

WILTSHIRE COUNCIL

REPORT TO THE STRATEGIC PLANNING COMMITTEE

Date of Meeting	14 th November 2012		
Application Number:	S/2011/1566		
Site Address:	Castle Works, Castle Road, Salisbury, SP1 3SB		
Proposal:	Demolish existing buildings and development of site with an eco-village of 60 dwellings, open space amenity areas, new footpaths, parking spaces and internal site road		
Applicant/ Agent:	Pro Vision Planning & Design, Grosvenor Court, Ampfield, Winchester, SO51 9BD		
Parish:	Salisbury City Council		
Grid Reference:	414083 131910		
Type of Application:	Major		
Conservation Area:	N/A	LB Grade:	N/A
Case Officer:	Charlie Bruce-White	Contact Number:	01722 434682

Reason for the application being considered by Committee

The Area Development Manager considers that the development has wider strategic implications, due to the scale and location of the development, which is outside the of development boundary, and the loss of a reasonably large employment site.

1. Purpose of report

To consider the above application and to recommend to Members that planning permission be APPROVED subject to conditions and a S106 legal agreement.

2. Report summary

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

1. Principle of development;
2. Loss of employment land;
3. Affordable Housing;
4. Compatibility of proposed residential use with surrounding recreation / leisure uses;
5. Highway considerations;
6. Character & appearance of the area, inc. impact upon setting of Old Sarum & Conservation Area;
7. Impact upon residential amenities;
8. Impact of the telecoms masts;
9. Ecological and environmental impacts;
10. Provision towards recreational open space, education, and waste & recycling facilities.

The application has generated objections from Salisbury City Council and 11 letters of representation from the public.

3. Site Description

The site is located to the west of the A345 Castle Road, on the northern outskirts of Salisbury. It lies approximately 2km north of the city centre and 750m to the south of the Old Sarum Scheduled Ancient Monument (SAM). The site is surrounded on three sides by public open space, including

Hudson's Field and sports pitches related to Salisbury Rugby Club, whose clubhouse and parking area are located adjacent the eastern boundary. To the west the site is bounded by a caravan and camping site. Further afield, to the east, south and west, there are residential dwellings, including a children's day nursery. There are three existing telecommunication masts located adjacent to the southern boundary of the site. The vehicular access to the site is off the Castle Road, via a tarmac driveway, which also serves as an access to the Rugby Club and car park, as well as an access to the adjacent car parking serving Hudson's Field. The "Golden Way" cycle route runs east/west through Hudson's Field past this car parking area.

The site is currently in commercial use, and contains 2 main buildings, dating from the 1940's and the 1990's, as well as ancillary parking. There are 5 companies currently operating from the site, employing approximately 100 people on site full time, and are businesses mainly related to the car industry. Janspeed Technologies and Burlen Fuel Systems are the largest companies, and Hellier Performance and Advantage Servicing are smaller companies closely linked to Janspeed. Fluid Construction is the other company, which is an interior design business. Wiltshire Council owns the freehold of the site, and all the land surrounding it has been transferred to Salisbury City Council. The former Salisbury District Council accepted a surrender of an existing 99 year lease which commenced in the 1940s and granted a fresh 99 year lease of the entire site from the early 2000s to Janspeed who sub-let to the other tenants on the site.

4. Relevant Planning History

The site appears to have been in commercial use since at least the 1940's. Whilst there have been a number of applications over the years, these are largely all related to the commercial operation of the site, and are not directly relevant to the determination of this application.

5. Proposal

This outline application relates to the construction of 60 dwellings, with vehicular access off Castle Road to the east, via the enhanced existing driveway. The applicants have only sought detailed approval for the access details, with design and layout matters reserved for later consideration.

The indicative plans show a mixture of two and three storey dwellings, with a central landscaped area. The design and access statement indicates that 36 terraced and semi-detached houses, together with 24 apartments, are proposed which include a mix of 1, 2, & 3 bedroom units.

As the application seeks approval for a predominantly Code Level 6 housing development, the submitted indicative plans show highly contemporary dwellings, utilising sedum "green" roofs and timber cladding. A footpath/cycle link from the development to the adjacent footpath/cycleway to the north of the development in Hudson's Field is indicatively shown on the submitted plans, although this is outside the red line of the application site.

6. Planning Policy

- Local Plan: policies G1, G2, G5, G9, D1, D7, H22, C7, C13, C15, CN11, CN20, CN22, TR1, TR11, TR14, R2
- South Wiltshire Core Strategy: core policies 1, 3, 5, 6, 18, 19, 20, 22
- National Planning Policy Framework (NPPF)
- Ministerial Statement – "Planning for Growth" March 2011

7. Consultations

City Council	Object due to overdevelopment / excessive density of the dwellings; inadequate parking provision; road safety concerns.
Housing Officer	Support subject to 30% affordable housing provision.
Education Officer	The development generates the need to provide 16 primary and 5.5 secondary places, requiring contributions through a S106 agreement.
Open Space Officer	The development generates the need to provide an off-site equipped children's play area, and youth and adult recreation facilities, requiring contributions through a S106 agreement.
Spatial Planning	Comment that the proposal is contrary to Core Policy 5 of the South Wiltshire Core Strategy. Consideration will need to be given as to whether the potential benefits of the scheme outweigh the planning policy framework.
Climate Change Officer	Comment that a high quality zero carbon development is to be supported, but consider that insufficient detail has been submitted to demonstrate that the proposal will meet its eco objectives.
Highways Officer	No objection subject to conditions.
Environmental Health	Raises concerns that future occupiers could be affected by major events held on Hudson's Field, as well as activities at the adjacent Rugby Club, but notes that such events would only be occasional and would be subject to the provisions of other legislation concerning nuisance/noise.
Environmental Protection	No objection subject to condition to secure further land contamination investigation and remedial measures where necessary.
Conservation Officer	Raise a number of design related concerns and suggest the advice of the Urban Designer is sought.
Urban Designer	Raises a number of design related concerns and recommends associated revisions.
Tree Officer	Considers that new planting around the perimeter of the site requires careful consideration in order to maintain screening of the site.
Archaeology	No objection subject to condition to secure an archaeological watching brief.
English Heritage	Do not consider that the proposal would have a significant impact upon the setting of the Old Sarum SAM or the Stratford-sub-Castle Conservation Area. However, comment that the development would sit more comfortably if the design of the roofs on the north side of the site were revised.
Ecologist	No objection subject to a condition and S106 agreement securing biodiversity enhancement measures and a financial contribution

	towards the Wessex Stone Curlew Project.
Natural England	Comment that a Habitats Regulations Assessment is required.
Environment Agency	No objection subject to conditions to secure further details of surface water drainage, water efficiency measures and pollution prevention during construction.
Wessex Water	Comment that public foul sewers are available for connection adjacent to the site and in Castle Road, and there is adequate sewage treatment capacity and water supply to service the development.

8. Publicity

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

9 letters of objection/concern were received. Summary of reasons include:

- Overdevelopment;
- Incompatible with surrounding leisure/recreation uses, including potential for future occupiers to be affected by noise and flood lighting;
- Loss of employment within Salisbury;
- Increased traffic on Castle Road;
- Existing parking problems at the Rugby Club could be exacerbated;
- Insufficient cycle parking for the larger apartments and no mention of visitor cycle parking;
- Increased traffic within the site could be a hazard to pedestrians using the Rugby Club;
- Potential affect upon air quality;
- Would be more appropriate to revert the land back to open space for recreational use.

2 further letters of representation were made, supporting the development in principle, but making the following observations:

- The communal heating system should be fully investigated before permission is granted;
- The provision of 118 car parking spaces is incompatible with the ethos of eco-housing;
- A Travel Plan should be submitted, including a car sharing scheme;
- Improved links and signage from the site to the riverside cycleway should be provided.

9. Planning Considerations

9.1 Principle of development

Local Plan policy H22 indicates that in the main settlements (such as Salisbury), residential development will be permitted on previously developed urban land outside the Housing Policy Boundary provided that the site is:

- i) Not identified for an alternative form of development in this Local Plan;
- ii) Well related to the existing pattern of development; and
- iii) Accessible by public transport.

The policy clarifies that proposals which involve land currently in employment use will only be permitted if the business is relocated to an alternative site in the settlement which does not increase reliance on the private car, or the land and buildings are unsuitable and not viable for alternative employment uses.

It is noted that the site was also included within the Council's Strategic Housing Land Availability Assessment (SHLAA), where it was identified as a potentially suitable site for housing subject to meeting policies relating to employment retention.

9.2 Loss of employment land

In addition to the criteria of Local Plan policy H22, Core Policy 5 of the South Wiltshire Core Strategy further states that permission will not be granted for the development of land or buildings previously or currently used for activities falling within Use Class B1, B2, or B8 unless it can be demonstrated that:

- i) The same number, or more jobs will be generated;
- ii) The land lost is replaced with employment land of similar size elsewhere in the settlement;
- iii) The loss of a small proportion of employment use on a site would facilitate the continuation and provision of employment on the greater part of the site;
- iv) The site is not appropriate for the continuation of its present or any employment use due to a significant detriment to the environment or amenity of the area; or
- v) Valid evidence has been provided indicating that the site is no longer suitable or viable for employment use.

The applicant attempts to detail how exception criteria iv) is relevant, advocating that the redevelopment of the site for residential purposes would result in environmental improvements, including reduced visual impact and reduced traffic generation, resulting in improved residential amenities. However, Officers are not convinced that the environmental and amenity benefits would be significant; the site has successfully co-existed with surrounding residential development for over 50 years, and it is questionable whether the redevelopment would result in a reduced visual impact given that the proposed buildings would cover a greater portion of the site and some would be up to 3 stories in height. In this respect, the criteria of Core Policy 5 would not be met.

However, it is necessary to also consider other policies of the Core Strategy, in particular policy H22 which is a 'saved' policy from the Local Plan, and also any other material considerations. The applicant has submitted a statement which seeks to indicate why the existing site and buildings are no longer suitable to accommodate employment generating uses. In summary, this statement indicates that:

- The buildings are no longer fit for purpose and the costs of refurbishment or redevelopment would be prohibitive;
- The site is not well located for modern commercial use, given various conservation and recreational constraints, including the highways access and proximity of dwellings and a children's nursery.
- The site is not an allocated/strategic employment site;
- There is other sufficient employment land elsewhere in the South Wiltshire area;

Whilst Officers accept some of these arguments to a degree, of greatest significance is the applicant's commitment towards entering into a S106 agreement to secure a scheme of relocation for the existing businesses. No specific site has yet been selected for the relocation, although the applicant has detailed a potential shortlist and is committed to the Salisbury

locality. The S106 agreement would ensure that this was the case, and it is likely that the criteria for relocation would require the businesses to site within a certain radius of Salisbury that is within the South Wiltshire area. This would ensure that the development complies with Local Plan policy H22, and whilst employment land would be lost, the businesses and the employment they provide would not.

Furthermore, the relocation should enable the existing businesses to find employment premises which better suit their current and future needs, creating better conditions for growth and potentially increased employment locally. Significant problems also exist with modernising the existing site, due to its restricted size but, more importantly, due to the disruption that would be caused to production as a result of having to effectively relocate twice – once to temporary premises whilst modernisation of the existing site is undertaken, and secondly when relocating back. The proposed option, to site to alternative premises altogether, would ensure minimal disruption.

Other benefits of relocating would include the revitalisation of existing vacant employment sites, of which there are currently several major sites in the Salisbury locality (e.g. Highpost Business Park, Harnham Business Park, Old Sarum), or stimulus for the strategically allocated employment sites of the Core Strategy that are yet to be developed (e.g. Fugglestone Red, Old Sarum, the retained employments parts to Churchfields, UKLF, Imerys).

Consequently, subject to securing an appropriate scheme of relocation, it is considered that the proposal would comply with the overall economic objectives of the South Wiltshire Core Strategy and NPPF.

9.3 Affordable Housing

Core Policy 3 of the South Wiltshire Core Strategy states that a target of 40% affordable housing on sites of 15 dwellings or more will be sought. The policy clarifies that the provision of affordable housing will be negotiated on a site-by-site basis taking into account the viability of the development.

The applicant details that the highest proportion of affordable housing that can be viably delivered on the site is 30%, and that the ability to commit to a higher proportion is compromised by the projected purchase costs of the site, which includes the cost associated with the early termination of existing commercial leases and the associated costs of relocating existing commercial tenants to alternative premises in the local area. Whilst such costs are not normally factored into viability appraisals, it is difficult to envisage how this site could be delivered for housing without taken them into account. The applicant details that in order to get to the position of vacant possession of the site, a developer will have to buy the freehold, acquire the head lease interest, acquire three sub lease interests, and make provision for moving up to 5 different licence holders at a below sub lease level. The Housing Officer acknowledges that the costs attributed by the applicant to obtain vacant possession are probably reasonable.

Since the development would therefore be unlikely to be deliverable at the target level for affordable housing, Officers are of the opinion that 30% is acceptable, particularly bearing in mind the potential benefits of an appropriate relocation scheme for the existing businesses, and the windfall of 18 additional affordable housing units in a sustainable urban location.

Officers have also investigated with the applicant whether more affordable housing could be provided by building all the development to Code Level 3, where build costs would be significantly lower, since there is no current policy requirement to build to Code Level 6. Further to negotiations with Officers, the applicant proposed that the 18 affordable housing units be constructed to Code Level 3, but is committed to the higher Code Level for the remaining dwellings and is prepared to reduce profits accordingly. Consequently, although the build costs

associated with the applicant's preferred scheme are greater than would be normally expected, the amount of affordable housing proposed would not be compromised as a result.

9.4 Weight to be afforded to sustainability benefits

Tackling climate change, through a variety of measures, is embedded within the objectives of the South Wiltshire Core Strategy, although there is no specific policy which requires new residential developments to achieve a minimum Code Level. Rather the Core Strategy seeks to tackle climate change predominantly through directing new development to the most sustainable locations, reducing reliance upon the private car, and the proposed development meets this objective given its urban location with good access to local services and public transport. A similar approach to sustainability is also contained within the NPPF. However, the draft Wiltshire Core Strategy, which would supersede the South Wiltshire Core Strategy when adopted, would seek to provide a policy which requires new residential development to achieve a minimum Code Level. Draft Core Policy 41 would require new homes to achieve Code Level 4 by 2013, rising to Code Level 5 by 2016.

A residential development which achieves a high number of Code Level 6 dwellings would certainly be a desirable feature, as well as an exemplar which could assist locally in raising standards of sustainable housing design. However, in the view of Officers, the current policy framework gives no reason to require the development be built to Code Level 6, and it would be difficult to justify a condition which would guarantee the applicant's stated sustainability objectives. The weight to be afforded to the draft Wiltshire Core Strategy and its Core Policy 41 is also limited given that it has yet to be examined in public. Consequently, there is a risk that if the site were sold on to another developer, who did not share the same vision as the applicant, they may not choose to build to Code Level 6. The view of Officers is therefore that the eco-village aspirations of the applicant should be regarded as a possible added bonus, which would be in addition to meeting the essential planning criteria which notably relate to economic growth and affordable housing objectives.

9.5 Compatibility of proposed residential use with surrounding recreation / leisure uses

The proposed scheme would be surrounded on all sides by public open space. The existing Rugby Club pitches and Hudson's Field pavilion building are also located within relatively close proximity to the south and north, and to the immediate west there is a seasonal caravan and camping site. It therefore seems likely that the future residents of the development will suffer some general noise and disturbance from the daily use of the surrounding fields for recreational purposes.

However, in Officers' opinion, any significant noise disturbance is likely to occur only when matches and events are occurring on the adjacent fields. Such events are more common in the summer months (although not always a weekly occurrence), whilst matches (including training sessions) are more likely to occur at other times of the year, and would not be a daily occurrence. It therefore seems likely that, on occasion, during the summer months the residential amenities of occupiers would be affected by large well attended public events, which usually generate significant traffic movements in and around the adjacent car parks, and generate significant amounts of people. During the week, outside the main summer months, it is likely that the main disturbance will be the noise generated by the rugby training and some matches. The training sessions apparently occur twice a week, and matches can occur about twice a month. It is not known at what time rugby training or matches usually occur, but if held on winter evenings, there may well be some additional impact on residential amenity from the existing floodlighting, which is located adjacent to the southern boundary of the application site, on top of two of the telecoms masts.

No technical assessment of the likely impact of the surrounding uses or the existing flood lighting has been submitted by the applicant. As a result, in the absence of such information, it is difficult for the local planning authority to ascertain with certainty that the development and its amenities would not be adversely affected by its locational characteristics. However, other existing dwellings are already located adjacent to the open space and playing pitches, and whilst some short term disturbance may well be suffered, Officers have no firm evidence that there is a significant amenity issue. Similarly, the existing floodlights would actually face away from the proposed dwellings, and this orientation may well significantly reduce the impact of any lighting on adjacent amenity, particularly given the shading offered by the adjacent mature trees. Furthermore, presuming that the floodlighting is only occasionally used, it would seem that the actual impact of any lighting would be temporary and short term. As a result, despite the lack of a technical assessment, it is considered that it may be difficult to substantiate a reason for refusal based solely on the impact of the floodlighting or the general noise disturbance on residential amenity.

The other source of potential disturbance would be from the Rugby Club clubhouse, which is a licensed premises and is regularly hired out for weddings and other events. The Council's Environmental Health Officer comments that the building is far from ideal with respect to containing music noise. The ability to contain noise within the building is limited due to the lack of an artificial ventilation system, meaning that windows/doors are often kept open in warm weather. Furthermore the front doors to the building do not benefit from a tight fit and there is no lobbied area to ensure that a set of doors to the main function room are always shut when accessing/egressing the building. The Rugby Club also has events outside including BBQ's during which music is provided inside the premises and its doors are kept open. In the view of the Environmental Health Officer the close proximity of the proposed residential properties to the clubhouse would call into serious question whether such activities would be appropriate in future.

However, the applicants have put forward a proposal to carry out alterations to the existing clubhouse, which would improve the ability of the building to contain noise. The option most likely to meet the needs of both parties is to:

- Provide a new barbecue and smoking area to the south of the clubhouse rather than the north as existing.
- Extend the current Committee Room and provide an adjacent access from the common parts to the terrace;
- Amend the kitchen to allow the service of food onto the terrace during summer months;
- Revise the main access to provide a new hall area and disabled toilets; and
- Double glaze the north aspect of the main event room

In addition, various measures to better manage the operation of the clubhouse have also been discussed between the applicant and Rugby Club, to further reduce potential noise nuisance. The Rugby Club have confirmed that they have been in productive dialogue with the applicants and that, subject to the agreement of an appropriate schedule of works, they have no objection.

As a result, subject to the necessary alterations to the clubhouse being secured, which Officers consider could be secured through a Grampian condition, it is considered that the potentially detrimental effects of the clubhouse can be mitigated, and that the proposed development and Rugby Club could successfully co-exist.

9.6 Highway considerations

The Council's Highways Officer is satisfied that the site can be converted for residential development and that the existing access (up to the existing gated entrance to the site from the

main A345 highway) is of a sufficient standard of design to provide safe and satisfactory access for the development traffic, subject to some minor amendments detailed below.

Local residents have raised concerns about the standard of the access junction with Castle Road. However, the analysis of the submitted Transport Statement clearly demonstrates that traffic levels will be less than those already recorded at the junction and much less than the industrial site could generate if fully occupied and/or occupied by end users who could generate higher traffic levels (within the existing development use classes).

However, the existing access road is not adopted as public highway, is not street lit and lacks a footway on the south side. It also provides access to the Hudson's Field car park, a caravan park, a children's nursery and a public car park which is regularly used for rugby events. The traffic levels from these uses do not generate significant weekday peak period traffic. Therefore, in the view of the Highways Officer, when the development traffic is added to these movements at the weekday peak traffic periods, the overall traffic level does not present a concern for road safety. The capacity of the junction of the access road with Castle Road is well within acceptable tolerances with very little queuing of vehicles or delays predicted. The Highways Officer also confirms that visibility at the access point onto Castle Road is adequate for the combination of new development and existing uses. A condition is recommended, in order that the layout of the access road be changed to suit the change in circumstances, where public access to the new development will be involved.

On the internal layout, the Highways Officer comments that this is provided in draft or preliminary form by the applicant. Concerns are raised over the dimensions of the vehicle/pedestrian/cyclist shared use spaces, which are low when taking into account the scale of development. A 5.5m wide access road is therefore recommended together with the use of 2m wide service strips to improve inter-visibility for vehicles emerging from driveways, which are omitted from the draft scheme. It is also considered that a 3m wide cycle/pedestrian access to/from Hudson's Field should be provided, not 2m as shown: this will also provide an alternative emergency access to the development. Additional pedestrian/cycle links to the surrounding network are noted to not be achievable due to land ownership constraints which is disappointing, but does not, in the view of the Highways Officer, make the scheme unacceptable.

The Highways Officer therefore recommends that no highway objection be offered subject to conditions.

9.7 Character & appearance of the area, inc. impact upon setting of Old Sarum & Conservation Area

The submitted plans involve the removal of all existing industrial buildings, and envisages a scheme of 60 dwellings, positioned largely around the perimeter of the existing site, with a central open space. The properties would be of a contemporary architectural design, utilising materials and design features which would be unique to the area. The overall design approach results from the applicant's requirement to achieve the highest Code Level in terms of the Sustainable Homes criteria, as in order to achieve that Code Level, buildings need to be arranged and orientated in a particular manner, and include certain design features (such as green alpine sedum roofs).

Given the rather isolated nature of the site, and the fact that the surrounding area consists of a variety of built form with no particular overriding architectural style or materials, Officers are of the opinion that the scheme as suggested would be unlikely to have a significant impact on the built character of the area. However, it should be noted that many of the proposed dwellings are indicated as being of a three storey height (up to a height of 13.5m), with a majority being approximately 9 metres in height. Whilst this is not objectionable in itself, the resultant housing

would therefore be somewhat taller across the majority of the site than the existing industrial buildings which are up to 12 metres tall but cover a smaller portion of the site. As a result, the proposed built form would not be quite as well screened by surrounding mature trees, and hence, is likely to be more prominent in the surrounding landscape than the existing industrial building. Equally, it seems likely that any such scheme would also be somewhat more visible from the Old Sarum monument.

In Officers' opinion, whilst the scheme is likely to be somewhat more visually prominent, the resultant harm would not be so significant as to warrant refusal, particularly as such harm would be limited due to the partially suburban and residential character of the existing area. This view is reinforced by English Heritage who conclude that the development would not cause significant harm to the setting of the Old Sarum SAM or Conservation Area. Whilst aspects of the illustrative design have been criticised by English Heritage and the Council's Urban Designer, many of the issues raised could be altered at the reserved matters stage, and hence, a reason for refusal based on specific and detailed design issues may also be difficult to defend. Officers are therefore advising that the scheme would not cause such significant visual harm as to warrant refusal.

9.8 Impact upon amenity of nearby residential property

Whilst the dwellings proposed on the site would be upwards of three storeys tall, the site is located in a relatively isolated location, a reasonable distance from surrounding residential properties. The proposed dwellings are likely to be most visible from the rear gardens and elevations of the small group of existing housing located to the east of the site adjacent Castle Road. However, whilst there may be some inter-visibility between the new dwellings and those adjacent properties, any reduction in privacy or general noise disturbance is, in Officers' opinion, unlikely to be so unreasonable as to warrant refusal.

9.9 Impact of the telecoms masts

Along the southern boundary of the site, on the Rugby Club land, are three existing telecommunication masts. A fourth mast was granted consent in 2008 but has not been constructed. Officers requested that a study of effects should be undertaken, as the masts would be located within a few metres of the proposed dwellings, and given the height of the dwellings, the proposed three storey flats would be located at roughly the same height as the head of the masts. The applicant has therefore submitted an assessment of the likely impacts of these masts on the future occupiers of the proposed residential scheme. The highly technical report concludes that all masts are operating well within acceptable guidelines, and that "... no harm should be expected to result to anyone visiting or living in the proposed development". Consequently, given the conclusions of the technical evidence, it is not considered that the future occupiers of the development would be likely to be significantly affected by the nearby masts.

9.10 Ecological and environmental impacts

The Council's Ecologist comments that the application is supported by bat and reptile surveys, which demonstrate that there is only a low risk of significant populations of bats or reptiles being affected by the proposed development. The survey puts forward recommendations to address risks to these species, and additional recommendations are also put forward as enhancement measures. The Council Ecologist concludes that there would be no harm to protected species or biodiversity objectives subject to conditions to secure the provision of bat and bird nesting opportunities within the new development.

The Council Ecologist also concludes that the proposal would have no risk of likely significant effects upon the River Avon Special Area of Conservation (SAC) subject to conditions securing

water efficiencies measures, appropriate surface water drainage to the development, and the agreement of a Construction Environmental Management Plan. The Council Ecologist also considers that for the development to comply with the Habitats Regulations and Core Strategy, a contribution towards the Wessex Stone Curlew Project will be required to avoid harmful effects to the Salisbury Plain Special Protection Area (SPA).

9.11 Provision towards recreational open space, education, and waste & recycling facilities

The applicant has agreed to enter into a S106 legal agreement to provide the necessary developer contributions towards recreational open space within the locality, additional primary and secondary school places, and the provision of waste and recycling bins for the development, in accordance with saved Local Plan policies R2 and G9.

10. Conclusion

The development would be acceptable in principle, comprising residential development on previously developed urban land outside the Housing Policy Boundary that is not identified for an alternative form of development, is well related to the existing pattern of development, and is accessible by public transport. Although currently in employment use, the main businesses would be relocated to an alternative site, which would be more likely to facilitate improved conditions for growth. Subject to conditions, the proposed means of access to the site would be acceptable in highway safety terms and the development would not have a significant effect upon the highway network. The indicative layout demonstrates a generally acceptable townscape and relationship with neighbouring dwellings subject to the further approval of detailed matters relating to scale, design and landscaping. Subject to a Grampian condition agreeing an appropriate scheme of works to the Salisbury RFC clubhouse, the development would be compatible with the adjacent recreation use. Subject to conditions there would be no significant adverse impacts in terms of ecology, the environment, archaeology or public health. An appropriate level of affordable housing would be provided on site, having regard to viability considerations, and appropriate provision has been secured towards off-site recreational open space and other necessary community infrastructure improvements.

11. Recommendation

Subject to:

The applicant entering into a S106 legal agreement to secure:

- a) A scheme of relocation for the two main businesses; and**
- b) Financial contributions towards Education, Public Open Space, the Wessex Stone Curlew Project, and Waste and Recycling Bins**

Planning Permission be APPROVED for the following reasons:

The development would be acceptable in principle, comprising residential development on previously developed urban land outside the Housing Policy Boundary that is not identified for an alternative form of development, is well related to the existing pattern of development, and is accessible by public transport. Although currently in employment use, the main businesses would be relocated to an alternative site, which would be more likely to facilitate improved conditions for growth. Subject to conditions, the proposed means of access to the site would be acceptable in highway safety terms and the development would not have a significant effect upon the highway network. The indicative layout demonstrates a generally acceptable townscape and relationship with neighbouring dwellings subject to the further approval of detailed matters relating to scale, design and landscaping. Subject to a Grampian condition agreeing an appropriate scheme of works to the

Salisbury RFC clubhouse, the development would be compatible with the adjacent recreation use. Subject to conditions there would be no significant adverse impacts in terms of ecology, the environment, archaeology or public health. An appropriate level of affordable housing would be provided on site, having regard to viability considerations, and appropriate provision has been secured towards off-site recreational open space and other necessary community infrastructure improvements. The proposal would therefore accord with the aims and objectives of the development plan and other Government guidance, having particular regard to policies G1, G2, G5, G9, D1, D7, H22, C7, C13, C15, CN11, CN20, CN22, TR1, TR11, TR14, R2 of the Salisbury District Local Plan (as saved within the adopted South Wiltshire Core Strategy), core policies 1, 3, 5, 6, 18, 19, 20, 22 of the adopted South Wiltshire Core Strategy, and the NPPF.

And subject to the following conditions:

- 1) Approval of the details of the Scale, Appearance and Layout of the buildings, and Landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority in writing before any development is commenced.

Reason: 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 as amended by section 51 (2) of the Planning and Compulsory purchase Act 2004.

- 2) Plans and particulars of the reserved matters referred to in condition 1 above, relating to the Scale, Appearance and Layout of the buildings, and Landscaping of the site shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

Reason: 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 as amended by section 51 (2) of the Planning and Compulsory purchase Act 2004.

- 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.

Reason: 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 as amended by section 51 (2) of the Planning and Compulsory purchase Act 2004.

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

Reason: 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 as amended by section 51 (2) of the Planning and Compulsory purchase Act 2004.

- 5) All soft landscaping comprised in the approved reserved matters (landscaping of the site) shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

Reason: To ensure a satisfactory landscaped setting for the development.

Policy: G2

- 6) No development shall commence on site until details of the access road from its junction with Castle Road to the existing site entrance, to include a street lighting scheme, an additional 2m wide footway on the south side, pedestrian crossing points and reconstruction as necessary to bring the road up to an adoptable standard, has been submitted to and approved in writing by the local planning authority. The access road over this length shall be reconstructed in accordance with the approved details before the development is first occupied.

Reason: In the interests of highways safety

Policy: G2

- 7) No development shall commence on site until details of the internal road layout have been submitted to and agreed in writing by the local planning authority. The internal road layout shall be provided in accordance with the approved details before the development is first occupied.

Reason: In the interests of highways safety

Policy: G2

- 8) No development shall commence on site until details of a 3m wide emergency link road between the development and Hudson's Field have been submitted to and approved in writing by the local planning authority. The link road shall be provided in accordance with the approved details before the development is first occupied.

Reason: In the interests of highways safety

Policy: G2

- 9) No development shall commence on site until a written programme of phased archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved in writing by the Local Planning Authority. The approved programme of archaeological work shall be carried out in accordance with the approved details.

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

Policy: CN22

- 10) Before development commences the applicant shall commission the services of a competent contaminated land consultant to carry out a detailed contaminated land investigation of the site and the results provided to the Local Planning Authority. The investigation must include:

- A full desktop survey of historic land use data;
- A conceptual model of the site identifying all potential and actual contaminants, receptors and pathways (pollution linkages);
- A risk assessment of the actual and potential pollution linkages identified;
- A remediation programme for contaminants identified. The remediation programme shall incorporate a validation protocol for the remediation work implemented, confirming whether the site is suitable for use.

The remediation programme shall be fully implemented and the validation report shall be forwarded to the Local Planning Authority prior to habitation of the development.

Reason: In the interests of public health and safety.

Policy: G2

- 11) Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme should also include details of how the scheme shall be maintained after completion and to make adequate provision for potential overland flows.

Reason: To prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system.

Policy: G2

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

Reason: To prevent pollution of the water environment

Policy: G2

- 13) No development shall commence on site until details of bat roost and bird nesting features, to be built into the design of new buildings, have been submitted to and agreed in writing by the local planning authority. Details shall include the number, design and locations of bat roost and bird nesting features, which shall be provided in accordance with a timetable to be agreed by the local planning authority.

Reason: In the interests of protected species and biodiversity

Policy: C15

- 14) No development shall commence on site until a scheme for water efficiency has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the agreed details before the first occupation of the development.

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

Policy: Core Policy 19

- 15) No development shall commence on site until a scheme to mitigate the noise associated with the Salisbury RFC clubhouse has been submitted to and agreed in writing by the Local Planning Authority. The agreed scheme shall be implemented in accordance with the approved details prior to the first occupation of the development hereby permitted, unless an alternative timetable is agreed in the approved details.

Reason: To ensure that the existing recreation and proposed residential uses are compatible.

Policy: G2

- 16) No development shall commence until details of acoustic fencing to the north-eastern boundary of the site (adjacent to the Salisbury RFC clubhouse) has been submitted to and agreed in writing by the Local Planning Authority. The fencing shall be erected in accordance with the approved details prior to the first occupation of the development hereby permitted, unless an alternative timetable is agreed in the approved details, and shall be retained and maintained as such at all times thereafter.

Reason: To ensure that the existing recreation and proposed residential uses are compatible.

Policy: G2

- 17) No demolition or construction works shall take place outside the hours of 0730 to 1800 Mondays to Fridays and 0800 to 1300 on Saturdays or at any time on Sundays & Banks Holidays.

Reason: In the interests of neighbouring amenity.

Policy: G2

INFORMATIVES:

Internal road layout condition

For the avoidance of doubt, the internal road layout shall not be as shown on the illustrative layout shown on drawing 927 P 09 Rev C. An overall highway width of 8m consisting of 5.5m carriageway, service strip and safety margin should be provided in any final design. A design which encompasses these basic parameters but is provided in an innovative MfS design will be acceptable. Internal traffic speeds of 20mph or less should be provided by design, with max forward, bend and junction sight lines of 25m. Junctions to have 2.4m x 25m, including individual accesses.

Water efficiency condition

The development should include water efficient systems and fittings. These should include dual-flush toilets, water butts, water-saving taps, showers and baths, and appliances with the highest water efficiency rating (as a minimum). Greywater recycling and rainwater harvesting should be considered. Any submitted scheme should include detailed information (capacities, consumption rates etc) on proposed water saving measures. Manufacturer's specifications should not be submitted. Applicants are advised to refer to the following for further guidance:

<http://www.environment-agency.gov.uk/homeandleisure/drought/31755.aspx>
<http://www.savewatersavemoney.co.uk/>

Salisbury RFC clubhouse noise mitigation condition

The scheme shall be generally in accordance with the details submitted by the applicant within their email of 14.08.12.

Nesting birds

The adults, young, nests and eggs of all species of birds are protected by the Wildlife and Countryside Act 1981 (as amended) while they are breeding. The applicant is advised to check any structure or vegetation capable of supporting breeding birds and delay altering or removing such features until after young birds have fledged.

Site Waste Management

In England, it is a legal requirement to have a site waste management plan (SWMP) for all new construction projects worth more than £300,000. The level of detail that a SWMP should contain depends on the estimated build cost, excluding VAT. The duty of care for waste must also be complied with. Because all waste movements need to be recorded in one document, having a SWMP will help to ensure compliance with the duty of care. This can be incorporated into the Construction Environmental Management Plan (CEMP). Further information can be found at <http://www.netregs-swmp.co.uk>

Pollution Prevention During Construction

Safeguards should be implemented during the construction phase to minimise the risks of pollution and detrimental effects to the water interests in and around the site. Such safeguards should cover the use of plant and machinery, oils/chemicals and materials; the use and routing of heavy plant and vehicles; the location and form of work and storage areas and compounds and the control and removal of spoil and wastes. The Environment Agency's Pollution Prevention Guidelines should be referred to, which can be found at:

<http://www.environment-agency.gov.uk/business/topics/pollution/39083.aspx>.

Pollution prevention measures should be included within the CEMP.