

Date of Meeting	24 August 2017
Application Number	17/03957/FUL
Site Address	UK House Complex including 79 and 89 Endless Street, Castle Street, Salisbury, Wiltshire, SP1 3SP
Proposal	Retention & conversion of Belle Vue House to dwelling with self-contained flat. Demolition of all other buildings and erection of: 3 houses & 2 apartments with associated car parking; 24 retirement apartments with communal facilities & car parking; assisted living/extra care accommodation for older people with communal facilities & car parking. Vehicular access to all parts of proposed development via Endless St
Applicant	McCarthy & Stone Retirement Lifestyles Ltd
Town/Parish Council	SALISBURY CITY
Electoral Division	ST EDMUND AND MILFORD – Atiqul Hoque
Grid Ref	414421 130347
Type of application	Full Planning
Case Officer	Andrew Guest

Reason for the application being considered by Committee

The application is before the Committee at the request of the Local Division Member, Cllr Atiqul Hoque, this in view of its scale and significance within the context of Salisbury.

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 application has generated comments from Salisbury City Council and support in principle from the Salisbury Civic Society. Representations have been received from 17 third parties – 10 in support, 6 raising objections and 1 making general comments.

The recommendation is to grant planning permission subject to conditions.

3. Site Description

The c. 1.1 ha application site is located in Salisbury City. Its last, and lawful, planning use is offices with an associated employees' social club and related infrastructure (car parks, gardens, etc.). The site has been vacant since the last occupier finally moved out in December 2016.

Although in single ownership and use, the site has two distinct, albeit inter-related, parts – firstly, there is United Kingdom House which is a large (two to four storey) c. 1980's office 'block' with frontages to Castle Street and Endless Street; and secondly there is Belle Vue House (a grade II listed former large villa) and the employees' social club (a pre-fabricated temporary 'Pratten'-type building), both with frontages to Belle Vue Road.

To the west side, or Castle Street side, of the site is the variety of mixed uses in Castle Street including offices, shops, professional services and dwellings, these in buildings varying in age, size and design. Castle Street maintains a mediaeval 'feel', partly in view of its surviving burgage plots, and offers important arrival views towards Salisbury Cathedral. United Kingdom house fronts Castle Street, and like most other buildings in the street is positioned back-edge of pavement. The site also extends behind other Castle Street frontage buildings, this to the north of United Kingdom House.

On the east side of the site in Endless Street residential uses dominate, including a number of more formal and grand Georgian houses; again, most buildings, including United Kingdom House, are positioned back-edge of pavement. The houses reduce in scale as Endless Street turns the corner into Belle Vue Road, and the character in Belle Vue Road then becomes more Victorian 'suburban' with a mixture of mainly two storey terrace and detached houses. Some of these houses back, or side, on to the eastern boundary of the site. In contrast to other development in Endless Street, Belle Vue House is set well back from the highway with an intervening 'front garden', and this provides an attractive end-stop, or 'bella vista' to Endless Street, as its name implies. Beyond the northern boundary of the grounds of Belle Vue House are depot buildings and a largely open bus storage yard.

In planning policy terms the site lies in the Salisbury 'Principal Settlement'; and within this it is part of the 'Central Area'. The site is also within the Salisbury Conservation Area, and, as already referred to, Belle Vue House is listed grade II. A number of buildings adjoining or within the vicinity of the site are also listed, including 52 Endless Street which is grade II*. The site also lies with an 'Air Quality Management Area'.



Site Location Plan

4. Planning History

16/08606/SCR - Screening opinion for 100 no. retirement living/extra care units – This is not EIA development (04/10/16)

14/03037/PNCOU - The conversion of an office development (B1(a) Use Class) to 78 residential units (C3 Use Class) – Prior approval given (02/05/14)

This was a 'prior approval' notification following revisions to the Town and Country Planning (General Permitted Development) Order which in essence made changes of use from offices to residential 'permitted development'.

Previous to these two applications the last significant application for the redevelopment of the site for the current main office block dates back to 1979 (ref 79/1136) with numerous and various minor applications affecting the site before and after this date.

5. Proposal

With the exception of Belle Vue House and some historic boundary walls, the proposal is to demolish all buildings on the site. Largely in place of United Kingdom House it is then proposed to erect a new two to four storey building containing 24 retirement apartments with communal facilities, and 'assisted / extra care' accommodation for older people, also with communal facilities. Parking for 56 cars would be provided for these uses together with areas of open amenity space (gardens, etc.).

The Planning Statement which accompanies the application defines the nature and concept of the proposed residential types in the following terms:

"Retirement housing (Category II type sheltered housing) is a proven option for those elderly people who need to move into accommodation, which provides them with greater comfort, security and the ability to manage independently to a greater extent. It enables older people to remain living in the community and out of institutions while enjoying peace of mind and receiving the care and support, which they need.

All McCarthy & Stone developments are specifically designed to provide specialised housing accommodation for the elderly, with communal facilities and specific features within the apartments designed to meet the particular needs of the elderly. While anyone may purchase an apartment, the apartments are sold on the basis of a 125 year lease and subject to each apartment being occupied by persons over 60 years of age or in the case of a couple that one of the occupants is over the age of 60 years and the other is over the age of 55 years".

And ...

"Assisted living accommodation provides a valuable form of specialised accommodation, which meets a specific housing need.

It provides purpose-built, specifically designed accommodation in a safe and secure environment including companionship whilst allowing an independent lifestyle. ... It also provides a form of housing which meets better the on-set and increasing problems of mobility/frailty while maintaining an independent lifestyle.

The assisted living will be managed by Yourlife Management Service Limited [which] is McCarthy & Stone's chosen managing agent and care operator. This company is a joint venture between Somerset Care, an experienced not for profit specialist care provider, and

McCarthy & Stone. The Company is registered as a Domiciliary Care Agency with the Care Quality Commission.

Care needs are assessed prior to entry and residents select the most appropriate level of care for their needs and the level of care provided can be modified in response to the changing needs of the residents. Staff provide 24 hour cover

Separately it is proposed to convert Belle Vue House to a single private house (its original use); and, to its rear, erect a mews-style development of four linked private dwellings (2x houses and 2x FOG's (flats over garages)), and to its front (and in place of the club building) a single detached dwelling. These dwellings would share vehicular access with the retirement and assisted / extra care accommodation from Endless Street, each dwelling having at least two nominated parking spaces.



Block Plan (nts)

In terms of scale and form, the retirement and assisted living / extra care accommodation would be contained in a single, roughly 'U'-shaped building. Its frontage to Castle Street would be two-storey at either end rising to three-storey at the centre. The Endless Street frontage would be all three-storey, although with the final section approaching the turn into Belle Vue Road having its second floor in a lower mansard-style roof. The 'linking' section within the site (that is, between Castle Street and Endless Street) would be mainly four-storey, with the third floor in a mansard-style roof. At its highest points (excluding chimneys) the new building would be 12.2m above ground level; this compares with c. 15.7m (maximum) for the existing building; (for comparison purposes, Belle Vue House has a maximum height of c. 9.1m).

Design-wise, the building's basic shape and form would be traditional in that it would have mainly conventional pitched-roofs, brick walls, etc.; however, its detailing would be more contemporary (that is, the fenestration, chimneys, etc.). Overall the design has a vertical emphasis which is befitting to its historic setting. Key parts and/or highly visible parts of the building have been uniquely designed to reflect their particular circumstances – notably, the corner of the building where Endless Street turns into Belle Vue Road, and the entrance under-pass on the Castle Street Frontage.



Retirement Apartments – Castle Street elevation (nts)



Assisted Living Accommodation – Endless Street (nts)

Regarding the new private dwellings, those to the rear of Belle Vue House have been designed in a traditional style to effectively ‘read’ as historic service buildings to Belle Vue House (in the manner of, for example, stables and coach houses). In contrast the single private dwelling in front of Belle Vue House has a more contemporary approach, to reflect the scale and form of the existing club building situated here presently and to achieve a garden pavilion-like appearance, this to avoid the new building from dominating both Belle Vue House and the wider street scene.



Dwelling units 2-5 (nts)



Dwelling unit 2 & Belle Vue House (nts)

Another notable feature of the layout is the retention of the private gated link pathway along the south side of the site between Castle Street and Endless Street. This would remain a permissive path, for public use most of the time. Across the site notable and healthy amenity trees are to be retained. Also to be retained is the historic front boundary wall on the Belle Vue Road frontage.

6. Planning Policies

Wiltshire Core Strategy –

Core Policy 1 – Settlement Strategy
Core Policy 2 – Delivery Strategy
Core Policy 3 – Infrastructure Requirements
Core Policy 20 – Spatial Strategy for the Salisbury Community Area
Core Policy 22 – Salisbury Skyline
Core Policy 35 – Existing Employment Land
Core Policy 41 – Sustainable Development and Construction
Core Policy 43 – Providing Affordable Homes
Core Policy 45 – Meeting Wiltshire’s Housing Needs
Core Policy 46 – Meeting the Needs of Wiltshire’s Vulnerable and Older People
Core Policy 50 – Biodiversity and Geodiversity
Core Policy 55 – Air Quality
Core Policy 57 – Ensuring High Quality Design and Place Shaping
Core Policy 58 – Ensuring the Conservation of the Historic Environment
Core Policy 60 – Sustainable Transport
Core Policy 61 – Transport and New Development
Core Policy 64 – Demand Management
Core Policy 67 – Flood Risk
Core Policy 68 – Water Resources
Core Policy 69 – Protection of the River Avon SAC

Salisbury District Local Plan (‘saved’ policies) –

Policy D4 – Salisbury Townscape (Chequers)
Policy CN17 – Trees
Policy R3 – Accommodation for the Elderly

City of Salisbury Conservation Area Appraisal and Management Plan 2014

7. Consultations

Salisbury City Council: Comments.

“SCC has participated in one-to-one discussions during the evolution of these plans and note the changes incorporated following advice from WC Officers, which we support. SCC has suggested that there is a need for a second temporary pedestrian crossing to the South of the works while the pavement is closed, we did not see in the submitted plans how pedestrian requirements have been catered for during the footpath closure noting - in particular the requirements of those using disability scooters and the visually impaired”.

WC Highways: No objection. The existing access will need to be widened to 5.5m and existing dropped kerbs which are no longer required will need to be raised. There should be no encroachment on to the highway, including from ground floor opening windows.

The development should contribute towards the Salisbury Car Club in accordance with Local Transport Plan Policy LTP3.

WC Conservation: In the main, no objections to designs which have evolved and improved through discussions. The design of private dwelling 1 (in front of Belle Vue House) remains an issue, and so should be reserved. Additional detail required in some areas, which can be a matter for conditions.

WC Archaeology: No objection.

WC Public Protection: Comments on different issues –

Noise -

“The development involves the demolition of existing buildings and a demolition method statement has been submitted with the application. A construction management plan which details the measures that will be taken to reduce, manage and control emissions from noise, vibration and dust during the construction phase has not been submitted at this time and will be required.

A noise impact assessment has been carried out on behalf of the applicant. This report details mitigation required, including construction and glazing specification, to meet the Lowest Observed Adverse Effect and BS8233:2014 guidelines on amenity levels. The report also details that all the proposed dwellings will be equipped with continuous mechanical supply and extract with heat recovery systems (MVHR)”.

Air Quality – given the scale of the reduction of vehicle movements that is suggested as a result of the proposals, no financial contribution is required towards air quality improvement projects in this case.

Contamination – recommend condition.

WC Housing – In view of the circumstances of this particular site, a financial contribution towards the provision of off-site affordable housing would be acceptable.

WC Drainage Engineer: No objection subject to condition.

WC Ecologist: No objection subject to condition.

Historic England: no objection.

“The application site is formed on the periphery of the medieval town grid, Chequers, and whilst the pattern of streets at the core of the grid remain discernible the distinctive network of tightly arranged streets dissipates as you move outwards. The majority of the site is now taken up with a modern development but adjoining areas still retain a notable degree of significance and interest derived principally from the historic and architectural special interest of the buildings evident in the high survival of historic built fabric. The surrounding buildings contain representative examples of domestic architecture dating from the 16th to the 19th century illustrative of the evolved streetscape, which gives this area its strong identity.

The proposal is for the development of 85 extra care and retirement living apartments, with associated access, parking and landscaping; and 5 additional new build dwellings and the refurbishment of Belle Vue House into a single dwelling with a self-contained flat.

Our primary statutory remit is the impact of the proposals on the Salisbury Conservation

Area and on the setting of the Cathedral Church of St. Mary and the Church of St. Thomas, both of which are listed Grade I. St. Mary's forms a focal point at the southern end of Castle St and is visible in sequential views along the street, whilst St. Thomas' tower is visible in partial views from the north. The application site is a part of the wider setting of the two churches but the density of intervening development will prevent the proposal from having any tangible impact on their setting.

The setting of heritage assets and the tests of sustainable development must ultimately be considered in accordance with the National Planning Policy Framework 2012 and the Planning (Listed Buildings and Conservation Areas) Act 1990. In addition, the approach as set out in Historic England's Historic Environment Good Practice Advice in Planning Note 3, The Setting of Heritage Assets should be adopted in any further setting assessments. We draw attention to the advice within Step 2 in that an asset's significance is not merely derived from views, but incorporates a multitude of potential attributes including the surrounding landscape character, cultural associations, land use and so forth.

Belle Vue House, an early 19th century Grade II listed, detached villa, lies at the heart of the proposal and forms an important terminating point for vistas looking north along Endless St. This view is identified in the Council's draft Conservation Area Appraisal as important to defining the character of the area. Currently Belle Vue's setting is compromised by a parking area in front of the building and a poor quality club-house building adjacent to the parking area that cumulatively diminish the special interest of the building.

The application site includes the UK House complex, a large, interlinked, modern commercial building which contributes little to the character and appearance of the conservation area. We would not raise an objection to its demolition, particularly as it offers the opportunity to improve certain aspects of the street scene.

Of particular relevance to this application is paragraph 137 of the NPPF which states that: 'Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.' The proposals for this aspect of the application would include the refurbishment of the existing Grade II listed Belle Vue house and the removal of parking to the front of this building.

The application was accompanied by a very detailed Heritage Statement that provides a comprehensive list of the heritage assets that may be affected by this development and enumerates the benefits of the proposals to Belle Vue House in particular, and the Conservation Area in general. We are in broad agreement with the conclusions of this study and can see merit in the proposed scheme over the existing modern development on the site. The design, scale and massing of the new buildings respond well to the existing historic street frontages and include some interesting details that will enliven the principal facades. The strength of this proposal resides in its scale, restricted palette of materials and well-considered integration of features, like the rainwater goods and guttering into the fabric of the building; the various brick relief panels will invigorate the facades but should not be relied upon solely to provide interest.

In regard to this we have some concerns with the choice of bricks and urge the local authority to ensure that the bricks selected are sufficient to sustain the visual interest over such a comparatively large development. We recommend that sample panels of the various brick relief panels, including pointing style proposed, are prepared on site at a preliminary stage to assess them alongside the historic brickwork that contributes so much to the area's special interest. The Warnham Red and Terracotta bricks specified are standard mass-

produced bricks without tonal variance or irregularities that would add interest to the building. We suggest that your specialist planning and conservation officers view alternative bricks on site to find a brick that complements the historic environment.

Belle Vue is within the city rampart and although there are no known designations, there is likely to be the potential for some underlying archaeological deposits. This needs to be investigated with the Council's Archaeologist.

Historic England supports the application on heritage grounds. We consider that the application meets the requirements of the NPPF, in particular paragraph numbers 131 and 137, whereby the positive contribution that conservation of heritage assets can make to sustainable communities and the desirability of new development making a positive contribution to local character and distinctiveness has been recognised".

Salisbury Civic Society: Support in principle subject to detailed points.

"The Society is broadly supportive of the final design for the scheme, issues of possible over-concentration of retirement housing aside, but it has some points to make on the details.

Design of principal blocks -

While quite monolithic, the existing buildings provides some relief in their facades, particularly along Castle Street. The scheme as presented wraps a pitched roof building mass up to the street, with little relief to the central part of the western elevation along Castle street. This longer repetitive facade may need some further consideration. The scheme would benefit from further breaks in the mass to allow permeability from the street through and to 'activate' the street frontage especially where communal areas are located.

In the northern part of the Endless Street elevation, the change to a mansard roof does not cohere well with the rest of the design, and is likely to appear incongruous, as arguably will the somewhat unconvincing entrance canopy which appears neither inviting, or strong as an architectural device.

Mansard roofs are typical neither of historic buildings in Salisbury, nor of successful out and out modern designs anywhere. A more contemporary approach, using a vertical pavilion style treatment with raised seam cladding and more glass, would be more likely to work in this part of the scheme.

After seeing the initial, neo-historic proposals for this development, the Society expressed a strong preference for robust straightforward contemporary architecture, and the new treatment goes some way towards achieving this. However illustrations in the design and access statement, showing very clipped, precisely executed details, are not wholly reflected in the design, giving rise to some doubt about the overall commitment to the quality required for a scheme in this location.

There is a mix of contemporary design with a slip towards the pastiche, which suggests that there is a less than rigorous approach to the design intent, and an overall imbalance in the scheme's conceptual approach. Concerns over how the detail will translate beyond planning need to be carefully considered, although it is commendable that there are a number of drawn details outlining the approach to some of the more significant components (namely brick detailing).

Some further refinement of window proportions would be desirable and some of the smaller windows are questionable given the assumption that well-being should be a priority driving

the design for elderly occupants. The projecting bays, dormers and balconies generally lack proportion and elegance, and due care should be given to lift overruns and services 'pop ups' to ensure they are concealed from view given the important longer views into the city.

Sun/shade studies would be useful to work out the benefits and usability of the outside space.

Impact on Belle Vue House –

The Society is somewhat concerned about the rather suburban appearance of the gable ends of the new dwellings around Belle Vue House, due in part to the low angle of pitch of the proposed roofs and the use of painted barge boards. If retained, it would be preferable if the barge boards are painted a dark, more recessive colour

The paved shared space in front of Belle Vue House is visually too dominant as shown, and its amorphous shape somewhat unhelpful to the setting of the villa. There is scope for this space to be reconfigured, so that the front garden to the villa, which provides its setting from the street, can be enlarged and redesigned, to present a convex rather than concave frontage. The clipped hedge feature could be retained, to give an appropriately formal appearance.

Boundaries -

The use of brick walls to define key spaces is welcomed but this treatment should also be extended along the northern boundaries of the site, as well as the northern boundary to Belle Vue House. The extensive use of close boarded fencing as shown does not seem appropriate in this location in the Conservation Area.

A range of heights for the proposed brick walls have been given but clarification is needed as which are the lower walls and which are higher.

Surfaces –

There is an opportunity to vary the extensive area of tarmac surfacing in the main car park by introducing more variation into the surface materials, for example in the parking bays.

The large extent of hard surfacing in the form of bound gravel to the frontage of Dwelling 1 could be reduced by introducing more green space and planting into this area.

Structural Planting -

The Society welcomes the use of formal hedging to define key spaces, and would like to see clipped yew hedging introduced beneath the two rows of trees, instead of the herbaceous planting proposed. This would provide more structure and is likely to be a more effective solution over time as the trees mature, and conditions become more shady beneath their canopies.

There is also an opportunity to refresh the tree planting in the rear garden of Belle Vue House, with some new trees here as well.

Connectivity –

The Civic Society consider it important to maintain connectivity for pedestrians within the urban fabric and this neighbourhood, and is pleased to see that the controlled access between Endless Street and Castle Street is being retained as part of this development.

Conclusion -

The Society supports the scheme in principle. However, we have some concerns with the overall commitment to pursuing a robust and quality design in such a prominent city gateway location. We believe that while it is commendable that efforts have been made to address comments raised about the first, superseded design approach, there is scope for further refinement of the design, to ensure a quality response to this exceptionally important conservation area site”.

8. Representations

The application was publicised by means of site notices, a press advert and letters to adjoining property owners/occupiers.

Representations have been received from 17 third parties – 10 in support, 6 raising objections and 1 making general comments.

Support (x10) summarised as follows:

- Proposed development would regenerate an otherwise unsightly and presently derelict site;
- Appropriate design for location;
- Much need for good accommodation for the elderly (and particularly care accommodation) for the elderly;
- Sustainable city centre location within walking distance of all amenities;
- Lower roof line of building beneficial;
- Proposed tree removal and tree management will improve light levels for neighbours.

Objections (x6) summarised as follows:

- Design of Castle Street frontage out of keeping – large, regular and featureless building as proposed would not enhance the area;
- Scale of development too great leading to additional people and related noise, disturbance, nuisance;
- Loss of privacy to adjoining property in Castle Street because of likely different activities in proposed car park beyond common boundary;
- Demolition of a perfectly adequate building that could be converted to residential use is environmentally unsound;
- Greater need for general housing than housing for the elderly – too many already.
- Access to site on bend in road is dangerous; increased traffic in Endless Street will add to danger;
- Light pollution;

General comments (x1) summarised as follows:

- Care needed where groundworks are to be carried out next to existing historic buildings which are likely to have shallow foundations and so be easily disturbed;
- A particular oak tree on the site should be retained;
- Working hours limitation requested in the interests of residential amenity.

9. Planning Issues

The main issues to be considered are, firstly, the principle of the proposal, and then matters of detail as follows:

- Design and layout, and related impact on heritage assets (including on the conservation area, the significance / setting of listed buildings and potential archaeology);
- Highway safety;
- Drainage;
- Ecology;
- Public Protection matters (noise, contamination, etc.);
- Residential amenity;
- Other infrastructure made necessary by the proposed development.

Principle

The Wiltshire Core Strategy sets out a 'Settlement Strategy' (Core Policy 1) and a 'Delivery Strategy' (Core Policy 2) for new development across the county. Proposed development which complies with the Settlement and Delivery Strategies will be sustainable in the overarching context of the Wiltshire Core Strategy.

The Settlement Strategy identifies four tiers of settlement – Principal Settlements, Market Towns, Local Service Centres, and Large and Small Villages. With the exception of the Small Villages, each settlement has a defined boundary. Inside the boundaries new development which fulfils the defined purposes of the settlement will be acceptable as a matter of principle; outside of the boundaries, and so in the 'countryside', there is effectively a presumption against new development which should otherwise be inside.

Within the Settlement Strategy Salisbury is identified as being a Principal Settlement. Core Policy 1 explains that Principal Settlements "... are strategically important centres and the primary focus for development"; and that their purpose is to "... provide significant levels of jobs and homes, together with supporting community facilities and infrastructure, meeting their economic potential in the most sustainable way to support better self-containment".

In this case the application site lies within the defined Principal Settlement boundary. It follows that in purely locational terms it is a sustainable location for new development, and is where "significant" development is anticipated by both the Settlement and Delivery Strategies. However, to be fully compliant with the Settlement Strategy new development must also support the principle of self-containment as referred to in the policy; or in other words, it must not overlook the defined purpose of the settlement which is to provide both jobs and homes.

The application site's lawful use is office-based employment – a Class B1 use. The proposal is to change this to general residential and specialised residential uses. In the context of the Settlement Strategy this change could be perceived as not supporting self-containment of the settlement. However, there are a number of reasons and/or material considerations which tip the balance in favour of the proposal in this instance.

Firstly, there is the nature of the existing accommodation. Given planning permission and built in the late 1970's / early 1980's and/or utilising buildings not ideally suited to 'modern' office use - in particular Belle Vue House and the club building – the buildings are, in general, no longer entirely fit for their originally intended purpose, and it is likely that significant investment in them would be necessary to bring them up to a more suitable standard. This makes them less desirable for continued office use, particularly as a single

entity. This conclusion is confirmed by an Employment and Marketing report which accompanies the planning application. It concludes the following:

There is very low demand for office floorspace within central Salisbury with headline rents of around £15.00 psf for high quality accommodation. The viability of refurbishment to a specification commensurate with occupational and investment demand is therefore marginal;

The existing Warner House site [opposite UK House, in Castle Street] has been vacant for over two years. The marketing exercise, which has taken place over the last 10 months, has resulted in one speculative proposal for Warner House from a serviced office operator with no operational interest;

The marketing of Warner House indicates that there is very low occupational demand for B1 office accommodation in central Salisbury, particularly older office stock such as UK House. This demonstrates that the UK House site has no long term strategic requirement to remain in employment use.

Secondly, there is the need for specialist accommodation for the elderly as is proposed in any event. On this the Planning Statement accompanying the application refers to a number of recent scholarly articles on the subject. These include a 2013 House of Lords Select Committee review of the implications of demographic reform. It noted/s the following –

- There will be 51% more people aged 65 and over in England in 2030 than there were in 2010.
- There will be 101% more people aged 85 and over in England in 2030 than there were in 2010.
- The 85 and over cohort are increasing in number more rapidly than other segments of the population. 69% over 85s have a long term illness or disability compared with 34% of 65 to 74s. The ageing of the population will need housing provision that meets their needs and may well include care and support services.

From this it can be reasonably concluded that, notwithstanding the loss of the office space, there is a general and demonstrable need for the type of specialist residential accommodation that is being proposed, and by providing for this need the proposal would be contributing to the future sustainability of Salisbury and fulfilling wider demographic objectives in any event.

Thirdly, the specialist residential accommodation does in itself provide some employment. The Planning Statement notes that in a typical 50 unit assisted living scheme there is a mix of full time and part time positions which broadly equates to between 14-17 full time equivalent posts.

And fourthly, there is a 'fall-back' position for the larger part of this site in that it has been agreed through the deregulated 'prior approval' process that the existing United Kingdom House building can be converted to residential use as 'permitted development', this so ending its employment use in any event. If the fall-back position was followed then the knock-on effect would be the existing building being retained rather than replaced by a new building more suited to the historic setting, which is itself a material consideration, and is considered in more detail later in the report.

So overall, on the question of principle, the proposal is considered to be acceptable in terms of the Settlement and Delivery Strategies of the Core Strategy. It is for a sustainable form of development, this in terms of need (the 'social' dimension of sustainability), location (the

'environmental' dimension), and the delivery of growth and innovation (the 'economic' dimension). It is, therefore, in accordance with the Wiltshire Core Strategy and the NPPF.

Design and layout, and impact on heritage assets

Background -

As already set out, the application site lies within the Salisbury Conservation Area. It also supports a listed building, Belle Vue House, and is in the vicinity of numerous other listed buildings and non-designated heritage assets.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires 'special regard' to be given to the desirability of preserving a listed building or its setting. Section 72 of the same Act states that in the exercise of any functions, with respect to any buildings or other land in a conservation area, under or by virtue of any of the provisions mentioned in this Section, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Core Policy 58 (ensuring the conservation of the historic environment) of the Wiltshire Core Strategy states that new development should protect, conserve and where possible enhance the historic environment. Core Policy 57 (Ensuring High Quality Design and Place Shaping) requires a high standard of design in all new developments.

Paragraph 132 of the NPPF states that when considering the impact of proposed new development on the significance of a designated heritage asset, great weight should be given to the asset's conservation; and the more important the asset, the greater the weight should be. Substantial harm to or loss of designated heritage assets of the highest significance should be wholly exceptional.

Paragraph 133 states that where a proposed development would lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that, in particular, the substantial harm or loss is necessary to achieve substantial public benefits that outweigh the harm or loss. Paragraph 134 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal. Paragraph 135 continues that the effect of an application on the significance of a non-designated heritage asset should be taken into account and a balanced judgment made.

Historic England defines significance as "*the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting*". Setting is defined in the NPPF as "*the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral*".

'Significance' of Castle Street and Endless Street -

In terms of the NPPF, the value, or 'significance', of Castle Street as a heritage asset is defined by its medieval roots, this evidenced by the variety of buildings and surviving courtyards that line its route. In the main the surviving older buildings which dominate the street are sited on relatively narrow plots (burgage plots), most with unique-in-the-street styles or designs (this in terms of their heights, roofscapes, window styles, external

materials, colours, etc.). In addition, and perhaps most importantly, the buildings on Castle Street are a mix of residential and commercial – significant to the character of the area is that it remains an actively commercial ensuring liveliness during the day and, to a lesser extent, the evenings.

Significant views in Castle Street are from the north towards the city centre where the street provides a ‘frame’ to the cathedral spire for most of its length; and more locally towards the continuous frontages on each side of the street where the ‘grain’ and ‘rhythm’ of the full range and variety of buildings can be appreciated.

The value, or ‘significance’ of Endless Street lies in its polite residential character and the high quality of its built form, as typified by the Georgian architecture. Another key feature is Belle Vue House, designed and planned in an Arcadian setting, but this time to define the end of the street in a large open garden space.

Significant views in Endless Street are, again, from either side of the street towards the opposing continuous frontages; from the south towards Belle Vue House, where it provides the ‘end-stop’ to the street; and from the east in Belle Vue Road towards its corner with Endless Street where the ‘change’ from Victorian suburb to Georgian townscape takes place, and where the application site is a dominating feature.

The United Kingdom House proposals -

The existing main office building, United Kingdom House, although of thoughtful design, is not considered to be a ‘non-designated heritage asset’. Its loss through appropriate re-development would not, therefore, cause harm to the conservation area or the setting of nearby listed buildings.

The proposed replacement building for United Kingdom House has been the subject of considerable pre-, and during, application discussion and change between the WC Conservation Officer, the WC Urban Designer and the applicant’s architect, and as a consequence is considered to be largely acceptable as now presented. Notably, its scale and form (that is, the manner in which it has been visually broken into smaller parts through elevational and roof-scape relief, careful fenestration detailing and varied facing materials) is considered to reflect that of established surrounding historic development. Most notably where elements of the Castle Street frontage stand alongside existing historic buildings the proportions of these elements closely follow those of the existing buildings, so maintaining the ‘flow’, or rhythm, along the entire street; a similar rhythm is achieved on the Endless Street frontage, although with the proportions of the new building on this side more closely following those of the established larger Georgian buildings hereabouts. The step down to a lower element at the end of Endless Street reflects the more modest proportions of the historic houses opposite, and the added interest in the design and detailing where this element then turns the corner back into the site is respectful of other feature corner plots elsewhere in the wider Chequers. Having said this, the proposed building is not a pastiche; it is also ‘of the 21st century’ utilising state of the art materials and advanced approaches to ‘finishings’ for openings, dormer windows and ventilation systems in particular – this not least to avoid unsightly external pipework and other services.

In terms of the overall height, a slight reduction over the highest part of the existing building is achieved, this to accord with Core Policy 22 and the ‘40ft rule’ – this is a gain in terms of wider Salisbury conservation policy.

Overall, and in terms of the NPPF, the design of the replacement building for United Kingdom House is considered to be acceptable. It would not cause harm to heritage assets (or, in the case of nearby listed buildings, their settings), but would, in fact, achieve

improvements, or enhancements, this in the wider public interest. The design has had regard to the significance of the various assets and to significant views, and consequently will have a positive impact on these.

The Belle Vue House proposals –

Retention of Belle Vue House and its conversion back to its original use as a single dwelling would be a significant gain for this asset. Erection of additional houses and related infrastructure in the grounds of Belle Vue House would cause less than substantial harm to its setting, but this must be balanced against the less than substantial harm already caused by the current use of the grounds as a car park and club building for United Kingdom House. The benefits of returning the house to its residential roots and the general improvement arising from re-development of the entire site are considered to tip the balance in favour of allowing the additional houses.

The four houses proposed at the rear of Belle Vue House are considered to be well-designed for their situation, smaller in scale than Belle Vue House and so 'reading' as traditional service-type buildings (e.g. stables / coach-houses / 'staff' accommodation). They would provide a screen to the depot and bus yard beyond the site, this contributing to improving the setting of both Belle Vue House and the wider conservation area.

The employee's club building situated in the 'front garden' of Belle Vue House may be regarded as a non-designated heritage asset. However, as it was originally designed to be a short-life, temporary structure only, its removal now is accepted; the building is not worthy of listing in its own right. Historically the front garden would have been an important open space, indicative of the original Belle Vue House owner's status and wealth. Notwithstanding the changed circumstances of Belle Vue House in more recent times, the sense of openness of the front garden remains and so is a notable characteristic of this part of the conservation area. The proposal is to erect a single dwelling in the front garden. In view of the club building being there, this proposal is accepted as a matter of principle, but subject to a suitably inspired design which reflects the scale and proportions of the club building and which continues to read as a subordinate building to Belle Vue House (such as a garden pavilion). The application presents a proposal which almost works, but not quite. However, as the principle of such an approach is accepted it is considered that the finer detail of the new dwelling's design can now be reserved by condition in the event of planning permission being given.

Overall, the elements of the proposal relating to Belle Vue House and its 'garden' are considered to either have a neutral impact or to enhance Belle Vue House and the conservation area hereabouts, this in the public interest. These elements are, therefore, in accordance with the NPPF and the Core Strategy policies.

Archaeology –

The application is accompanied by an Archaeological Evaluation Report following field evaluation. Its summary states the following:

The Site lies within an area of archaeological potential and the evaluation was a requirement of pre-application advice to inform the determination of a planning application for a proposed redevelopment of the Site.

Six trenches were excavated and revealed a small amount of archaeological remains dating from the early medieval to the 19th century.

Trench 1 revealed an east-west aligned ditch which is possibly the northern most water course which provided water to feed the whole town. The ditch located to the east of the leat (leading from the River Avon) which fed the bishop's mill is likely to be 13th century in date, if not earlier. It was in use until the 18th century when it was recorded on Naish's 1716 map.

Trench 6 revealed a possible medieval drainage gully, and Trench 4 a possible medieval pit. No other medieval features were revealed, despite previous works on site revealing a number of 13th to 14th century pits.

Due to the thickness of overlying material the natural brick earth geology was not encountered fully in every trench, a trample layer was observed and interpreted as being at the base of a series of large 'brick-earth' extraction pits. This material was encountered at approximately 1.20 m below the current ground surface, and cut through by a series of 19th century dated rubbish pits and appeared to be sealed by a considerable thickness of 'garden soil' which has accumulated from the late medieval onwards. The quarry pits themselves were not revealed but are inferred from the comparison of the depths at which the natural geology was encountered in the vicinity of the Site, and the infilling 'garden soil' type material.

The WC Archaeologist has no further requirements.

Highway safety

The application is accompanied by a Transport Assessment. Its conclusions are as follows:

The application site is within a highly accessible location with good sustainable travel opportunities available to future residents. A PIA assessment does not indicate any relevant highways concern that would worsen as a result of the proposed development, or pose a highways safety concern for future site users.

Vehicular trip rates for the proposed development have been assessed, taking into consideration the intended nature of use and the lifestyles of its end-users, for each aspect of the scheme. Overall a substantial net decrease of peak hour and daily trips is demonstrated compared to the former site uses.

Parking provision has been informed by local parking standards. The proposed provision is considered sufficient in terms of volume and design to ensure resident and visitor parking demand is met on site with no overspill parking resulting on Endless Street, Belle Vue Road, Castle Street or the surrounding local road network.

The proposed development will be accessed via the existing access onto Endless Street/ Belle Vue Road, which will be widened slightly to accommodate larger vehicles. In addition, pedestrian access is to be provided onto Castle Street, as per existing.

Refuse collection for all aspects of the development would take place on site. Refuse vehicle tracking has been undertaken and has confirmed that the refuse vehicle can manoeuvre safely on site. These arrangements are not expected to cause any safety issue or material impact on the operation of the local highway network.

Vehicular access to the site would be via the existing entrance at the end of Endless Street. It would serve internal service roads leading to a 56 space car park for the apartments, and courtyards with minimum 2x nominated garage spaces for the Belle Vue House dwellings. The WC Highways Officer raises no objections to these provisions in principle, not least in

view of the sustainable city centre location. The development would not be permitted to have residents parking permits for on-street parking.

The WC Transportation Team requests a financial contribution towards the Salisbury Car Club. However, for this form of development, which is primarily for includes retirement and assisted care accommodation, this is considered to be unreasonable in terms of the CIL 'tests'.

Drainage

The application is accompanied by a Flood Risk Assessment and a Drainage Strategy. The Flood Risk Assessment confirms that the site lies wholly within Flood Zone 1, and that any localised surface water flooding that may occur post-development can be managed through the implementation of the proposed formal surface water drainage strategy.

The Drainage Strategy states the following:

The existing connections to the public foul sewers are all 150mmØ which serve the Aviva office building and the two other office buildings at the rear of the property. These connections are for the foul and surface water run-off from the roofs and hard-standing areas.

The development proposals are to discharge the foul flows to the public systems located outside the east boundary potentially via the existing 150mmØ pipework headed into Endless Street. Wessex Water approval for the developer enquiry to discharge the proposed flows from the new development into the existing system beneath Castle Street has been confirmed 19 April 2017.

The development proposals are to discharge the surface water flows to the public systems located outside and inside the boundaries, the 450mmØ running through the site, the public system in Endless Street via a 225mmØ connection and a 100mmØ connection into the system running beneath Castle Street. Following the developer enquiry for the systems Wessex Water have approved an attenuated discharge of 64.5L/s into the public systems; this will be used because soakaways proved to be an ineffective option following infiltration tests.

A developer enquiry for the systems has been done and Wessex Water have confirmed that the additional flows off the new development would be acceptable. A S106 application will be required prior to making and connection to the public sewer systems. It is recommended that if the site is divided into two separate developments, then a S106 connection would be prudent for each of the developed sites.

These outcomes (and notably the betterments) are agreed.

Ecology

The application is accompanied by an Extended Phase 1 Habitat Survey and a Bat Activity Survey. The habitat survey found little evidence of species on the site, primarily in view of its well-kept and formal state. The potential for bats led to the Bat Activity Survey being prepared; its executive summary states the following:

The main building is very large; although modern with no signs of internal use by bats, there are many sections with hanging tiles which could be used by crevice dwelling species. The level of bat activity was initially assessed by leaving static detectors in 2

areas, while a dusk emergence survey was carried out on Belle Vue House and the single storey building.

The results from this survey showed very low activity levels around the main building, with some bat foraging around the garden of Belle Vue house. No bats were seen to leave roosts on Belle Vue House or the single storey building. After reviewing these results it was decided to carry out one further survey at dawn.

The conclusion from the completed set of surveys is that no evidence has been found to confirm bat roosts are present anywhere in the buildings on site. The dawn survey within the grounds of United Kingdom house observed almost no bat activity around hanging tiles, and no bats were seen to enter roosts on the single storey building outside. Bats were seen to approach the roof of Belle Vue house but were not confirmed as roosting there. It is understood that this listed building will be retained, but a precautionary approach is recommended to roofing works there.

The summary is accepted. A condition is recommended requiring work to be carried out in accordance with the 'recommendations' set out in the survey.

Public Protection matters (noise, contamination, etc.)

Noise –

The application is accompanied by a Noise Impact Assessment. Its conclusions are as follows:

A sound survey was undertaken between 12th and 13th April 2016 to determine the current noise climate at the site.

The suitability of the site for residential development has been assessed in accordance with the requirements in the National Planning Policy Framework (NPPF) and the Noise Policy Statement for England (NPSE).

The assessment has demonstrated that areas of the site are suitable for residential development following the implementation of a variety of mitigation measures.

An acoustic specification for the proposed glazing has been prepared,

The mitigation measures include thicker glazing in some parts of the building. Mostly noise attenuation will be achieved through the proposed buildings' fabric. The WC Environmental Health Officer raises no objections.

Contamination –

The application is accompanied by a Preliminary Site Investigation and Contamination Appraisal Report. The investigation found some contamination and made-up ground, deriving from historic uses of the site. Recommendations are included in the report to address these, and this is acceptable to the WC Environmental Health Officer.

Air Quality -

The application is accompanied by an Air Quality Assessment. Its conclusions are as follows:

The construction works have the potential to create dust. During construction it is recommended that a package of mitigation measures is put in place to minimise the risk of elevated PM10 concentrations and dust nuisance in the surrounding area. With mitigation in place the construction impacts are judged to be not significant.

There are no predicted exceedances of the air quality strategy objectives at the worst-case receptor locations within the proposed development site. The site is considered suitable for residential development without the need for additional mitigation.

Traffic generation from the development is less than the previous use of the site and therefore the development will potentially have a beneficial effect on local air quality.

Overall, it is concluded that there are no air quality constraints to the proposed development.

These conclusions are agreed by the WC Environmental Health Officer who has no further requirements.

Residential amenity

The retirement and assisted living building has been sited and designed to mainly 'side-on' to established development in Castle Street and Endless Street, this preventing it from being overbearing in relation to established surrounding development. Any overlooking from above ground level windows would be in-direct and comparable to the existing situation.

Units 2 and 5 in the new mews houses to the rear of Belle Vue House would stand back to back with established houses in Castle Street and Belle Vue Road respectively, but there is sufficient 'urban' separation of c. 25m between facing windows to ensure no adverse impact on residential amenity. Likewise, a low dwelling on plot 1 (in the 'front garden') could conceivably be designed so as to have no adverse impact on the existing adjoining house.

The proposed parking areas within the site would have no greater impact than those that exist at present.

The application is accompanied by tree surveys and retention plans. The best trees are to be retained with the exception of one adjacent to Belle Vue Road which has outgrown this location.

Other infrastructure made necessary by the proposed development

Core Policy 3 requires proposals to provide for the necessary on-site and, where appropriate, off-site infrastructure requirements arising from the development. A viability assessment will be necessary in the event of concerns that infrastructure requirements may render the development unviable. In this case 'normal' infrastructure requirements comprise affordable housing and refuse containers.

The application is accompanied by a viability assessment which concludes that the proposal would be unviable if obliged to deliver the requirements. At the time of writing the finer detail of the assessment had not been agreed between the Council's surveyor and the applicant's surveyor. But notwithstanding this, and in the interests of commercial expediency, the applicant has agreed to make financial contributions towards off-site affordable housing provision (c. £183k) and refuse collection containers, and this is acceptable.

With specific reference to affordable housing, and notwithstanding the viability assessment, 'vacant building credit'ⁱ is applicable, and this reduces the requirement to only five units (or financial equivalent) anyway.

RECOMMENDATION

That, subject to the applicant first completing a 'S106' planning obligation – to require financial contributions to be made towards off-site affordable housing provision and refuse collection containers – the Associate Director, Economic Development & Planning be authorised to grant planning permission using delegated powers subject to the following conditions -

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 Prior to commencement of the development hereby approved a phasing plan for the delivery of the entire development shall be submitted to the local planning authority for approval in writing. The phasing plan shall divide the site into areas and for each area the planned timing, or phasing, of (where relevant) demolition, conversion and new build works shall be specified. In particular the phasing plan shall specify that the works for the change of use of Belle Vue House will be commenced prior to first occupation of any of the residential units (nos. 2 to 5) forming part of this area of the development. The development shall be carried out strictly in accordance with the approved phasing plan.

REASON: To ensure the timely delivery of all elements of the development, and in particular the change of use of Belle Vue House which is a listed building, this in the interests of its safeguarding the conservation area and Belle Vue House which are designated heritage assets.

- 3 Notwithstanding the drawings submitted with the application for dwelling no. 1, further drawings for its siting and detailed design (including elevations which should be no less than 1:50 and details for windows, doors and eaves (to include sections) at a scale of no less than 1:10) shall be submitted to the local planning authority for approval in writing. Dwelling no. 1 shall then be erected in accordance with the approved further drawings.

REASON: The principle of a low, contemporary-style dwelling to be sited in the area indicated for dwelling no. 1 is accepted. However, the detailed drawings presented thus far for this dwelling are unacceptable in terms of the impact on the conservation area and the setting of the listed building, Belle Vue House. This condition, therefore, effectively 'reserves' the design of dwelling no. 1 for later approval to allow a more sympathetic siting and design to be presented.

- 4 Prior to commencement of the garage/car port building indicated on the site plan to serve Belle Vue House, details of its design/external appearance shall be submitted to the local planning authority for approval in writing. Thereafter the garage/car port building shall be erected in accordance with the approved details.

REASON: The application contains insufficient detail to enable this matter to be agreed at this time, and in the interests of ensuring a satisfactory design adjacent to Belle Vue House.

- 5 With due regard to the Preliminary Site Investigation and Contamination Appraisal Report by ACS Testing Ltd dated 14 March 2017, no development hereby approved

(other than demolition and related site clearance works) shall be commenced until a more detailed site investigation and risk assessment is carried out in accordance with DEFRA and Environment Agency's "Model Procedures for the Management of Land Contamination CLR11" and other authoritative guidance, and a further report detailing the more detailed site investigation and risk assessment shall then be submitted to and approved in writing by the Local Planning Authority.

If the report submitted pursuant to the above indicates that remedial works are required, full details of these works shall be submitted to the Local Planning Authority and approved in writing and thereafter implemented as approved prior to the commencement of the development (other than demolition and related clearance works) or in accordance with a timetable that has also been agreed in writing by the Local Planning Authority as part of the approved remediation scheme. On completion of any required remedial works the applicant shall provide written confirmation to the Local Planning Authority that the works have been completed in accordance with the agreed remediation strategy.

REASON: To ensure that land contamination can be dealt with adequately prior to the new development taking place.

- 6 No development shall commence on site (including any works of demolition), until a Construction Method Statement, which shall include the following:

the parking of vehicles of site operatives and visitors;
loading and unloading of plant and materials;
storage of plant and materials used in constructing the development;
the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
wheel washing facilities;
measures to control the emission of dust and dirt during construction; and
hours of construction, including deliveries;

has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be complied with in full throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement.

Regarding demolition, these works shall be carried out strictly in accordance with the Method Statement for the Demolition and Strip Out Works by Wessex Demolition & Salvage Ltd dated 11 April 2017.

REASON: A CEMP is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, and dangers to highway safety, during the construction phase.

- 7 Notwithstanding the details set out in the application particulars, no building works shall commence in any particular phase of the development above ground floor slab level until the exact details of the materials to be used for the external walls and roofs in that phase have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: The matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the conservation area.

- 8 No walls shall be constructed in any particular phase of the development hereby approved until a sample wall panels, not less than 1 metre square, for that phase have been constructed on site, inspected and approved in writing by the Local Planning Authority. The panels shall then be left in position for comparison whilst the development is carried out. Development shall be carried out in accordance with the approved sample.

REASON: The matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the conservation area.

- 9 No building works shall commence on site in a particular phase of the development above ground floor slab level until large scale details of all eaves, verges, windows, (including elevations and sections of the windows, head, sill and window reveal details), external doors, porch columns/capitals/pediments, dormers, projecting bays, parapet capping, chimneys and rainwater goods for that phase have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: The matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the conservation area.

- 10 No railings, fences, gates, walls, bollards and other means of enclosure within a particular phase of the development hereby approved shall be erected until details of their design, external appearance and decorative finish have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the development being first occupied.

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

- 11 All soft landscaping for a particular phase comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) in that phase or the completion of the development in that phase whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details for the particular phase prior to the occupation of any part of the development within the phase or in accordance with a programme to be agreed in writing with the Local Planning Authority.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

- 12 Each of the retirement apartments hereby approved shall be occupied only by persons over 60 years of age; or in the case of a couple, only by persons to include one that is over 60 years of age and the other that is over 55 years of age.

The assisted living accommodation hereby approved shall be occupied only by persons over 55 years of age who require care.

REASON: The retirement accommodation and assisted living accommodation and their associated infrastructure, including parking, have been designed for occupation by persons who are in need of such accommodation only and so they are unsuitable for other forms of occupation.

- 13 No demolition, site clearance or development shall commence on site, and no equipment, machinery or materials shall be brought on to site for the purpose of development, until the tree protection measures set out on drawing no. 9160/02 Rev B dated 28/6/17 have been erected and/or put into place in accordance with British Standard 5837: 2012: "Trees in Relation to Design, Demolition and Construction - Recommendations"; and, the measures shall remain in place for the entire development phase and until all equipment, machinery and surplus materials have been removed from the site. Such fencing shall not be removed or breached during construction operations.

No retained tree/s shall be cut down, uprooted or destroyed, nor shall any retained tree/s be topped or lopped other than in accordance with the approved plans and particulars. Any topping or lopping approval shall be carried out in accordance British Standard 3998: 2010 "Tree Work - Recommendations" or arboricultural techniques where it can be demonstrated to be in the interest of good arboricultural practice.

If any retained tree is removed, uprooted, destroyed or dies, another tree shall be planted at the same place, at a size and species and planted at such time, that must be agreed in writing with the Local Planning Authority.

No fires shall be lit within 15 metres of the furthest extent of the canopy of any retained trees or hedgerows or adjoining land and no concrete, oil, cement, bitumen or other chemicals shall be mixed or stored within 10 metres of the trunk of any tree or group of trees to be retained on the site or adjoining land.

[In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs above shall have effect until the expiration of five years]

- 14 No part of the development hereby approved shall be first occupied until details of the stopping up of all existing accesses to be stopped up, both pedestrian and vehicular, have been submitted to and approved in writing by the Local Planning Authority. The details shall include measures for the removal of any dropped kerbs and the re-levelling of the pavements. The stopping up shall take place in accordance with the approved details within three month of the first occupation of any part of the development. Thereafter the sole means of vehicular and pedestrian access to the development shall be as shown on the plans hereby approved.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission, and in the interests of highway safety.

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

REASON: In the interests of highway safety.

- 16 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), the garage and car ports for dwelling units 2, 3,

4 and 5 hereby permitted shall not be converted to habitable accommodation.

REASON: To secure the retention of adequate parking provision, in the interests of highway safety.

- 17 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 Environmental Zone 3 (or lower) standards set out by the Institute of Lighting Engineers in their publication "Guidance Notes for the Reduction of Obtrusive Light" (ILE, 2005)", 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 and to minimise unnecessary light spillage above and outside the development site.

- 18 The development shall be carried out in accordance with the acoustic specification for glazing set out in the Noise Impact Assessment by Peter Brett Associated dated March 2016.

REASON: To ensure a satisfactory living environment for the occupiers of the development.

- 19 The development hereby permitted shall be carried out strictly in accordance with the recommendations set out in the Bat Activity Survey by Abbas Ecology dated August 2016.

REASON: To safeguard wildlife interests.

- 20 Foul and surface water from the site shall be drained in accordance with the 'Conclusions and Recommendations' set out in the Drainage Strategy by Such Salinger Peters Consulting Engineers dated August 2017.

REASON: To ensure satisfactory drainage in accordance with the agreed scheme and in the interests of protecting the wider environment.

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

SO_2335_03_AC_003 E dated 14/06/17 (Location Plan)
SO_2335_03_AC_010 U dated 14/06/17 (Site Plan)
SO_2335_03_AC_110 K dated 14/06/17 (Site Plan)
SO_2335_03_LA_001 J dated 14/06/17 (Landscape Plan)
SO_2335_03_DE_002 / 64004-02 A dated 03/08/17 (Drainage)

SO_2335_03_AC_011 X dated 14/06/17 (Ground)
SO_2335_03_AC_012 T dated 14/06/17 (First)
SO_2335_03_AC_013 S dated 14/06/17 (Second)
SO_2335_03_AC_014 R dated 14/06/17 (Third)
SO_2335_03_AC_015 S dated 14/06/17 (Roof)
SO_2335_03_AC_040 N dated 14/06/17 (Elevations)
SO_2335_03_AC_040_DK02 C dated 14/06/17 (Elevations)
SO_2335_03_AC_041 N dated 14/06/17 (Elevations)
SO_2335_03_AC_042 N dated 14/06/17 (Elevations)
SO_2335_03_AC_043 dated 14/06/17 (Sections)

SO_2335_03_AC_123 D dated 14/06/17 (Dwelling 2)
SO_2335_03_AC_124 D dated 14/06/17 (Dwellings 3 & 4)
SO_2335_03_AC_125 D dated 14/06/17 (Dwelling 5)

SO_2335_03_AC_142 F dated 14/06/17 (Street Scenes)
SO_2335_03_AC_143 E dated 14/06/17 (Street Scenes)

SO_2335_03_AC_120 F dated 18/04/17 (BV House)
SO_2335_03_AC_121 C dated 18/04/17 (BV House)

9160/01 dated 03/16 (Tree Constraints)
9160/02 B dated 28/06/17 (Tree Protection)

'Design Intent' drawings -
SO_2335_03_AC_201 to 211 (Rev Bs) dated 12/06/17

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

22 INFORMATIVE TO APPLICANT:

The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy.

23 INFORMATIVE TO APPLICANT:

The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

ⁱ Planning Practice Guidance – “National policy provides an incentive for brownfield development on sites containing vacant buildings. Where a vacant building is brought back into any lawful use, or is demolished to be replaced by a new building, the developer should be offered a financial credit equivalent to the existing gross floorspace of relevant vacant buildings when the local planning authority calculates any affordable housing contribution which will be sought. Affordable housing contributions may be required for any increase in floorspace”.