10dB above background. This will be a difficult problem to overcome.

4 Recommendation

The assessment tries to argue that some weeks may be quiet and C&O Tractors and some weeks busy. While this may be an attempt to demonstrate the impact will be low this actually increases our concerns. Prospective residents may view the houses on a quiet week and not appreciate the house is adjacent to an agricultural engineering company. They then move in and are surprised to find they are disturbed by very loud noise when C&O Tractors is busy.

Section 8.3 of the report highlights how the NPPF requires noise impacts to be mitigated and new developments not place unreasonable restrictions on continuation of existing businesses. If this development was to go ahead as currently proposed the evidence indicates that the proximity of residential properties to C&O Tractors may well result in restrictions being placed on C&O Tractors in the future; particularly if formal action has to be taken under the Environmental Protection Act 1990.

As a way forward we recommend the applicant reconsider the layout and design of dwellings in this corner of the site. There may be scope for moving dwellings further away from C&O Tractors or creating a layout that results in the buildings themselves creating a noise barrier. Ideally noise would be mitigated at source if possible. If the rear door at C&O Tractors is the main cause of noise escape perhaps some discussion around this could take place with C&O Tractors.

As it currently stands we have a noise assessment that indicates a significant adverse impact, we therefore have to recommend refusal of this application. It is recommended the

applicant investigate how good acoustic design can be used to mitigate these noise levels so that there is not predicted be an adverse impact on residential amenity.

5 Flue at C&O Tractors

While visiting the site it was noted there is a flue sticking out of the roof of C& O Tractors, picture attached. We would like to know what this flue is connected to and what it is used for. Emissions from this flue has the potential to impact at the development site.

6 Other noise matters

As previously mentioned, if permission is ultimately approved it is likely we will recommend conditions regarding construction and demolition; control over the A1/B1 units such as hours of use; deliveries; lighting and noisy plant. It would be beneficial if the applicant could provide some proposed hours of use/delivery for the commercial units to inform our recommendation.

Wiltshire Council highways –

This application, dating from 2004, is unusual insofar as it has previously been resolved to approve subject to the completion of a s106 agreement.

The submitted transport statements, which update the 2003 TA submission, adequately demonstrates that local traffic impacts will not be severe, because of the off-setting effects of the traffic associated with existing uses of the site. The proposals will actually re-focus the main traffic activities away from Crow Lane and onto Castle Lane, which is now an adopted highway where it serves the site.

The internal road layout is very tight, but not significantly changed from the previously deemed satisfactory arrangement.

Whilst I would not wish to stand in the way of the redevelopment of the site, it will be necessary for all the previous requirements to be completed. Works are proposed on the highway at Crow Lane and Castle Lane, and a s278 agreement will be required to ensure that these are undertaken in the public interest. It is not considered necessary to restrict movements on Crow lane, despite its obvious constraints for the movement of two way traffic. Service vehicles, such as refuse lorries, will have some difficulties in accessing parts of the site, and formal restrictions for parking may be necessary on any adopted lengths of road within the site, to ensure that obstruction is minimised.

I have no objection to the development subject to a planning agreement and the following conditions, which are more extensive than previously proposed.

Planning Obligations

To secure a financial contribution towards the making of a traffic regulation order to help to ensure the estate road network is not obstructed by parked vehicles.

Advisory: Works in Crow Lane and Castle Lane will be dealt with under the provisions of a s278 agreement.

Conditions

No development (including any demolition) shall take place until the strengthening works to the watercourse road bridge at the junction of North St/Castle Lane has been completed in accordance with details which shall first have been submitted to and agreed with the local planning authority.

REASON: In the interests of highway safety.

No building on plots 1 –14 or plots 101-110 shall be occupied until the proposed alterations to Crow Lane have been completed in accordance with details which shall first have been submitted to and approved by the local planning authority

REASON: In the interests of highway safety.

No dwellings served from Castle Lane shall be occupied until alterations to Castle Lane have been completed in accordance with details which shall first have been submitted to and approved by the local planning authority

REASON: In the interests of highway safety.

One of the footbridges connecting the north-east and south west parts of the site, together with connecting footpaths shall be available for use before the occupation of more than 25 dwellings; the bridge and paths shall be in accordance with details which shall first have been submitted to and approved by the local planning authority.

REASON: To ensure adequate accessibility within the site and to encourage sustainable travel

No dwelling shall be occupied until the footbridge immediately to the north west of the site has safety guardrails (or similar) installed and the footpath has been resurfaced. The works shall be undertaken in accordance with drawings which shall first have been submitted to and approved by the local planning authority

REASON: In the interests of pedestrian safety for users of the footpath originating from the site.

No development shall commence on site until details of the estate roads, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car parking and street furniture, including the timetable for provision of such works, have been submitted to and approved by the Local Planning Authority. No dwelling shall be first occupied until the estate roads, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car parking and street furniture on roads serving that dwelling have all been constructed and laid out in accordance with the approved details, unless an alternative timetable is agreed in the approved details.

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

All car parking spaces provided on the site shall be used only for the parking of motor vehicles and for no other purpose.

REASON: To ensure that an adequate provision of car parking is made on the site and available for use.

Prior to the commencement of the development a Construction Traffic Management Plan shall be submitted to and approved by the local planning authority. The Plan shall include details of arrangements for dealing with the demolition and removal of waste from the site, and the delivery of goods to the site (including local temporary signage for both operations), provision of parking for site operatives, the proposals for keeping local roads free from detritus, and proposals to address matters arising through the provisions of Highways Act s59. The development shall be undertaken in complete accordance with the agreed details.

REASON: In order to ensure that demolition and construction operations do not unacceptably interfere with traffic conditions in Wilton town centre.

The development hereby permitted shall not be first occupied, until the cycle parking facilities shown on the approved plans have been provided in full, including the provision of stands which prevent the spaces being used by cars, and made available for use. The cycle parking facilities shall be retained for use in accordance with the approved details at all times thereafter.

REASON: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car.

No development shall commence on site until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include details of operational and monitoring proposals and shall be implemented in accordance with these agreed details. Monitoring reports shall be made available to the Local Planning Authority on request, together with any changes to the plan arising from the Plan targets not having been achieved.

Wiltshire Council archaeology –

It is recommended that a programme of archaeological works, in the form of an archaeological watching brief, is carried out during any demolition works.

Therefore in line with the NPPF (2012), PPS5 (2010) and the earlier Planning Policy Guidance Note 16: Archaeology and Planning (DoE 1990) the following recommendations are made:

Recommendation: Full condition

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

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

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

Further Recommendations: The work should be conducted by a professional recognised archaeological contractor in accordance with the written scheme of investigation agreed by this office and there will be a financial implication for the applicant.

Wiltshire council public art –

Public art would be in line with Core Policies 3 (Infrastructure Requirements) and 57 (Ensuring high quality design and place shaping) of the Wiltshire Core Strategy and the guidance note (attached) that we have been developing for a more cohesive countywide approach to art and design in the public realm (or public art). This is also supported by the PPG which states that “Public art and sculpture can play an important role in making interesting and exciting places that people enjoy using.”

Art and design in the public realm will help to mitigate the impact of development by contributing to good design, place-shaping, infrastructure and engage communities with the development and is listed within the Planning Obligations SPD.

An indicative contribution figure would be £300 per dwelling and £3 per square metre or commercial/non-residential land. Ideally this would be given to the council prior to commencement of the development towards integrating the work of artists.

Dorset and Wiltshire Fire and Rescue – Objects to the proposal. The objection can be overcome with the imposition of a suitable condition requiring the installation of fire hydrants.

8. Publicity

Members should note that some representation letters support the development in principle but raise a number of detailed issues as follows -

26 letters of objection raising the following points-

- A) Considers that there are mistakes and inaccuracies in the heritage statement in that the nearest listed building is located next to the former coachworks.
- B) Has the structural integrity of the roads been tested for construction and other traffic?
- C) Has there been any road traffic survey other than the one in 2003 as traffic has increased significantly in that period.
- D) Concerns expressed about blocking out daylight to the neighbouring window from the new commercial buildings on North street also about access to maintain the adjacent property.
- E) There would be the loss of four parking spaces on North Street, considers that the parking provision does not meet the Wiltshire Council guidance.
- F) Questions if there is really any need for more retail units on North Street as existing units are already empty on the street.

- G) Concern about the loss of building 2, considers alternative uses should be considered for building 2 as it is part of the heritage of Wilton.
- H) Consider that emergency vehicles including fire engines and ambulances could not reach the site.
- I) Consider that the proposed apartment building should be no higher than the existing building to be demolished and should only be three storeys in height. The proposed building would have the ability to affect the amenity of the adjacent Moat House.
- J) Dislike of the glass stairway on building 2 which it is considered does not fit with the character of the area. It would also cause light pollution when lit.
- K) Considers that placing a large block of flats in a flood risk area with narrow street access is a health and safety concern.
- L) Considers that the loss of building 4 would do substantial harm to the Wilton Conservation area.
- M) Pointed out that the site River and its tributaries which surround the site are designated as a SSSI.
- N) Concern is expressed by residents about flooding as they are paying a lot more money for their house insurance because their property is in a flood plain.
- O) Concern that traffic will increase as it has with the building of new houses in Wilton Avenue.
- P) Objection to buildings 2, 4, 7 and 9 as these are buildings that are inextricably linked to the industrial heritage of Wilton. Does not consider that the proposals to replace these buildings will enhance the conservation area. Notes that Wilton town council also objected to the loss of these buildings.
- Q) Surveys should be carried out of buildings in the surrounding area to ensure that building works on the site do not damage neighbouring properties.
- R) Costs in relation to the retention of building 2 should also be provided as well as building 4. Grant funding should be explored in relation to the historic buildings on the site.
- S) Considers that there is an error in the red line on land that is included in the public highway and that there is no possibility of increasing the width of the road immediately adjacent 52 and 53 North Street.
- T) Queries what precautions will be in place to prevent residents from the toxicity of asbestos removal?
- U) Access from Crow Lane is inadequate. There are now five further properties that weren't there in 2003 and these now need to be considered.
- V) North Street only must be used for construction and not Crow lane because of the traffic impacts of construction vehicles.
- W) Recommend that the existing proposal is reduced by 20% to take account of the increase in traffic and inadequate parking in the area.
- X) Regret that there is no connection to the community centre at the rear of the site.
- Y) There is no provision for a children's play area.
- Z) The Weed catcher in the river is dangerous and needs removing.

CPRE - The proposals include a loss of several buildings that retain Wilton's industrial heritage; this would be detrimental to the conservation area. It would be better for these to be converted sensitively. It is evident that the Heritage statement ignores several listed buildings close too or bordering the site.

Other doubts concern flooding, parking and especially ingress/egress; Crow Lane seems to be too narrow. For all these reasons, the proposal should be revisited.

Salisbury Civic Society –

The Society understands the arguments presented for demolition and accepts there is justification of financial viability presented, but nonetheless regrets the loss of the more prominent historic structures on the site. It is fully recognized that there are public benefits to the site's redevelopment, but the question of ultimate viability must surely be limited only by net worth of the site following redevelopment. We would encourage the Council to consider whether factors such as Section 106 contributions could be negotiated that might allow a compromise situation in this particular instance, to help mitigate the negative impact of costs. Were a suitable proposal for development, retaining one or two of the larger character buildings on this site, be possible for less profit that would ultimately be to the cultural and environmental benefit of the Wilton's Conservation Area and the community, this opportunity should be fully explored.

Wilton and District business Chamber –

Although it could be argued that removing the commercial traffic on the accesses during weekly business hours would alleviate the problem of pedestrian versus, the development of 61 houses would generate more traffic in and out of the site on a 24-hour, seven days a week basis, possibly 100 traffic movements a day, including deliveries and other service vehicles, in both directions on a single-carriageway lane.

This will cause demonstrable harm to the area and to the shoppers and schoolchildren using the lane.

For this reason we object to the development as the site is unavailable for housing development on this scale until a suitable ingress and egress can be agreed that meets modern traffic requirements. Suggests using an access through the C and O tractors site. If permission is granted, a Section 106 Agreement must show benefits to the town, its community, and the area surrounding the site, including the Town Council's interest in the pavilion and playing field, and the natural environment bordering the site, and the Castle Lane access.

13 Planning Considerations

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise.

Principle of development

The site is previously developed land directly adjacent to the town centre in Wilton, however in terms of the Wiltshire Core strategy it lies outside the defined limits of development on the policy map as such Core policy 2 of the Wiltshire Core strategy is important this states that housing will be developed within the defined limits of development and there is a

presumption in favour of such development within the defined limits. Outside of these defined limits, (as this site is) development will usually only be allowed, where other policies in the local plan allow for it or through subsequent site allocation DPD's.

None the less there are important considerations here which weigh in favour of the principle of redevelopment which are that the site is very closely bound to the town centre of Wilton and effectively forms part of the fabric of the town as a brownfield site. It should be borne in mind that had it not been for various legal issues originally effecting the signing of the S106 agreement, the site could already have been built on for housing following Western area committee's original resolution on the application. The site is brownfield where the government through the NPPF is encouraging housing. It is a relatively sustainable location so close to Wilton town centre with easy access to all the facilities in the town centre, as such 61 new dwellings will help to maintain the economic viability of the town centre.

It is therefore considered that the principle of developing on this brownfield site close to the town centre is acceptable subject to the other issues which are discussed in the rest of this report below.

Affordable Housing

The council's current policy, Wiltshire core strategy policy 43, requires a 40% provision of affordable housing on a site of this size. The councils housing officer has stated that –

We can confirm that there is an affordable housing need in Wilton and surrounding areas and can advise that a 40% on-site affordable housing contribution at nil subsidy would be sought from the proposals in line with policy approaches. As this outline application is proposing 61 new residential dwellings, this would equate to 24 dwellings being required for affordable housing. On this site we would expect a tenure mix of 60% (14) affordable rented units and 40% (10) shared ownership units.

At present the applicant considers that the site would not be viable to provide affordable housing and therefore no affordable housing is proposed to be provided. Members should note that if it were resolved to approve the application further work would be carried out by the applicant on the viability issues and this may allow for some form of affordable housing. This is not currently proposed as part of the application.

Employment –

The primary policy of the Wiltshire Core strategy relating to existing employment sites and their redevelopment is policy CP35 this states that -

Wiltshire's Principal Employment Areas (as listed in the Area Strategies) should be retained for employment purposes within use classes B1, B2 and B8 to safeguard their contribution to the Wiltshire economy and the role and function of individual towns. Proposals for renewal and intensification of the above employment uses within these areas will be supported.

Within the Principal Settlements, Market Towns, Local Service Centres and Principal Employment Areas proposals for the redevelopment of land or buildings currently or last used for activities falling within use classes B1, B2 and B8 must demonstrate that they meet, and will be assessed against, the following criteria:

i. The proposed development will generate the same number, or more permanent jobs than could be expected from the existing, or any potential employment use.

- ii. Where the proposal concerns loss of employment land of more than 0.25 ha in the Principal Settlements, Market Towns or Local Service Centres it is replaced with employment land of similar size elsewhere at that settlement.*
- iii. It can be shown that the loss of a small proportion of employment floorspace would facilitate the redevelopment and continuation of employment uses on a greater part of the site, providing the same number or more permanent jobs than on the original whole site.*
- iv. The site is not appropriate for the continuation of its present or any employment use due to a significant detriment to the environment or amenity of the area.*
- v. There is valid evidence that the site has no long term and strategic requirement*

to remain in employment use; the ability of the site to meet modern business needs must be considered, as well as its strategic value and contribution to the local and wider economy both currently and in the long term. It must be shown that the site is no longer viable for its present or any other employment use and that, in addition, it has remained unsold or un-let for a substantial period of time (at least 6 months), following genuine and sustained attempts to sell or let it on reasonable terms for employment use, taking into account prevailing market conditions.

- vi. The change of use is to facilitate the relocation of an existing business from buildings that are no longer fit for purpose to more suitable premises elsewhere within a reasonable distance to facilitate the retention of employment.*

Wilton is a local service centre and as such the policy applies to this site, although the site provides for two B1 uses and a retail use on the redeveloped site, the majority of the site will no longer be in employment use. The loss of this employment use will however bring environmental benefits in terms of noise and disturbance to surrounding residents from what is an existing B2 use on the site, were it to intensify. In addition it will see the removal of larger trucks and lorries in the long term from the narrow lanes that currently access the site. Buildings at the corner of Crow Lane have been struck in the past and the roads that must be traversed to reach this site are narrow and contain historic buildings. Many of the buildings on the site are unsightly. The proposal has the potential to bring considerable visual benefit to the conservation area as well as the reduction in HGVs in its streets.

There are also ecological benefits. The river running through this site forms part of the river Avon system which is a SAC and SSSI. It is currently in a concrete sided channel for much of its length and a small section is culverted. Trees will be opened up to provide sloping riverbanks and will be planted with ecologically suitable species. Which will enhance the habitat of the river corridor. The poor access for commercial vehicles makes the site unsuited for significant commercial use.

Therefore whilst it does not meet all the criteria of the above policy it is considered that there are sufficient grounds to balance the loss of employment against other matters which weigh in support of the proposal.

Conservation

The site lies within the conservation area. Its current character is industrial and this has traditionally been an industrial site. Most of the buildings on the site are unsightly and of poor quality, but there are two of aesthetic value. One is a 1920s red brick warehouse, the other in a 19th century brick former mill building with Bath Stone dressings. This latter building was listed, and then de listed in 1999. Its chimney (from when it was converted to stream) has since been removed and the rear of the building contains extensions which have had a deleterious effect on its main structure. Nevertheless this is an attractive building in the

conservation area, which should ideally (in the terms of the NPPF) be converted rather than demolished. It is what is now termed a heritage asset despite it not being listed and therefore must be considered as part of this application.

In 1999 permission was given for demolition in the context of an industrial redevelopment, as the building was not economic to convert for employment purposes. It is in poor condition. The levels on the site means that the grounds floor could not be converted to residential or commercial accommodation because it would be at risk from flooding unless the floor levels were substantially raised, which would be seriously detrimental to its character. Owing to the importance of this building in the context of the CA (and because it contains a bat roost) the applicants were required to demonstrate that it would not be financially viable to convert to residential use with parking on the ground floor.

This they have done. English Heritage (and the councils conservation officer) remain concerned about the loss of this heritage asset and members will see from English Heritage's comments at the top of the report that they maintain they're objection to the proposal to demolish this building.

The development as proposed, although in outline, has layout, siting, and means of access as details to be approved now. It also has a design statement to set the detailing of future buildings and has detailed plans of the building on North Street and the apartment block to be sited on the 'island' to replace the brick 1920s building currently on the site. (Which it follows in design). The layout is predominantly terrace housing, as reflects the character of the North Street area of Wilton but with apartment blocks to reflect the 'chunkier' industrial aesthetic of the site. It is considered, overall to present an aesthetic enhancement to the character of the conservation area and to comply with policy 58.

Design

The design remains largely unchanged from that which was previously shown to the Western area committee of Salisbury District Council. The comments of the case officer at the time of that application therefore remain pertinent –

The layout and siting of houses are for current approval, with the actual detailing of each individual house to be considered as a reserved matter. Nevertheless a design statement has been provided and it is considered that the applicants have taken into account the context of the site, its views and its linkages.

There is a footpath link through the site to Flouse Hole and some dwellings are designed to face the recreation ground to provide an improved visual backdrop to the current industrial buildings and to link it in with the settlement. In the centre of the site a clear view is provided between the playing field and Wilton Church. It had been hoped to provide a pedestrian link through but this was unacceptable to the Community Centre.

Vehicular access to the site is split between Crow Lane and Castle Lane but there is an emergency link between and a pedestrian link. There will be highway improvements to Crow Lane (pavements and bollards), which should improve its appearance.

The proposal is therefore considered to comply with policy D1 Detailed designs have been submitted for 51- 53 North Street, revised from those considered by the Architects Panel. There will inevitably be conflict between the conservation ideals and highway safety and the scheme put forward now is essentially a compromise. The scheme does not turn the corner for reasons of pedestrian safety but reflects the corner treatment of other buildings in North Street that present a gable end to the side road or stream. As this will be the main access to the site (particularly for construction vehicles) it is important to be able to turn out of Castle Lane without damage to property or pedestrian safety. The build out of the kerbs (which need a different aesthetic treatment from the main footway) will assist this. It is therefore considered that the proposal complies with policy D1.

Clearly policy has moved on in that time and there has been the introduction of the NPPF (and accompanying NPPG) at a national level and the adoption of the Wiltshire Core Strategy and Creating Places Design guide at a local level. The Wiltshire core strategy has introduced Core policy 57 which has similar aims to that of the saved policy D1 of the former Salisbury District local plan. Policy 57 seeks to ensure a high quality of design and place shaping which it is considered this proposal continues to achieve. The policy outlines a number of criteria, that such development must meet and it is considered that this proposal meets these criteria.

Highways, access, traffic, parking & public transport

A Traffic Impact Assessment was submitted with the original application and this has been updated with a supplementary traffic assessment for this application

Although this site may generate more traffic in total when redeveloped, this will be mainly cars rather than commercial vehicles as at present. The impact shows an improvement in Crow Lane (currently the only access to the site that is utilised) but a significant increase in Castle Lane.

However, it should be remembered is that an access to the site in Castle Lane exists which could be utilised if a more intensive industrial use took over the site.

Although the TIA has been criticised by objectors, The Highways Agency raise no objection to the development in the context of impact on the A36 and the councils highways officer consider's the development to be acceptable subject to a number of offsite works being carried out.

These are:

Strengthening and improvement to the bridge at the Castle Lane/North Street junction.

As it is necessary to carry this work out before development of this site (and indeed before demolition which could attract heavy vehicles) Temporary traffic orders would be needed whilst the work takes place, which the developer would have to fund. This can be achieved by a Grampian condition requiring the works to be done before commencement of development.

Works to the footpath to the north west of the site.

The bridges require safety improvements for children and the path needs resurfacing. WCC originally required reconstruction of the bridges as it provides a shortcut to Wilton Middle School.

However this school has now closed It is therefore considered reasonable only to ask for improved surfacing to the footpath, and safety railings at the side of the bridge to encourage use of the footpath for recreational purposes and to provide a link to the Ditchampton area.

Works to Crow Lane

This is to improve pedestrian safety at the entrances and provide traffic calming in the centre by raised paved areas. It is considered this should be carried out before those dwellings that are to be served by Crow Lane are occupied and can be achieved by Grampian condition.

The use of the site for employment purposes is hampered by the poor access to the site. Both Crow Lane and Castle Lane lack footways in part and are narrow. This limits the size of vehicles that can be used and it makes its redevelopment for employment purposes an unattractive and unrealistic proposition. Whilst the width of Crow Lane limits what can be achieved to traffic calming measures (it is to remain two way); the demolition of Wilton coachworks facilitates the widening of the entrance to Castle Lane, the provision of a footway on the southern (stream) side and improved radii to the junction. Sightlines will be maintained by build outs at the junction in North Street to prevent parking close to the corners of the road, which currently occurs. Castle Lane is not wide enough for two-way traffic along all its length and so the single carriageway part will be defined by a raised shared surface table as a traffic-calming feature. There will be a need to protect the Ash Tree adjacent. This will improve access sufficiently for highways to consider it suitable

to serve the development proposed providing it is done first. It will also improve the existing vehicular access to the playing field and pavilion. Castle Lane will then be to adoptable standards.]

Within the site, the layout complies with the councils adoptable standards, parking is provided to an overall ratio of 1:5 per unit though with 2 spaces per dwelling for the 3 and 4 bedroomed dwellings whose occupants are more likely to have two cars.

The road widths (which are to adoptable standards) are sufficient to permit casual on street parking in places.

Other Infrastructure – sewerage, surface water drainage

Wessex Water previously agreed a sewerage scheme with the developer, which discharges to the existing sewers to the north and south of the site. By splitting the outflow in this manner, Wessex Water consider there is adequate capacity. Local objectors have raised sewerage as an issue and the need for a sealed system. There will be the advantage of getting rid of the old system on the site and its replacement by new. A condition is proposed that this be designed to prevent ingress of groundwater into the foul system. Wessex Water raise no objection to this application.

Effect on SSSI & SAC

An Appropriate Assessment has been carried out by the council's qualified ecologist. The appropriate assessment shows that there will be no significant detrimental effect on the special area of conservation, providing appropriate conditions are imposed in respect of contaminated land, method statements for demolition and construction incorporating measures to protect the watercourse, landscaping to ensure suitable species on the banks, surface water drainage to SUDS if possible, improvement to river channel and the protection of water voles.

The scheme has the potential to enhance the ecology of the river corridor by removal of concrete channel sides and appropriate planting.

The one area where there is potential to cause detriment is by increased water abstraction arising from a significantly higher water demand, However Wessex Water previously advised they have adequate capacity and a condition requiring water saving features in the detailed house design is acceptable to the EA.

Environmental Health Issues

As can be seen from the above comments of the councils public protection officers they have concern that noise and disturbance from the C and O tractors site may affect the amenity of residents in this corner of the site, however officers (and the applicants agent) consider that by ensuring that no habitable windows directly face the direction of this site and by ensuring that the correct glazing and ventilation is used on windows in this corner of the site this particular issue can be overcome with the use of conditions. A suitable condition has therefore been proposed at the end of this report.

51 –53 North Street were last used as a B8 at the front, although this was some considerable time ago. North Street shares a boundary with the site and therefore the proposed uses of shops with B1 and a flat over are more compatible with the adjacent residences than the existing uses. There are therefore environmental benefits arising from this proposal. However, there is also, a need to restrict hours of demolition and construction and the siting of any site compound away from residential properties. These are matters that can be addressed by condition.

Contaminated Land

A contamination assessment and proposals for remediation were submitted with the application and a subsequent supplementary report also submitted. .
The EA are now satisfied with it but still require a condition to deal with unexpected contamination. The council's environmental health officer requires conditions to cover this issue.

Flooding

Flooding has been a significant issue in the hold up of the grant of planning permission on this site. Following legal issues with the signing of the section 106 legal agreement, the Environment Agency changed its flooding advice and as such the project was held up further whilst further studies took place and negotiations with the Environment Agency occurred. As members can see the Environment Agency no longer object to the application subject to a number of conditions. The applicants have submitted a report on the flood risk of the site. The Environment Agency have however pointed out that it is the local authorities responsibility either ensure the applicant carries out a sequential test or for the local authority to carry this out itself. Because the council can demonstrate a full 5 year land supply of housing in the area this development would fail a sequential test which seeks to ensure that sites at least risk of flooding are developed first.

The site is located in Zone 2 (equivalent to a 1 in 1000 year flood event) and partly 3 (equivalent to a 1 in 100 year flood event). These are the zones most at risk from flooding. However the Environment Agency consider that with the correct conditions applied to the permission to prevent the worst effects of flooding at this site it could be developed satisfactorily.

Protected species.

An ecological survey was carried out in 2015 which has assessed the impact on bats, voles, badgers, Otters and other species. Previously in 2003 a bat survey was carried out and Bats were found in two of the buildings on site.

There are water voles present on site. The proposed enhancement of the banks could be beneficial but in the interim it is important that their habitat is protected as far as possible during demolition/construction. The new report makes a number of recommendations including mitigation measures at the end of the report. The report has been assessed by the council's ecologist who has concluded that it would be appropriate to condition that should planning permission be granted the mitigation and recommendations in the report are implemented in full. A condition is therefore proposed to this effect.

Archaeology

An archaeological assessment was submitted with the application. This has identified that the site has potential for archaeological finds and conditions are required to this effect. (see consultee response above)

Education

The council's education department consider that a sum of £271,664 for primary education and £239,217 for secondary education are required. These sums are not covered by CIL payments. The applicant's viability study suggests that paying these sums (along with other section 106 payments) would not be viable and they are therefore not proposed to be paid as part of this application at present. It is considered that the payments are justified.

Other issues raised by Town Council and neighbours

The Ash tree in Castle Lane was examined by the council's tree officer who considers it not to be worthy of a tree preservation order.

The majority of objections are on traffic grounds but the council's highways officers have no objection to the proposal (subject to conditions). Although Naish felts do not currently use the Castle Lane access they could do and there is a potential for considerable increase in traffic in Castle Lane if the existing use on the site intensified, which could occur without planning permission.

Residents in Castle Lane currently park on street but no one has a right so to do. There is therefore no reason to provide replacement parking for on street parking lost; the proposal does not remove any private off street parking. 51 –53 North St currently has no off street parking but 5 spaces will be provided for the replacement building as part of this proposal which will be a gain.

Similarly, loss of on street parking in North Street is not a matter to be addressed by this development, as no-one has the right to park on the public highway 55 North Street has a side window on the boundary. This is a secondary window and the proposal will leave a gap of approx 1 metre, therefore not completely removing all light. There is currently a building along the boundary, whereas the proposal, although taller, is set back from the boundary.

14 S106 contributions

At present the applicant's viability study shows that the development if built would not be viable for the provision of affordable housing, education contributions, bins and waste or public art, which would normally be required with a development of this scale. The councils officer with responsibility for assessing such viability issues does not at present agree with the conclusions of the applicants study and has asked that further work be carried out on this issue. The applicants have agreed to carry out more work but do not wish to incur this cost prior to being assured by a committee resolution that the rest of the development is acceptable to the council. The officer recommendation is therefore to delegate the matter back to officers if members resolve to approve the application in order that the viability of the scheme can be fully completed.

15 Conclusion

This is a difficult proposal to make a recommendation on because of the number of issues affecting the site. Negatively this includes the fact the development is not within the town boundary as defined by the core strategy the very narrow access's to the site from both Crow Lane and Castle Lane for the proposed traffic which third parties are concerned about. The demolition of historic buildings on the site, the fact that the site is vulnerable to future flooding and that it may well be an unviable development for affordable housing and other S106 contributions. Balanced against this is the fact that the site is not well suited to either the current business activity or substantive amounts of other business activity in the future. The redevelopment of the site would give the present owner the opportunity to relocate locally to a more efficient, newer site to carry on the business activity and provide continuing employment opportunities. It would also provide 61 new dwellings and potential significant habitat enhancements to the waterways running through the site. Weighing all these issues up it is considered that on balance subject to all the conditions outlined below and subject to the provision of a satisfactory revised viability study showing that the development would not

be viable for affordable housing or other S106 contributions that the application be approved.

RECOMMENDATION – To delegate the decision to approve the application to the Head of Development Management subject to the receipt and agreement with officers and the chairman of Southern Area committee of a satisfactory viability study and subject to the signing of a S106 agreement in respect of the highway matters and the conditions below.

If agreement cannot be reached on the viability of the scheme within six months of the date of committee, to delegate refusal of the application on the grounds of non provision of affordable housing and other community contributions.

(1) 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.

(2) No development shall commence on site until details of the following matters (in respect of which approval is expressly reserved) have been submitted to, and approved in writing by, the Local Planning Authority:

(a) The external appearance of the development;

(b) The landscaping of the site;

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

REASON: The application was made for outline planning permission and is granted to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 5 (1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

(3) An application for the approval of all of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

(4) Before development is commenced, a schedule of materials and finishes, and, where so required by the Local Planning Authority, samples of such materials and finishes, to be used for the

external walls and roofs of the proposed development shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To secure a harmonious form of development.

(5) The development permitted by this planning permission shall only be carried out in accordance with the Flood Risk Assessment (ARUP, Revision A, dated February 2009 and the Supplementary Report on Flood Risk, WHS, December 2012, including the Arup Report, Job No. 207325, dated 22 November 2012 contained within Appendix 3) and the mitigation measures detailed therein:-

1. Finished floor levels and site ground levels, including safe access routes in times of flood, as described in chapter 12 of the FRA, and shown on Figure 5 in Appendix 3 of the Supplementary Report on Flood Risk.
2. Provision of compensatory flood storage on the site as detailed in Chapter 3 of the Supplementary Report on Flood Risk.

REASON

To reduce the risk of flooding to the proposed development and future occupants, and prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided.

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

REASON

In the interests of sustainable development and climate change adaptation.

INFORMATIVE

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

An appropriate submitted scheme to discharge the condition will include a water usage calculator showing how the development will not exceed a total (internal and external) usage level of 110 litres per person per day.

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

REASON In the interests of preventing pollution of the river course

(8) Prior to commencement of development a scheme to provide a buffer zone / maintenance strip shall be submitted and approved in writing by the Local Planning Authority. This scheme shall incorporate a detailed site survey and there shall be no development (other than the provision of hard and soft landscaping) within 4 metres of the river channels. This strip shall be provided and maintained thereafter in accordance with the approved scheme.

Reason: In the interests of the water environment and SSSI

(9) No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of hard and soft landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.

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

(10) All planting, seeding or turfing comprised in the approved details of landscaping shall be

carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To enable the Local Planning Authority to secure the satisfactory implementation of all approved landscaping works, in the interests of visual amenity.

(11) Before development commences, a scheme for the discharge of surface and foul water from the buildings and hard surfaces hereby permitted shall be submitted to and approved by the Local Planning Authority, and shall be carried out as approved. Drainage of hard surfaced areas must include petrol/oil interceptors and anti pollution devices. Foul drainage shall be designed to prevent infiltration by groundwater.

Reason: In the interests of the water environment and to reduce risk of pollution

(12) Before the development hereby permitted commences on the site, a soil survey of the site shall be undertaken and the results provided to the Local Planning Authority. The survey shall be taken at such points and to such depth as the Local Planning Authority may stipulate. A scheme for decontamination of the site shall be submitted to and approved by the Local Planning Authority in writing and the scheme as approved shall be fully implemented and completed before any unit hereby permitted is first occupied.

Reason: In the interests of health and safety for occupants of, or visitors to, the proposed development.

(13) If, during construction, contamination not previously identified is found to be present at the site, then no further development (unless otherwise agreed in writing by the LPA) shall take place until the developer has obtained the written approval of the LPA for an addendum to the method statement which shall detail how this unsuspected contamination shall be dealt with.

Reason: To ensure the development complies with the approved details in the interests of protection of the controlled waters.

(14) Before any demolition is commenced, the river channels shall be protected from materials from the demolition hereby permitted falling into the river in accordance with a scheme to be submitted to and approved in writing by the Local Planning authority. The scheme shall incorporate measures for the protection of the water vole habitat and for protection of the river corridor during construction works.

Reason: To protect the river corridor in the interests of protection of the controlled waters.

(15) The demolition of existing buildings, structures and foundations, together with the removal of debris resulting therefrom, shall take place only between the following hours: - 8.00am to 6.30 pm on Mondays to Fridays; 8.00am to 1.00pm on Saturday; and not at all on Sundays and Public Holidays.

Reason: To avoid the risk of disturbance to nearby dwellings / the amenities of the locality during unsocial hours.

(16) No development shall take place within the area of the application site until the applicants, their agents or successors in title have secured the implementation of a

programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

Reason: To enable the Local Planning Authority to exercise adequate control over any development which would affect the area of archaeological interest.

(17) No site works shall take place within the area of the application site until the applicants, their agents or successors in title have secured the implementation of a programme of building recording in accordance with a written brief and specification which has been submitted by the applicant and approved in writing by the Local Planning Authority

Reason: To enable the Local Planning Authority to exercise adequate control over any development which would affect the area of archaeological interest.

(18) Prior to the commencement of the demolition of the buildings hereby permitted, a scheme for the methodology of demolition shall be submitted to and approved in writing by the Local Planning Authority and the demolition shall be carried out in accordance with the approved scheme.

Reason: In the interests of the amenity of the locality as the buildings are known to contain asbestos and to prevent pollution of the watercourse on the site.

(19) Prior to the construction of any buildings or roadways, pathways or bridges hereby permitted a method statement for their construction including measures to prevent pollution of the watercourses shall be submitted to and approved in writing by the Local planning Authority. Development shall then be carried out in accordance with the method statement thus approved.

Reason: To protect the watercourse and water environment and SSSI & SAC.

(20) No development (including any demolition) shall take place until the strengthening works to the watercourse road bridge at the junction of North St/Castle Lane has been completed in accordance with details which shall first have been submitted to and agreed with the local planning authority.

REASON: In the interests of highway safety.

(21) No building on plots 1 –14 or plots 101-110 shall be occupied until the proposed alterations to Crow Lane have been completed in accordance with details which shall first have been submitted to and approved by the local planning authority

REASON: In the interests of highway safety.

(22) No dwellings served from Castle Lane shall be occupied until alterations to Castle Lane have been completed in accordance with details which shall first have been submitted to and approved by the local planning authority.

REASON: In the interests of highway safety.

(23) Prior to commencement of development, details of all hard surfacing shall be submitted to and approved in writing by the LPA. Development shall then be carried out as approved and completed in its entirety before the 56th dwelling is occupied.

Reason: In the interests of the amenity of the development and highway safety

(24) One of the footbridges connecting the north-east and south west parts of the site, together with connecting footpaths shall be available for use before the occupation of more than 25 dwellings; the bridge and paths shall be in accordance with details which shall first have been submitted to and approved by the local planning authority.

REASON: To ensure adequate accessibility within the site and to encourage sustainable travel

(25) No dwelling shall be occupied until the footbridge immediately to the north west of the site has safety guardrails (or similar) installed and the footpath has been resurfaced. The works shall be undertaken in accordance with drawings which shall first have been submitted to and approved by the local planning authority

REASON: In the interests of pedestrian safety for users of the footpath originating from the site.

(26) No development shall commence on site until details of the estate roads, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car parking and street furniture, including the timetable for provision of such works, have been submitted to and approved by the Local Planning Authority. No dwelling shall be first occupied until the estate roads, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car parking and street furniture on roads serving that dwelling have all been constructed and laid out in accordance with the approved details, unless an alternative timetable is agreed in the approved details.

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

(27) All car parking spaces provided on the site shall be used only for the parking of motor vehicles and for no other purpose.

REASON: To ensure that an adequate provision of car parking is made on the site and available for use

(28) Prior to the commencement of the development a Construction Traffic Management Plan shall be submitted to and approved by the local planning authority. The Plan shall include details of arrangements for dealing with the demolition and removal of waste from the site, and the delivery of goods to the site (including local temporary signage for both operations), provision of parking for site operatives, the proposals for keeping local roads free from detritus, and proposals to address matters arising through the provisions of Highways Act s59. The development shall be undertaken in complete accordance with the agreed details.

REASON: In order to ensure that demolition and construction operations do not unacceptably interfere with traffic conditions in Wilton town centre.

(29) The development hereby permitted shall not be first occupied, until the cycle parking facilities shown on the approved plans have been provided in full, including the provision of stands which prevent the spaces being used by cars, and made available for use. The cycle parking facilities shall be retained for use in accordance with the approved details at all times thereafter.

REASON: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car.

(30) No development shall commence on site until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include details of operational and monitoring proposals and shall be implemented in accordance with these agreed details. Monitoring reports shall be made available to the Local Planning Authority on request, together with any changes to the plan arising from the Plan targets not having been achieved.

REASON: In the interests of road safety and reducing vehicular traffic to the development.

(31) The development shall be carried out in full accordance with the recommendations of the CTM wildlife Ecological assessment 2015. Further details of replacement bat habitats within the new buildings proposed shall be submitted to and approved in writing by the LPA before any development (including demolition) takes place.

Reason: In the interests of nature conservation

(32) Before development commences a Conservation Management Plan to cover all proposed works, and planting within the river corridor, the protection of habitats and species of flora and fauna, the timing of any works and provision for the future maintenance of the river corridor shall be submitted to and approved in writing by the LPA. The plan shall then be carried out as approved.

Reason: In the interests of nature conservation.

(33). Before any development is commenced on the site, including site works of any description, all the existing trees to be retained shall be protected by a fence, of a type and in a position to be approved by the Local Planning Authority, erected around each tree or group of trees. Within the areas so fenced, the existing ground level shall be neither raised nor lowered and no materials, temporary buildings, plant, machinery or surplus soil shall be placed or stored thereon. If any trenches for services are required within the fenced areas, they shall be excavated and backfilled by hand and any tree roots encountered with a diameter of 2 inches (50mm) or more shall be left unsevered (See British Standard BS 5837:1991, entitled 'Trees in relation to Construction').

Reason: In the interests of the amenity and the environment of the development.

(34) No development shall take place until details of the treatment of boundaries of the site have been submitted to and approved in writing by the Local Planning Authority. Any tree screening, hedges, walls or fences thus approved shall be planted/erected prior to the occupation of the buildings.

Reason: In the interests of the amenity and the environment of the development.

(35) Notwithstanding the provisions of Schedule 2 to the Town & Country Planning (General Permitted Development) Order there shall be no windows inserted into the south west elevation of plot 11 without the prior express consent of the LPA.

Reason: To ensure adequate privacy for the occupants of neighbouring premises.

(36) There shall be no obstruction to the riverside footpath which shall provide a link through the site from north west to south east.

Reason: To ensure permeability of the site.

(37) No dwelling shall be occupied until the footbridge immediately to the north west of the site has safety guardrails (or similar) installed and the footpath has been resurfaced with 'as dug' gravel.

Reason: In the interests of pedestrian safety for users of the footpath originating from the site.

(38) Notwithstanding the provisions of Class[es] A-H of Schedule 2 (Part 1) to the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order with or without modification), there shall be no alterations or extensions to the dwellings nor the erection of any structures within the curtilage nor satellite dishes installed unless otherwise agreed in writing by the Local Planning Authority upon submission of a planning application in that behalf.

Reason: In the interests of the visual amenity of the Conservation area, the water environment and to reduce the risk of flooding.

(39) No development (including demolition) shall take place until the siting of the site office & compound has been submitted to and agreed in writing by the LPA. The site compound shall then be sited as agreed and hours of working shall be restricted to -8.00am to 6.30 pm on Mondays to Fridays; 8.00am to 1.00pm on Saturday; and not at all on Sundays and Public Holidays.

Reason: In the interests of the amenities of nearby residential properties.

(40) Prior to first occupation of the dwellings on plot 45 and 46 a scheme for noise insulation of the two dwellings on this plot from noise associated with the C and O tractors site shall be submitted to and approved in writing by the local planning authority.

Reason in the interests of amenity of the occupiers plots 45 and 46.

(41) No external lighting shall be installed on site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2011, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2011), have been submitted to and approved in writing by the Local Planning Authority. The approved lighting shall be installed and shall be maintained in accordance with the approved details and no additional external lighting shall be installed.

REASON: In the interests of the amenities of the area, the biodiversity of the site and to minimise unnecessary light spillage above and outside the development site.

(42) The development hereby permitted shall be carried out in accordance with the following approved plans:

71092-24 P1 Site Location Plan
Land Contamination Assessment (2004)
Transport Assessment (2003)
Archaeological Assessment (2004)
New/Updated documents:
Site Layout Plan 12029-005 (2016)

Design and Access Statement (2016)

Including:

71092-16 P1 Site Sections

71092-17 P3 Apartment Building Elevations

71092-18 P2 North Street and Crow Lane Feature Buildings Elevations

71092-20 P1 Visual 1 – Apartment Building

71092-21 B Visual 2 – Crow Lane River Crossing

71092-34 North Street Feature Buildings Elevations

71092-35 Crow Land Feature Buildings Elevations

71092-36 P1 Flats 301-303 Plan and Elevations

71092-37 P1 Flats 401-403 Plan and Elevations

71092-39 Typical 3 Bed House Plans and Elevations

CPM2268/01b Landscape Design Principles

CPM2268/06b Indicative Landscape Scheme

Site Layout Annotated 12029-004 Rev J (2016)

Planning Statement (2016)

Proposed Floor Plans (2016) (within Site Layout Plan)

Proposed Roof Plans (2016) (within Site Layout Plan)

Site Sections/ Levels (2016) (within Site Layout Plan and Flood Risk Assessment)

Flooding Information Pack:

Covering Note on Flood Risk (2014)

Supplementary Report on Flood Risk (2012)

Flood Risk Assessment (2009)

Flood Risk Sequential Test Statement (2013)

Ecological Assessment 2015 (v2.1 2016)

Transport Assessment Addendum (2016)

Measured Area Report/Floor Area Survey Report (2015)

Waste Audit (2016) (In Planning Statement)

Noise Impact Assessment (2016)

Statement of Community Involvement (2016) (In Planning Statement)

Relevant CIL Forms (2016)

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

Appendix A

Resolution of Western area committee on the 2nd March 2004

**PLANNING APPLICATION S/2003/1016 – OUTLINE APPLICATION –
DEMOLITION OF EXISTING BUILDINGS AND THE ERECTION OF 62
DWELLINGS, TWO COMMERCIAL (BI UNITS) AND ONE RETAIL UNIT: E V
NAISH LIMITED, CROW LANE AND 51/53 NORTH STREET, WILTON,
SALISBURY – FOR E V NAISH LTD C/O FPD SAVILLES LTD**

At the Chairman's discretion, objectors and supporters were given ten minutes for each side to make their representations in relation to the above application.

Speaking in objection were :-

Mr Knapman, Chartered Surveyor of Knapman Bayment, agent for F H Coombes & Sons, owners of land in Castle Lane.

Mr Batchelder, a resident of Castle Lane.

Mrs Finney, on behalf of herself and other Castle Lane residents.

Lady Rumbold, a resident of West Street.

Mrs Heseltine, an adjacent resident to the proposed development.

Mr Evans of Charter Architects and Mr Whittingham of MWA Ltd spoke in support of the proposal on behalf of the applicant.

Following receipt of these statements, the Committee considered the previously circulated report of the Head of Development Services, together with the schedule of late correspondence circulated at the meeting.

RESOLVED –

(1) That subject to:-

All persons concerned entering into an agreement under S106 of the Town & Country Planning Act 1990 (as amended) for;

1. The provision of a minimum of 16 'affordable' housing units, to be located in two or more areas of the site and to be of a variety of sizes and to be in the first instance for the local needs of Wilton and to be for rent (grant permitting)
2. The provision of a minimum of 4 x1 bed roomed open market 'starter' homes,
3. Provision of recreational open space under policy R2
4. A contribution towards indoor community facilities (if required)
5. A contribution towards public transport facilities in the locality.

Then the above application be approved for the following reasons

The development is in compliance with local plan policy and Government guidance in PPG3.

It will enhance the character of the conservation area and provide an improvement to the habitats of the SSSI.

And subject to conditions

Appendix B

Letter from the applicant

ESTABLISHED 1800

naish

E. V. NAISH LIMITED
Registered Office
Crow Lane, Wilton
Salisbury, Wiltshire SP2 0HB

Telephone: 01722 743505
Fax: 01722 743910

28th Nov 2016

Adam Madge
Principal Planning Case Officer
Wiltshire Council
Development Services
The Council House
Bourne Hill
Salisbury
Wiltshire
SP1 3UZ

Dear Mr Madge,

Re: E.V.NAISH LTD, CROW LANE & 51/ 53 NORTH STREET, WILTON
S/2003/1016 - OUTLINE PLANNING APPLICATION

At our recent meeting on site, you requested that I set out the background of E V Naish Ltd's intentions to move from the site and our onward plans. This letter sets out the background to the application before you, which you are, no doubt, well versed in.

It has always been the intention that this application is an enabling application to re-invest in a new site and buildings for Naish Felts Ltd and Wallgate Ltd, who both operate on the site, to continue trading.

Both companies operate out of a range of inefficient buildings of different size, age and condition; most buildings are of poor to very poor, substandard condition for modern manufacturing and do not enable an efficient, competitive manufacturing process to be continued on site. The application aims to enable the companies to relocate to modern industrial buildings, which will

- be much more efficient for production,
- be much more energy efficient,
- be sited in a suitable location for such a use, not within a surrounding residential neighbourhood, and
- have appropriate access for the regular heavy goods vehicles, supplies, deliveries and collections that take place many times a day.

These constraints of the current site mean that it is only a matter of time before operations from the site in Wilton for these two firms become impossible.

The application has sought to replace the current unneighbourly use with one that can benefit Wilton as a whole; we have had a long tradition of involvement in the town and are committed to our legacy. The benefits to Wilton of this application would be to:

- remove an industrial use from the centre of a town, within a residential environment,
- replace the unneighbourly use with a more neighbourly comparable residential use,
- remove heavy goods vehicles having to navigate the tight roads (and pavements) in Wilton to the site several times a day

- provide homes within walking distance of the town centre, helping to support the shops in the town centre,
- open up the site to the public, providing a riverside walk with ecological enhancements enabling access to the adjacent playing fields.

The alternative of remaining on this site with its serious access and building conditions problems, operating out of 18 current buildings, is not viable in the medium or long term.

We have not yet directed significant energy at pursuing alternative sites due to the length of time that this application has taken, but clearly with a significant existing local and loyal workforce that we would wish to retain, we are keen to remain within South Wiltshire. Redevelopment of the site would enable such a move and it is clearly in our interests to move locally and retain our existing workforce.

A positive resolution to the planning application currently before you on this site will enable us to look to move to a more suitable site and to continue to manufacture in the Wilton/Salisbury area, which is our preferred approach.

I hope that Wiltshire Council will be able to help in its role in enabling the retention rather than the loss of employment locally through the approval of this application in the near future.

Please feel free to discuss any element of this letter with me should you need clarification.

Yours sincerely,



Geoff Naish
Director

