

TOWN & COUNTRY PLANNING ACT 1990
WILTSHIRE SITE ALLOCATIONS LOCAL PLAN
EXAMINATION

10th April 2019

Matter 3
Housing Site Allocation H3.1

Representations on Behalf of

Bovis Homes Limited

10th April 2019

D2 Planning Ref: 036/13

D2 Planning Limited
Suite 3 Westbury Court
Church Road
Westbury on Trym
Bristol BS9 3EF

Tel: 0117 373 1659

March 2019

D2

5.1 Does the plan provide sufficient detail on form, scale, access and quantity of development for each site?

Policy H3.1 land at Netherhampton Road provides details in terms of the scale and quantity of housing (approximately 640 dwellings), a 2fe primary school on a 1.8 hectare site and a country park comprising 10 hectares for the site.

However, the Policy does not provide any justification for the quantum and type of employment development. The evidence base is silent on the justification for including employment development as part of the proposed development. Indeed, the Planning Authority has recently resolved to grant planning permission on the adjoining Harnham Business Park for its redevelopment for residential development (82 dwellings) (Application No. 18/04067/FUL). The Marketing Report which accompanied the planning application concluded that: - (Appendix 1)

“Demand for employment land in Salisbury and South Wiltshire remains weak. Employment demand is satisfied principally by the regular supply of second hand properties.

Unless company requirements are bespoke, there is a tendency towards acquiring second hand property and undertaking modifications/alterations as necessary, as this is considered to be more cost effective than acquiring land for new build premises.

Class B8 warehousing has already been delivered on a plot of 0.74 hectares (1.85 acres) as per the original outline planning consent. The residual B-class employment land comprises circa. 0.97 hectares approx. (2.4 acres), which is deminimis in the context of employment land supply and therefore the loss of this employment land is not considered detrimental or significant.

The loss of land consented for sui generis motor retail dealerships, offices and children’s day nursery uses would not be detrimental or significant, given the lack of demand and that these uses are economically unviable.

Current market demand and supply data indicates that the current supply can meet the current demand needs and that new demand will tend

towards second hand properties rather than new build, due to economic viability issues.”

These findings have been accepted by the Planning Authority. Given that this employment land has been available for many years it is unclear why its loss is acceptable but that additional employment land must be provided on this allocated site.

Furthermore, the policy makes reference to healthcare capacity to meet the need created by the proposed development. Once again, the evidence base is silent on what is required. To date we have not seen anything in the evidence base in terms of correspondence or evidence from the Primary Health Care Trust on what is required.

5.2 Is the amount of development proposed for each site justified having regard to any constraints and the provision of necessary infrastructure?

Bovis have produced a Vision Document (Appendix 2) which outlines the proposals for their development. It demonstrates that the site can accommodate approximately 640 dwellings without any adverse impact together with an element of employment (2ha), a 1.8ha site for a 2fe primary school, a local centre, 10ha country park and sufficient open space to meet the Council’s standards.

The site is relatively free from constraints and the development can be accommodated without particular problems. The document acknowledges that further detailed discussions need to take place with the Planning Authority and other interested parties including the local community but that there are no issues which would prohibit the delivery of the site. Indeed, Bovis are well advanced in the preparation of an outline planning application which they intend to submit by the end of March 2019. The baseline work for the application is complete, numerous discussions have taken place with statutory consultees and community consultation has also taken place.

5.3 What is the likely impact of the proposed development on the following factors and do any of these indicate that the site should not be allocated?

Biodiversity, in particular but not restricted to European protected habitats and species

The site has been intensely farmed for many years. A range of biodiversity surveys have been undertaken over the last few years by retained consultants.

No part of the site is covered by any statutory or non statutory designations. Harnham Slope Local Wildlife Site (LWS) is located to the eastern boundary of the site.

However, the masterplan provides appropriate buffers and green open space to ensure that there are no significant direct or indirect impacts on the LWS as a result of the proposed development. Indeed, the Country Park is proposed in that location.

Whilst surveys have indicated a number of protected species namely breeding birds, bats, badgers and reptiles (slowworms), the site can provide sufficient ecological mitigation and habitat creation/enhancement within areas of open space to ensure that a significant net gain to biodiversity is achieved.

Green infrastructure and agricultural land

There will be a loss of agricultural land as a result of the allocation. However, the Council requires green field land to meet their housing requirements. That land not used will be returned to the farmer who owns adjoining land and he will continue to farm that land.

The proposed development will have significant green infrastructure provided as part of the proposals. This includes amongst other things a 10ha country park and associated facilities, a range of LEAPS and NEAPS together with areas of informal open space.

Landscape quality and character

The site is not identified within any statutory landscape designation nor is it considered to be a 'valued' landscape. The recurring theme of landscape character outside of Salisbury is a landscape subject to large scale and intensive agricultural management in which components of the rural downland stand out either as landmark elements (such as hedgerows or smaller elements of woodland).

The landscape is compromised in this location with the industrial sheds on the Harnham Business Park and the Auction Centre. The landscape has the ability to assimilate development as shown in the attached Vision Statement.

Heritage assets

There are no designated heritage assets within the site. Designated heritage assets do exist in the surrounding area but are some distance from the site such as the Cathedral. Given the nature and distance of these assets, it is not considered that their setting would be affected to preclude development or to materially affect the site's capacity. Indeed, there are no objections to the proposed allocation from Historic England on any designated heritage asset.

The Cathedral is a notable and positive feature in the landscape. However, the development provides the potential to deliver a high quality open space to the city which would provide unparalleled views (not currently achieved) of the Cathedral in a natural downland setting.

The site does lie within a landscape of high archaeological potential. A series of archaeological site investigations i.e. trial trenching has been undertaken. Whilst elements of pottery etc has been found there has been nothing found within the allocation. There is nothing which would prohibit development taking place as shown on the Vision Masterplan.

Strategic and local infrastructure including transport

The Vision Document highlights the infrastructure issues regarding the development of the site. Access can be achieved to the requisite highway standards of Netherhampton Road. This would enable public transport to enter the site. With regards utilities, there are no issues subject to the usual upgrades that all of the required utilities are available for the site at no significant cost.

The efficient operation of the transport network, highway safety

Discussions have taken place with the Highway Authority and Highways England.

A detailed Transport Assessment will accompany the planning application which is underpinned by survey work. It is concluded that the development can be accommodated within the highway network without detrimental impact on highway

safety subject to suitable mitigation. The Council has undertaken a transport modelling exercise for Salisbury which demonstrates that the site can be satisfactorily accommodated.

Air and water quality, noise pollution, odours, land stability, groundwater and flood risk

The Vision Document demonstrates that there would be no detrimental impact on any of the above issues. There is no issue regarding land stability. The proposals would not impact on groundwater and the site lies within Flood Zone 1. Drainage proposals would be designed to meet the EA's requirements including an element of climate change. There are no noise receptors which would be detrimental to the development and the site does not lie in an Air Quality Management Area.

Open space, recreational facilities and public rights of way

The Vision Document demonstrates that open space and recreation facilities could be provided which more than meet the Council's requisite standards. A range of open space would be provided throughout the development. There would be no requirement to divert any public rights of way.

5.4 In relation to the above, does the plan contain effective safeguards or mitigation measured necessary to achieve an acceptable form of development?

Policy H3.1 sets out the requirements for the proposed built development to remain below the 75m contour. This can be accommodated as shown in the masterplan.

5.5 What infrastructure is critical to the delivery of each site? Where contributions are specified, are they necessary and justified by the evidence base? Is the plan sufficiently clear on how and when infrastructure provision will be required?

Bovis have previously questioned the justification for the healthcare facility. The evidence base is silent on the type, form and need for the proposed development. Furthermore, it is unclear whether it should be provided on site or relates to an offsite contribution.

There is also an uncertainty on the size of school to be provided. It is apparent that the size of school is larger than that required by the proposed development and it is unclear how the Plan justifies that development.

5.6 Is the site in an accessible location with good access to everyday facilities by a range of means of transport? Does the plan provide an adequate basis to address any areas of deficiency?

The site is well located within proximity to a range of existing facilities within the adjoining urban area of Harnham. This includes pubs/restaurants, hotel and St George's church and community hall at Middle/Lower Road – all circa 1.5km from the centre of the site. Harnham Infants and Lower Schools are located on Saxon Road around 2km from the centre of the site. There is also a small convenience store and takeaway located on Norfolk Road, around 1.2km from the site. An area of formal sports pitches lies immediately west of the site.

Existing routes between the site, local facilities, the schools and the City Centre are generally of a good standard, with accessible footways and public footpaths, including the picturesque 'Town Path' across the water meadows and 'Long Bridge' leading to the City Centre.

The closest existing bus stops are located on Netherhampton Road to the east of the site. Salisbury Road service R5 offers a half hourly service between Harnham and central Salisbury Monday to Saturdays with an hourly service on Sundays. There is the opportunity to extend the R5 service towards the site.

5.7 In cases where allocation do not have specific policies, is the reliance on supporting text likely to be an effective means of delivering the Council's requirements for each site? What is the justification for some sites having specific policies and some not?

No comment.

5.8 Is the development proposed for each site deliverable in the timescales envisaged?

Yes, as discussed with the Council an outline planning application has been submitted for the site.

5.9 For sites in Salisbury, will the plan be effective in preserving or enhancing the setting of the Cathedral?

Yes, Historic England have raised no objection in relation to the allocation of this site. Also as stated earlier, the development of the site offers the opportunity to provide improved views of the Cathedral within an enhanced open space area.

5.18 For Site 3.1, is the policy sufficiently clear about the mix of development, in particular what would be expected in terms of employment land and a local centre?

No, the Policy is unclear on the justification of the employment development. Bovis can find nothing in the evidence base which indicates any employment development is required on site in terms of the overall quantum or the types of employment particularly as the Council has allowed the loss of existing employment land on the Harnham Business Park for residential development.

With regards the local centre, the Vision Document for the site has clearly identified the potential of a small local centre within the proposed development. Whilst Bovis intend to include a local centre within the site, it is presently proposed to include a convenience store and perhaps a number of smaller units.

APPENDIX 1

Marketing Report

**Harnham Business Park, Netherhampton
Road, Salisbury, SP2 8PF**

Marketing Report

for

Proposed Planning Application

April 2018

1.0 **Introduction**

- 1.1 We have been instructed to prepare a marketing statement on behalf of the landowner, Harnham Business Park Partnership, who are now promoting the site for residential development. The report summarises the marketing undertaken in respect of this mixed-use employment site in the context of the Wiltshire Core Strategy Policy 35, which concerns the loss of existing employment sites.

2.0 **Myddelton & Major**

- 2.1 Myddelton & Major are a firm of Chartered Surveyors and Estate Agents based in Salisbury, specialising in commercial and residential land and property, throughout Wiltshire and surrounding counties.

The firm has extensive knowledge of the commercial property sector in the region, with knowledge and experience of the industrial, office and retail sectors, as well as advising clients on investment and development projects.

3.0 **Harnham Business Park**

- 3.1 Harnham Business Park comprises a mixed commercial use development site of 3.5 hectares (8.65 acres), fronting Netherhampton Road (A3094), on the western edge of the Harnham District, adjacent to Harnham Trading Estate and the Constable Drive housing development, formerly Wellworthy Engineering.
- 3.2 Part of the site was developed to provide the Booker Cash & Carry warehouse at the rear of the site with the new private access road. The Booker warehouse comprises 2,674 sq m (28,785 sq ft) on a plot of 0.74 ha (1.85 acres). This was developed following the grant of outline planning consent in 2004.
- 3.3 The gross land area of Harnham Business Park, including the Estate Road, is 2.99 hectares (7.39 acres). The remaining net developable land comprises 2.77 hectares (6.8 acres). This land is currently sub-divided into three physically separate plots comprising Plot 1, 0.55 ha (1.35 acres), Plots 2-4 inclusive, 1.93 ha (4.78 acres) and Plot 6, 0.29 ha (0.71 acres). The current arrangement is illustrated on the site layout plan (refer to Appendix 1).
- 3.4 The land has outline planning consent Ref: S/2004/1779 for two motor dealership premises and an office building on the frontage land, together with a children's day nursery facility and provision for B1, B2 and B8 employment uses on land to the rear of the site (refer to Appendix 2). The outline planning consent is subject to a Section 106 Agreement, which includes an illustrative Master Plan (refer to

Appendix 3) and has been preserved following partial implementation to accommodate the Booker unit.

- 3.5 The Harnham Business Park concept was created by Denvale Properties who purchased the site in the early 2000s from Southern & Scottish Electricity, who had used the site as a local engineering depot and training facility. Denvale sold the site in 2007 to the current owners, Harnham Business Park Partnership. The land has been available for development since Denvale purchased the land and commenced their marketing activities. Other than Booker Cash & Carry, no development has taken place since the grant of outline planning consent in 2004, therefore has remained un-developed for over 13 years.

4.0 **New Development Proposals**

- 4.1 The landowner has decided to promote the remaining undeveloped land for new housing as sustained marketing of the site has not produced any satisfactory offers for employment uses within the parameters of the outline planning consent.
- 4.2 There have been five fundamental reasons behind the inability to develop Harnham Business Park for employment uses over the last 10 years.
- 4.2.1 The intention to utilise Harnham as a decant location for businesses relocating from Churchfields once it was redeveloped for residential housing in accordance with the adopted core strategy. It became increasingly apparent that it was uneconomic for occupiers of Churchfields to transfer to new build premises without substantial third party (central government) financial support for the Churchfields redevelopment project. This support at an appropriate level has apparently not been forthcoming.
- 4.2.2 The commercial property demand within the immediate vicinity of Salisbury has been affected by the availability of existing buildings falling vacant; for example, 250,000 sq. ft. at the former Mahle premises at Highpost. This industrial/warehousing facility was marketed on the basis of refurbishment and sub-division into units from 15,000 sq ft upwards for a period from 2011 to 2017. After an initial letting of 23,453 sq ft at £5 per sq ft, the remaining units were sold between £37.50-£52.50 per sq ft. In addition, the former Equinox building at Castlegate Business Park, Old Sarum, which comprises a 43,320 sq ft fully fitted factory/warehouse sold at £47 per sq ft in February 2017. With building costs ranging between £65-£85 per sq ft for a small to medium sized factory/warehouses built to a shell specification and investment yields at 6%-7.5%, the land element of these transactions is effectively a nil or negative value. The appetite for new build is therefore

restricted by the opportunity to acquire second-hand industrial space at significantly lower cost than new build.

- 4.2.3 The lack of local demand for new commercial buildings within a five mile radius of Salisbury. Within the last 10 years, there have been no new build speculative developments within this market area. There has also been no new build factory/warehouse space built by occupiers during this period. Three new builds for motor dealership facilities on existing sites have been built during this period at Old Sarum and Churchfields. Detailed discussions were undertaken by the owners with one local industrial business with a requirement for 30,000 sq ft on two acres who were considering relocating from within the Salisbury market area. Their alternatives were the Persimmon land at Old Sarum or Harnham Business Park. They were not in a position to proceed with a development due to the negative impact of construction costs and investment yields.
- 4.2.4 Since the Harnham Business Park was conceived as a mixed-use commercial site in the early 2000s, the requirements for new build commercial premises have significantly changed, as companies with medium to larger scale requirements seek locations with better road accessibility, e.g. A303, M3, M4, M5, M27 corridors, making Harnham a sub-optimal location. Locally, this is evidenced by the delivery of new build industrial space at Solstice Park, Amesbury, which has direct access to the A303 and meets the demand criteria for building scale, location and planning flexibility.
- 4.2.5 The extant mixed-use outline planning consent and master plan provided for motor dealerships and offices fronting the site with small to medium sized industrial/warehouse space and childrens' day nursery use to the rear. The marketing and delivery of the site was determined by the frontage uses which formed the major quantum of the available land. The land is also affected by an underground electricity cable running across the centre of the site from the former Wellworthy engineering site (redeveloped for housing) to the main electricity transformer station situated on the western side of the business park. For practical reasons, any sub-division of the remaining land needed to be determined by the motor dealership and/or office occupiers taking the frontage land. In 2007, a sale of 2.25 acres frontage land was agreed with a national manufacturer at £750,000 per acre but this fell through in 2008 notwithstanding planning consent being granted. After the financial crisis of 2008/2009, the frontage land was marketed at £650,000 per acre reflecting the change in market conditions. The land price adopted sought to protect the perceived value for frontage users. Any other parties with non-motor dealership uses were invited to make offers. We did not receive any formal offer from an interested party

during the marketing period where that party was in a financial position to proceed on the basis of a use that accorded to the extant outline planning consent.

5.0 **Marketing**

5.1 A formal marketing campaign was instigated in 2013 and progressed on the basis of an approved marketing plan consisting of the following key elements:-

5.1.1 **Marketing Brochure**

The land has been promoted with an in house marketing brochure, incorporating a description of the opportunity, aerial photograph, site plans and background planning information (refer to Appendix 4).

5.1.2 **Mailing**

The marketing brochure has been mailed to a variety of potential targeted sectors and through our ongoing enquiry processing throughout the marketing period, including:-

- i) Applicants with active registered requirements.
- ii) Selected industrial/warehouse/office occupiers in the South Wiltshire region.
- iii) National, regional and local commercial property agents.

5.1.3 **Advertising**

The property has been advertised in the local newspaper. A sample of one of the published advertisements is attached (refer to Appendix 5).

5.1.4 **Site Marketing Boards**

Two prominent 8 x 6 ft marketing signs were erected on the frontage of the site and the board design is attached (refer to Appendix 6).

5.1.5 **Web-Sites**

The property has been publicised on a broad range of web-sites as follows:-

- i) Myddelton & Major's own web-site.
- ii) EGPropertylink.com, a national property listings database.
- iii) www.each.co.uk, a national property listings database.
- iv) www.showcase.co.uk
- v) www.onthemarket.com

Internet Marketing is the principal method of marketing land and buildings. The majority of enquiries undertake website research to identify suitable opportunities

before entering into detailed discussions. The combination of internet marketing and on site boards provides adequate marketing coverage. Local advertising provides additional awareness but is not essential.

6.0 **Enquiries**

6.1 A schedule of enquiries from 2013 to the present date, with known outcomes, is attached (refer to Appendix 7). This illustrates the type and range of commercial enquiries that we have received throughout the marketing period. To date the marketing activities have not produced any formal proceedable offers. For data protection reasons the applicant names have been redacted.

7.0 **Market Demand**

7.1 **Industrial Demand**

Demand in South Wiltshire is characterised by small to medium sized businesses seeking space from 50 sq m to 300 sq m (circa. 500 to 3,000 sq ft). Industrial demand weakened significantly after the financial crisis of 2008 and began to recover from 2010 onwards. Our market data shows that the industrial take up has been averaging 17,228 sq m per annum for the 5 year period from 2012 to 2016. During 2017 we have seen a reduction in demand, most likely linked to the uncertainty created by the Brexit negotiations impacting on business confidence.

Demand appears to be in equilibrium with available supply (refer to Appendix 8).

7.2 **Office Demand**

There is no evidence of demand from companies seeking large scale offices in excess of 900 sq m (circa. 10,000 sq ft) in the South Wiltshire market area. Demand in this sector has been reduced significantly following the financial crisis in 2008 and changing working practices and technology. Office demand in South Wiltshire is characterised by small to medium sized companies seeking office space up to 250 sq m (circa. 2500 sq ft) and these requirements are primarily focussed on the City Centre or established edge of town business centres.

Our market data shows office take up averaging 4400 sq m (circa. 47,000 sq ft) per annum over the last 5 years from 2012 to 2016. On the basis of this demand take up average, there is at least 4 years supply available (refer to Appendix 9).

The combination of poor demand for larger scale office buildings and low rents for second hand stock, has prevented new build activity which is not viable.

7.3 **Motor Dealership Demand**

There is very little evidence of new demand for motor retail dealerships in South Wiltshire. The demand characteristics changed significantly after the financial recession in 2008. Dealerships have continued to amalgamate to form larger scale business operations with multiple franchises. These tend to operate from large scale facilities in key regional centres. Dealerships will also look to operate from edge of town locations in regional and sub-regional centres, where they benefit from clustering and conglomeration. Currently all main manufacture brands are satisfied at existing outlets in the Salisbury and South Wiltshire region. There are no current requirements for new car sales dealership facilities introducing new brands.

7.4 **Children's Day Nursery Demand**

Demand for Day Nurseries collapsed after the 2008 financial crisis. Private sector operators were less acquisitive in sub-regional centres, such as Salisbury, where there is an established existing Day Nursery provision. Developers have been unable to provide new build facilities for operators as the rents and investment yields attainable are not viable due to the cost of construction of turnkey facilities.

8.0 **Supply**

8.1 **Industrial**

Average industrial supply for the 5 year period from 2012 to 2016 is 31,726 sq m (circa. 340,000 sq ft). Supply of second hand property has reduced during this period and in Salisbury and South Wiltshire this is principally due to the take up of the former Mahle Filter Systems factory, which had been refurbished and sub-divided in 2012.

The majority of available properties range between 100 sq m to 300 sq m. The supply of larger buildings exceeding 500 sq m is less common and reflects the nature of the demand characteristics for Salisbury and South Wiltshire. Larger scale supply has resulted from business failures, rather than new build development. New build development of larger scale industrial buildings is unlikely due to the demand characteristics. Design and build is not viable based on current rents achieved and current build costs. There is insufficient pressure on rents as demand has not exceeded supply of second hand space. The predicted low growth economy is unlikely to change this outlook.

8.2 **Office**

Office supply for the 5 years period from 2012 to 2016 averages 13,222 sq m (circa. 142,000 sq ft). Based on the average take up, there is 3 years supply available. Over the 5 year period supply has shown a modest reduction and in 2017 the supply currently stands at 11,570 sq m (circa. 125,000 sq ft).

Office supply has been affected by a number of large scale buildings becoming available. A reduction of this supply is partly due to these buildings being sold for residential conversion. Alternative uses such as residential and leisure are being pursued by property owners, due to the lack of demand. New development is not viable based on current rents and build costs.

8.3 **Motor Dealerships**

There is no supply of existing buildings suitable for this purpose. There is no evidence of demand for small scale circa. 1000 sq m dealership facilities in Salisbury and South Wiltshire currently. Facilities are more likely to be expanded within existing assets or by acquisition of adjacent existing second hand properties, rather than new build. Rents and build costs in sub-regional centres such as Salisbury and South Wiltshire are not viable at this time.

8.4 **Children's Day Nursery**

There is no supply of existing second hand facilities and we are not aware of any land with consent that is available. Demand characteristics are such that new build is not viable.

8.5 **Employment Land Supply**

Employment land in Salisbury and South Wiltshire has been identified on strategic sites through the Wiltshire Core Strategy, but there are also a number sites with extant planning consents, details of which are summarised below:-

8.5.1 **EOS 2, Solstice Park, Amesbury**

3.54 hectares (8.74 acres). Available and fully marketed.

8.5.2 **Land off The Portway, Old Sarum, Salisbury**

3.27 hectares (8.09 acres). Available and fully marketed.

8.5.3 **Land at Fugglestone Red, Devizes Road, Salisbury**

8.1 hectares (20 acres). Strategic allocation forming part of a consented 1200 unit housing development.

8.5.4 **Land at The Avenue, Wilton**

0.58 hectares (1.45 acres). Strategic allocation forming part of a consented 450 unit housing developments.

8.5.5 **Land at London Road/Bishopdown Farm, Salisbury**

2.02 hectares (5 acres). Previously consented for retail use, but remains undeveloped. Subsequent permission for food store granted in 2014.

- 8.5.6 **Land South of Netherhampton Road, Salisbury**
4 hectares (10 acres). Draft allocation.
- 8.5.7 **Land at Longhedge, Old Sarum, Salisbury**
2.95 hectares (7.3 acres). Outline consent for 12,573 sq m (135,000 sq ft). Available and fully marketed.
- 8.5.8 **Imerys Quarry, Wilton Road, Salisbury**
4 hectares (9.88 acres). Allocated, not marketed.
- 8.5.9 **Former Engine Shed Site, Churchfields Road, Salisbury**
2.8 hectares (7 acres). Identified within Churchfields allocation which provides 5 hectares (12.3 acres) retained employment land.

Land at Old Sarum and EOS 2, Solstice Park have been marketed and available throughout the period that Harnham Business park has been marketed for sale.

9.0 **Conclusions**

- 9.1 Demand for employment land in Salisbury and South Wiltshire remains weak. Employment demand is satisfied principally by the regular supply of second hand properties.
- 9.2 Unless company requirements are bespoke, there is a tendency towards acquiring second hand property and undertaking modifications/alterations as necessary, as this is considered to be more cost effective than acquiring land for new build premises.
- 9.3 Class B8 warehousing has already been delivered on a plot of 0.74 hectares (1.85 acres) as per the original outline planning consent. The residual B-class employment land comprises circa. 0.97 hectares approx. (2.4 acres), which is de-minimis in the context of employment land supply and therefore the loss of this employment land is not considered detrimental or significant.
- 9.4 The loss of land consented for sui generis motor retail dealerships, offices and children's day nursery uses would not be detrimental or significant, given the lack of demand and that these uses are economically unviable.
- 9.5 Current market demand and supply data indicates that the current supply can meet the current demand needs and that new demand will tend towards second hand properties rather than new build, due to economic viability issues.

The site has remained undeveloped for over 10 years. Sustained marketing over the last 5 years has not produced any proceedable offers from employment generating occupiers. The longstanding marketing evidence and future economic outlook indicate that this position is unlikely to change.

APPENDIX 1

Site Layout Plan

NOTES	
No.	DESCRIPTION
1	No dimensions to be scaled from this drawing
2	All dimensions to be checked on site
3	Where discrepancy occurs between specification and drawings the architect must be notified
4	"COPYRIGHT" The contents of this drawing may not be reproduced in whole or in part without the written permission of PDP Group Limited


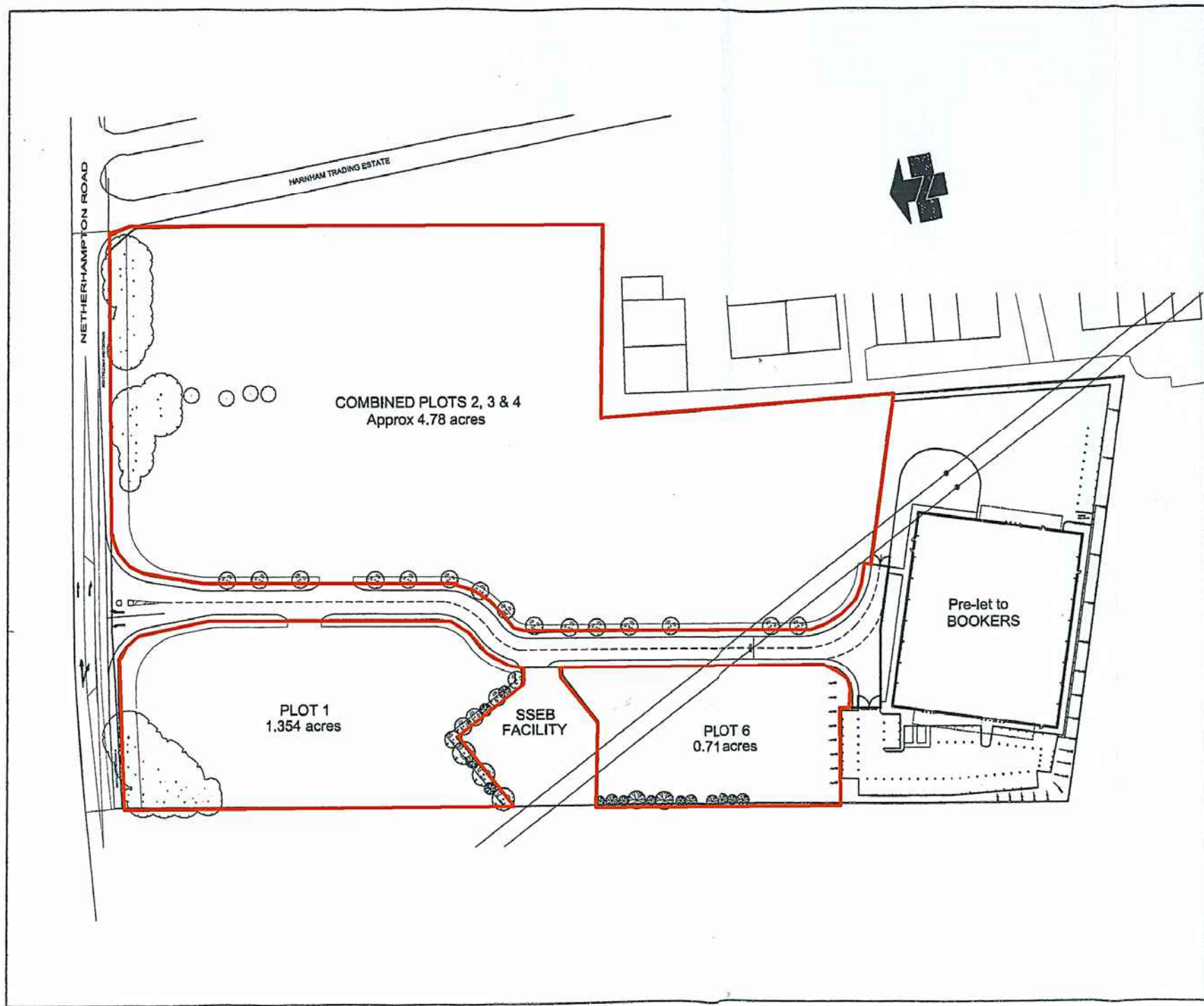
REVISIONS			
No.	DESCRIPTION	DATE	BY
1	SEE ORDER TO CONTRACT CONCERNING TO CHECK FOR THE LATEST WORK		

SITE
 NETHERHAMPTON ROAD
 SALISBURY

DRAWING
 SITE LAYOUT

SCALE	1:500 @ A1	DRAWN BY	DD
DATE	2.08.2005	CHECKED BY	
JOB No.		DRG No.	REV
3847		022	B

PDP Architects
 Redbrook Station
 Woodlands 336
 Lymington, Salter's Way
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APPENDIX 2

Outline Planning Consent

S/2004/1779

TOWN AND COUNTRY PLANNING ACT 1990

Name and address of agent:

PROJECT DESIGN PARTNERSHIP
RYEBROOK STUDIOS
WOODCOTE SIDE
EPSOM
KT18 7HD

Name and address of applicant:

HARNHAM BUSINESS PARK LTD
C/O CHILMARK PROJECTS LTD
FIRST FLOOR
THE OLD MILL
MILL LANE
GODALMING
GU7 7HD

In pursuance of its powers under the above act and in accordance with the terms of the application reference S/2004/1779 dated 27/08/2004 and the plans and particulars submitted therewith.

SALISBURY DISTRICT COUNCIL HEREBY GRANT PERMISSION for the following development:

REF NO: S/2004/1779
PROPOSAL: O/L APPLICATION - DEMOLITION OF EXISTING BUILDINGS ERECTION OF BUILDINGS FOR USE CLASSES B1 B2 AND B8 ERECTION OF TWO ADDITIONAL BUILDINGS FOR USE AS MOTOR DEALERSHIPS FRONTING NETHERHAMPTON ROAD (SUI GENERIS) A CHILDRENS DAY NURSERY ALTERATIONS TO ACCESS ONTO NETHERHAMPTON ROAD AND TO FORM INTERNAL ACCESS ROADS
LOCATION: SSEB DEPOT SITE NETHERHAMPTON ROAD SALISBURY

(Subject to the following conditions overleaf / attached)

Reference No: S/2004/1779

REASON FOR APPROVAL

The scale and proposed uses for the site would accord with an extant permission and the adopted policies of the Salisbury District Local Plan and would not result in any undue loss of amenity to adjoining occupiers or within the streetscene.

And subject to the following conditions:

- (1) No development shall take place until details of the siting, design and external appearance of the buildings and the landscaping of the site (hereinafter called 'the reserved matters') have been obtained from and approved by, the Local Planning Authority in writing before any development is commenced
- (2) Plans and particulars of the reserved matters referred to in condition 1. above, relating to the siting, design and external appearance of any buildings to be erected and the landscaping of the site, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.
- (3) Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. (A03A)
- (4) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later. (A04A)
- (5) The access road serving the development shall be constructed in accordance with the approved details prior to the first occupation of any building
- (6) The details of the development which are required pursuant to the above conditions shall generally accord with the illustrative layout drawing and design statement principles relating to scale, massing, details, materials, together with hard and soft landscaping which have been submitted in amplification of, but do not form part of, the outline application.
- (7) The layout and landscaping details to be submitted within condition 1 above shall include at least a five metre deep landscaping strip across the sites' northern frontage (excluding the access road and associated pathways). The landscaping scheme shall include additional tree planting along the frontage where existing tree cover does not exist. The site layout shall include no hardstanding within five metres of the cycleway and footpath adjoining the A3094. These details shall be retained for so long as the development remains.
- (8) No development shall take place until details of the treatment to all hard surfaces, including road surfaces have been submitted to and approved in writing by the Local Planning Authority. The development shall accord with the details as so approved unless otherwise agreed in writing by the Local Planning Authority.
- (9) No development shall take place until details of the treatment of the 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
- (10) Prior to the occupation of any building, each building shall be provided with covered cycle parking and internal shower facilities to the satisfaction in writing of the Local Planning Authority. These facilities shall be retained for so long as the development remains.
- (11) Before any development commences, including site works of any description, all the existing trees to be retained, and those which are the subject of a Tree Preservation Order, shall be protected by fencing in accordance with drawing number 165.04 Revision D submitted to the Local Planning Authority on the 18th November, 2004. The fencing shall remain in place throughout development. 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'. (G15A).

(12) No development shall take place until the applicant has entered into an agreement with Wiltshire County Council Highways to carry out junction works including the provision of a new access and right turn lane into the site and the provision of a pedestrian and cycle link across the site frontage. Such pedestrian / cycle link to have a minimum width of 3m. The Agreement with Wiltshire County Council shall include provision that all the works shall be approved by the Local Planning Authority in writing and are completed prior to first occupation of any building.

(13) The junction between the development and the main road shall include the provision of 4.5m x 90m visibility splays.

(14) Prior to the commencement of development a phasing plan indicating the proposed method of construction for the overall site, to include associated landscape proposals and structural landscape planting to be undertaken in conjunction with that phase shall be submitted to and approved in writing by the Local Planning authority prior to the commencement of development. 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. (G23A)

(15) All existing buildings, structures and foundations on the site shall be demolished (and removed) in accordance with a scheme to be submitted to and approved by the Local Planning Authority before commencement of the development hereby permitted.

(16) Other than when internal finishing and fitting out of the buildings is taking place, construction and demolition works shall not take place outside of the following hours:

- a. Monday to Saturday 0800 to 2000 hours.
- b. Sundays and Bank Holidays 1000 to 1600 hours.

(17) Prior to the commencement of development the applicant or their successor in title shall submit to and have approved in writing by the Local Planning Authority a scheme for the management of the construction process to include measures to control:

- Noise and vibration,
 - Traffic management and public access,
 - Movement, storage and treatment of bulk materials and spoil,
 - Dust and odour control,
 - Silt control,
 - Storage of fuels and oils and other hazardous materials,
 - Impact upon the water environment,
 - Waste and ground conditions,
 - Method of construction; and
 - The proposed development shall thereafter accord with the approved construction management plan.
- The development shall thereafter accord with the approved construction management plan.

(18) If during development, contamination not previously identified is found to be present at the site, no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted a Method Statement to the satisfaction of the Local Planning Authority in writing. These works shall be carried out before any further development takes place.

(19) No development shall be commenced until a scheme for the provision and implementation of a surface water run-off limitation and treatment has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved programme and details.

(20) Before development commences, a scheme for the discharge and attenuation of surface water from the buildings hereby permitted shall be submitted to and approved by the Local Planning Authority, and shall be carried out as approved.

(21) Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls, details of which shall be submitted to, and approved in writing by the Local Planning authority prior to installation. The volume of the bunded compound shall be at least equivalent to the capacity of the tank plus 10%. All filling points, vents, gauges and sight glasses must be

located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata.

(22) Notwithstanding the provisions of Part 3 of Schedule 2 to Town and Country Planning General Permitted Development Order 1995 (and any order revoking or re-enacting that Order) there shall be no change of use of the Motor Showrooms (sui generis) hereby permitted without the prior express written consent of the Local Planning Authority.

(23) There shall be no retail sales from any premises other than motor vehicles and motor vehicle parts, from the showrooms hereby permitted.

(24) There shall be no display of bunting nor any form of advertising (including the display of prices) on any cars stored or displayed in front of the buildings or on the forecourt without the prior consent in writing of the Local Planning Authority.

(25) There shall be no external lighting of the site or buildings without the prior written permission of the Local Planning Authority. (N01A).

(26) Hours of operation, including delivery times, for each of the non B1 units hereby approved shall be submitted to and agreed in writing with the Local Planning Authority prior to the occupation of each individual unit.

The reasons for the above conditions are listed below:

(1) This permission is in outline only and is granted under the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 3(1) of the Town and Country Planning (General Development Procedure) Order, 1995.

(2) This permission is in outline only and is granted under the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 3(1) of the Town and Country Planning (General Development Procedure) Order, 1995. (0001)

(3) This permission is in outline only and is granted under the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 3(1) of the Town and Country Planning (General Development Procedure) Order, 1995.

(4) This permission is in outline only and is granted under the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 3(1) of the Town and Country Planning (General Development Procedure) Order, 1995.

(5) In the interests of amenity and highway safety.

(6) The illustrative drawings and design statement accompanying the application indicate the form of development which the Local Planning Authority considers appropriate for the site.

(7) To protect the amenities of the locality.

(8) : In the interest of amenity.

(9) To protect the amenity of adjoining occupiers and the surrounding area.

(10) : In order to promote sustainable development and promote modes of transport other than the private car.

(11) To ensure adequate measures are taken to protect trees on or adjoining the site in the interest of amenity.

(12) In the interests of highway safety.

(13) In the interests of highway safety

(14) In the interests of amenity and highway safety


- (15) To protect the amenity of the locality
- (16) To protect the amenities of the locality
- (17) To protect the environment and the setting of the proposed development
- (18) : To ensure sufficient measures are taken to overcome the contamination concerns associated with the site.
- (19) To prevent the increased risk of flooding and prevent pollution of the water environment.
- (20) To ensure that the development is provided with a satisfactory means of surface water disposal.
- (21) To prevent pollution of the water environment
- (22) : To protect the retail policies of the Local Plan as the development lies in an area where retail would generally be unacceptable.
- (23) To protect the retail policies of the Local Plan as the development lies in an area where retail would generally be unacceptable.
- (24) To protect the amenities of the locality
- (25) To protect the amenities of the locality
- (26) In the interest of amenity

INFORMATIVES:

- (1) The developer should agree in writing arrangements for the protection of Wessex Water infrastructure and a point of connection onto their infrastructure prior to the beginning of any works. All trade effluent must connect to the foul sewer with the prior approval of Wessex Water. Contact Tel: 01225 526 000
- (2) The foul drainage must be connected to the public sewerage system and kept separate from the clean surface and roof water.
- (3) The Travelwise Manager, William Prendergast, can be contacted at Wiltshire County Council to provide advice regarding the Green Travel Plan. Tel: 01225 7133 88.
- (4) Conditions (7) (8) (9) have not been reiterated from the 02/0581 permission and the applicant is reminded that the following needs to be submitted as part of any reserved matters application:- Finished floor levels for the proposed buildings; a landscape management plan including responsibilities and maintenance schedules for all landscaped areas.
- (5) Any oil storage facility of 200 litres or more must include a bund, and comply with the Oil Storage Regulations ("The Control of Pollution (Oil Storage) (England) (Regulations 2001")
- (6) The Groundwater and Contaminated Land Technical Officer should be contacted with regard to a "Foundation Works Risk Assessment". Tel: Paul Goff on: 01392 352 333.
- (7) This decision has been made in accordance with the following policies of the adopted Salisbury District Local Plan 2003: G1 Sustainability; G2 general criteria for development; G3 water supply to new development; G9 planning obligations; D1 new development must be compatible or improve surroundings; D7 site analysis; E16 retention of employment uses; E17; C17 conservation of rivers and waterways; S4 out of centre development; C12 development affecting protected species; TR11 TR14 TR16 TR18 transport.

IMPORTANT NOTE: This permission shall be read in conjunction with the Section 106 Agreement dated 24th November 2004 (Town and Country Planning Act 1990), which is applicable to this application, in terms of its restrictions, regulations or provisions.

Please note that any works carried out without compliance with the conditions attached to this approval will be entirely at the risk of the persons involved and may result in formal action being taken by the Local Planning Authority.

Signed: 

(Authorised Officer)

Date: 24 NOV 2004

Please refer to the notes attached to this decision

End of Decision.





**IMPORTANT THESE NOTES MUST BE READ IN
CONJUNCTION
WITH THE ATTACHED DECISION**

A. NOTES IN RESPECT OF APPLICATIONS FOR:

1. PLANNING PERMISSION
2. APPROVAL OF MATTERS RESERVED
3. LISTED BUILDING CONSENT AND CONSERVATION AREA CONSENT
4. CONSENT TO DISPLAY ADVERTISEMENTS

(1) Appeals

If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission, approval of matters reserved or Listed Building consent, or to the grant of permission or approval subject to conditions. If applications were submitted before 12th September 2003 an appeal may be made to the Secretary of State for the Environment within six months of the date of this Notice. If applications were submitted after 12th September 2003 an appeal may be made to the Secretary of State for the Environment within three months of the date of this Notice. In the case of an Advertisement, the appeal must be made within 8 weeks.

(2) The secretary has power to extend these periods but will do so only in exceptional circumstances which excuse the delay in giving notice of appeal.

(3) Any appeal must be made on a form which can only be obtained from the Planning Inspectorate, Room 3/01 Kite Wing, Temple Quay, Bristol BS1 6PN. (Telephone 0117 372 8410).

(4) Compensation

If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve the Council a purchase notice requiring the Council to purchase its interest in the land in accordance with the provision of Part VI of the Town and Country Planning Act 1990.

(5) In certain circumstances, a claim may be made against the Local Planning Authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

Listed Buildings

Where consent is given to DEMOLISH A LISTED BUILDING the applicant is advised that "Attention is drawn to Section 8 of the Listed Buildings Act 1990, the effect of which is that demolition may not be undertaken (despite the terms of consent granted by the Local Planning Authority) until notice of the proposal has been given to the Royal Commission on Historical Monuments, 23 Savile Row, London W1 2HE and the Commission subsequently have either been given reasonable access to the building for at least one month following the grant of consent, or have stated that they have completed their record of the building or that they do not wish to record it."

(7) Time Limits on Planning Permissions

Every planning permission and Listed Building Consent must be implemented within a limited period of time. If not, it will lapse. Unless otherwise stated in the planning permission, the rules are as follows: -

(a) "Outline" planning permission.

- (i) Application for approval of matters reserved by the outline planning permission must be made within three years of the grant of outline permission.
- (ii) The development must be begun either within five years of the grant of outline planning permission, or within two years of the final approval of details, whichever is later.

(b) "Full" planning permission and Listed Building Consents.

The development must be begun within five years of the grant of planning permission or Listed Building Consent.

B. ADDITIONAL NOTES IN RESPECT OF ADVERTISEMENTS

- (1) Standard Conditions (*Town and Country Planning (Control of Advertisements) Regulations 1992*).
 - (i) Any advertisement displayed, and any site used for the advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.
 - (ii) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.
 - (iii) Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.
 - (iv) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
 - (v) No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).
- (2) If a condition imposing a time limit has been expressly included as part of this consent, then that condition must be observed. If no such condition is imposed Regulation 13(5) of the Town and Country Planning (Control of Advertisements) Regulations 1992 provides that any consent is granted for a period of FIVE YEARS from the date hereof. However, unless expressly stated to the contrary in the condition advertisements may continue to be displayed after the expiry of the permitted period, subject to the power of the Local Planning Authority to serve notice under Regulation 16, requiring application for express consent for the continuance of the consent to be made.
- (3) Where the authority grant consent for a period shorter than five years they shall (unless the applicant required such a consent) state in writing their reasons for doing so, and the limitation of time shall for the purpose of these Regulations be deemed to be a condition imposed upon the granting of consent.
- (4) Provision may be made, in granting consent, for the term thereof to run for the subsequent inception of the display, to which the consent relates or from a subsequent date not later than six months after the date on which the consent is granted, whichever is the earlier.
- (5) At any time within a period of six months before the expiry of a consent granted under these Regulations, application may be made for the renewal thereof, and the provisions of these Regulations relating to applications for consent and to the determination thereof shall apply where application is made for such renewal.
- (6) **Penalty for Contravention.** A person who displays an advertisement in contravention of these Regulations is liable on summary conviction under Subsection (3) of Section 224 of the Act to a fine not exceeding level 3 on the standard scale and in the case of a continuing offence, one tenth of Level 3 on the standard scale for each day during which the offence continues after conviction.

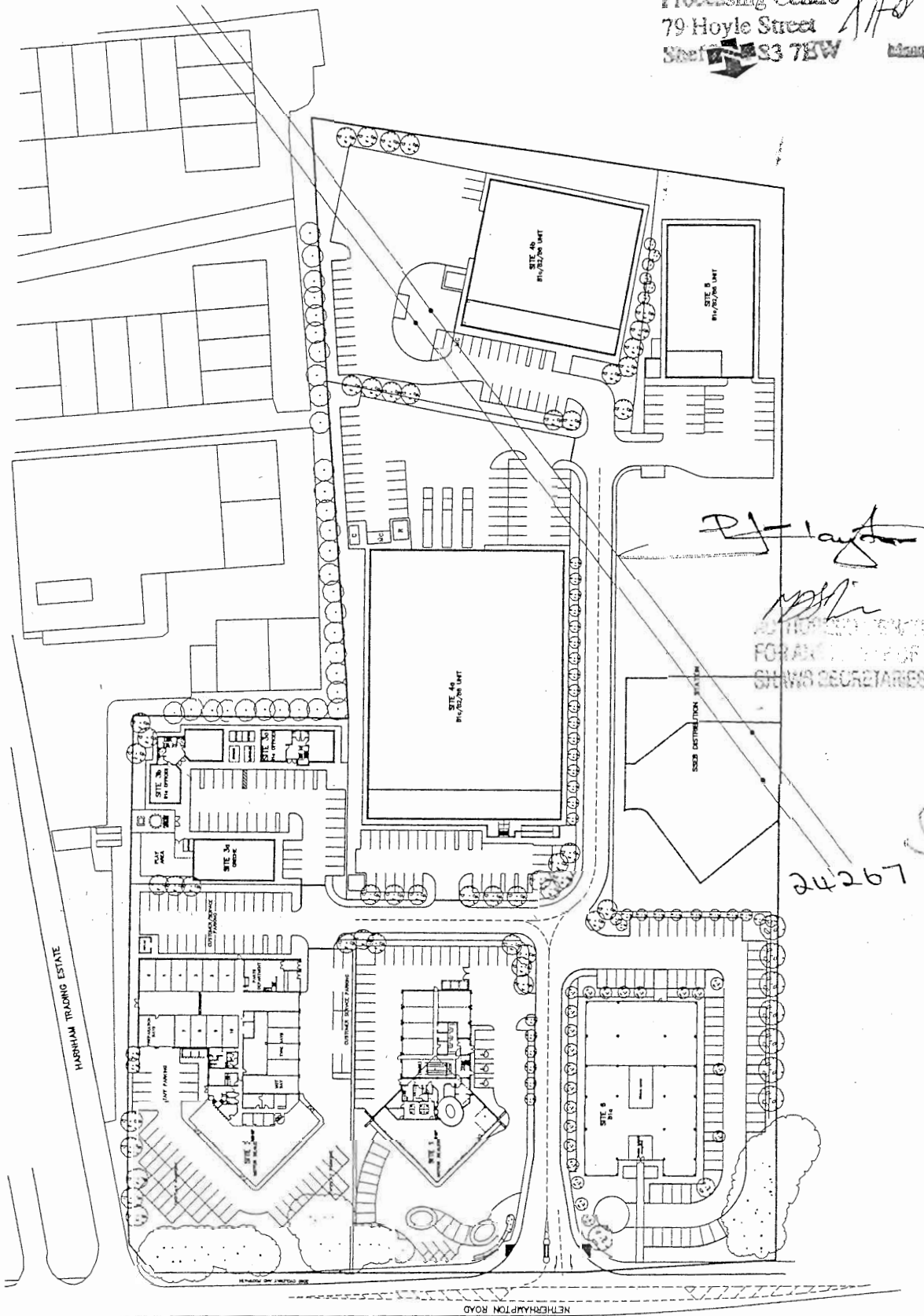
C. NOTES IN RESPECT OF ALL PLANNING APPLICATIONS

- (1) Attention is drawn to the need for strict compliance with the approved plan(s) and conditions, failing which appropriate action will be taken.
- (2) If planning permission has been granted for the development, please note that, should this involve any work within the highway, such as the construction of a vehicular access, the consent of the County Council as Highway Authority should also be obtained. Please contact the County Surveyor, County Hall, Trowbridge (Tel: (0225) 713411).
- (3) Where planning permission or Listed Building Consent has been granted, approval may also be required under the Building Regulations before any work is commenced.
- (4) Although planning permission may have been granted, should the proposed work involve the demolition, alteration or extension of a Listed Building, listed building consent may also be required before work commences.
- (5) The Local Planning Authority should be notified upon commencement of the development authorised by this Notice.

APPENDIX 3

Section 106 Agreement Illustrative Master Plan

For info
HSBC Bank plc
 Sheffield Securities
 Processing Centre
 79 Hoyle Street
 Sheffield S3 7BW



PROJECT	NETHERHAMPTON ROAD, SAUSBURY		
DRAWING	MASTER SITE PLAN		
DATE	10.08.2004	SCALE	1:500 @ A1
DRAWN	SJ	JOB No.	3847
			P 102

APPROVED FOR THE
 FOR THE USE OF
 SHAW'S SECRETARIES LTD

REVISIONS	DATE	BY

PROJECT DESIGN PARTNERSHIP
 Chartered and Qualified Surveyors
 COLLISON STUDIOS
 10001 SHERWOOD KINGS 7RD
 SHEFFIELD S18 7JG Tel: 01372 745587

APPENDIX 4

Marketing Brochure

**Harnham Business Park,
Netherhampton Road, Salisbury, SP2 8PF**

Development Land

Outline Planning Consent for Employment Uses,
B1, B2 , B8, Motor Retail and Day Nursery

Plots from 0.7 to 6.8 acres

For Sale Freehold or Design & Build for Occupiers



LOCATION

Salisbury is an historic Cathedral City in Central Southern England. It has a resident population of 40,302 approximately and a Salisbury District population of 117,500 (Source: 2011 Census). Rail communications are provided by a main -line Station with frequent service to London (Waterloo) (90 minutes approx.). Road communications are well served to London via A303 (M3) (88 miles); Southampton via A36 (M27) (24 miles); Bristol via A36 (54 miles); Exeter via A303 (91 miles) (Source: The AA).

SITUATION

Harnham Business Park is situated 1 mile south west of Salisbury City Centre, fronting onto the A3094 Netherhampton Road, which connects the A36 Bristol/Southampton Road with the A338 Ringwood/Bournemouth and A354 to Blandford.

DESCRIPTION

Harnham Business Park comprises a total of 8.65 acres of development land. The site has been cleared and a new main spine road constructed, together with a junction onto the Netherhampton Road. All services are laid onto the site.

Plot 5 at the rear of the Business Park has been developed for Booker Cash & Carry. The remaining 6.8 acres are available for development arranged as follows:-

Plot 1 (frontage)	1.35 acres	(0.55 ha)
Plots 2-4 (frontage)	4.78 acres	(1.93 ha)
Plot 6	0.71 acres	(0.29 ha)

TENURE

Freehold or New Lease.

A service charge will be payable for the maintenance and upkeep of the shared Estate Road and services.

LAND

Price on application.

DESIGN & BUILD

Price/Rent and lease terms on application.

VAT

Price/Rent subject to VAT.

SERVICES

All mains services are present in the service road, available for connection by purchasers to each plot.

Caution: The services and fittings mentioned in these particulars have not been tested and hence, we cannot confirm they are in working order.

PLANNING

The Business Park has outline planning consent B1 (light industrial and office), B2 (general industrial) and B8 (storage and distribution) uses, without hours restrictions.; for the construction of two Motor Retail dealerships fronting onto Netherhampton Road and a children's Day Nursery (Application Ref: S/2004/1779). Further details available on request.

Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Wiltshire Council Planning Department, The Council House, Bourne Hill, Salisbury, SP1 3UZ. Tel: 01722 434327.



VIEWING

The site can be viewed from the Estate Road at any time.

For further information contact:

Philip Holford philipholford@myddeltonmajor.co.uk
Dean Speer deanspeer@myddeltonmajor.co.uk

Ref: PH/DS/JW/10190-a

Regulated by the RICS.

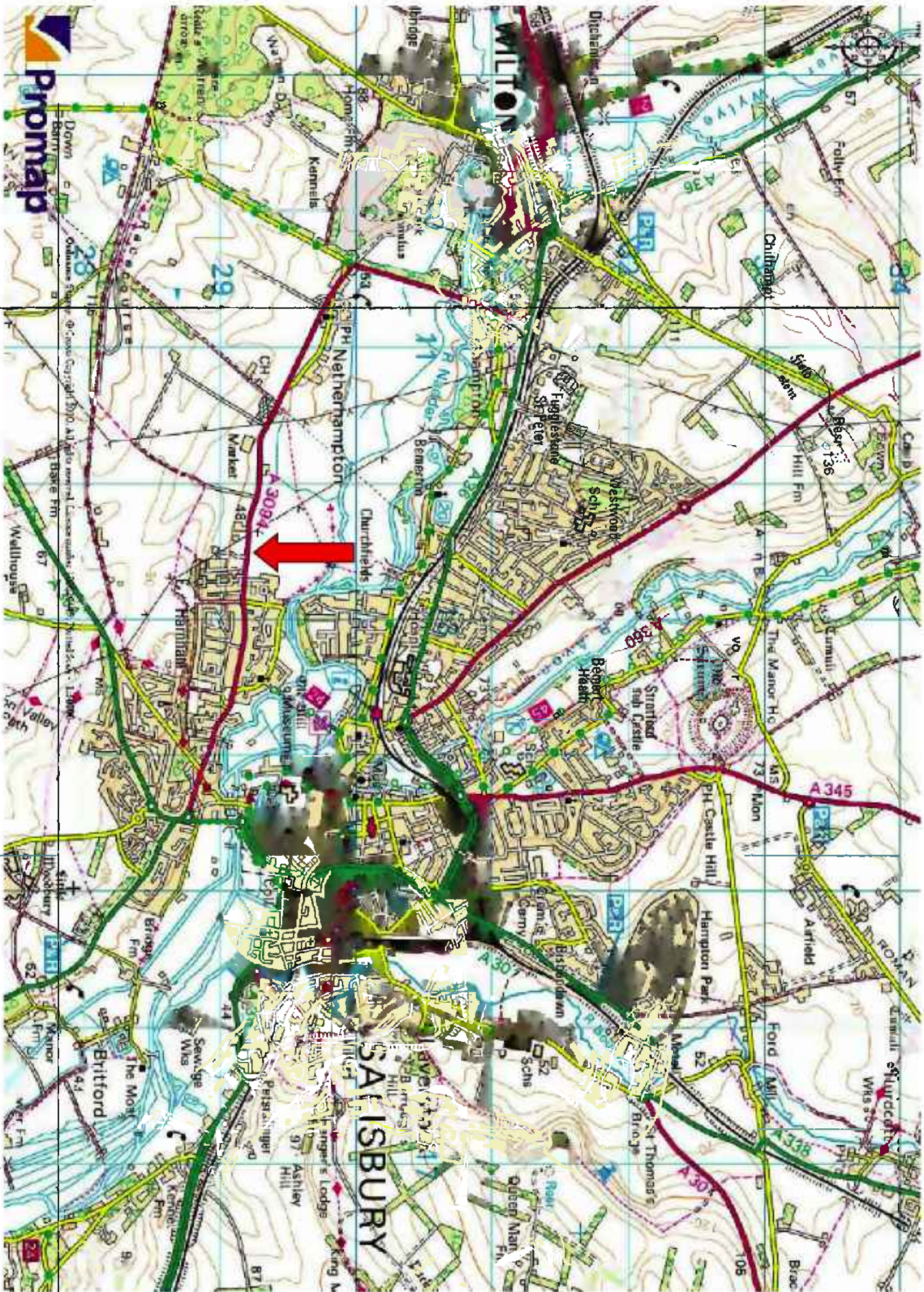


CODE OF PRACTICE

The Code of Practice on commercial leases recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a business tenancy agreement. The code is available from professional institutions and trade associations or through the web-site: www.leasingbusinesspremises.co.uk.

DISCLAIMER

Myddelton & Major for themselves and for the vendors or lessors of this property whose agents they are give notice that:- i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of an offer or contract. ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) no person in the employment of Myddelton & Major has any authority to make or give any representation or warranty whatever in relation to this property.



Promap

SALISBURY

WILTON

Netherhampton

Westwood

Stratford sub Castle

Hamperton Park

Britford

88

19

Shute
Ho

APPENDIX 5

Sample Advertisement

**Harnham Business Park
Salisbury**

Development Land

Outline Planning Consent
for Employment Uses
B1, B2 & B8, Motor Retail
and Day Nursery

Plots from 0.7 to 6.8 acres

For Sale Freehold
or Design & Build

ALL ENQUIRIES



Symonds & Sampson break records at May auction

IN the beautiful surroundings of Antrobus House in Amesbury, Symonds & Sampson held one of its most successful auctions for many years in this area, and a record breaking one at that.

The agents were instructed to auction six lots on behalf of English Heritage, which ranged from agricultural land, stretches of the River Avon and a number of residential cottages in Amesbury which were part of the Stonehenge Estate.

Mark Lewis, Symonds & Sampson's head of residential, led the auction.

The first lot was 25 acres of productive arable land which had a guide price of £175,000; and after very competitive bidding from numerous parties fell under the hammer at £352,000. The second was 26.64 acres of arable land with a guide of £175,000, which sold for £374,500.

These combined lots set a new record for the sale of agricultural land in the area, having achieved a price of £14,058 per acre.

The fall of the hammer on these two lots sent a wave of excitement through the room and was met by a considerable round of applause.

The following lots, of amenity land and fishing on the River Avon, alongside two residential cottages on Countess Road, all sold.

A hundred per cent of the lots sold on the day, with the star and record breakers each achieving double their guides.

Philip Pollard, partner and head of the Salisbury office said: "The significant thing in regard to the sale of the land was that there were probably seven or eight farmers in the room who would probably have paid up to about £10,000 per acre for the land, and even when the bidding was at more than £13,000 per acre, there were still three active bidders for the land, showing a significant underlying strength to the land market."

Mr Lewis added: "To see such strong interest in all of the lots proved that the auction route was the fairest and most transparent way of reaching the right market value."

The team now look forward to their next auction in July with considerable optimism, and hope that the results of the day can be matched and perhaps even surpassed.



Commercial Property



Salisbury | To Let/For Sale

Well presented business/studio unit with mezzanine office and central heating. 904 sq ft (84.0 sq m). EPC: C



Downton | To Let

Modern business unit with high quality offices and 10 parking spaces. 3,718 sq ft (345.4 sq m). EPC: C



Salisbury | To Let

Well specified ground floor City centre office suite 4,300 sq ft (400 sq m). Parking available. EPC: C



Salisbury | To Let/For Sale

Modern terraced industrial unit. Ground floor 698 sq ft. Mezzanine 642 sq ft. EPC: E

HIGH POST BUSINESS PARK

High quality refurbished industrial/warehouse units
20,421 - 93,161 sq ft (1,897 - 8,655 sq m)
plus potential expansion/open storage land

To Let or For Sale
High Post, Salisbury, Wiltshire SP4 6AT

Unit 4 let to Foreign Motor Group

m seven 01794 521 511
WARWICK MARTEL 020 7344 6730 0117 917 2000
Collies 01722 337577
Myddelton Major 01722 337577

www.highpostsalisbury.co.uk
www.m7propsearch.co.uk

01722 330333 commercial@w-w.co.uk www.w-w.co.uk
Fordingbridge Lymington Marlborough Ringwood Romsey Salisbury Shaftesbury

APPENDIX 6

Site Marketing Boards

HARNHAM BUSINESS PARK

DEVELOPMENT LAND

OR

DESIGN & BUILD

From 0.7 to 6.8 acres

ALL ENQUIRIES

dka

David Kerr Associates LLP

0207 637 7298

WWW.dkallp.com

Myddelton&Major

01722 337577

www.myddeltonmajor.co.uk

APPENDIX 7

Schedule of Enquiries

REF: PGH/JW/10190-a

DATE: April 2018
 CLIENT: Harnham Business Park Partnership LLP
 PROPERTY: Harnham Business Park, Salisbury



DATE	APPLICANT	REQUIREMENT (SQ FT)	TENURE	COMMENTS
15/03/18	[REDACTED]	6-10 acres	FH	Preliminary search in Wilts, Hants, Avon. Preference A303 corridor.
05/03/18	[REDACTED]	1-2 acres	FH	Scaffolding company requiring compound. Southampton 20 mile radius. Site not suitable.
11/01/18	[REDACTED]	0.25 acres	FH	Yard for plant and machinery. Site not suitable.
08/01/18	[REDACTED]	0.25 acres	FH	Charity project. Non-commercial basis. Enquiry not viable.
30/11/17	[REDACTED]	0.5-0.75 acres	FH	Self-storage business, containerised compound. Search area Wilts/Hants/Berks/Gloucestershire. Use not compatible with planning consent.
01/11/17	[REDACTED]	1-1.5 acres	FH	Land for open storage. Use not suitable.
10/10/17	[REDACTED]	1-2 acres	LH	Preliminary search for plant hire depot in Wiltshire/Hampshire region. Open storage site with small workshop building. Preference for A303/Andover.
03/10/17	[REDACTED]	1-1.5 acres	FH	Preliminary search for new and used car sales site in South Wiltshire. Used car sales, not suitable per consent.
26/09/17	[REDACTED]	1 acres	FH	Retained by Royal Mail Sorting Office to acquire site for open storage as vehicle depot. Open storage not suitable per consent.
18/09/17	[REDACTED]	1-1.5 acres	FH	Residential developer considering relocation of commercial occupier on land purchase and design and build basis. Requirement postponed.
14/09/17	[REDACTED]	1-1.5 acres	FH	Seeking new self storage depot. Harnham Business Park not viable.

DATE	APPLICANT	REQUIREMENT (SQ FT)	TENURE	COMMENTS
	██████			
12/09/17	██████	2 - 4 acres	FH	Relocation of timber mill from Poole Quay. Heavy industrial use. Await feedback. Identified site with existing second hand buildings in Somerset.
21/08/17	██████████	2 acres	FH	Vehicle workshop and car storage. Prefer north of Salisbury.
21/07/17	██████	1 - 2 acres	FH	General enquiry for development land. Seeking site for open storage in Wilts/Hants/Dorset. Not suitable user per consent.
19/07/17	██████	-	FH	General enquiry for development land in Central Southern England. No further feedback.
21/06/17	██████	-	FH	Initial enquiry via egpropertylink. No further feedback.
12/06/17	██████	-	FH	Initial enquiry via On the Market web-site. No further feedback.
24/05/17	██████████	3 - 3.5 acres	FH	Agent acting for developer looking for sites to relocate business on residential redevelopment site. Indicated interest in option to purchase. Rejected. No further contact.
07/04/17	██████	Up to 4 acres	FH	Search for Hotel client for new build opportunity. Did not progress.
04/04/17	██████████	0.5 acres	LH	Car rental depot, requirement for Hants/Wilts/Dorset area. Did not progress.
30/01/17	██████	2000 - 5000 sq ft	FH	Warehouse for medical equipment. Bought unit in Downton.
16/01/17	██████	2 acres	FH	Client requirement for used car sales operators in South England. Salisbury identified. Too expensive.
18/11/16	██████	Up to 7 acres	FH	Specific enquiry. Details sent. No response.
24/10/16	██████████	4 - 5 acres	FH	Agent for developer Simon's Group Plc. Interested in option to purchase 4.5 acres for Retail Warehouse and Food store. Proposed planning use and terms unacceptable.
21/09/16	██████	0.5 - 1 acre	FH	Requirement for peak power generation plant. Did not progress.

DATE	APPLICANT	REQUIREMENT (SQ FT)	TENURE	COMMENTS
14/09/16	██████████	-	FH	Health drinks company. Search in Hants/Wilts border. Details requested. No response.
25/08/16	██████████	1 - 3 acres	FH	Land requirement for Care Home operator. Did not progress.
16/05/16	██████████	-	LH	Details requested. No response.
10/05/16	██████████	0.5 - 2 acres	FH	Roadside and retail developer seeking opportunities in Southern England. Did not progress.
31/03/16	██████████	3000 - 5000 sq ft	FH	Timber product machinery. Did not progress.
09/02/16	██████████	1 acre	FH	Agent led general enquiry fro PFS client operation. Location not suitable.
28/01/16	██████████	-	FH	Investor/developer. Non specific general enquiry for PFS client operation.
13/01/16	██████████	5,000 - 10,000 sq ft on 0.5-0.75 acres	FH	Picture framing company at Netherhampton Business Centre. Self build warehouse for expansion. Not viable.
08/10/15	██████████	0.3 - 0.5 acres	LH	Day nursery operator. Expressed interest in D&B on new lease. Not viable.
23/09/15	██████████	0.5-1.5 acres	FH	Speculative developer. Did not progress. Not viable.
10/09/15	██████████	20,000 - 25,000 sq ft	FH	Salisbury based Hi-Fi electronics manufacturer looking for expansion space. Requirement postponed.
21/08/15	██████████	5000 sq ft	LH	Soft play centre. Leased existing premises in Amesbury.
20/07/15	██████████	1-1.5 acres	FH	Motor dealership operator. Initial interest, but price sensitive. Did not progress Plot 1. Not viable.
20/07/15	██████████	5,000-8,000 sq ft	FH/LH	Vet/Equine training centre. Leased building on client's estate outside Salisbury.
19/06/15	██████████	1-2 Acres	FH	Primary Care Centre developer looking for site for GP Surgery. Location rejected.
06/05/15	██████████	12,000-15,000 sq ft	Freehold	Engineering company based in Laverstock. Requirement shelved.

DATE	APPLICANT	REQUIREMENT (SQ FT)	TENURE	COMMENTS
	[REDACTED]			
24/04/15	[REDACTED]	12,000 sq ft	Freehold	Furniture imports. Land or existing building. Leased rural warehouse.
31/03/15	[REDACTED]	3-5 acres	Freehold	Fire Authority amalgamation Dorset & Wiltshire Fire Training Centre. Purchased site in Swindon.
12/02/15	[REDACTED]	0.5 acres	Freehold	Retained agent seeking prominent roadside site for standalone new build on plot of 0.5 acre. Search area Southern England.
21/01/15	[REDACTED]	0.5 acres	Freehold	Business situated at Netherhampton Business Centre and expanding. Require 5000 sq ft office premises. New build options not viable.
08/01/15	[REDACTED]	Up to 1.5 acres	Freehold	Looking for a site of up to 1.5 acres for containerised self storage. HBP not suitable.
02/12/14	[REDACTED]	1 to 1.5 acres	Freehold	Act for GP Medical practices, delivering bespoke medical centres. Seeking a site of 1 to 1.5 acres to relocate the Surgery from the City Centre to form super surgery.
07/10/14	[REDACTED]	-	Freehold	Considering relocating existing day nursery from Burford Road, Salisbury. New build unviable.
29/09/14	[REDACTED]	-	Freehold	General land enquiry. No feedback.
25/09/14	[REDACTED]	1 to 1.5 acres	Freehold	Acting for builder's merchant client looking for a new depot in Newbury, Andover or Salisbury areas. No site identified as suitable, requirement shelved.
28/07/14	[REDACTED]	0.5 acres	Freehold	Requirement for site for caravan storage within 20 mile radius of Salisbury. Unsuitable user per consent.
24/07/14	[REDACTED]	0.75 acres	Freehold	Based at Harnham Trading Estate and seeking a 0.75 acre plot for self build warehouse of circa 10,000 sq ft. Break option on existing space in August 2017. Relocated to Whaddon Business Park in 2017. Second hand unit.
25/06/14	[REDACTED]	1 to 2 acres	Freehold	Franchise owner of Jacksons Mercedes, needing extra space for car storage and repair workshops within close proximity to the showroom on

DATE	APPLICANT	REQUIREMENT (SQ FT)	TENURE	COMMENTS
				Southampton Road. May consider a car showroom new build.
23/05/14	██████████	1 acre plus	Freehold	General circular seeking development sites for retail warehousing and industrial development of 1 acre plus on the South Coast.
08/05/14	██████████	0.75 to 1 acre	Freehold	Seeking land to develop purpose built care homes on plots of 0.75 to 1 acre.
08/05/14	██████████	Up to 2 acres	Freehold	Search for alternative sites for the relocation of the custody suite on Wilton Road. Up to 2 acres with close proximity to the City Centre. Identified alternative site near Churchfields Industrial Estate.
22/04/14	██████	0.5 acres	Freehold	Practice based in Exeter Street, considering potential relocation. Requirement shelved.
10/04/14	██████	1 to 3 acres	Freehold	Search for sites of 1 to 3 acres for care homes within 1.5 hours drive of Bournemouth.
02/04/14	██████████	10,000 to 20,000 sq ft	Freehold	Search for industrial land to build 10,000 to 20,000 sq ft warehouse in Wiltshire or Dorset or Somerset. Search postponed.
13/03/14	██████████	0.75 to 1.5 acres 5,000 sq ft 80 parking spaces	Freehold	UK wide search for pub/restaurant plots.
03/03/14	██████████	1 to 1.5 acres 20,000 sq ft 100 parking spaces	Freehold	Search for site for relocation of Auction salerooms. Acquired part of Equinox factory at Old Sarum. New build not viable.
25/02/14	██████████	6.75 acres (whole site)	Freehold	Scouting for development/forward investment opportunities on behalf of pension fund investors. Looking at Harnham Business Park for long term potential linked to the adjoining land, previously allocated for mixed use development by the Council. This land is now subject to an option agreement to Bovis Homes.
24/02/14	██████████	4,500 sqft + 2,000 sqft ancillary	Freehold / Leasehold	Now considering out of town sites. Unable to progress, site is too isolated.
21/02/14	██████████	15,000 sq ft or 1.5 to 2 acres	Freehold	Search for land or existing building. South Wilts/Dorset area for public sector client. Retained by the Wiltshire & Dorset Fire Authorities for their proposed manager, seeking 1.5 to 2 acre site for a headquarters office building. The project is dependent upon Government legislation to approve the merger.

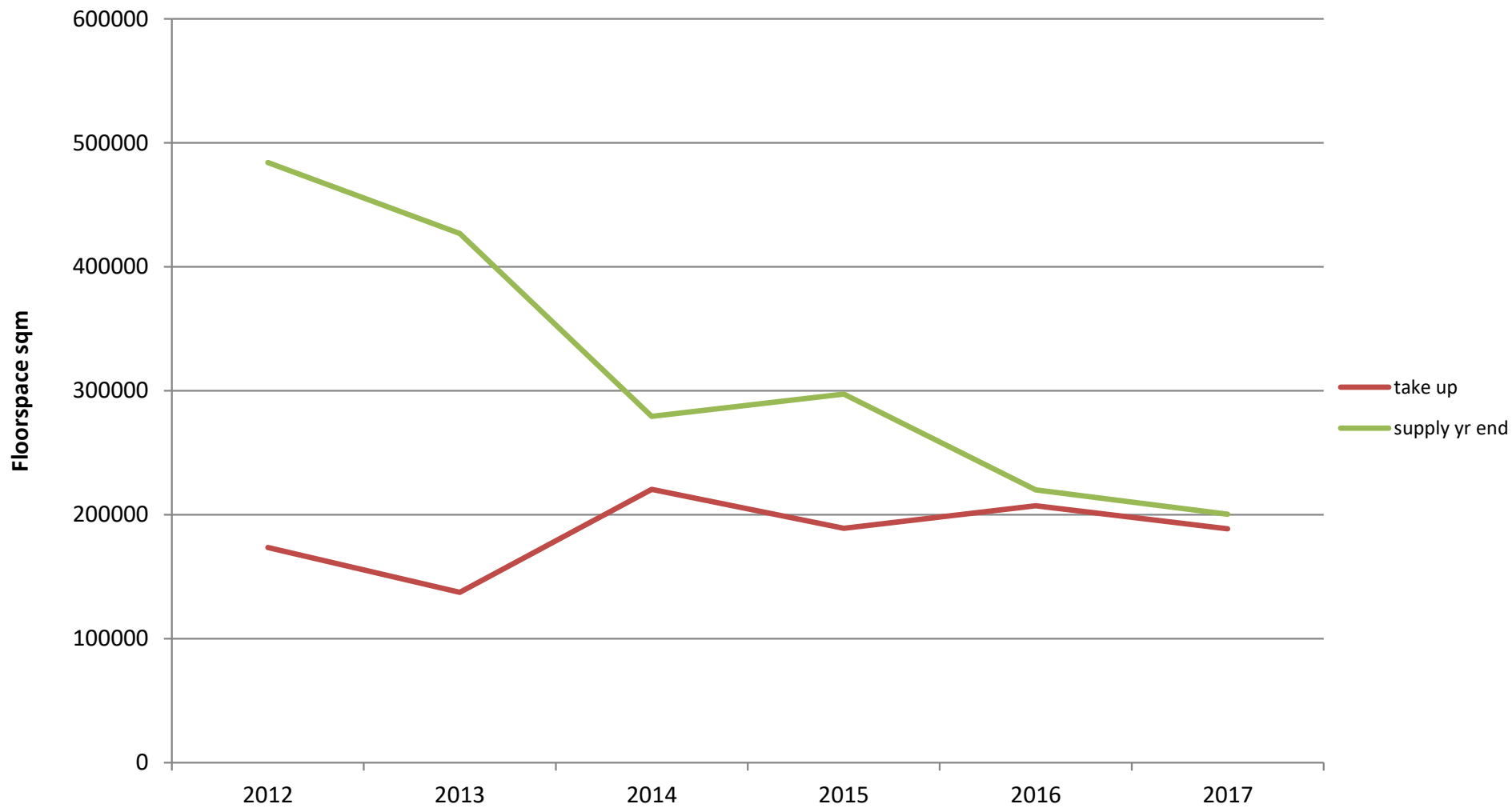
DATE	APPLICANT	REQUIREMENT (SQ FT)	TENURE	COMMENTS
20/02/14	[REDACTED]	20,000 to 25,000 sq ft Offices	Freehold	Search Salisbury/Reading/Portsmouth region.
11/02/14	[REDACTED]	10,000 to 15,000 sq ft plus yard	Leasehold	Vehicle depot for waste management business.
11/12/13	[REDACTED]	5,000 sqft	Freehold	Potential relocation of Salisbury based business, looking for design and build opportunities to take place through personal pension fund.
24/10/13	[REDACTED]	15,000 sq ft	Leasehold	Potential relocation of Warminster based company to South Wilts area. Decided to stay put.
17/09/13	[REDACTED]	30,000 sq ft 2 acres	Freehold	Potential relocation from Churchfields. Decided to acquire expansion space adjoining existing factory.
22/07/13	[REDACTED]	5000 sq ft plus yard	Freehold	Potential relocation from rural location for haulage business. Requirement postponed.
09/07/13	[REDACTED]	0.25 to 0.33 acres	Freehold	Considered relocation of vets surgery. Requirement postponed.
03/07/13	[REDACTED]	1 to 1.5 acres	Freehold	Retained by regional Builders Merchants. Frontage preferred. Search Wilts/Hants. Decided to postpone Salisbury requirement.
19/06/13	[REDACTED]	0.75 acres to 1 acre	Freehold	Care home end user. Frontage plot preferred. No longer interested as client rejected location.
10/06/13	[REDACTED]	0.5 to 0.75 acres	Freehold	Family pub. Frontage only.
10/06/13	[REDACTED]	-	-	Requested the details from our web-site. Internet enquiry. No further interest.
07/06/13	[REDACTED]	5000 to 10,000 sq ft	Freehold	Search for new serviced office facility. Requirement shelved.
07/06/13	[REDACTED]	15,000 to 25,000 sq ft 15 m eaves height	Freehold	Retained by Storagebase for self storage. Search over South West/South Coast England. Standard format 25,000 sq ft with 15 metre eaves height. Harnham Business Park not suitable.

DATE	APPLICANT	REQUIREMENT (SQ FT)	TENURE	COMMENTS
31/05/13	[REDACTED]	4 to 5 acres 75,000 sq ft	Freehold	For retained client. Owner occupier warehouse with trade counter. Requirement postponed.
22/05/13	[REDACTED]	1.5 acres 17,000 sq ft 90 parking spaces	Freehold	Discount food retailer. Decided site too peripheral.
22/05/13	[REDACTED]	1 to 1.5 acres 15,000 to 20,000 sq ft	Freehold	For retained client relocation. Search area Hants/Wilts. Decided to remain at current premises.
21/05/13	[REDACTED]	90,000 sq ft	Leasehold	For retained client based in Basingstoke/Amesbury. Considered sites and warehouse up to 90,000 sq ft. Prefer A303 corridor. Existing buildings only now being considered by lease expiry June 2015. Harnham Business Park not suitable.
21/05/13	[REDACTED]	80,000 to 85,000 sq ft 5 acres	Freehold	Considered sites up to 5 acres across Central Southern England for food production business, but project shelved.
20/05/13	[REDACTED]	0.6 to 0.8 acres 40-60 car spaces	Freehold	Family pub. Frontage only. Considered Plot 1 and decided location too peripheral.
20/05/13	[REDACTED]	2 or 3 storey 20,000 sq ft 60-80 car spaces	Leasehold	Budget hotel turnkey design and build. Frontage only. Only interested in Plot 1 if combined with Pub Operator.

APPENDIX 8

Industrial Demand/Supply Graph

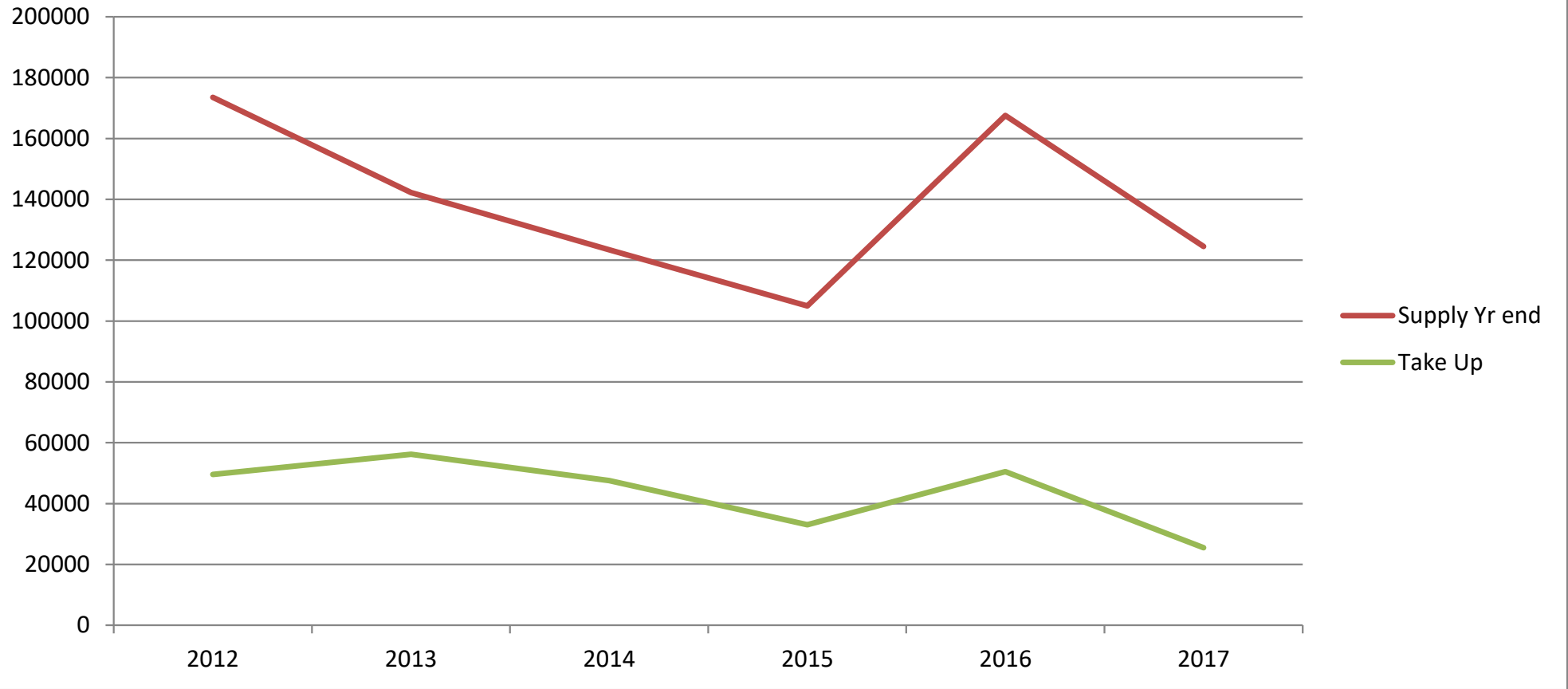
Industrial Supply & Take -up



APPENDIX 9

Office Demand/Supply Graph

Office Supply & Take-up



APPENDIX 2




Vision Document



land west of Harnham, Salisbury
vision statement

september 2017



	Masterplanning, Landscaping, Ecology, Heritage & Arboriculture
	Planning
	Highways, Drainage & Utilities

ISSUE RECORD

	SEPTEMBER 2015	15 SEPTEMBER 2017
Date	SEPTEMBER 2015	15 SEPTEMBER 2017
Document	2810_17	2810_17
Revision	-	a
Author	CG	CG
Peer Review	BR	BR
Proofed	-	SC

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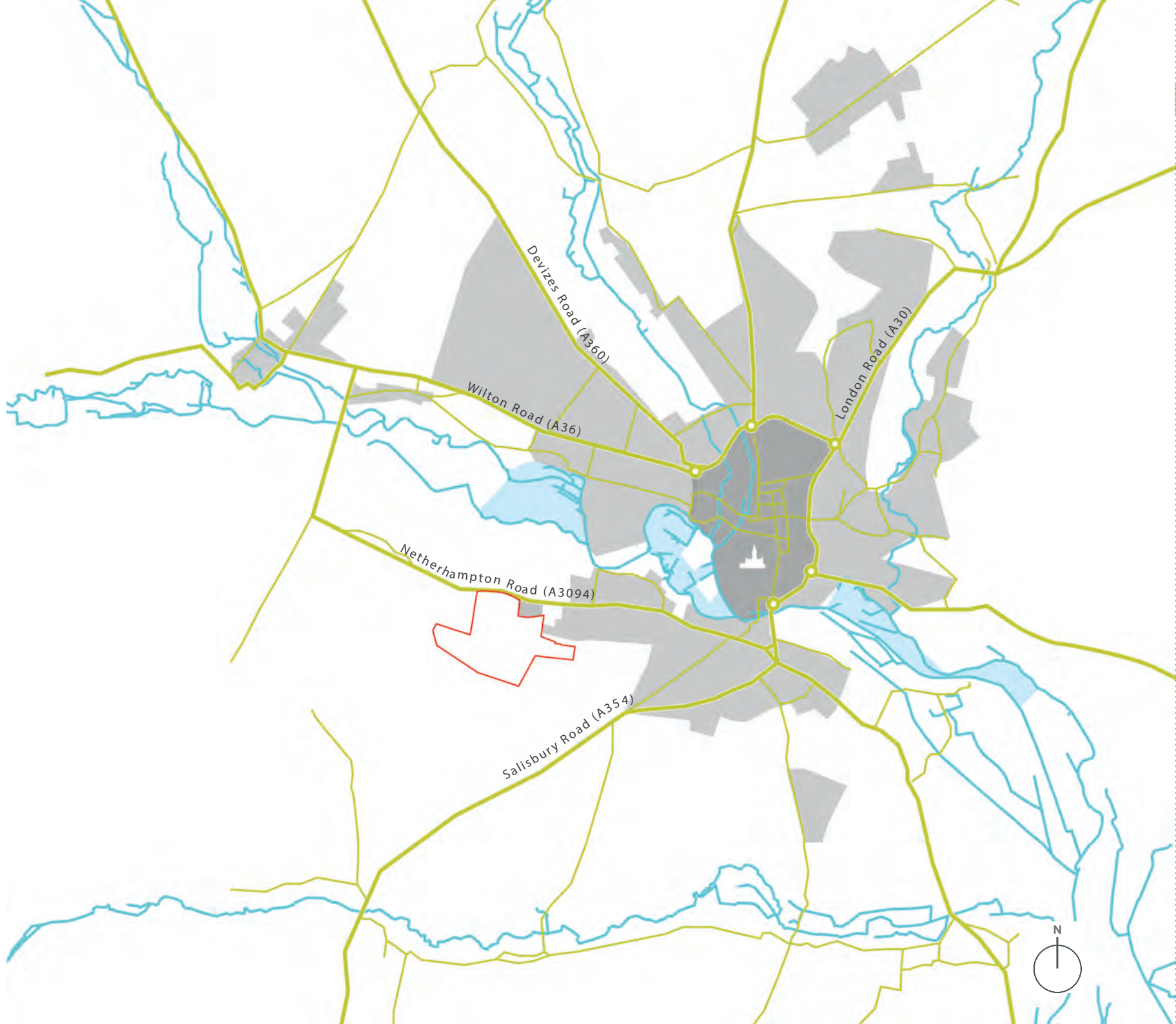
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4. Conclusion





1. Introduction

1.1. Document Purpose and Structure

The adopted Core Strategy identifies a housing need of more than 10,420 dwellings in the South Wiltshire HMA over the Plan period which extends to 2026. The Core Strategy also acknowledges that there is insufficient land within existing urban areas to accommodate the additional growth. It is clear, therefore, that further sites will need to be found to meet these requirements.

The aim of the document is to articulate how land to the west of Harnham represents an available, suitable and achievable location for growth - and would positively contribute to the urban form and environment of the City.

The site is able deliver to circa 630 new homes, 2 hectares (ha) of employment use, a small local centre, a 1.8 ha primary school site and substantial new areas of open space - including a new Hilltop Park. The vision and design concept for this development opportunity is described in Section 3 - alongside a development framework, which could form this basis of future proposals.

The evidence base that has underpinned this development framework is summarised over the following pages and whilst technical studies are on-going, sufficient understanding has been gained to support the conclusion that the proposals are both credible and deliverable.

The plan opposite illustrates the strategic location of the land considered for development.

This document demonstrates the suitability of land west of Harnham to support the sustainable growth of Salisbury.



1.2. Planning Context

The adopted Core Strategy identifies a number of strategic sites and locations within Salisbury for mixed use development. These sites will make a valuable contribution towards addressing future housing and employment requirements. However, the 'lead-in' times on some of the larger and more complex sites are likely to be longer than that envisaged in the adopted Plan and therefore some of these sites will not yield their full potential within the Plan period.

It is therefore of critical importance to identify suitable additional sites to take account of longer lead in times and the potential for reduced delivery rates.

The site west of Harnham was previously identified as a strategic allocation for development in the South Wiltshire Core Strategy. It was not taken forward because the overall quantum of development for that Plan was reduced. However, given the need to identify additional land that would not only assist in early delivery of housing but also provide employment opportunities, it is entirely logical that this site should now be identified in the emerging Site Allocations DPD.

The land west of Harnham is suitable, available and deliverable within the Plan period i.e. up to 2026.

1.3. Brief Site Description

The proposed site consists of circa 53 ha of land at west Harnham on the south-west edge of Salisbury, immediately south of Netherhampton Road (A3094). The sites current use is as intensively-managed arable fields.

The main body of the site encompasses an expansive land area with little existing vegetation contributing to a largely denuded ecological environment, which offers excellent opportunity for biodiversity enhancements.

Similarly to existing areas of Harnham, the topography of the site rises from the floodplain, and is occasionally steep. It therefore offers opportunity to utilise slopes and changes in level to create character, and inform the landscape strategy for the site.

The site is accessible via an extensive network of Public Rights of Way, including historical routes, which provide excellent connections to both the city and the downland to the south.



Figure 1. Site location plan



2. The Opportunity

2.1. Understanding Salisbury

“The vision for Salisbury is to be a clean, green, safe and friendly city; a place that is consistently acknowledged as being one of England’s best places to live.”

The Salisbury Vision, 2008

Built around the meeting place of five rivers, Salisbury is widely recognised as a beautiful medieval city set within a distinctive rural downland setting². Amongst other accolades, the City is also a tourism destination of international significance, centred on the 13th century Anglican Cathedral at the heart of the City.

In considering a strategic extension to the City, a high-level review has been undertaken to evaluate the evolution of the urban form, and its relationship with the City’s unique topography and landscape. Further to the extension of the Harnham ward, the City-wide context remains central to the design process.

The Cityscape of Salisbury

The setting of Salisbury is typified by an undulating landform - with sinuous ridgelines descending from downland to the broad floodplain and confluence of the rivers - notably the River Nadder and Avon at the City centre. The surrounding areas of high ground were historically

a factor in dictating the broad direction of development which centred on the margins of the floodplain. Twentieth century urban expansion, however, resulted a development pattern that addressed rising ground and a number of ridgeline spurs to the north-west, north and south of the City centre. Due to flood constraints, the water meadows to the east and west of the City have remained largely undeveloped and therefore continue to allow locally distinctive open views of surrounding downland and Salisbury Cathedral.

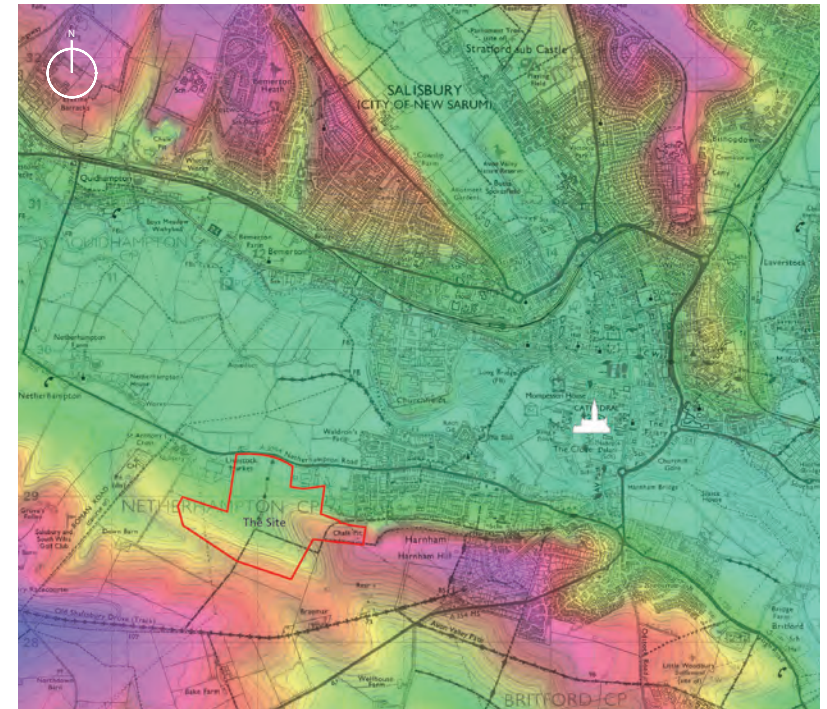


Figure 2. City-wide topography

²Creating Places (Salisbury Design Guide), 2008

West of Harnham - a unique location

Within the context of the landform, the site occupies the lower slopes at the base of the western end of Harnham Hill, and the northern slopes of Netherhampton Down. The site adjoins, and would continue the development pattern of, West Harnham along the route of the A3094. The north-facing aspect of the site relates to the central 'bowl' of the City - offering legible connections with the City and the opportunity to continue the historic patterns of development that characterise this location.

At a local level, the site also offers a unique opportunity to build upon the Vision for the City. The proximity to the City centre, local services and high quality recreational opportunities ensure that the new homes would indeed be one of the 'best places to live'. Whilst these concepts are at an early stage, *five potential strategic benefits have already been identified and incorporated into emerging proposals:*

1. Deliver much needed affordable and open market housing within close proximity to the City's service centres and key facilities;
2. Unlock part of the Churchlands development site by decanting elements of employment uses to Netherhampton Road thereby reducing HGV traffic within the City centre;
3. Help to redress the deficit of green spaces identified in the 2015 Wiltshire Open Space study, including parks, recreation and children's play areas;
4. Create a high quality residential area set within public and inclusively accessible strategic open space that delivers panoramic City views, including some of the best available views of the Cathedral and wider downland; and
5. Redefine the approach to the City from the west - improving the experience on the approach to this historic City for both vehicles and pedestrians.



View from the highest point of the site to Salisbury Cathedral (currently private agricultural land)



2.2. Access and Connectivity

A network of local roads connect the site to surrounding settlements including Salisbury and Wilton, as well as to the A36(T), which forms part of the strategic road network between Bath and Southampton.

The site is located around three kilometres southwest of the City centre. It is well-located close to existing residential areas with established and direct pedestrian and cycle connections towards the adjacent residential area of Harnham and the City centre. An extensive network of Public Rights of Way also connect the site to the wider countryside, including the historic Old Shaftsbury Drove and Foxmore Drove.

The development of land west of Harnham would provide opportunities to enhance connectivity towards the City centre and encourage sustainable travel behaviour. It would also provide housing, employment and primary school education in a locale that allows relatively short commuting journeys.

The Salisbury Transport Strategy (2010)

The Salisbury Transport Strategy aims to support the local economy and planned growth, promote a choice of sustainable transport alternatives, minimise traffic impacts and ensure that the Strategy is affordable and capable of being delivered.

The intention is to work collaboratively with Wiltshire Council and other relevant stakeholders to develop a detailed Transport Strategy with consideration to the wider planning and transport infrastructure proposals in the local area. The Strategy would focus on requirements for off-site mitigation, the potential increase in traffic on Netherhampton Road, and also the potential for improved public transport links in the vicinity of the site.

Access

The site would be accessed via a new junction on to Netherhampton Road and it is anticipated that the existing 40mph speed limit on Netherhampton Road would be extended past the site as part of the proposals.

Initial discussions with highway officers at Wiltshire Council confirm that there are no in principle objections to the development prospect at this stage.

Initial feasibility work has been undertaken by Transport Planning Associates to review the suitability of access to the site from Netherhampton Road. This concludes that suitable access to the site could be provided on Netherhampton Road in the form of a roundabout junction, which would provide a number of urban design, highways and transportation benefits including a gateway in to Salisbury City from the west, with active frontage, which would provide an element of natural traffic calming.



- Site Boundary
- A Roads
- Urban Extent
- City Centre
- Water Meadows
- Public Green Space
- Private Green Space
- Pedestrian and Cycle Access
- Public Right of Way
- Other Public with Public Access

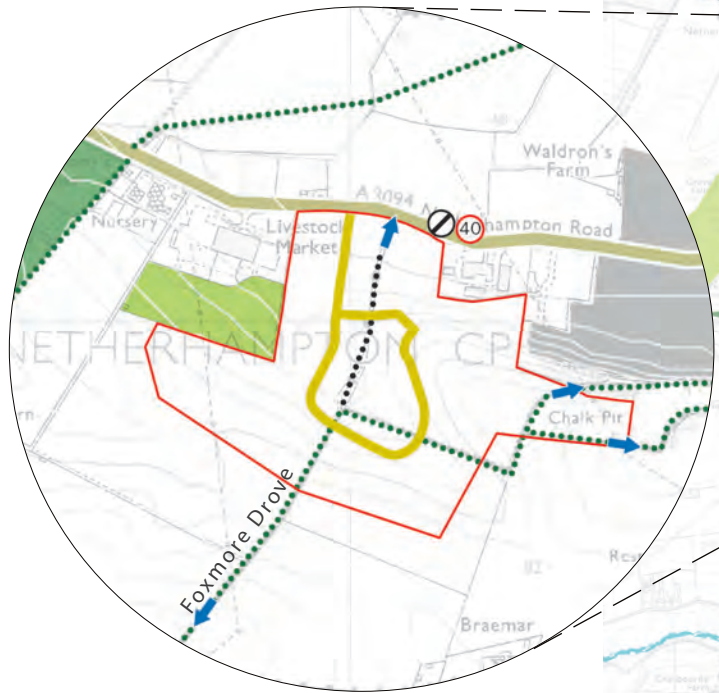
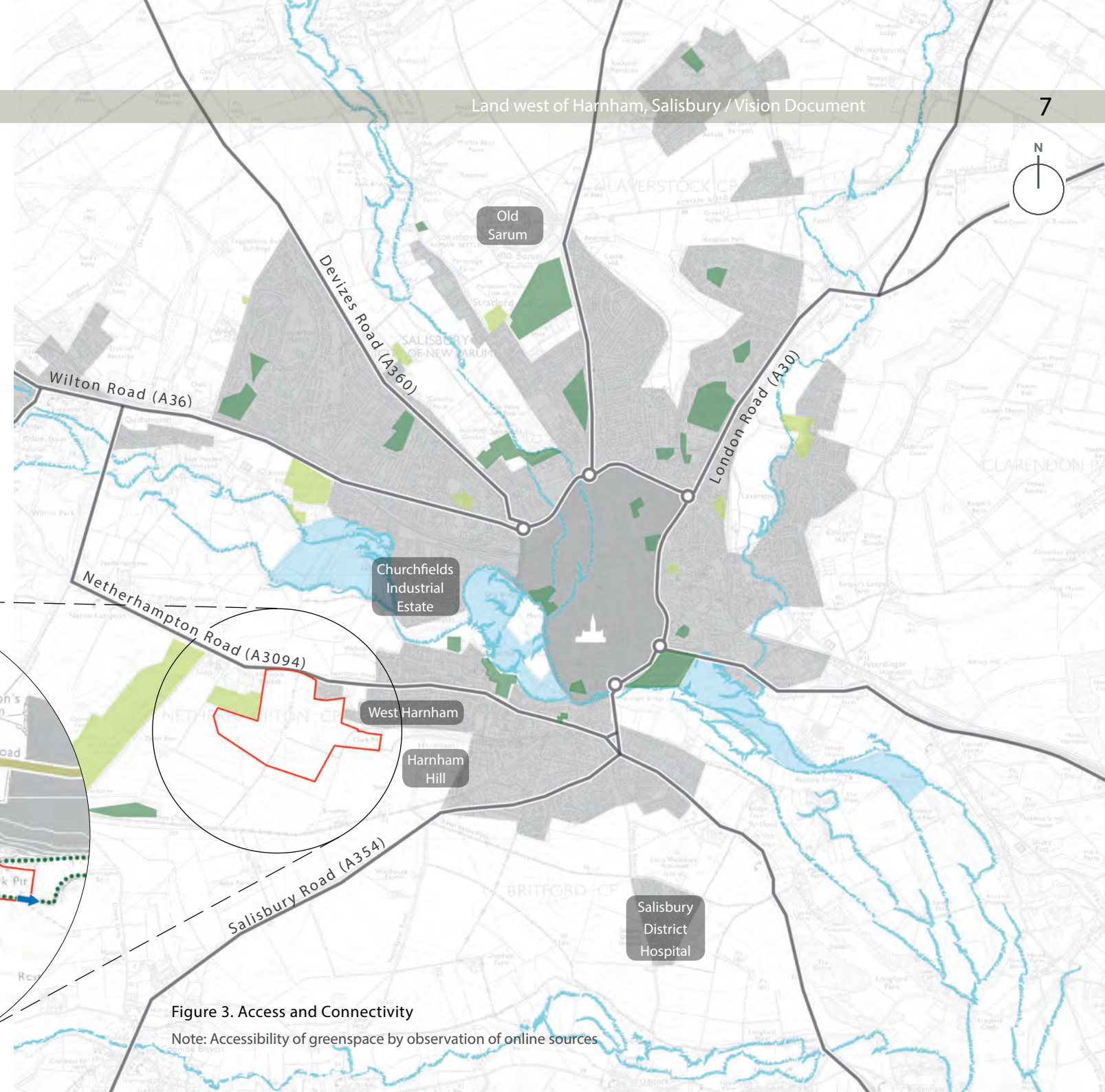
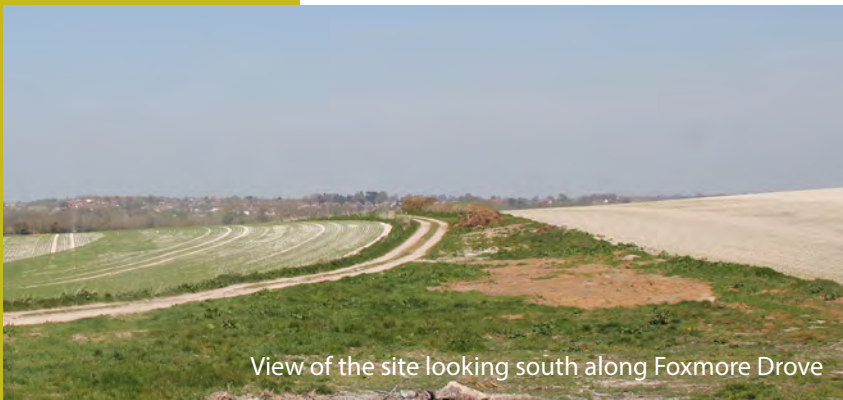


Figure 3. Access and Connectivity

Note: Accessibility of greenspace by observation of online sources



The Town Path



View of the site looking south along Foxmore Drive

2.3. Land Use and Local Facilities

The site is well-located within close proximity to a range of existing facilities. Within the adjoining urban area of Harnham, this includes pubs/restaurants, hotel, and St George's church and community hall at Middle/Lower Road - all circa 1.5km from the centre of the site. Harnham Infant and Junior Schools are located on Saxon Road - around 2km from the centre of the site. There is also a small convenience store and takeaway, located on Norfolk Road - around 1.2km from the centre of the site. An area of formal sports pitches lies immediately west of the site, and is accessible for new residents.

Existing routes between the site, local facilities, the schools and the City centre are generally of a good standard, with accessible footways and public footpaths, including the picturesque 'Town Path' across the water meadows and 'Long Bridge' leading to the City centre.

The closest existing bus stops are located on Netherhampton Road to the east of the site. Salisbury Reds service R5 offers a half hourly service between Harnham and central Salisbury Mondays to Saturdays with an hourly service on Sundays. There is the opportunity to extend the R5 service towards the site.

The bus operator, Salisbury Reds, has confirmed that they would be interested in principle in extending their services to the site in due course, either to pass through the site, or to turn and return via a new roundabout junction.



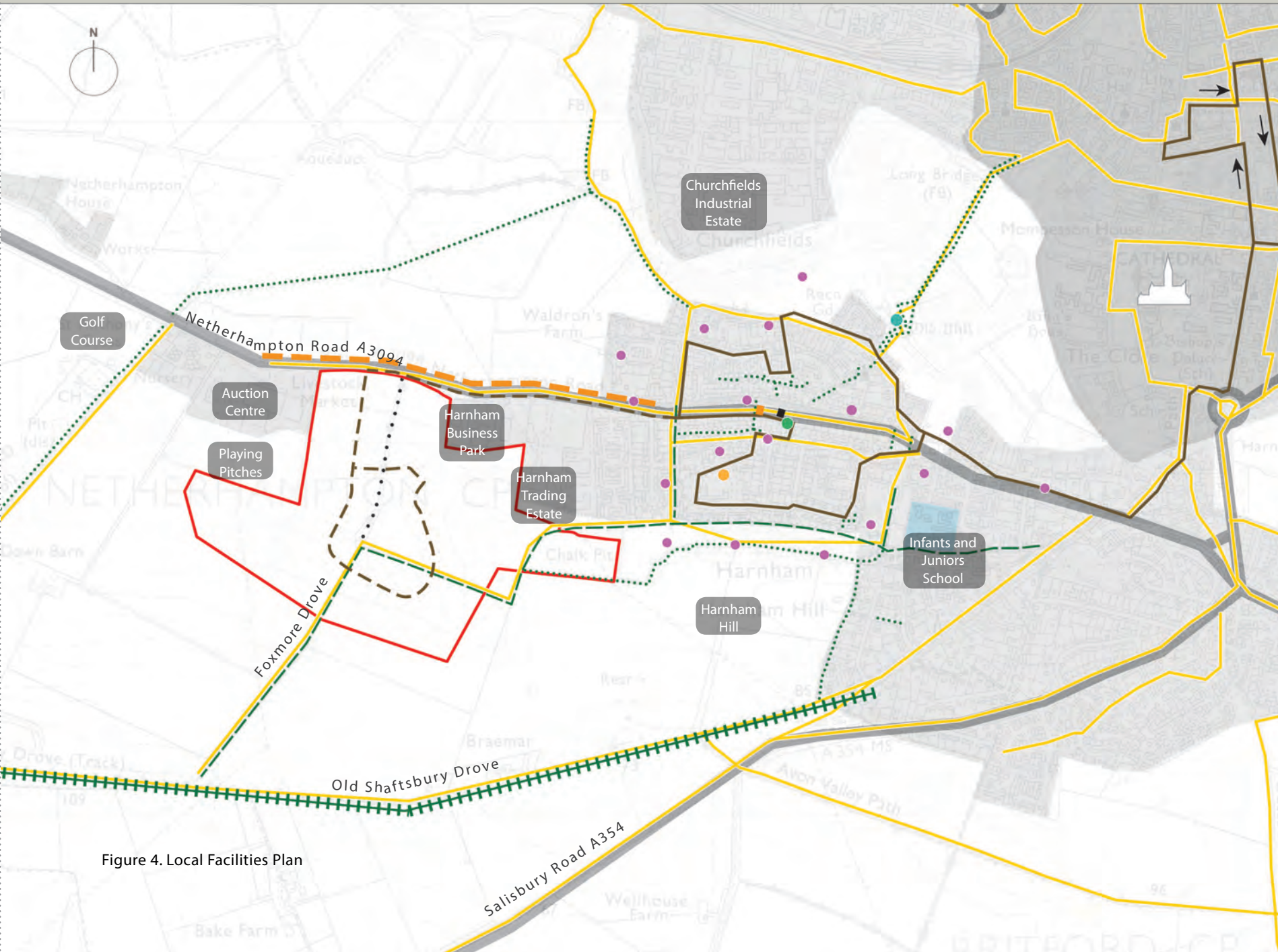


Figure 4. Local Facilities Plan



2.4. Landscape and Visual Context

An appraisal of landscape character and visual amenity has been undertaken to inform a fuller understanding of the sensitivities of the site. This appraisal will ultimately form the basis of an assessment of the change resulting from the development proposals.

Landscape character

The appraisal has been underpinned by a review of published landscape character assessments and designations that affect the site. These are taken from national, county and district sources and also consider the visual context. Outside of the City, the recurring theme identified throughout the references is a landscape subject to large-scale and intensive agricultural management - in which components of the rural downland stand-out either as landmark elements (such as shelterbelts or copses) or landscape enclosures (such as hedgerows and smaller elements of woodland).

The overall landform context of Salisbury encompasses a series of rolling chalk ridgelines, in which the frequency of these components (small-scale, intimate field pattern in lowland areas; large-scale open landscape on higher ground) alters the viewer's perception of the landscape, and thereafter the views of Salisbury.

Through post-medieval and early modern times, agricultural intensification led to the growth of field sizes, leaving an open and expansive landscape. Whilst these landscapes are distinctive, modern agricultural practices have further reduced the biodiversity value of downland - and the opportunity exists to re-instate certain species-rich grassland and structural planting without harm to the prevailing character and views.

Site landscape
















There are few notable landscape features (in the form of grassland, mature trees or hedgerows) within the site, the fields comprising intensive arable land use over a sinuous downland landform.

With proximity to the site, smaller-scale landscape components are more common within the water meadows to the north, the woodland blocks to the west, the mature hedgerows lining the historic drovers' routes to the south and west and the self-seeded birch woodland within the disused quarry immediately to the north-east.

Moreover, the south-western part of Salisbury's existing urban edge abuts the sharply rising ground of Harnham Slope, the topography of which is described Section 2.1. This landform features dense woodland and scrub extending west as far as the disused quarry adjacent to the site, and when viewed from the north creates a sense of separation with the landscape further south, including the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty. However, the open landscape to the west of the quarry (within the proposed site) exacerbates the prominence of industrial warehouse buildings bordering Netherhampton Road and creates an exposed urban edge to the Downland character.





-  Site Boundary
-  Urban Extent
-  Centre
-  River Nadder (West) and River Avon (East)
-  Woodland
-  Water Meadows (Area of High Ecological Value)
-  Public Green Space
-  Private Green Space
-  (Wilton Park) Registered Parks and Gardens
-  Area of Outstanding Natural Beauty (AONB)
-  Gateway
-  Ridgeline
-  Primary Setting to the AONB
-  Visual Connections
-  Public Right of Way

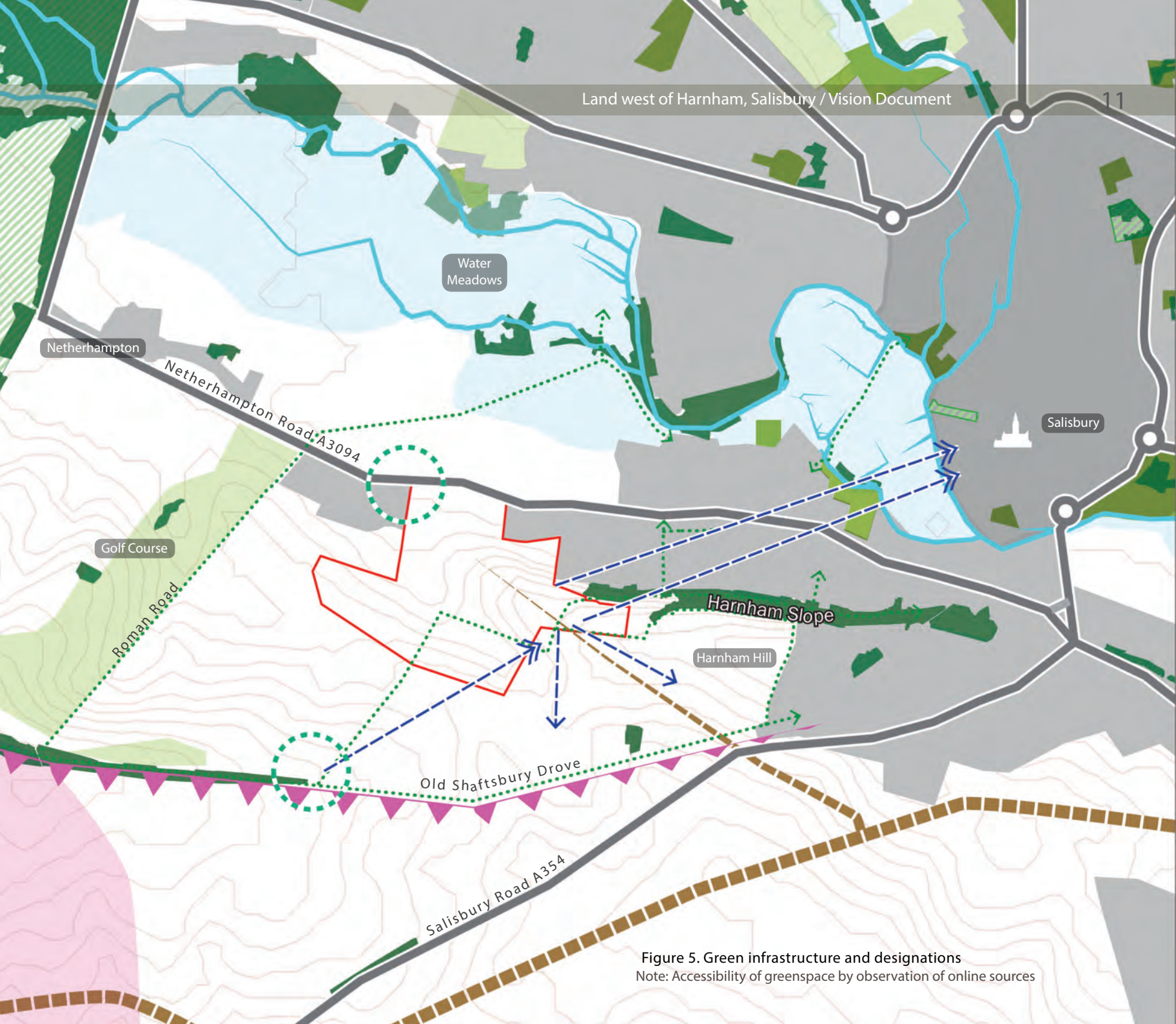


Figure 5. Green infrastructure and designations
Note: Accessibility of greenspace by observation of online sources

The approach to the city

As identified in Section 1, the site occupies a strategic gateway location to south-west Salisbury. This approach may be identified as two primary routes: (A) along Netherhampton Road A3094 by (predominantly) car; and (B) via the public rights of way network from the south-west, notably Old Shaftsbury Drove and Foxmore Drove (see page 9).

This first approach is an obvious gateway location, which would benefit from improvement to the current haphazard industrial frontage presented to the street; the second is a more complex and scenic route, which offers the pedestrian (or cyclist) a unique approach to the city where visibility of key landmarks (such as the Cathedral) drop in and out of view as the route traverses the undulating topography. This second approach is initially experienced from a handful of locations along Shaftsbury Drove, then via a bridleway that passes through the site. In recent times, this bridleway was diverted from its original, more direct, alignment; the proposals provide an opportunity to reinstate this desire line and historic route to the city.

Both approaches, and potential improvements to their experience, are a key consideration of development on land west of Harnham.

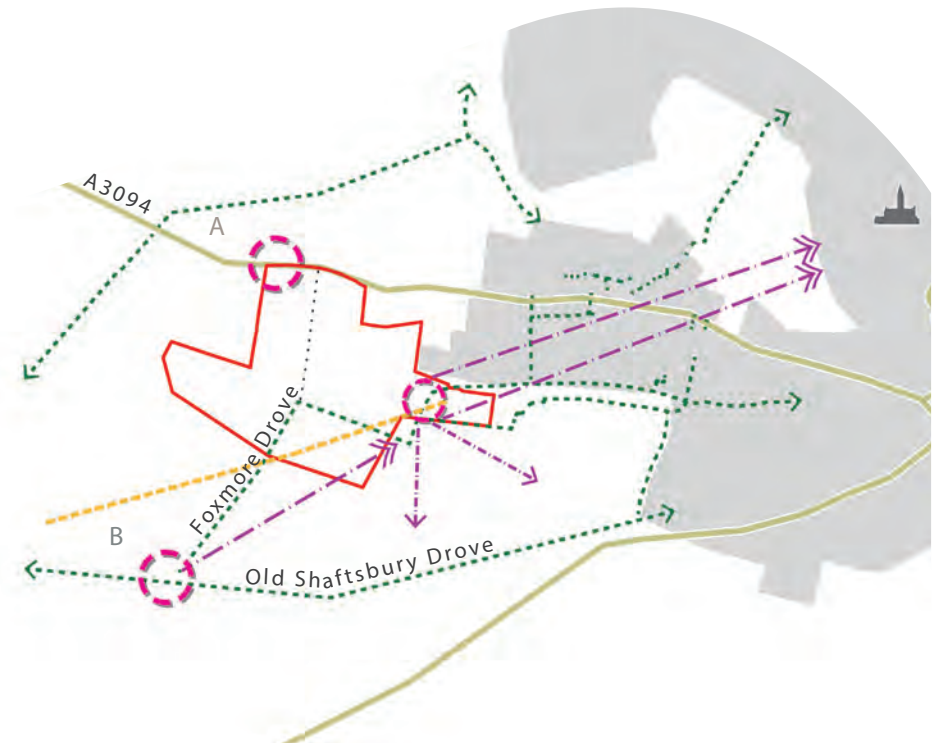


Figure 6. City approaches

	Historic footpath alignment
	Centre
	Gateway
	Roads
	PRoW (all forms)
	Other Routes with Public Access

Visual Context - The relationship with Salisbury Cathedral

The Cathedral is a notable and positive feature within the local landscape, the height and form of which ensures it can be positively identified at considerable distances from Salisbury. The Cathedral does not merely feature in one or two glimpsed or filtered views from within the vicinity of the site; instead, there are frequent visual pausepoints in which the full extent of the Cathedral can be appreciated within a panoramic context.

Views of the Cathedral and City context have informed the design options for the site from the outset. It is recognised that the site provides a unique opportunity to deliver built form which remains subservient to the landform and is respectful of key views of the cathedral spire. The development has the potential to deliver a substantial and high quality open space resource for Salisbury - permitting unparalleled views of the Cathedral within a natural downland setting.



Initial landscape conclusions

Whilst development would redefine the character of the site, the opportunity exists to accommodate a significant change in land use without harm to the prevailing pattern of settlement set within downland.

An appropriately designed scheme has the potential to reinstate key habitats and landscape structures and fabric, which would benefit the western approach to the City. It would also provide a high quality recreational resource for new and existing residents, which celebrates the relationship of the site with the City.

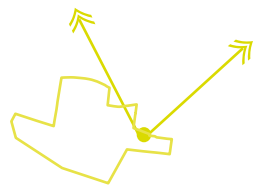
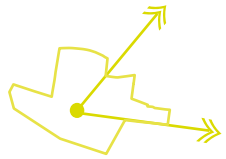
Summary of design considerations:

The topographical variation within the site ensures that:

- Parts of it are visually well-connected with the existing settlement on high ground to the north and to the centre of Salisbury to the east;
- It benefits from visual connections to the Cathedral, Old Sarum and Netherhampton church along parts of (but not the full length of) the existing Public Rights of Way passing through the site;
- It features low-lying areas that are visually disconnected from the Cathedral and other landmarks;
- Higher ground to the south of the site would not accommodate development that would otherwise impinge on the setting to the Cranborne Chase Area of Outstanding Natural Beauty (AONB);
- The far eastern portion of the site enjoys expansive views in all directions including south-westwards towards the AONB. It also makes a considerable contribution to Cathedral views from Old Shaftsbury Drove, which extends along the ridge of high ground separating the AONB from the lowlands.

The lack of defining key landscape characteristics creates a less constrained 'canvas' with opportunities for:

- Re-creation of substantial 'natural' landscape features to reinforce local landscape character and biodiversity value;
- Creation of intimate smaller scale areas of open space with connecting green corridors that feature readily identifiable views of key landmarks in the area;
- Maintain a sense of openness towards the Cathedral from Old Shaftsbury Drove and on the approach northwards towards the site from the Drove;
- Establish a robust, well-treed edge to the southern boundary of the settlement to soften the settlement edge, whilst maintaining field pattern.



2.5. Ecology

EDP has undertaken a robust assessment of the ecological constraints and opportunities of the site through a combination of standard desk and field-based investigations, including a site-wide assessment of habitats present within the site and their potential to support protected species.

The site is not covered by any statutory designations for nature conservation, and there are none that lie immediately adjacent. Within 5km of the site lie the international statutory designations of the River Avon Special Area of Conservation (SAC) and the Great Yews (SAC). It is considered that neither of these SACs will be subject to significant direct or indirect adverse effects as a result of the proposed development, subject to appropriate design and provision of Sustainable Drainage Systems and attenuation features to control the quality/quantity of surface water run-off. Furthermore, subject to compliance with the River Avon SAC Nutrient Management Plan for Phosphorus it is considered that the proposed development would not adversely affect the integrity of the River Avon SAC through phosphate loading, as concluded in the Habitats Regulations Assessment produced by Wiltshire Council (June 2017) as evidence to the Wiltshire Housing Site Allocations Plan.

Three Sites of Special Scientific Interest (SSSI) are present within 2km of the site, the most pertinent of these sites is West Harnham Chalk Pits SSSI owing to its location immediately adjacent to the eastern boundary of the site. No ecological features are included within the SSSI 'Description and Reasons for Notification' and therefore it is not considered that the SSSI poses a constraint to development on ecological grounds.

No part of the site is covered by any non-statutory designations. Harnham Slope Local Wildlife Site (LWS) - secondary broadleaved woodland on a north-facing chalk escarpment and a large disused chalk quarry - is located immediately adjacent to the eastern site boundary. Subject to appropriate buffering and green open space provision it is anticipated that there are to be no significant direct or indirect adverse effects to the ecological features

of the LWS as a result of the proposed development. In addition, via the proposed new habitat creation/linkage there is significant scope for delivering net gains to local biodiversity within the LWS and site surroundings.

The ecological investigations undertaken have confirmed that there are no 'in principle' constraints to the proposed development of the site.

Whilst evidence of protected species, namely breeding birds, bats, badgers and reptiles, have been identified within the site it is considered that the scheme is capable of delivering sufficient ecological mitigation and habitat creation/enhancement within areas of open space, ensuring that the proposed development can deliver a significant net gain to biodiversity.

2.6. Trees

EDP has undertaken a desk-based analysis of the site, which includes arboricultural features on and adjacent to the area.

Consultation with Wiltshire Council has confirmed the presence of three Tree Preservation Orders (TPO) within the vicinity of the site. Two are located within the Harnham Business Park to the north east of the site (TPO241 and TPO242) and one is located within the former Harnham trading estate (TPO240).

Any works to, or felling of TPO trees requires a formal application to the Local Planning Authority. Alternatively, the works or felling of TPO trees would be agreed by way of an Arboricultural Survey as part of a full planning application which has been approved.

Whilst a detailed arboricultural survey depicted upon a topographical survey will be required to allow the site to be fully assessed, it is clear that the site is not materially constrained by existing tree stock, and provides an opportunity to greatly increase the arboricultural value of the site and landscape context.

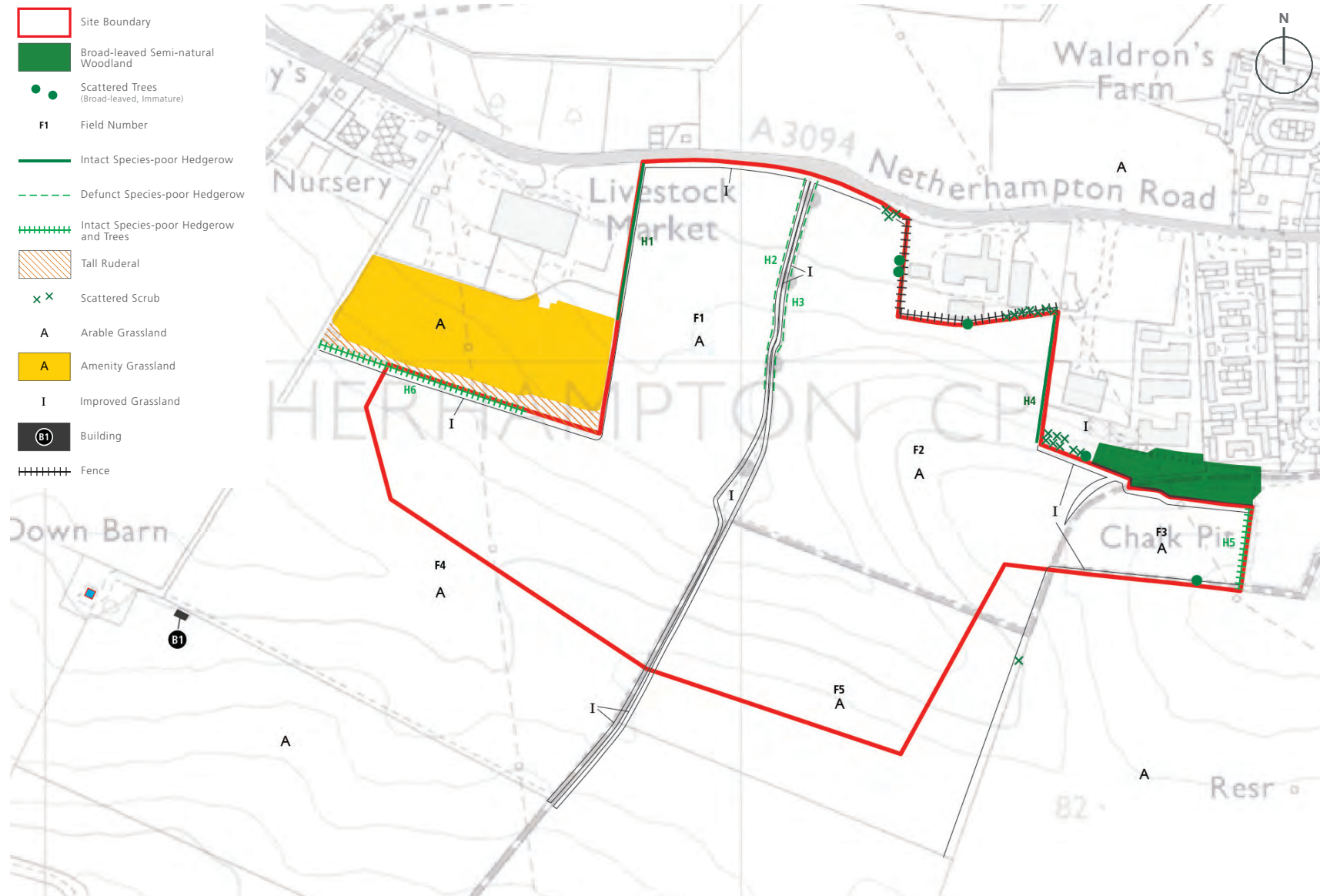


Figure 7. Phase 1 habitat survey



2.7. Drainage

TPA have undertaken a robust assessment of the constraints and opportunities and have identified three options for the disposal of surface water. ESI have undertaken a preliminary Desk Top Study and have indicated that there is potential for infiltration. However, further testing needs to be undertaken to confirm acceptability. Should infiltration not be feasible at detail design, the alternative options we have investigated require to attenuate flows on-site in above ground attenuation. The site would then be restricted to Greenfield runoff rates and discharge to the existing watercourse north of Netherhampton Road. This would require a sewer to be laid across Netherhampton Road and then a further 460m of sewer to be laid via a requisition through a field to the watercourse.

Another option explored would be to connect to an existing surface water sewer located in the access road to Bookers, which is within the development site boundary. Flows would then also be attenuated to an agreed discharge rate which is likely to be Greenfield runoff rate.

All the above options, followed in that order, are in line with current best practice and SuDS guidance. It is therefore considered that a scheme which will provide betterment in terms of surface water can be delivered.

Foul water drainage would connect to the existing foul water sewer in the existing Bookers access road.

2.8. Archaeology and Heritage

EDP has undertaken an archaeology and heritage appraisal of the site following a review of national designations and information held within the Wiltshire Historic Environment Record (HER). These are taken at both the site level and the surrounding to provide context.

The heritage context is illustrated on the plan opposite. There are no designated heritage assets within the site. More widely are: the Grade I listed Salisbury Cathedral; Wilton Grade I registered historic park and garden; a number of listed buildings at higher grades (Grade I and Grade II*) such as the Grade II* listed Netherhampton House and numerous Grade II listed structures. Netherhampton Village is also designated as a conservation area.

At this stage the potential for any effect on these assets through changes within their setting is not considered to be sufficient to preclude development or to materially affect the sites capacity.

The site is within a landscape of high archaeological potential, as identified within the Council's Core Strategy and the Wiltshire HER. These identify prehistoric barrows, field systems and enclosures within the site. More widely extensive cropmarks are also noted and a medieval driveway is located close to the site.

On this basis, the application process will require archaeological investigations to clarify the extent and nature of the remains present. However, recent work undertaken on an adjacent site found that whilst there were archaeological deposits present, that these were not of sufficient interest to warrant preservation in situ and were excavated in advance of development. As such, there is no reason to believe that this will not also be the case here given the sites proximity and similar

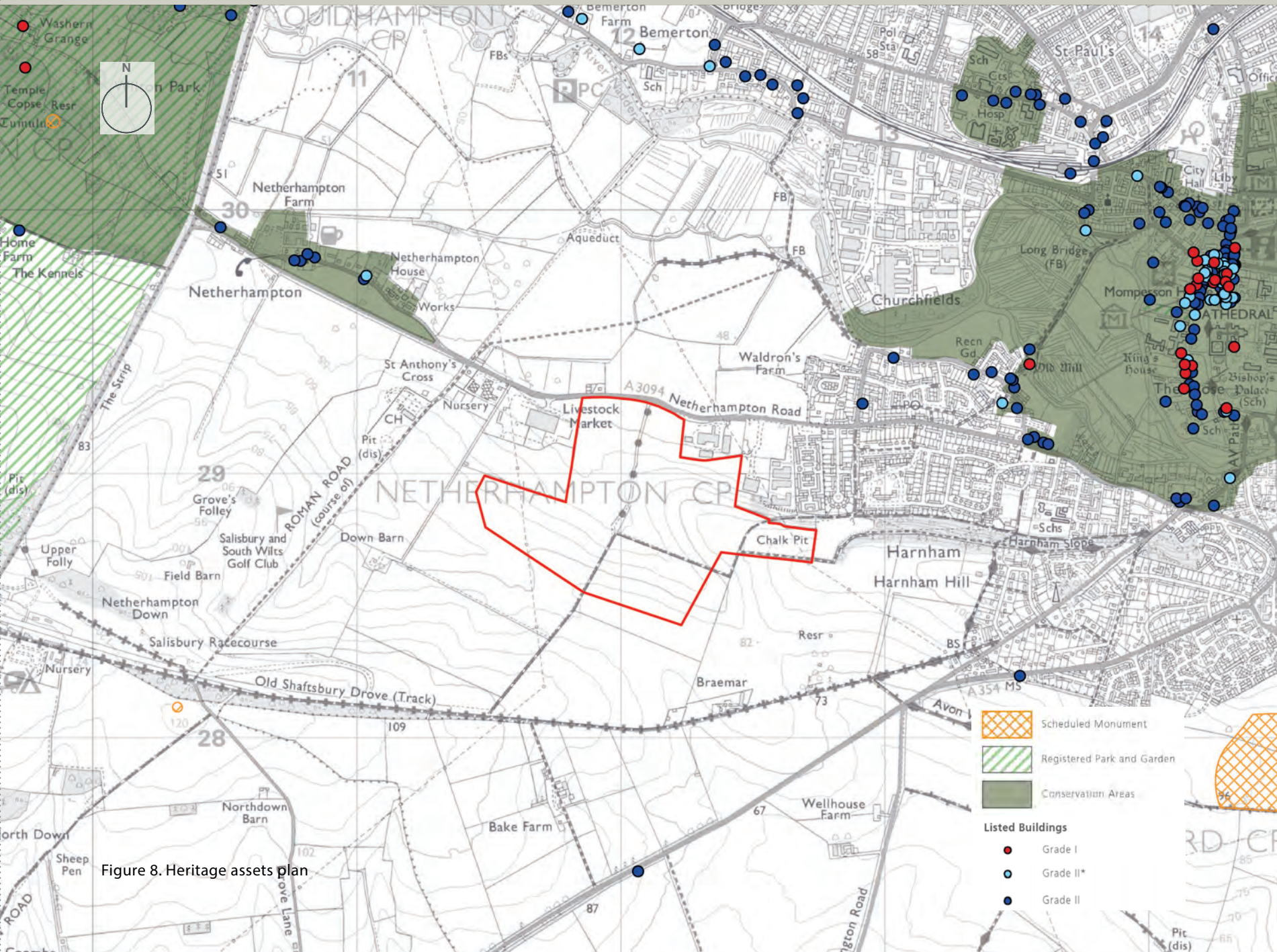


Figure 8. Heritage assets plan





2.9. Utilities and Infrastructure

TPA have liaised with all statutory undertakers covering utilities for Gas, Electric, Telecoms, surface and foul Sewer's including clean water supply.

All utility companies have provided TPA with their asset plans. These plans and their associated easement requirements were used to inform the masterplan. Some of the utilities will be diverted within the proposed development whilst the strategic infrastructure such as the 132Kv overhead cables will remain in situ.

TPA have also engaged with an IDNO which have provided solutions for serving the proposed site with Gas and Electric. It is therefore considered that the site would have a natural impact on the area and the site can be serviced by all the utility companies to provide Gas, Electric, Telecoms, Sewers and clean water supply.

2.10. Gradient Analysis

As described in Section 2.1, the topography of the proposed development site is undulating and sometimes steep, as is characteristic of the surrounding landform of Salisbury. The pattern of development derived for the site therefore needs to take account of varying gradients to make the most efficient use of the land.

The plan below illustrates an approximation of typical site gradients and highlights those areas where bespoke design solutions may be required. Of particular note is the continuation of the ridge of Harnham Hill into the site where gradients are in excess of 20% and suggest an extension of the existing steep wooded character would be appropriate.

Elsewhere on the site no restriction to development is anticipated.



Figure 9. Slope analysis plan



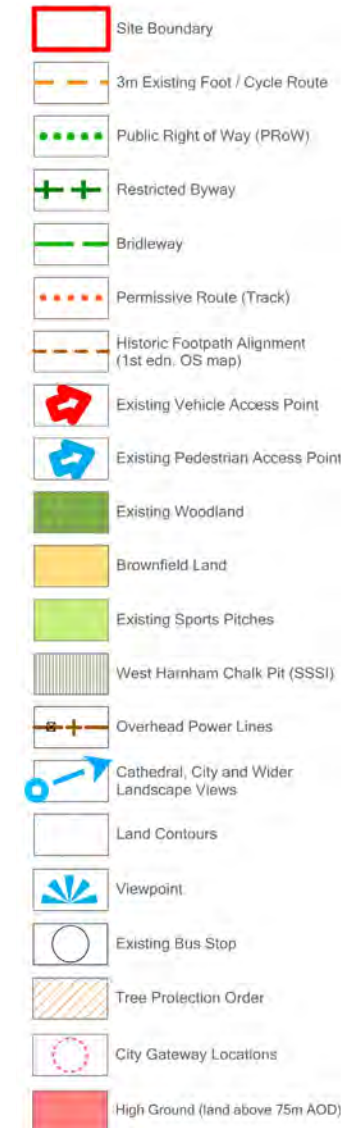
Examples of accommodating slope in Salisbury



2.11. Summary of Constraints and Opportunities

The plan opposite illustrates diagrammatically the key opportunities and constraints as have been concluded by the on-going technical evaluation work. The key issues identified may be summarised as:

- Utilise the undulating topography of the site to guide the location and form of development and open spaces - avoid buildings that may inappropriately relate to the surrounding ridgelines and consider use of the contour of the land to create a block form that ensures consistency with the existing settlement pattern;
- Consider the approach to Salisbury for all modes of transport and how the site may contribute to improving the experience at these key gateways to the city;
- Exploit opportunities for distance views out of the site (especially noting the prominence of Salisbury Cathedral in views) and consider the perception of the site from elsewhere in the city;
- Reinststate the historic downland landscape character at the perimeter of the site and utilise the historic landscape components of this character to create an appropriate and consolidated urban edge to the City;
- Appropriately buffer development from overhead utilities lines and seek to avoid linear patterns of development around these features;
- Retain the medieval alignment of Foxmore Drove;
- Respond to pedestrian desire lines to new and existing facilities, thereby integrating the site into its locality; and
- Enhance the ecological merit of the site, improving connectivity and in particular linking Harnham slope with new and existing habitats.



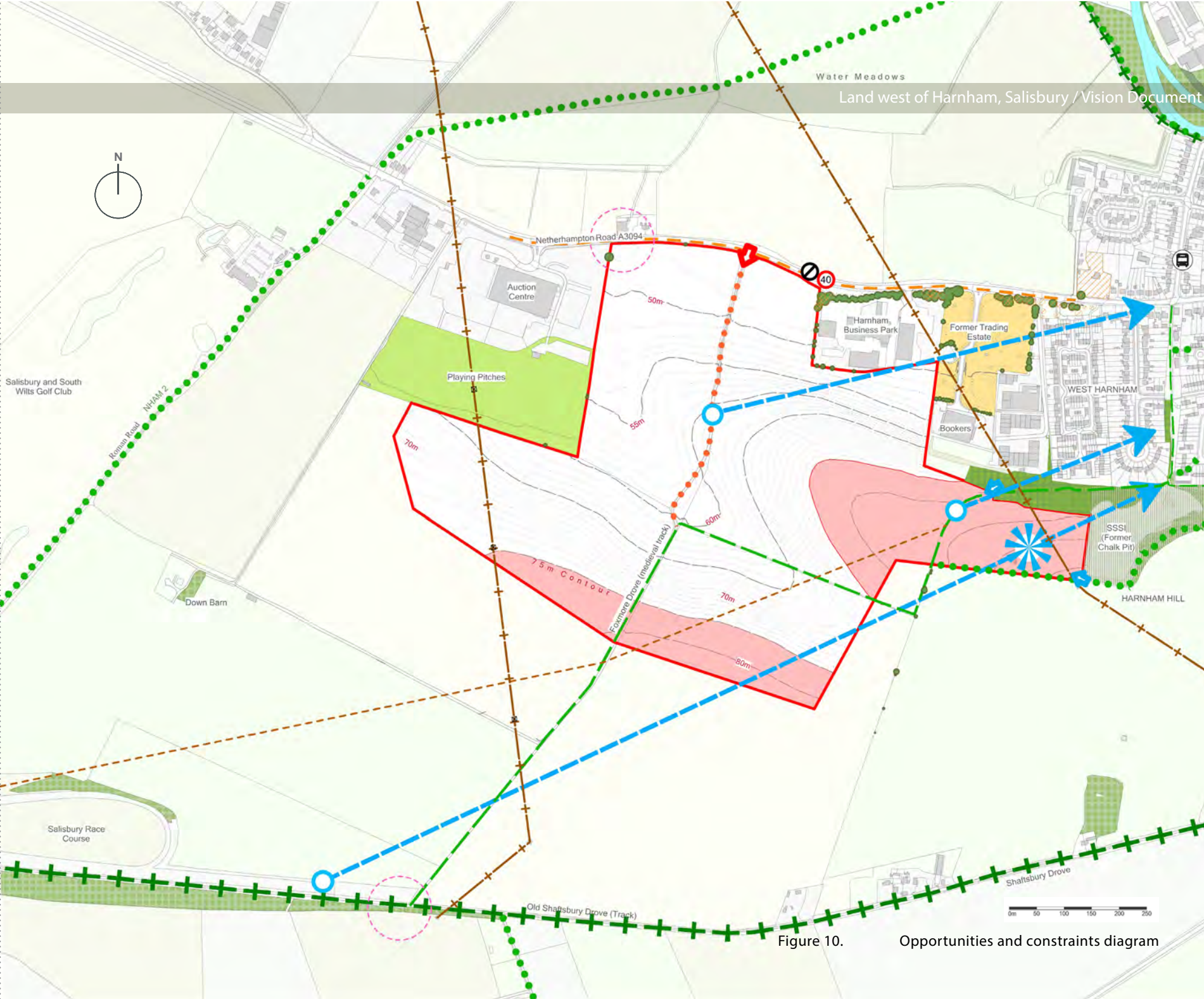


Figure 10. Opportunities and constraints diagram



3. The Vision

3.1. Site-specific Development Objectives

The following development objectives combine the key findings identified by the technical studies to date. As the technical work and stakeholder consultation progresses, the objectives will be refined to ensure that the correct balance of requirements is found.



Place-making

Proposals will positively respond to the opportunities and constraints offered by this exceptional site location. Development form will take precedent from the positive characteristics of the urban area, which appropriately respond to the topography of the city and interface with its landscape context and views.



Create a suitable settlement edge

Development shall be designed to be sensitive to the wider visual amenities, including the setting of heritage assets and Cranborne Chase and West Wiltshire AONB. Strategic planting will be utilised to assist in assimilating the development within its setting.



Integrated community

The site will provide new community facilities, and employment in sympathy with existing amenities and facilities. These elements shall be to the mutual benefit of the Harnham community. Direct and safe links shall be created, which bring these areas together to form a cohesive and sustainable extension to the city. A new Hilltop Park will also form a focus for new residents and help to alleviate the deficit of accessible open space in West Harnham.



Respect the landscape setting of the City

Maintain the open undeveloped skyline of the escarpment, by ensuring new development does not breach the southern ridgeline of the City. Respect and respond to views of the Cathedral and wider City.



Sustainable development

Built form will utilise best practice techniques and guidance to provide a suitable range of energy efficient new homes, which are orientated to exploit solar opportunities in this location.



Integrated drainage solutions with added value

Sustainable drainage solutions will be provided, focused on the creation of attenuation features that contribute positively to the qualities of the residential areas and approach to the City. The network of features will also utilise the natural topography of the site to provide deliverable and integrated sustainable drainage solutions.



Responding to topography

The development framework will work with the contours of the land to create a characterful development, minimise unnecessary disturbance to the land and respect historic patterns of growth.



Provide a diverse range of high quality new homes

Proposals will provide a balance of tenures and sizes to meet the identified housing requirement in Salisbury. Diversity, flexibility and lifelong functionality will be the core objectives of building form.



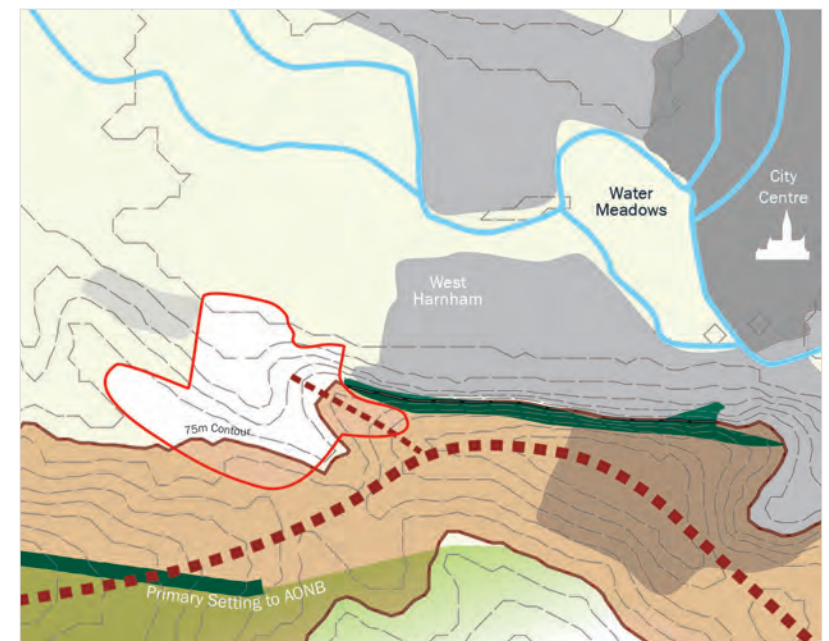
3.2. The Design Concept

The objectives form a starting point from which development on land west of Harnham could be progressed.

The following plans graphically illustrate how these objectives could be applied to the site to form an overarching framework for development that responds to identified opportunities and constraints and demonstrates a suitable, achievable and deliverable development form.

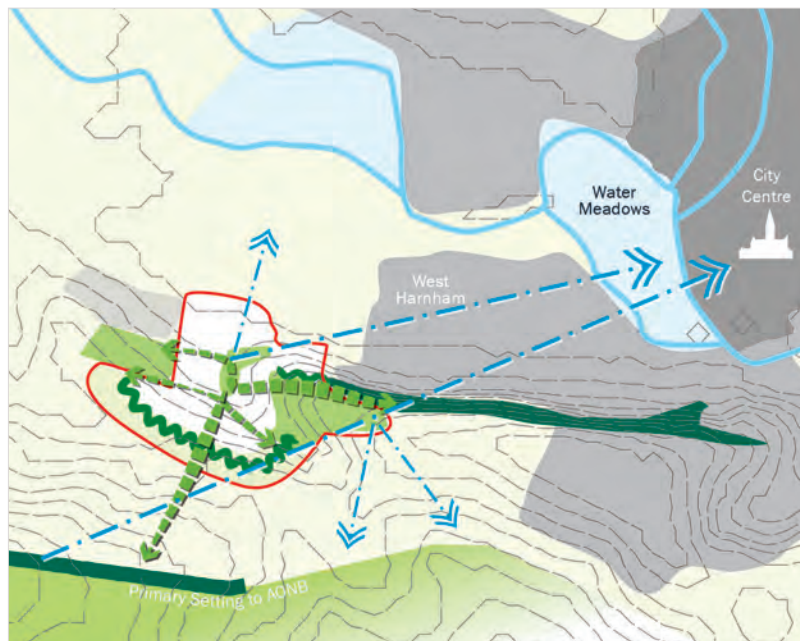
Topography and slope

- Limit development to the north-facing slopes of the site, which continue the historic pattern of development (broadly below the 75m contour);
- Continue the pattern of woodland planting at Harnham slope within the steepest areas of the site;
- Ensure development does not breach the ridgeline (Old Shaftsbury Drove) in views from the north of the City; and
- Consolidate the settlement edge with appropriate downland landscape planting.



Green connections and views

- Create new east-west green connections by re-inforcing existing established routes to known ecological assets and responding to pedestrian desire lines;
- Integrate opportunities for views toward the City, and retain key views that relate to historic bridleways;
- Consider views toward the site from the wider area and ensure new development responds sensitively and appropriately; and
- Establish a Hilltop Park on the highest part of the site, adjacent to the SSSI, and exploit the opportunity to enjoy the exceptional views of the Cathedral from this location.



Land use and connectivity

- Locate larger scale employment uses on Netherhampton Road where land is flatter, and where it avoids heavy goods vehicles needing to enter residential parts of the site;
- Provide a focus of community services and activities at the centre of the scheme, including local retail, a site for a new primary school, and areas for play and recreation; and
- Establish appropriate gateways that reflect the importance of this western approach to the city.

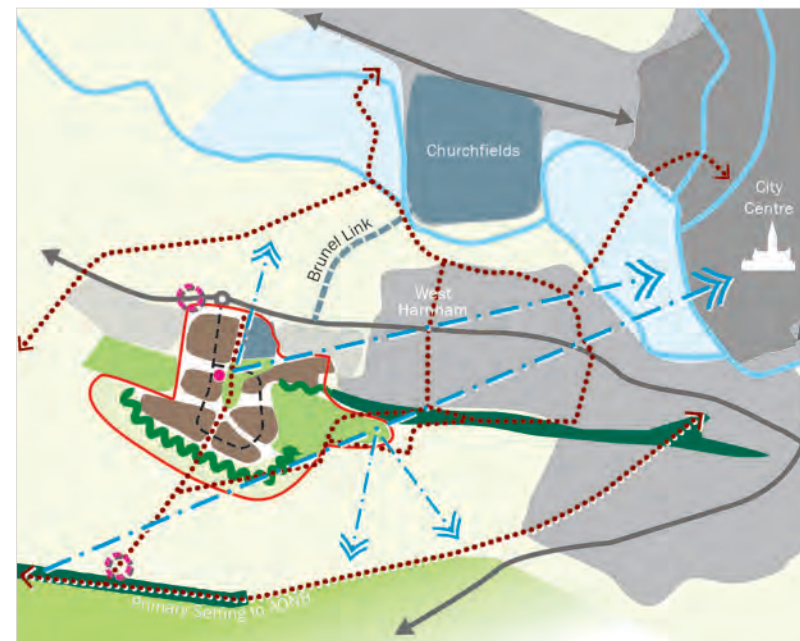
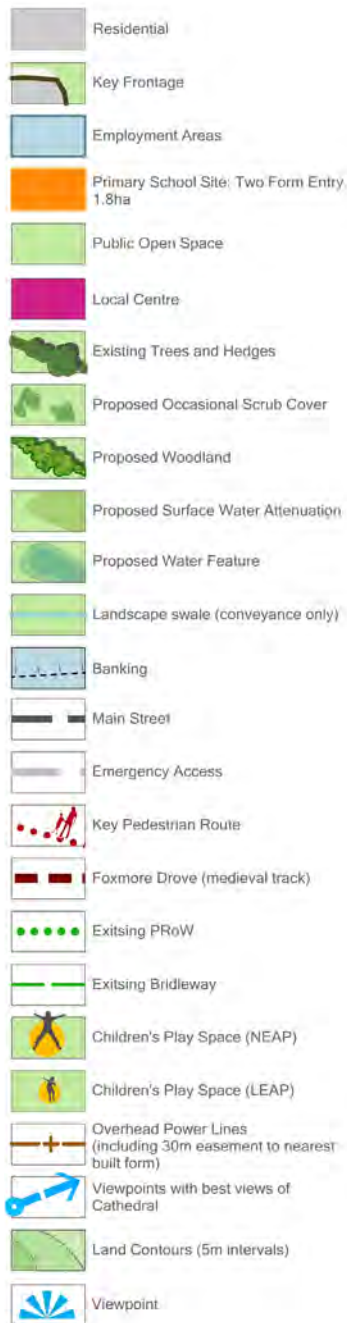




Figure 11. Development Framework



3.3. Development Framework

The plan opposite illustrates how land west of Harnham could deliver the following:

- Circa 630 new dwellings;
- Circa 2 hectares of employment land;
- Hilltop Park (over 10 hectares in size) with associated parking;
- Local retail unit;
- 1.8ha Primary School site;
- New areas for children's/youth play; and
- Reinstated species-rich grassland landscape and ecological diversity.

- 1 Central Park located adjacent to local centre exploits visual connections with Salisbury and centralises areas of children's play.
- 2 Localised areas of surface water attenuation.
- 3 Hilltop Park with new planting reflecting typical downland characteristics and creating treed hilltop feature.
- 4 Employment located adjacent to Netherhampton road on flattest areas of site.
- 5 Tree groups filter southern and eastern development edge.
- 6 Permanent water feature at site entrance.
- 7 Street swale conveys surface water in local valley feature.
- 8 Split-level housing may be required on steepest site slopes.
- 9 Possible pedestrian connection with off-site playing pitches.
- 10 New tree planting on steepest areas of the site continues the character of Harnham Slope framing the local chalk ridge.
- 11 Redirected Bridleway.
- 12 Historic alignment of Foxmore Drive retained and desire line between Old Shaftsbury Drive and city centre re-instated.



4. Conclusion

This document demonstrates that the site is suitable for a level of mixed-use development that would assist in the delivery of much needed homes in Salisbury.

The Council has identified a need for additional green field releases to accommodate future housing requirements.

The site offers a unique opportunity to provide a high quality residential development at a scale that is appropriate to its surroundings. The site has no physical constraints and is able to accommodate development that reflects the prevailing settlement pattern of Salisbury, protects key views, and introduces a range of landscape enhancements, which would greatly increase the ecological and community functions of the land.

In NPPF terms, the site is available, suitable and developable, and therefore should be considered as an appropriate allocation to meet future housing requirements.

The site represents a logical development opportunity that is contiguous with existing settlement boundaries, close to existing services and employment opportunities, and has the potential to be well-served by public transport and the surrounding road networks.

In addition to the general overarching sustainability of the site, this document demonstrates a site-specific approach to sustainable development and an enhanced development framework resulting from a landscape-led design evolution process.

This document sets out our site-specific approach to creating a sustainable and deliverable residential-led development; working with the grain of the existing landscape and taking account of site features and context. It proposes a development that would form a logical extension to the Harnham community, is outward looking, and forms a strong and logical edge to the City.

In essence this approach is sympathetic to the local environment and community and represents a logical, sustainable and deliverable development that would be delivered in such a way as to ensure the development is a positive asset.





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