

REPORT TO THE SOUTHERN AREA PLANNING COMMITTEE

Date of Meeting:	14 February 2013		
Application Number:	S/2012/0814/OL		
Site Address:	Land to the North West of Fugglestone Red and Bemerton Heath, Salisbury		
Proposal:	Outline application for access only for proposed mixed use development comprising residential (up to 1250 dwellings), employment, local centre, community uses, primary school, public open space, landscaping and associated access works including demolition of existing house and farm buildings.		
Applicant/Agent:	Persimmon Homes Ltd / Pegasus Planning Group		
City/ Town/ Parish Council:	Salisbury City Council		
Electoral Division:	Bemerton	Unitary Member	Councillor Ricky Rogers
Grid Reference:	Easting: 411527		Northing:132472
Type of Application:	Major Outline		
Conservation Area:	Cons Area: N/A		LB: Grade 2 (listed milestone)
Case Officer:	Mr A A J Madge		Contact Number: 01722 434380

Reason for the application being considered by Committee

This proposal is for significant development which, in the opinion of the Area Development Manager, should be considered and determined by the Southern Area Planning Committee.

1. Purpose of report

To consider the above application and the recommendation of the Area Development Manager that planning permission be **GRANTED subject to the signing of a S106 agreement and appropriate conditions.**

Members should note that this application is accompanied by an environmental statement as required under schedule 2 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011.

2. Report summary

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

1. Alternatives
2. Socio economic impact
3. Ecology and Nature conservation
4. Landscape and Visual impact
5. Agricultural circumstances
6. Transport and access
7. Air Quality
8. Noise and Vibration
9. Hydrology Drainage and Flood Risk

- 10. Ground conditions
- 11. Other

Objections: 27 letters of objection
Support: 1 letter of support

3. Site Description

The site consists of 75.1 hectares of farmland and farm buildings situated on a site to the North West of Salisbury. The site is bounded on two sides by roads and on its third side by existing residential development.

The Northern side of the site is bounded by the A360 (Devizes Road) which is a major route out of Salisbury towards Salisbury Plain and the A303. This side of the site is bounded by a number of significant trees which lie within the application site. To the North of this there are views towards the Old Sarum monument. At the Northern most tip of the site lies the New Cut crossroads, which intersects with what is known colloquially as Snakey Hill, (Camp Hill).

The Western side of the development borders the road known as The Avenue, which is the historic route towards Wilton House. The site is bounded on this side by mature trees, with those to the Southern end being older than those to the North. There is also an existing access from this road to a property known as Hillcrest and a number of farm buildings which immediately surround this; this small cluster of buildings are located towards the southern portion of the site.

Immediately to the south of the site lies open farmland and beyond that the former UK land Forces site which is the subject of a separate planning application number (S/2011/0517) Overhead pylons and powerlines cross the site boundary on this side of the site and extend northwards, crossing the northern boundary.

To the east of the site lie the residential communities of Fugglestone Red and Bemerton Heath respectively. Bemerton Heath consists of a variety of residential dwellings constructed soon after the war and of a character and architectural design commensurate with that period. Fugglestone Red is a later development which was constructed in approximately the late 1980's and 1990's and again is of an architectural style of that time period. Neither development at present has pedestrian or vehicular access to the development site. Adjacent to these two developments and on the southern boundary lies the existing Sarum Academy site which is a large construction of buildings of 1950's origin which have recently received planning permission (S/2011/1639) for demolition and rebuilding. The construction of this academy was at the time of writing this report well under way.

In general the site slopes from north to south although there considerable undulations across the site including dips in ground levels adjacent the northern and eastern boundaries. There are extensive views from/of the site to the south.

4. Relevant Planning History

The site has no specific planning history other than that mentioned in the site description above which is –

Application number	Proposal	Decision
S/2011/1639	Sarum Academy, Redevelopment of existing educational premises including demolition of several buildings, new build of 9,900 sqm. redesign and configuration of external playing fields and landscape areas, 150 car parking spaces and 7 coach spaces	App 06.01.12
S/2011/0517	Erskine Barracks, Wilton, Salisbury Demolition of existing and erection of 450 houses and 3 hectares of employment site and access. Committee resolution to approve subject to S106 legal agreement	

5. Proposal

The proposal is for the development of 1,250 dwellings of two and three storey height, spread across the development site in a series of character areas A-D.

In addition to the residential element it is also proposed to have an area of 8 hectares of employment land adjacent the western boundary consisting of B1 (light industrial) and B2 (General industrial) uses. The access to which is off a proposed new roundabout at the New Cut crossroads.

It is also proposed to provide a new primary school with it's own playing fields to cater for primary education and this is indicated at the northern end of the development close to Devizes Road (A360). Close to this is proposed to be a new neighbourhood centre which potentially will contain various uses within the Use Classes A1 (shops) through to A5 (hot food takeaway) along with community uses within the D1 use class (such as medical and health services).

Other facilities to be provided include 1 NEAP, 3 LEAPs, 1LLAP and 1 LAP as well as Natural and semi-natural open space, including amenity open space and structural planting of 16.62 hectares, and 0.5 hectares of allotment space.

Additional accesses to the development in the form of a pedestrian/cycle path are to be included to the east where the development adjoins Fugglestone Red by the demolition of a property on Ramleaze Drive. A pedestrian footpath across the fields between Fugglestone Red and the UKLF site will provide access in either direction.

A further vehicular access is proposed adjacent to the new Sarum Academy site to connect the existing Bemerton Heath estate with this new development.

6. Planning Policy

The National Planning Policy Framework (NPPF)

The following saved policies of the Salisbury District Local Plan are considered relevant to this proposal:-

- G1 General principles of sustainable development.
- G2 General criteria for development.
- G3 Water requirements
- G5 Water supplies, drainage and sewage requirements.
- G9 Planning obligations

D1 Design for extensive development
D8 Public Art.
CN21 Archaeology
CN22 Preserving archaeological remains in situ
CN23 Requirements for archaeological assessment.
C13 Ecological enhancement.
C12 Protected species.
TR11 Off street Car parking.
TR14 Secure bicycle parking
R2 Recreational Open Space

The following policies of the adopted South Wiltshire Core Strategy are considered relevant to this proposal –

Core policy one - Settlement and distribution of growth in South Wiltshire.
Core policy two - Allocated sites
Core policy three - Local needs for affordable housing.
Core policy six - Salisbury's housing needs
Core policy Nineteen - Water efficiency and the River Avon SAC
Core policy twenty - Pollution and phosphate levels

The development template for the Fugglestone Red application site.

7. Consultations

City Council

Support subject to conditions -

SCC support the application but wishes to express concern over the shared access to the proposed industrial area. Therefore, SCC request that a second junction be considered leading from the main entrance road to allow light to heavy haulage to be separated from residential road movements as soon as possible. SCC also requests that the footpath link between Cooks Close and Rambridge Crescent be retained.

Environment Agency

No objection subject to conditions

MOD

No objections

Highways Agency

Consider it will not have a significant adverse effect on the strategic road network.

Natural England

Initially objected to the development due to phosphate levels and the effect on the River Avon SAC but following meeting with the Council's Ecologist and the Environment Agency

objection has been removed - see WC Ecologist's comments and habitats regs assessment below.

A number of impacts on biodiversity have been identified in the ES. These include impacts on the following BAP species: breeding birds (dunnock, song thrush, house sparrow, skylark, bullfinch and yellowhammer), and brown hare. The application also will result in the fragmentation of some existing hedgerows by removing some sections.

There are also a number of positive impacts identified, although we question whether "this semi-natural greenspace will include areas of species-rich grassland, the creation of which it is considered will contribute to the UK BAP targets for lowland calcareous grassland (ES para 6.5.29)", as the ability to deliver restoration to BAP quality chalk grassland is by no means certain, given management regime constraints.

We concur with the conclusion that "Generally minor effects of the proposed development on habitats and fauna are mitigated by extensive habitat creation works". However, we are concerned that without a biodiversity enhancement plan for the site, the outline application may be implemented in such a way that does not deliver the enhancements proposed. We therefore advise that the principles for such a plan are agreed and the production of a plan conditioned. Such a plan should include areas such as creation and management of natural greenspace, establishment and management of structural planting, (including hedgerow management), opportunities for suitable planting regimes within the developed areas (e.g. verges), details of bird and bat box provision, options for green roofs on the employment buildings etc.

Access to natural green space

We note the Core Strategy requirement for this site to provide "Improved linkages between Wilton House historic park and garden and UKLF site."

We welcome that the Wilton Estate has agreed to an informal footpath link across its land linking the UKLF site (subject of a resolution to approve 450 dwellings) to the development, subject to safeguards against wider public access of the estate's land. We see this as both a functional transport link and a recreational route, though this is not clear from the application. As a functional transport link we would like to see the link being suitable for cycling, with some form of unlit surfaced track, in keeping with a rural character. As a transport link, it is not clear to what degree route options have been explored, to cater for the desire lines and likely destinations of travellers (see design concept 5, DAS p 52). We imagine the main transport use of the route would be to access the secondary school, in which case a more direct route might be more appropriate, perhaps through the triangular grass field. We therefore advise that more consideration is given to the proposed route, including the acceptability of a more direct link to the rear of Sarum Academy. As a recreational route, we advise that consideration is given to providing further access routes between the site and the UKLF site. At present there are no viable circular walks available to residents of either site in the countryside. Finally it is unclear from the application the route of the proposed link beyond the extent of the masterplan.

We welcome the provision of natural greenspace on site. However, we advise that there are a number of opportunities to improve access to natural greenspace which have not been taken. These include the provision of greater access to the land between Fugglestone Red and UKLF (especially the aforementioned triangular grass field), and opportunities to improve access to the wider countryside by creating new permissive footpath links. For example, to

explore whether a permissive path could be created through Hill Farm to the north of the site, or to the bridleway by Camp hill reservoir.

We also advise that consideration is given to a footpath and cycle exit in the eastern point of the development, which would accord with the design concept 5 (DAS p 52).

We also see merit in widening the landscape buffer along the avenue, to allow for a more circular walk in “natural” surroundings, rather than simply at the rear of the office and light industrial blocks.

We note that the allotments are on some of the steepest sloping land, which is likely to have the poorest soils, and most be most prone to drought, as well as (for these reasons) a good biodiversity value as semi natural greenspace. We advise that careful consideration is given as to whether these locations are the most appropriate.

Landscaping

We advise the Council looks carefully at the landscaping proposals to ensure that the buffer planting will be adequate, given building heights and topography, especially along The Avenue.

We note that the DAS (page 51) includes the landscape development principle of tree lined streets, where proposed underground services allow, to break up views of proposed development roof lines from surrounding local views. Clearly such trees would need to be of a type that would grow to exceed the neighbouring building heights, and we advise that this is ensured via a suitable condition. All too often, tree planting in new developments is of small ornamental trees, which do not break up the rooflines.

English Heritage

Pleased to see that open land is being maintained on the eastern side of this development adjoining the A360. Would not wish to see any lighting introduced along this side of the road.

Sport England

The inclusion of sport facilities in the proposal is considered to accord with the following policy objective in Sport England’s “Planning for Sport & Active Recreation: Objectives & Opportunities (Interim Statement” (2005):

Planning Policy Objective 8: ‘Providing for Sport Through New Development’

“To promote the use of planning obligations as a way of securing the provision of new or enhanced places for sport and a contribution towards their future maintenance, to meet the needs arising from new development.”

This being the case, Sport England does not wish to raise an objection to this application.

Wessex Water

No objection subject to condition.

Wiltshire Council Archaeologist

Consider that further trenching is required to ensure that there is a reasonable understanding of the archaeological potential of the site. This is because the geophysical

survey cannot be entirely relied on in this case, and so further trenched evaluation should be undertaken.

However, consider that the results to date do not indicate such a high potential for the site that any remains revealed in the further stages of evaluation could not be dealt with after outline permission.

Given the above, recommend and propose that a condition be applied to this application. This condition should require that the further stage of evaluation works are undertaken before any further applications are submitted and before the agreement of any masterplan. This will ensure that any archaeological remains that may be identified during the further stages of evaluation can be either protected in situ or be subject to a further stage of archaeological investigation.

Wiltshire Council Open Space/Recreation

The council will require the following standards of open space/play provision to be provided

Equipped childrens' play grounds - 0.941 Ha

Casual informal play space - 1.569 Ha

Youth and adult space - 5.648 Ha

Also require on-going maintenance sums in line with the standard Wiltshire calculations for such.

Wiltshire Primary Care Trust

Confirmation that following the building of a new 'super surgery' at the former Manor Hospital site in Salisbury and the relocation and enlargement of the Castle Street Surgery capacity exists within the city to provide for the 1.5 doctors that would be required to serve this development.

Wiltshire Council Ecologist

See Appendix A which includes the habitats regs assessment.

Wiltshire Council Environmental Health

Having looked at the outline application there are several areas for concern regarding the potential for noise nuisance in both the southern and northern villages in which are detailed below-:

Northern/southern villages

These two areas are to be located next to Devizes Road which is the main route into and out of Salisbury this is a busy road in which vehicles travel at speed the noise generated has the potential to disturb the occupants directly facing the road. Therefore require that a noise assessment is conducted at the detailed stage.

Employment office/light industrial

Concern expressed about employment uses being located next to housing.

Light pollution

The other area for concern is the impact that any light spillage will have on the nearest residential properties from security lights, illuminated signs and car park floodlights and any similar lights.

Local centre

The applicant indicates that this area will include some residential elements with the possibility of flats located above commercial premises. Similar concerns as above in regards to the following

1. Noise from deliveries
2. Operating hours of the businesses that will occupy the centre
3. Vehicle movements to and from the Local Centre
4. Location of mechanical ventilations systems, extraction equipment, compressor units and any similar equipment that has the potential to cause a nuisance to future occupants of the development.

Construction of site

Requires conditions regarding noise, dust and construction hours.

Air quality

A development of this size is likely to increase the number of cars and traffic flow into and out of the Salisbury city. There is an Air Quality Management Area located at the lower end of Devizes Road and any increase in traffic movements may have an impact on this area. An air quality impact assessment will be required.

Contaminated Land

The applicant will need to assess the site in respect of its historical use and the potential for contaminated land.

Wiltshire Council Arts Officer

Requires a contribution towards public art.

Wiltshire Council Highways

No objections subject to S106 requirements and conditions.

Wiltshire Council Spatial Planning

Various points made initially regarding percentages of affordable housing, ecology, the local centre, design etc and outlining what was agreed at meetings held with local residents. Following these points being addressed no objection to the application.

8. Publicity

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

Objections

Consider that a new cemetery outside of the main design template on the north-west side of The Avenue would be an intrusion into the open countryside extending development beyond the established tree belts on The Avenue. Consider that there will be a need for lighting signage, parking etc which would be an inappropriate urbanisation of this location. Would prefer the cemetery in the original location.

Concerned that the connectivity to surrounding areas may not achieve what is envisaged in the masterplan.

Concerns are raised over the landscaping which may be addressed through future detailed applications. These include the following –

That housing is shown too close to internal tree belts which will increase pressure to remove trees at a later date. Unclear from the masterplan the extent of the coniferous buffer which already exists. This will need to be clarified in the full application because of its importance.

Considers there are a number of areas where new structure planting should be included in the development and are considered essential.

Considers that more structure planting in the form of a dedicated north-west/south-east green link across the site is needed to meet the requirements set out in the core strategy objective for new woodland hedges and standard trees to connect retained hedges and woodland.

More substantial planting is required to separate and screen the employment land from residential use.

Additional structure planting is needed in the south west corner of the site. This hard urban edge could be softened by stronger planting to conserve and enhance views from the wider landscape in particular Wilton Park.

The strip of land between the site and Sarum Academy should be included in the masterplan as dedicated green infrastructure.

Consider off site planting should take place to provide a substantial green buffer zone particularly on the other side of the A360 Devizes road. Similarly off site planting should be considered on the other side of the Avenue, to the north-west to secure a planted edge to the city in this area.

Planting should be carried out at the earliest opportunity, measures in accordance with BS 5837 should be in place for all new and existing planting during construction.

Lighting – concern is expressed about the impact of lighting from sports pitches on the landscape sensitivities to the north east particularly on Old Sarum SAM. Concern is also expressed about the MUGA on the southern boundary and concerns that this will be lit. Consider this should be relocated.

Design Layout and architecture – consider that there is an opportunity for different house types a more modern approach to house design rather than a blanket traditional vernacular. Also concern is expressed about the outline designs for the commercial units on the site.

Transport – Concern that transport aspects for the site have not been addressed particularly in terms of public transport, infrastructure, cycle and pedestrian provision.

Consider the site offers the opportunity to contribute in a wider sense to the area if taken with the redevelopment of the Imery's Quarry site and particularly to the local leisure economy.

Concern is expressed about the location of the primary school adjacent the main A360 and the noise pollution that will come from this considers it should be relocated to the south of the site.

Considers the employment uses should be relocated adjacent the A360 so no Industrial traffic has to pass through residential areas.

Access and movement plan - concern about the road link from Sarum Academy through the development considers that access to Sarum Academy should be primarily on foot or bike.

Street Layout – Would like to see Home Zone principles adopted throughout the development and that people can easily move around by foot or bike.

Orientation of buildings – buildings should be orientated to make the maximum use of natural light. Consider the BREEAM rating of 3 to be inadequate and should aim for carbon neutral standards in residential, community and employment buildings.

Habitat and species mitigation – important that the mitigation measures for green space creation are in place. The buffer zone between Bemerton Heath and the new development should be retained to continue to provide a habitat for wildlife, screening to existing housing.

Wish to see a developer contribution towards cycle routes to local facilities outside of the estate.

No indication of how residents of the proposed development are to access local cycle routes. A direct route to Quidhampton could be provided from the development.

NCN 24 is omitted from the plans - residents could access this via The Avenue if facilities were provided.

Would expect a developer contribution towards a cycleway along Devizes Road to the central area of Salisbury.

Consider the vehicular link to Bemerton Heath should be restricted to vehicular traffic at certain times of the day and that priority should be given to pedestrians and cyclists. Otherwise it is likely that the estate roads will become a through route.

Development of this scale should consider the wider implications of this area including the future redevelopment of the UKLF and Imery's Quarry site. Considers the proposal gives the opportunity to meet core policy 6 and provide a hotel on the site. More flexible land use allocation should be considered.

Concern is expressed that the cemetery breaches the natural countryside and building line boundary and that restrictions should be placed on future building on this site. The current access to the cemetery would seem to be limited and provide little information on the way that it would work.

Consider that there needs to be a more collectively thought through approach between the three strategic sites.

Concern is expressed that many facilities are beyond a 2km walk including Bemerton Heath medical surgery which is 2.5kms away and which will not be so accessible to the community.

Considers that with the introduction of the vehicular link between Bemerton Heath and the new development there is likely to be more significant traffic through this junction than the developer currently states and that rat running will occur between the A36 and Devizes Road putting pressure on junctions such as that at Pembroke Road/Roman Road and the A36 which should be assessed. Similarly there is likely to be an adverse effect on air quality on Wilton Road which already has poor air quality.

Dissatisfied that only the site access points need to be assessed for air quality purposes the impact of the extra traffic generated by this proposed development on the AQMA which already extends up Devizes Road needs to be properly assessed.

Considers the development not to be in compliance with the NPPF in that it fails to sustain compliance with and contribute towards EU limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas.

Consider the two buses per hour proposed is inadequate and the process this has been arrived at is flawed.

Consider it would be appropriate to include the park and ride site in the table of public transport provision.

Car parking and reducing the amount provided should be given full consideration when considering any future detailed application. Wiltshire policy allows for a reduction in the minimum amount under certain circumstances.

Would seek to have home zones implemented on this development.

Whilst commending the walking/cycle route between the site and the UKLF site the precise details of this need to be confirmed.

Further cycle/pedestrian links should be provided to Sarum Academy. Consider that if the vehicle link between Bemerton Heath and the new development is provided this will undermine efforts in the Sarum Academy green travel plan to reduce car borne transport. If there is to be such a link then cycle/pedestrian routes separated from traffic should be provided to access the academy.

The proposed transport assessment and travel plan have failed to recognise the setting of Fugglestone Red site and will deter many from using a bicycle as the development is reached up a significant hill. Cycle use through perhaps a pool of bikes should be encouraged. Both car clubs and car share facilities should be provided.

Concerned that the travel plan provisions will not be met.

Consider the development is inappropriate and would lead to the loss of views and privacy as well as being inappropriate and unsympathetic to the appearance and character of the existing local environment.

Development should not include the fields directly behind Ramleaze Drive, Ayrshire Close, Sheen Close, Angler Road and Whitbread Road.

Consider the development because of its depth, width, height and massing would have an unacceptably adverse impact on the amenities of properties immediately adjacent to the site.

Development would be overbearing on neighbouring properties and overshadow neighbouring properties. It will overlook rear gardens, summer houses, kitchens, bedrooms etc.

There will be an unacceptable level of road noise associated with the development.

Concern is expressed about the proposed new walkway that will demolish 60 Ramleaze Drive resulting in an unacceptable loss of privacy, potential anti social behaviour and vandalism, littering and dog fouling. It will also result in noise, disturbance and nuisance to the detriment of the current neighbours' residential amenities. Consider that any close boarded fence would be insufficient to stop onlookers or prevent security fears. Consider it will lead to increased conflict with pedestrians, cyclists and vehicular movements

The proposed LAP next to the walkway will also create an unacceptable level of disturbance.

Wish to see a public house or social club included on the site.

Do not wish to see a public house or social club on the site as it will introduce crime and rowdiness.

Consider the volume and density to be far too high at 1,250 units - should be no more than 900 units.

Consider this land should not be built on until other areas of brownfield land have been used first.

Local roads will not be able to cope with the increase in traffic during and after construction. The assumption that the occupants of the new houses will live and work on the estate cannot be guaranteed and will increase local traffic even more.

Insufficient boundary planting to the eastern boundary exists to ensure privacy for all occupants.

Concern that the housing behind Rambridge Crescent will not have the hedgerow retained.

Would wish to see social housing pepper-potted across the development.

Insufficient infrastructure in the area to take this size of development. Consider lorries will drive through Bemerton Heath to get to the estate.

Consider that 40% affordable housing provision is far too high for the development.

Object to three storey dwellings on the site as the ground level is too high to take three storey dwellings.

There are a number of other developments around Salisbury that are unfinished so it does not make sense to start another.

The direct access to Sarum Academy will become a crime spot.

Consider that more thought needs to have been given to the bus routes through the development and to Wilton.

Concern that there is not enough open space on the site for people to fully use.

Concern that the development is on the main flight path from Boscombe Down and adequate sound proofing should be included.

Using the Sarum Academy school exit as one of the main exits off the estate will increase traffic volume and the risk of accidents particularly when students are going to and from school.

Concerns about sewerage problems in the area there are already sewerage problems from time to time.

Concerns that the estate will become too big and crime figures will escalate.

Concern expressed about the loss of wildlife to the area. And asks that a greater corridor can be created between this and other sites.

Concern about employment uses next to residential and noise issues.

Also concern that The Avenue proposals do not appear to have alleviated the danger of turning right across the traffic towards Lower Woodford or turning right to Wilton.

Concern expressed about the existing roundabout at Fugglestone Red which has an obscured view of traffic coming from Salisbury along Devizes Road.

Recommend that a car club is set up as part of the development. A car club contributes to travel plan aims by reducing the impact of the private car. A car club would work well on this development as there is a mixture of employment and residential use. Car clubs can also be promoted through joint marketing initiatives.

Under S106 agreements developers can be required to use all reasonable endeavours to set up a car club.

Support

The vision for an Academy in this part of Salisbury was, in part, founded on an understanding that there was potential for a development on this proposed site. The opening statement of the Academy's vision document reads "Sarum Academy is at the heart of its community. It is the hub for learning, for leisure, for healthy living, and for spiritual growth across the area." Would welcome the opportunity for this to include the proposed new development and to be able to serve this area with the new building. As you are aware it is due to open in September

2013 and will include a wide variety of sports facilities, as well as other adult learning provision and amenities. We are already in the early stages of planning for growth in our community programmes to accommodate the additional users that the Fugglestone Red Phase 2 Development would bring.

Such a development would also support the growth of the Academy to reach full capacity with regard to the number on roll and as such the Academy is particularly keen to see vehicular access from the area of the Academy entrance through to Devizes Road. The proposal of a primary school within the development is inevitably of interest some discussion with the Local Authority has taken place about the potential this affords the Academy. As an Academy with a sixth form are also able to offer full Post 16 provision to potential 16- 19 year old residents supporting the city's desire to retain pupils within Salisbury at this age.

9. Planning Considerations

9.1 Alternatives

The Committee will be aware that this site is an allocated site for employment and housing within the South Wiltshire Core Strategy. It follows that as a matter of principle the proposal complies with the Development Plan.

That said, in assessing whether or not the proposal should be granted planning permission consideration also needs to be given to alternatives, as required by the Environmental Impact Assessment Regulations. This process is set out in the Environmental Statement which accompanies the planning application. The following paragraphs set out why this site was selected for employment and housing use.

The Committee will recall that in June 2007 the document 'Our Place in the Future' was produced which set out a requirement to provide between 10,000 and 12,000 new dwellings in what was then Salisbury District over the next 20 years. Following consultation on this document the Core Strategy 'preferred options' report was produced which set out options for allocating this housing. It gave scenarios for allocating a new settlement to the east of South Wiltshire, an urban extension to Firsdown or distributing growth across South Wiltshire principally through a series of allocated sites. It was this latter option that was chosen with 6,000 homes being allocated in the Salisbury area. The largest of the allocation sites in Salisbury was the current application site at Fugglestone Red, which was proposed for 1,250 dwellings.

The Core Strategy subsequently went through an examination in public, and the inspector accepted the site as is now set out in the development template. It can, therefore, be seen that before arriving at this particular site during the process from 2007 onwards other sites within Salisbury were considered but taking into account the deliverability of sites, constraints and other factors it was concluded that allocating the Fugglestone Red site as the major housing and employment site for Salisbury was the best option.

The alternative to not developing this site would be that space for 1,250 houses and 8 hectares of employment land would need to be found elsewhere around Salisbury. Given the rigorous approach to site selection since 2007, which the public have been fully involved in, it is considered that this site remains preferable.

As well as considering alternative sites for development the applicant is also required to consider alternative designs, and in coming up with the design presented in this application the following site constraints were identified –

- Views of the application site from sensitive receptors such as Old Sarum Scheduled Monument, Wilton Park Registered Park and Garden and Cranbourne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty;
- Existing trees and hedgerows within the application site and situated along The Avenue;
- Existing topography of the applications site;
- Adjacent residential development at Fugglestone Red and Bemerton Heath;
- 132kV overhead power line which crosses the application site;
- Traffic noise from the A360 Devizes Road and The Avenue; and
- Views of Salisbury Cathedral.

The final design has been informed by these constraints together with the development template set out in the Core Strategy. It is considered that the alternatives both in terms of alternative sites and in terms of alternative designs have been fully considered.

9.2 Socio Economic Impact

The impact of another 1,250 dwellings on the infrastructure of Salisbury will be significant and will have potentially both positive and negative impacts. Clearly, the 1,250 dwellings and their occupiers will bring economic benefits to the businesses and general prosperity of Salisbury, as will the provision of eight hectares of employment land leading to enhanced employment opportunities both at this site and beyond elsewhere in Salisbury. Inevitably there will be further pressure on local services in the area which are discussed below in the relevant sections and suitable mitigation measures have been provided to accommodate this.

The following issues have been considered -

Demographic Change
Housing Need
Employment Generation
Education Provision
Local Shopping and Community Facilities
Sports and Recreation Provision;
Health.
Proposed design

Employment

In terms of employment, the proposed development is likely to take between 10 and 15 years to build-out (depending on market conditions), and as such will provide employment within the construction industry for that period of time. The applicants consider this will generate in the region of 310 directly related jobs during a 15 year build period. There will also be indirectly related jobs created as a result of the services required locally from these additional construction workers.

Eight hectares of land is to be provided for employment opportunities at the site which it is anticipated would deliver 800 -1,200 jobs based on 100/150 jobs per hectare. With also potentially 160 -240 jobs for the wider community as a result of the 800-1,200 and the spin off

from these. Similarly the new schools and the local centre will potentially provide jobs which the applicants have estimated at 180. The applicant, therefore, estimates that between 980 and 1,380 jobs could potentially be created as result of this development.

The creation of jobs on the employment site next to the housing will also allow realistic prospects that those who wish to live close to where they work can do so.

The proposed development of 1,250 houses with an average population of 2.3 people per household is likely to mean that the development will accommodate 2,875 people.

Education

Inevitably a development of this scale will require further education facilities to be provided including a primary school which it is proposed to build on the site. Secondary school contributions are also required. At the time of writing this report the final terms of the education 'package' were still being finalised with the Council's Education Department. An update will be provided at the Committee Meeting.

Local facilities -

At present access to local facilities is limited in the area other than by private car and this is particularly true at the existing Fugglestone Red development. This development proposes to provide a new local centre with shops and the potential for other uses such as a public house if an operator can be found for this. With the enhanced linkages to both the existing Bemerton Heath and Fugglestone Red developments this will provide a further opportunity for enhanced local facilities for the existing developments.

Open Space and Recreation

The increase in the level of population as a consequence of the development will lead to an additional demand for both formal and informal open space. The applicant is proposing 18.72 hectares of open green space, made up of:

- Allotments;
- Informal and formal open space;
- Local Equipped Area of Play;
- Neighbourhood Equipped Area of Play; and
- Proposed Structural Planting and Landscaping.

The quantities of these are set out in the description of development above and will all be easily accessible by foot and bicycle.

The Council's officer responsible for open space and recreational facilities in his consultation response has stated that the following requirements need to be met –

Equipped Childrens Play grounds 0.941 Ha
Casual informal play space 1.569 Ha
Youth and adult space 5.648 Ha

The development falls short of the 5.648 ha required for youth and adult space. However, the Committee will recall that the new Sarum Academy will be providing a significant amount of youth and adult space with public access to it outside of school hours so that the Academy becomes more integrated with the local community. For this reason it is considered that an

objection based on inadequate youth and adult open space provision would be very difficult to sustain.

As a reminder to the Committee, the Academy is to provide the following provision

Outside

Multi-use games area (MUGA) providing 4n. netball /tennis courts;
1no. basketball court;
1no. grass rugby pitch (90 x 50m);
2no. grass football pitches (93.66 x 49.16m);
1no. grass hockey pitch (101.4 x 63m);
10no training grids (10 x 10m);
2no. rounder's pitches;
1no. cricket pitch;
Grass 400m running track;
1no. shotput zone;
1no. javelin zone;
1no. discuss zone;
1no. trim trail.

Inside

Sports Hall – 622sqm (comprising of 5no. badminton courts, 1no. netball court, 1no. basketball court, 1no. short tennis, 1no.5-a-side football court and 1no. volleyball court);
Activity Hall – 224sqm;
Changing Facilities – no. 30-person changing rooms with showers;
Fitness Suite – 105sqm

Concern has been expressed that the proposed football pitches are informal only and do not include changing rooms etc. As stated above, because of the enhanced and new facilities provided at Sarum Academy it is not considered necessary or reasonable to require further formal football pitches on this site. The football pitches that are proposed have been sited in an area adjacent to Devizes Road, and are intended to provide both informal recreation space and a green 'gap' to protect views across to the site from Old Sarum. The provision of football changing rooms in this area would put development in an area that was not intended to have development for visual and landscape reasons.

Health Facilities

It was previously envisaged that potentially either a doctor's surgery would be provided on site or that there would be the enlargement of the existing facilities at Bemerton Heath as the Primary care trust had stated that the development would generate the demand for 1.6 extra doctors. However, since this point the PCT have confirmed that because of mergers in surgeries elsewhere in Salisbury this extra demand can now be met within the existing surgeries and there is, therefore, no requirement to provide additional facilities or finance towards additional facilities on this site. The Castle Street surgery is moving into a larger building with additional capacity and the Grove House and New Street Surgeries are merging in a new building which will also have additional capacity. There is therefore capacity in existing surgeries to accommodate this development.

Housing Need

The South Wiltshire Core Strategy allocates targets for affordable and open market housing as follows -

Table 1 – SWCS Core Policy 6 Dwelling Size Targets	Market Housing Target
1 bedroom	14%
2 bedrooms	38%
3 bedrooms	24%
4 bedrooms	24%

The policy is clear that this will be open to negotiation on a site by site basis. The applicant has been negotiating with the Council's spatial planning team to agree a mix of properties on this site. Following these negotiations the following open market mix has been offered –

1 bedroom housing 5%
2 bedroom housing 20%
3 bedroom housing 40%
4 bedroom housing 35%

The applicants have submitted documentation justifying this mix which the spatial planning team have agreed, and on this basis it is considered appropriate and complies with the terms of core policy 6.

Affordable housing is to be provided across the site at 40% which also meets the terms of the council's core strategy policy.

Proposed Design

Whilst the final design of proposed dwellings, road layouts is largely reserved for determination the applicants have submitted a design and access statement setting out the principles behind the new development and setting out how a series of character areas would be achieved throughout the development A-G. These are largely indicative but include character Zone D located to the South of the development and character Zone A located to the North which are referred to elsewhere in this report as the Northern and Southern Villages.

Having viewed the Design and Access statement and officers having been involved in the evolution of the final masterplan it is considered that the final proposal makes best use of the site and provides a sound template for the future development of this site and therefore accords with the principles of good planning and saved policy D1 of the South Wiltshire Core strategy.

In summary therefore it is considered that the proposal will potentially have a major effect on employment creating a significant number of additional jobs for the area (800 -1,200 potentially) which will be of a substantial benefit, whilst also providing 1,250 homes for a projected 2,875 people which will in itself see significant economic benefits for Salisbury and the surrounding area. The proposal provides for new and enlarged education facilities and for sport and recreation facilities. As such it is considered that the socio economic impacts comply with both the South Wiltshire Core Strategy and the relevant saved policies within that from the former Salisbury District Local Plan.

9.3 Ecology and Nature Conservation

The proposed development has the potential to affect nature conservation and ecology issues at the development site. The building on farmland is likely to displace some wildlife despite the land currently being used for agricultural purposes. It also has the potential to have effects across a wider area as a result of increased people and vehicular movement.

In particular there are three core policies that would affect this site from the South Wiltshire Core Strategy these being –

Core Policy 19 – Water Efficiency and the River Avon Special Area of Conservation

In order to protect the River Avon Special Area of conservation, all new residential development will be required to incorporate water efficiency measures to a minimum standard equivalent to Level 3 of the 'Code for Sustainable Homes'.

Non-residential development will be required to incorporate water energy efficiency measures. Developers will be expected to submit details of how water efficiency has been taken into account during the design of proposals.

Core Policy 20 – Pollution and Phosphate levels in the Water Environment

In order to avoid and reduce the potential environmental effects on water quality in the River Avon Special Area of Conservation, appropriate schemes of mitigation, including consideration of suitable buffer zones along watercourses, habitat enhancements and river access management measures, will be required to mitigate potential disturbance effects. A Construction Management Plan should also be submitted to the Local Planning Authority to ensure measures proposed during construction are satisfactory.

All developments identified in this Core Strategy will be required, by means of financial contribution, to contribute to the undertaking and implementation of a Management Plan, to ensure that their development will not cause detriment to watercourses through the unmitigated addition of phosphates.

Core Policy 23 – Green Infrastructure and Habitat Networks

Proposals for development shall make provision for the retention and enhancement of existing Green Infrastructure. Where development is permitted the Local Planning Authority will require developers to:

- Contribute towards the implementation of the Wiltshire Green Infrastructure Plan.
- Provide for any suitable alternative natural greenspace provision, access or quality improvements as well as providing linkages between greenspaces in order to deter increased public use of the New Forest and Salisbury Plain N2K sites, where appropriate.
- Put measures in place to ensure appropriate future management of Green Infrastructure.
- Retain and enhance existing on site Green Infrastructure and create new or replacement Green Infrastructure equal to or above the current ecological value of the existing if damage or loss is unavoidable.
- Maintain the integrity of the existing Green Infrastructure network and prevent habitat

fragmentation. Other measures that could also be considered include site habitat management measures and visitor access management measures at or around N2K sites, especially the New Forest and Salisbury Plain.

Until such time as the Green Infrastructure plan is produced a development that would adversely affect the integrity and value of the existing Green Infrastructure network, or prejudice the implementation of the Wiltshire Green Infrastructure Plan will not be permitted.

Similarly core policy 33 discusses the need to avoid harm to local sites and for development proposals to ensure no net loss of the local biodiversity resource. It states 'All development should seek opportunities to enhance biodiversity. Major developments in particular will include measures to deliver biodiversity gains through opportunities to restore, enhance and create valuable habitats and wildlife corridors. Such enhancement measures will contribute to the objectives and targets of the BAP and Nature Map, and be relevant to the local environment.'

It is considered that the development complies with these policies for the reasons set out below.

It should be noted that whilst the applicant's surveys for wildlife interest at the site included that of bats and badgers, no evidence of badger activity was recorded at the site and there was no evidence of bat roosting activity, even within the existing farm buildings.

Under the Habitat Regulations 1994, any development with the potential to affect a Special Area of Conservation and its designated species must be subject to strict scrutiny by the decision maker, in this case the LPA. The same is true for a Special protection area (SPA) The authority should not permit any development, which would have an adverse effect on the integrity of the Salisbury Plain SPA or River Avon SAC alone or in combination with other developments, unless certain tests are met.

Officers have carried out a habitats regulations assessment of the proposal in combination with other developments in the area and concluded that the construction and development of this housing estate and associated employment uses will not adversely affect the integrity of the River Avon SAC either alone or in combination provided that the following measures are required as planning conditions:

1) Run off from Stoford (Middle Woodford Road) Affecting River Avon SAC -

The County ecologist has stated that "Natural England considers that the development gives rise to likely significant effects on the River Wylye which is part of the River Avon SAC. The planning authority must therefore undertake an assessment under the Habitats Regulations 2010 to determine whether these effects will lead to adverse effects on site integrity and consult Natural England on the outcome of the assessment"

It has been identified that the increase in traffic using the middle Woodford road is likely to lead to a potential increase in runoff of sediment along this road which potentially will then ultimately run off the road into the River Avon SAC. In order to counteract this measures are proposed which the developer will fund, these include –

1. a general measure to apply a cambered concrete fill to the majority of the gullied edges of the road, and

2. kerbing in a few places where a stronger solution is required due to the particular ways the traffic uses passing places and verge profile. This would result in kerbing of approximately 30m on each side of the road.

This will resolve this particular issue.

2) Phosphate run off into the River Avon SAC

The Environment Agency originally considered that this development should contribute towards the Phosphate reduction programme from sewage related phosphate discharges however following a meeting with the Environment Agency it has been confirmed that they consider that there is sufficient 'head room' within the existing sewage treatment works for this development to go ahead. Natural England has also confirmed this position.

3) Effect on the Salisbury Plain SPA

Developments such as this have the potential to have an effect on the Salisbury Plain SPA which is primarily in place because of the plains population of stone curlews. The increase in population from developments such as this and other core strategy sites within the South Wiltshire Core strategy from activities on the plain such as dog walking could potentially effect these protected species, and as such a contribution is required from each dwelling towards a monitoring project for the stone curlew to ensure breeding sites are managed appropriately and the birds can continue to breed. The applicant has agreed to meet this contribution.

4) Camp Down SSSI, Bemerton Heath Local Nature Reserve, Camp Down County Wildlife Site

All of these sites are within 1km of the proposed development site and can be accessed on site and are likely to be popular with dog walkers on the estate. The Council's ecologist, therefore, considers that it is necessary that the open spaces on the development site itself are made as dog walking friendly as possible in order to discourage dog walking on these other sites. This can be secured through a condition.

5) Brown hare and farmland birds

Finally, inevitably when green field land is developed for housing there will be the loss of some wildlife and in this case the Council's ecologist has identified the loss of brown hare and farmland birds. In order to gain with other forms of biodiversity and in order to offset this loss so that there is an overall gain in biodiversity a number of measures are proposed by the ecologist (see appendix A) these can be secured by condition and such a condition is recommended accordingly.

It is therefore considered that the proposal will not either by itself or in combination with other proposed developments including those developments in the South Wilts Core Strategy have a significant adverse cumulative impact upon the SAC/SPA and its objectives and habitats.

9.4 Landscape and Visual impact

The impact on the surrounding landscape and area of this development is important as it takes up a significant area of land within the wider landscape, and it will be the single largest

development in pure area terms to take place in Wiltshire for the foreseeable future. In view of this, its visual impact is important to consider.

The Council has saved policies within the South Wiltshire Core Strategy which specifically relate to this site. In particular saved policy C7 which states -

Within the Landscape Setting of Salisbury and Wilton new development will not be permitted during the lifetime of this Plan to ensure there would be no detriment to the visual quality of the landscape and to enable allocated developments to be assimilated.

Perhaps the most important view will be that from Old Sarum across to the site. It is important that the development is screened as far as possible in this direction, and to this end the trees along this boundary are proposed to be retained (with the exception of where the new access way and roundabout will be sited). It is also proposed to retain a green area adjacent to these trees which will contain open space and some playing pitches which will extend the open area adjacent to the trees to provide more of a green break in views from Old Sarum.

Similarly trees along the historic Avenue will be retained, and it was specifically determined to not introduce a vehicle entrance into area.

Whilst it will be possible to see the development in long views from the south from areas such as the racecourse, it is inevitable with a development of this scale that this will be possible. However, at the distances involved it is not considered that any harm will in fact be caused to visual amenity in general.

It is considered that the standards of landscaping set out in the EIA and its accompanying documentation are appropriate to the site and comply with the policies set out in the South Wiltshire Core Strategy.

9.5 Archaeology and Cultural Heritage

This particular site as with much of South Wiltshire lies within an area of archaeological sensitivity where there is a reasonable expectation of some archaeological remains being found during the course of development.

The applicant has looked at the archaeology in a staged approach firstly undertaking a desk based assessment with regard to known features in the area and then subsequently undertaking a geo-physical survey. Using the results of this the applicant has undertaken selective trenching in the area prior to the submission of the application.

During this assessment little of significant interest was found and therefore the applicant has stated that the value of any archaeological artefacts likely be on the site is negligible to low. They consider the development will have a minor effect on the archaeological resource within the application site. The Council's archaeologist has stated that she wishes to see further trenching take place before development commences. This is because the geo-physical survey cannot be entirely relied on in this case, and so further trenched evaluation should be undertaken. However, she considers that the results to date do not indicate such a high potential for the site that any remains revealed in the further stages of evaluation could not be dealt with after outline permission. In view of this a condition is recommended.

In addition to the archaeology on the site there is also a Listed milestone which is situated to the north east of the site on Devizes Road which shows the distance between Salisbury and

Devizes in either direction. It is intended to move this back slightly to accommodate the proposed new northern roundabout at the junction of Devizes Road and The Avenue. The conservation officer's comments have been received in respect of this and state - this is a reasonable relocation for this milestone but careful removal of the milestone should take place as often artefacts were buried under such milestones which may be of historic significance.

The only other historic structures in the area are the very important and scheduled ancient monument of Old Sarum and the Grade 1 listed Wilton House and Gardens. The applicant does not consider that there will be a significant effect on either of these structures and these are considered further in the Landscape and visual impact assessment section of this report.

In summary the development has the potential to have an effect on the listed milestone which will need to be (and is proposed to be) moved but the new position for the milestone is considered to be acceptable. Archaeological impacts based on the current knowledge of the site as a result of initial trenching are expected to be limited but there is potential for further artefacts as outlined above, and therefore a further condition relating to archaeology is required.

9.6 Agriculture

The applicant through the EIA have identified two effects on the agricultural land that is to be built on –

Firstly the effects on agricultural land quality, i.e. the effects of the loss of agricultural land as a national resource;

Secondly the effects on farm businesses – that is, the effects of non-agricultural development on the viability of the farm businesses operating within the study area.

The proposed development includes the development of approximately 67.8 ha of agricultural land. The majority of this (approximately 75%) of the Application Site is not “best and most versatile agricultural land”. The development will also result in the loss of some 19.6 ha of “best and most versatile land”, approximately 25% of the Application Site. Whilst this is regrettable the most versatile land is spread across the site and is described by the applicants as patchy. This type of land will be lost and the best way to compensate for this loss is to ensure that it affects the smallest area possible.

The proposed development will involve the loss of farm buildings associated with arable production on the block of land around the application site. This will require the reorganisation of arable operations so that grain produced on the remaining land currently served by the farm buildings at the Application Site is transported to drying and storage facilities elsewhere. The re-organisation may require additional grain storage and drying space at one of the other farmsteads operated by the business.

The small scale of the loss of agricultural land to the farming business and the potential for the business to re-organise storage facilities following the loss of the farm buildings results in a ‘minor-adverse’ effect.

Overall it is not considered that the loss of this land and of the farm buildings will have such a significant effect as to outweigh the many positive effects of this development outlined elsewhere in this report.

9.7 Transport and Access

Access to the site is achieved predominantly by two vehicular accesses at a point in the site midway along Devizes Road and by a further access at a new roundabout at the Snakey Hill/The Avenue junction.

The new roundabout at the end of Wilton Road will provide for access into the site and a new junction at Snakey Hill. The roundabout will also help with any additional traffic that is generated at the UKLF site. The junction is to be built by the 100th dwelling and will help improve highway safety in general.

A further junction is proposed which is accessed off Devizes Road and situated at a midway point along the site. Although this will inevitably mean the removal of some of the mature trees along this road, it is considered that a point has been selected where the minimum number of trees are affected. Another smaller roundabout is to be constructed at this point.

As a result of discussions with residents and other bodies the applicant has agreed that the entrance to the site adjacent to the new Sarum Academy be opened up to road users as well as just pedestrian/cyclists/buses. This would allow residents of the existing properties in the area to access new facilities on the new estate. This it is considered will add to the permeability of the area.

Similarly a new pedestrian entrance is proposed to link into Fugglestone Red at Ramleaze Drive. This is proposed primarily in order to allow residents of the existing Fugglestone Red development to access facilities on the new estate including the shops and proposed new primary school. At present there is little access to Fugglestone Red other than via the main vehicular entrance onto Devizes Road, and this will provide an opportunity by demolishing an existing dwelling to put a new pedestrian entrance into the existing Fugglestone Red development.

It is further proposed to introduce a new link in the form of a pedestrian footpath across the fields between this new development and the adjacent development proposed at Fugglestone Red. This is intended to provide access for both new developments to the facilities to be found in either direction - that is to say that those living on the UKLF site will be able to walk up the hill to the local primary school and those living at this new development will be able to access facilities to the south in terms of bus services on Wilton Road and the shops and facilities available in Wilton. It is considered that this link, which will be jointly funded between the developers of the UKLF site and this site, will be a valuable contribution to the sustainability of the area.

The applicants have provided a full transport assessment of the site which concludes that the changes proposed as part of this development are acceptable and would meet the criteria contained within the Core Strategy and saved policies. The Councils own traffic engineers have assessed the proposal and consider it to be acceptable subject to conditions which are outlined above.

9.8 Air Quality

An air quality assessment has been carried out by the applicant and assessed by the Council's environmental health officers who have accepted the results. The air quality assessment assesses the potential for an increase in air quality detriment as a result of the development both during and after construction and assesses the risk of potential dust pollution as high from the development. It therefore proposes a series of mitigation

measures and good site practice to manage this correctly. The applicant has used a screening tool to assess both existing air quality constraints at the application site and the effect of traffic associated with the operational phase of the proposed development. The assessment has shown that existing and future pollution concentrations at the application site are below the set objectives. Traffic generated by the proposed development is not predicted to result in a significant effect on local air quality and therefore no mitigation is considered necessary.

9.9 Noise and Vibration

The local planning authority has a duty to consider the effect that future noise and vibration from this development will have on surrounding areas and if there are likely to be any noise and vibration issues that will effect this particular development from surrounding properties. Saved policy G2 of the South Wiltshire Core strategy is particularly important in this respect. This states that

New development will be considered against the following criteria:

- (i) a satisfactory means of access and turning space within the site, where appropriate, together with parking in accordance with the guidance at Appendices V and VI of the Local Plan;
- (ii) avoidance of placing an undue burden on existing or proposed services and facilities, the existing or proposed local road network or other infrastructure;
- (iii) a minimum loss of disturbance to forestry land and the best and most versatile agricultural land, and avoid the severance of holdings;
- (iv) respect for existing beneficial landscape, ecological, archaeological or architectural features and include measures for the enhancement of such features and the landscaping of the site where appropriate;
- (v) avoidance of the loss of important open areas, a gap in a frontage or natural or built features (such as trees, hedges or other habitats, wall, fences and banks), which it is desirable to retain;
- (vi) avoidance of unduly disturbing, interfering, conflicting with or overlooking adjoining dwellings or uses to the detriment of existing occupiers;
- (vii) avoidance of locations which are liable to environmental problems due to their proximity to incompatible development;
- (viii) avoidance of detriment to public health or pollution to the environment by the emission of excessive noise, light intrusion, smoke, fumes, effluent or vibration; and incorporation of energy efficient design through building design, layout and orientation.

In respect of Noise and vibration, points (vi), (vii) and (viii) are particularly important to ensure that both in the short and long term there is not a significant effect on neighbouring properties. As would be expected from a development of this scale there will be noise associated with the development during the construction phase and this will have an impact on noise sensitive receptors such as nearby properties on the existing Bemerton Heath estate and on the existing Fugglestone Red estate. As such suitable mitigation measures need to be put in place.

The environmental health officer has raised a number of concerns with regard to the development all of which are primarily related to the detail of the development, and so which is not available at this outline stage. Such detail can however be conditioned.

In particular parts of the development will be located close to Devizes Road. The environmental health officer has no objections in principle to dwellings located in this location. However he wishes to be sure that noise from traffic on the busy Devizes Road does not have an adverse effect on future occupiers of these properties. He has therefore suggested that a noise assessment is carried out for these properties so that suitable mitigation measures can be put in place if they are necessary. This is something that can be conditioned.

The environmental health officer has also suggested that the local authority needs to look carefully at the relationship between the proposed employment area at this site and the neighbouring residential properties. It will be important to ensure that those businesses closest to residential properties are of the B1 use class order (i.e. that they are compatible with residential properties), and that lighting is appropriate. Again, suitable conditions will control this.

Similarly where flats are possibly to be positioned above shops or other uses in the neighbourhood centre careful use of conditions at the detailed stage will be needed to ensure that noise and disturbance from the shops or uses does not affect the flats above. A similar approach has been successfully taken at Archers Gate in Amesbury and therefore could be controlled at this site as well.

Finally there will inevitably be noise from construction traffic and therefore it is important to control this wherever possible particularly adjacent to neighbouring residential properties. Similarly controls will be required over the timing of construction on site and measures to control dust.

It is therefore considered that subject to suitable conditions there will be no adverse impact on neighbouring properties or the proposed residential developments.

9.10 Hydrology, Drainage and Flood Risk

The applicant has submitted within the environmental statement a section which addresses hydrology and drainage, and a Flood Risk Assessment has been undertaken. The Environment Agency have assessed the application. The Application Site does not lie within an area at risk of flooding and therefore represents a suitable location for development.

9.11 Ground Conditions

The applicant has assessed ground conditions at the site and has noted the existence of a major aquifer underneath the site. The Environment Agency as a consequence of this has asked for a number of conditions to be applied to the planning permission.

There is no historic evidence that the site has been subject to contaminative uses and therefore it is not considered necessary in this case to impose conditions requiring contaminated land surveys as the site is currently and has been in the past used for agricultural uses.

The applicant has concluded that there is unlikely to be any significant effect on ground conditions or contamination as a result of this development, and officers agree with this assessment. As such the development will comply with policy G2 (viii) which is a saved policy of the South Wiltshire Core Strategy.

9.12 Other Matters

The Councils arts officer requires a contribution towards public art, and the applicant has agreed to pay such a contribution. This will contribute to art across the site in its various phases.

The template within the Core Strategy suggests that a contribution should be sought towards Wiltshire's Fire and Rescue Service to help pay for a new fire station in Salisbury. However, it is not considered that the request in this particular case complies with the 'tests' for obligations. This is primarily because the tests require that the obligation must be necessary in order to progress the development.

The fire service's desire is to relocate the existing fire station in Salisbury as it presently lies within a flood zone and so potentially may not be accessible at times of flood. However, relocation of the fire station is not necessary in order for this development to proceed. The development does not by itself create the need for additional fire appliances or equipment. For these reasons the request for a contribution is considered unreasonable in this case.

Whilst the cemetery proposed at the northern end of this site is the subject of a separate application it should be noted that the applicant has agreed to fund a tarmac road to the entrance of the cemetery in accordance with the submitted access plans for the junction, and to provide the necessary funding for car parking at the entrance for 20 cars. They have also agreed to increase the public art budget to pay for the new wall to the cemetery as this will include ornamental gates and railings. A water and electricity supply is also proposed. There will be a post and rail fence to the boundaries. These are matters that have been agreed with the City Council and meet their requirements.

10 Conclusion

It is considered that the comprehensive redevelopment of this site and the provision of 1,250 dwellings and 8 hectares of employment land along with other services and ancillary development will contribute to the economic prosperity of Salisbury by providing much needed housing and long term employment opportunities for the local population. The provision of 40% affordable housing achieves the Council's target as set out in core policy six of the South Wiltshire Core Strategy to bring affordable housing to those in need in the South Wiltshire area. It is further considered that the proposed development, with its accesses to both Bemerton Heath, the existing Fugglestone Red development and via pedestrian footpath to the former UKLF site, will provide greater permeability and integration between existing developments and those proposed in the future.

It is further considered that the development provides a comprehensive approach to redevelopment of the site providing as it does for a new primary school. Contributions to secondary school education, a new neighbourhood centre with shops as well as various play areas, areas of open space and allotments. The development will also, by link to a further application, provide for a cemetery for the city.

In view of this it is considered that the application complies with the development template for Fugglestone Red as contained within the South Wiltshire Core Strategy and with policies G1, G2, G9, D8, CN21, C13, and C12 of the South Wiltshire Core Strategy which are saved policies of the Salisbury District Local Plan.

11 Recommendation

Planning Permission be GRANTED subject to the completion of a legal agreement in respect of the following matters:

- 1) Education: a contribution towards secondary school places and the funding of a primary school that will be required as a result of this development;
- 2) Affordable housing: a 40% on-site affordable housing provision through a registered provider;
- 3) Open space: a contribution towards maintenance of open space on site;
- 4) Bins/waste storage: a contribution towards bins/waste storage;
- 5) Ecology: Wessex stone curlew project contribution
- 6) Public art: a contribution to public art, including towards gates and walls at the new cemetery
- 7) Highways: a core strategy contribution
- 8) Pedestrian link to UKLF
- 9) Provision of a cemetery
- 10) The provision of a vehicular link to Westwood Road, Salisbury
- 11) Submission of a travel plan for the residential and employment aspects of the development for a period of 10 years

For the following reason:

It is considered that the comprehensive redevelopment of this site and the provision of 1250 dwellings and 8 hectares of employment along with other services and ancillary development will contribute to the economic prosperity of Salisbury by providing much needed housing and long term employment facilities for the local population. The provision of 40% affordable housing achieves the councils target as set out in core policy six of the South Wiltshire Core Strategy to bring affordable housing to those in need in the South Wiltshire area. It is further considered that the proposed development with it's accesses to both Bemerton Heath, the existing Fugglestone Red development and via pedestrian footpath to the former UKLF site. will provide greater permeability and integration between existing developments and those proposed in the future.

It is further considered that the development provides a comprehensive approach to redevelopment of the site providing as it does for a new primary school. Contributions to secondary school education, a new neighbourhood centre with shops as well as various play areas, areas of open space and allotments. The development will by link to a further application also provide for a cemetery for the City of Salisbury. In view of this it is considered that the application complies with the development template for Fugglestone Red as contained within the South Wiltshire Core Strategy and with policies G1, G2, G9, D8, CN21, C13, and C12 of the South Wiltshire Core Strategy which are saved policies of the Salisbury District Local Plan

In reaching its decision the local planning authority has taken into account the Environmental Statement submitted under the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011. The Environmental Statement meets the requirements of these regulations, and sufficient information has been provided to enable the authority to assess the environmental impact of the development.

Subject to the following conditions:

1) Details of the appearance, landscaping, layout and scale (hereinafter called “the reserved matters”) shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.

REASON: This is an outline application submitted in accordance with Article 3 of the Town and Country Planning (General Development Procedure) Order 1995

2) Application for the approval of the reserved matters shall be made to the local planning authority not later than twelve years from the date of this permission.

REASON: This is an outline application, submitted in accordance with Article 3 of the Town and Country Planning (General Development Procedure) Order 1995.

3) 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.

REASON: This is an outline application, submitted in accordance with Article 3 of the Town and Country Planning (General Development Procedure) Order 1995.

4) The development hereby approved shall accord with the design principles set out within the Design and Access Statement submitted with the application.

REASON: To ensure that a development of this scale appropriately reflects the traditional scale, design and appearance of it’s landscape context in the interests of landscape and visual amenity.

Policy D1 Design of extensive development

INFORMATIVE:

It should be noted that the local planning authority considers that the lack of chimneys shown on properties located within residential areas A,C and D within the Design and access statement is not appropriate and will seek to include more chimneys on any detailed design agreed for this area

5).Prior to the submission of the first reserved matters applications the applicant shall submit to and have approved in writing by the Local Planning authority a phasing plan for the overall development approved in principle by this planning permission which shall include details of the number of dwellings in each phase and the phasing shall subsequently accord with the approved scheme unless subsequently agreed in writing by the Local Planning Authority.

REASON: To ensure that a comprehensive approach is taken to the co ordination of the overall development.

Policy G2 (ii) General policies

6) Each subsequent reserved matters application shall be accompanied by a statement that addresses how the reserved matters application reflects the design qualities established by the Design and Access Statement or if at variance with the design and access statement principles how the application improves upon the Design and Access Statement.

REASON: To ensure that the development is capable of meeting the design standards established as being necessary to protect the built environment.

Policy D1 extensive development

7) The details of all lighting proposed including street lighting, lighting for footpaths, communal parking areas and the employment land including the intensity of the lighting and design for light column shall be submitted to and approved in writing by the Local Planning Authority prior to the development of each phase of development, and the works shall subsequently accord with the approved scheme.

REASON: To ensure that the lighting scheme respects the overall design qualities from the development and to minimise impact of the lighting scheme upon both Old Sarum and residential units where they adjoin the employment land, school playing fields and the Local centre.

Policy G2 (viii) General detrimental effects

8) Prior to the commencement of development in each phase, a schedule of external facing materials relating to that reserved matters application shall be submitted and where so required by the Local Planning Authority, sample panels of the external finishes shall be constructed on site and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: To secure a harmonious form of development.

Policy D1 extensive development

9) No development shall take place in any particular phase of the development until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected for the phase (as referred to in the programme of phasing (condition 5)). The approved boundary treatments for each phase shall be completed in accordance with the plan prior to the first occupation of the first building in that phase.

REASON: To ensure proper planning of the development in the interests of amenity.

Policy D1 design extensive development

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

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

REASON: To inform any further planning applications for this site and to ensure the protection or enable the recording of any matters of archaeological interest.

Policy CN21 Archaeology

INFORMATIVE

The work should be conducted by a professional recognised archaeological contractor and there will be a financial implication for the applicant.

11) No development within each subsequent reserved matters submission shall take place until full details of the requirements of that reserved matters submission site in terms of both hard and soft landscape works, to include the phasing of implementation, have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved prior to the first use of the development hereby permitted. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle or pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units signs, lighting etc); proposed and existing functional services above and below ground (eg. Drainage, power, communications cables, pipelines etc, indicating lines, manholes, supports etc) retained historic landscape features and proposals for restoration where relevant).

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

Policy G2

12) No development within each subsequent reserved matters submission shall take place until details of the requirements of that reserved matters submission site in terms of earthworks have been submitted to and approved in writing by the Local Planning Authority. These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed showing the relationship of proposed mounding to existing vegetation and surrounding landform. Development shall be carried out in accordance with the approved details.

REASON: To enable the Local Planning Authority to ensure that the proposed earthworks will relate satisfactorily to existing features within the site and its surroundings in the interests of visual amenity.

Policy G2

13) No works or development within each subsequent reserved matters submission shall take place until full details of the requirements of that reserved matters submission in terms of all proposed tree planting and the proposed times of planting, have been approved in writing by the Local Planning Authority and all tree planting shall be carried out in accordance with those details and at those times.

REASON: To ensure the satisfactory establishment of the approved scheme for the landscaping of the site.

Policy G2 (v)

14) Before any development commences on site including site works of any description, all the existing trees to be retained shall be protected by a fence of a type and in a position to be approved by the Local Planning Authority, erected around each tree or group of trees. Within the areas so fenced, the existing ground level shall be neither raised nor lowered and no materials, temporary buildings, plant, machinery or surplus soil shall be placed or stored thereon. If any trenches for services are required within the fenced areas, they shall be excavated and backfilled by hand and any tree roots encountered with a diameter of 2 inches (60mm) or more shall be left unsevered.

REASON: In the interest of the amenity and the environment of the development.
Policy G2 (V)

INFORMATIVE

Retention of native trees on site is strongly advised particularly for the higher value specimens. Where removal of trees and scrub is necessary the replanting of replacement native species in appropriate places should be included in the plans. This will maintain, and potentially increase (if additional trees are planted) the biodiversity of the site.

Removal of the invasive Japanese knotweed would be beneficial and avoidance of spreading this during the development should be ensured. Japanese Knotweed is renowned for causing structural damage to buildings from the root system.

15) The development shall strictly accord with the Approved Code of Construction management. Additional details will be submitted to and approved in writing prior to the commencement of each reserved matter application setting out the provision for staff car parking away from adopted roads, together with precise location of stored materials, the provision of noise attenuation measures, dust management and wheel washing facilities where necessary and the construction process shall subsequently accord with the approved working practices.

REASON: In order to protect the residential amenity of future and adjoining residents.

Policy G2 (Viii)

16) No construction work (excluding the internal fitting out of dwellings) nor the movement of spoil from the site shall take place outside the hours of 0700 – 2000 Monday to Thursday, 0700 – 1800 on Friday, 0800 – 1300 on Saturday and at no time on Sundays and Bank holidays.

REASON: In order to protect the residential amenity of future and adjoining residents.

Policy G2 (Viii)

17) Prior to the commencement of development in each phase approved under Condition 5, a scheme shall be submitted to and approved by the LPA setting out how each public open space within that phase will be purposely designed to be attractive to dog walkers. Such a scheme as is approved shall be implemented prior to first occupation of the dwellings.

REASON: The development has the potential to have an effect on Camp Down SSSI, Bemerton Heath Local Nature Reserve, and Camp down County Wildlife Site from dog

walkers from the new development. As such it is considered important to make open space within this development attractive to dog walkers in order to minimise this effect.

Policy C10 ecology

18) Prior to the commencement of development of any of the dwellings in any one of the proposed phases hereby approved a scheme to demonstrate how biodiversity loss from the site will be offset by specific biodiversity gains shall be submitted to and approved by the Local Planning Authority. Such a scheme as is approved shall be implemented prior to first occupation of the dwellings.

Reason: The development is likely to result in the loss of some biodiversity from the site such as Brown Hares and farmland birds and such biodiversity loss needs to be compensated for through biodiversity gains.

INFORMATIVE

With respect to specific measures for biodiversity gains, these may include but should not be limited to measures such as –

- All casual open space to be seeded with a low maintenance species rich grass mix that is suited to the chalk geology. In suitable locations this should also be rich in wildflowers to encourage a diversity of pollinating species.
- Eastern boundary of the site is currently a hedgerow. This should be enhanced as necessary and incorporated into the GI for the scheme (Not currently shown on the GI plan for the site).
- Design of lights to avoid light spill on to areas of value for bats
- Bat roosting and bird nesting features incorporated into the built environment (integral to the buildings).
- A proportion of the semi-natural grassland to be managed for reptiles and enhanced for hibernation etc

Policy C10

19) No development shall commence until full details of the main access junction as shown in outline on drawing number 10152HL02A have been submitted and approved in writing by the Local Planning Authority; and the junction shall be constructed in accordance with the approved details before any further development (other than that required in order to construct the junction) takes place within the development.

REASON: to ensure that the development is served by a safe and adequate road, footway and cycle network in the interests of highway safety.

Policy G2 (ii)

20) No development shall commence until full details of the northerly access junction as shown in outline on drawing number 10152HL01A have been submitted and approved in writing by the Local Planning Authority; and the junction shall be constructed in accordance with the approved details before the occupation of 100 dwellings within the development.

REASON: to ensure that the development is served by a safe and adequate road, footway and cycle network in the interests of highway safety.

Policy G2(ii)

21) No development shall commence on any phase of the development until full detailed engineering drawings for the internal road layout and construction specification have been submitted and approved in writing by the LPA; and the internal road layout shall be constructed in accordance with the approved details within one year of completion of housing within each phase of the development.

REASON: to ensure that the development is served by a safe and adequate road, footway and cycle network in the interests of highway safety.

Policy G2 (ii)

22) The internal road layout shall be constructed so as to ensure that, before it is occupied, each dwelling has been provided with a properly consolidated and surfaced footway and carriageway to at least binder course level between the dwelling and the existing public highway.

REASON: to ensure that the development is served by a safe and adequate road, footway and cycle network in the interests of highway safety.

Policy G2 (ii)

23) No building hereby permitted shall be first occupied until the access, turning area and parking spaces serving that building have been completed in accordance with the details shown on the approved plans. The access turning area and parking spaces shall be retained for those purposes thereafter.

REASON: In the interests of highway safety

Policy TR11

24) The development hereby permitted shall not be commenced until such time as a full water feature survey and a detailed scheme to protect identified water features has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.

REASON: To protect controlled waters by ensuring that all present water features, such as wells, boreholes etc, are identified and considered.

25) If during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

REASON: To protect controlled waters from pollution by the mobilisation of unidentified ground contaminants.

Policy G2 (viii)

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

REASON: To prevent pollution of the water environment.

Policy G2 (viii)

INFORMATIVE

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

- the use of plant and machinery
- oils/chemicals and materials
- the use and routing of heavy plant and vehicles
- the location and form of work and storage areas and compounds
- the control and removal of spoil and wastes.

The applicant should refer to the Environment Agency's Pollution Prevention Guidelines at: <http://www.environment-agency.gov.uk/business/topics/pollution/39083.aspx>.

INFORMATIVE

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. Further information can be found at <http://www.netregs.co.uk>

27) No development approved by this permission shall be occupied or brought into use until a scheme for the future responsibility and maintenance of the surface water drainage system has been submitted to and approved by the Local Planning Authority. The approved drainage works shall be completed and maintained in accordance with the details and timetable agreed.

REASON: To ensure adequate adoption and maintenance and therefore better working and longer lifetime of surface water drainage schemes.

28) Prior to any reserved matters approval, details of a surface water drainage strategy shall be submitted to, and agreed in writing by, the Local Planning Authority. The strategy shall be in accordance with the Flood Risk Assessment (prepared by Brookbanks Consulting, Ref: 10152/FRA/01, dated 27/04/12, Appendix 13.1 of the Environmental Statement) and include details of the phasing of surface water drainage infrastructure including source control measures. The development shall be implemented in accordance with the approved scheme.

REASON: To prevent the increased risk of flooding as a result of the development, in accordance with NPPF.

29) No development shall take place on land to which reserved matters relate until the detailed drainage design for each plot, phase or parcel of land, incorporating

sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, have been submitted to and approved by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the plot or parcel is completed.

REASON: To prevent the increased risk of flooding as a result of the development in accordance with NPPF and to protect and improve the quality of controlled waters.

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

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

INFORMATIVE

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

31) The development shall not be commenced until; a foul water drainage strategy is submitted and approved in writing by the local Planning Authority and Wessex Water. The drainage scheme shall be completed in accordance with the approved details and to a timetable agreed with the local planning authority.

Reason: To ensure that proper provision is made for sewerage of the site and that the development does not increase the risk of sewer flooding to downstream property.

32) The development hereby approved shall make provision for the following:

1. At least 8.1 ha of Employment Land (Class B1 and B2 uses);
2. A Local Centre supporting:
 - (i) a convenience/food shop (Class A1 use) of up to 550 sq m;
 - (ii) further shops and services (Class A1-A5 uses) totalling 600 sq m;
 - (iii) a public house (Class A4 use);
 - (iv) a doctor's surgery or similar (Class D1 use); and
 - (v) A proportion of residential units amounting to no more than 40% of the overall floor space of the other District Centre uses approved in this condition;

At least 21.7 ha of open space as set out in the table on page 59 of the design and access statement (comprising at least 1 NEAP, 3 LEAPs, 1LLAP and 1 LAP), and to include Natural and semi-natural open space, including amenity open space and structural planting of 16.62 Hectares and 0.5 Hectares of allotment space.

3. Up to 1250 residential units.

REASON: To clarify the terms of the planning permission.

33) The employment area hereby approved shall consist only of B1 and B2 uses. Where the employment area abuts neighbouring residential properties, the uses shall only be those falling within the B1 use class order.

Reason: In the interests of the amenity of neighbouring residential properties.

Policy G2 (viii)

34) The development hereby approved shall be carried out in accordance with the following plans and documents

Dwg P0747_01-1H Site location Plan @ scale 1:2500
Dwg P0747_15-1D Land Use Parameters Plan
Dwg P0747_17-1D Building Heights Parameters Plan
Dwg P0747_18-1F Green Infrastructure Parameters Plan
P0747_38-1B Access & Movement Parameters Plan
Dwg 10152HL02A Highway Proposals Site Access (South)
Dwg 10152HL01A Highway Proposals Site Access (North)

Supporting Documentation As submitted to the Local Planning Authority on the 8th June 2012

Dwg P0747_11-1J Indicative Master Plan
Design & Access Statement
Environmental Statement as required by the 2011 Town & Country Planning (Environmental Impact Assessment) Regulations 2011, comprising:
Volume 1 – main text
Volume 2 – Technical appendices
Volume 3 – Non-technical summary
Transport Assessment
Statement of Pre-Application Consultation
Planning Statement, including Affordable housing and planning obligations
Waste Management Statement
Arboricultural Impact Assessment

REASON: For the avoidance of doubt and in accordance with national guidance in the interests of proper planning.

35) The open market dwellings hereby approved shall achieve an overall mix across the development site of the following bedroom numbers in each unit 5% 1 bedroom, 20% 2 bedroom, 40% 3 bedroom and 35% 4 bedroom and larger.

REASON: In order to ensure that the mix of house sizes across the site meets the identified demand within the South Wiltshire area.

Policy: Core policy 6

36) No development shall commence on site in any particular phase of the development as referred to in the approved programme of phasing of the development until details of the proposed ground floor slab levels of all buildings within that phase have been submitted to

and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved levels details.

REASON: In the interests of visual amenity.

37) No development shall take place until full details of how on-site renewable energy will be provided for the development to reduce CO2 emissions from energy use by owners/occupiers of the buildings by 10% have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: In order to ensure that the development complies with the principles of sustainable development.

38) Prior to commencement of development on any part of any phase of the development hereby approved in which the overground 132kv electricity cables and pylons situated towards the north of the site are located, those electricity cables shall be placed underground and the pylons removed from the site.

Reason: The existing electricity pylons and cables have a negative impact on the surrounding landscape and therefore in the interests of visual amenity should be removed.

39) Prior to first occupation of the development hereby approved a programme for the phasing of the development shall be submitted to the local planning authority for approval in writing. In particular, the programme shall state that the Employment Land will be fully serviced, fully accessible and fully available prior to the occupation of the 300th dwelling on the site; and the District Centre shall be completed and ready for occupation prior to the occupation of the 400th dwelling on the site. The development shall be carried out strictly in accordance with the approved programme for the phasing of the development.

REASON: To ensure the proper planning and phasing of the development in accordance with an appropriate scheme.

40) The submission of details relating to that phase of development adjacent the new pedestrian entrance way between Ramleaze Drive and this development shall include details of that pedestrian link which shall be approved in writing by the local planning authority prior to commencement of development of that phase. The pedestrian link shall be developed in accordance with the details approved and prior to first occupation of the 50th dwelling in that phase.

Reason: In order to ensure that permeability of the site is achieved and a link is created between the existing development and the old.

41) Prior to the submission of the reserved matters applications relating to the Northern and Southern Villages. The applicants shall submit to and have approved in writing from the local planning authority a noise assessment report which assess the impact of the traffic on the Devizes road upon those properties closest to that road. Any recommendations or mitigation measures proposed in the submitted assessment shall be incorporated in the design of the details of the proposed new dwellings.

REASON: In order to ensure that residents of those properties closest to the busy Devizes road do not suffer undue noise and disturbance from vehicular traffic on Devizes road

Policy G2(viii)

Appendix A

MEMO

Spatial Planning Service

Wiltshire Council, Bythesea Road,

To: Adam Madge

Location: Bourne Hill

From: Louisa Kilgallen
Ecologist

Location: Shurnhold
Extn No: 13303

Copied to:

Date: 13 October 2012, updated 4
December 2012

Consultation Response for S/12/0814

Application for: - 1250 dwellings and employment at land to the north west of Fugglestone Red

Relevant Policy and Guidance:

National Planning Policy Framework 2012, The Conservation of Habitats and Species Regulations 2010, Wildlife and Countryside Act 1981 (as amended)

Key Issues:

1. Runoff from Stoford – Middle Woodford Road affecting River Avon SAC

Natural England considers that the development gives rise to likely significant effects on the River Wylfe which is part of the River Avon SAC. The planning authority must therefore undertake an assessment under the Habitats Regulations 2010 to determine whether these effects will lead to adverse effects on site integrity and consult Natural England on the outcome of the assessment.

I visited the road with the Area Engineer, David Button on 14th September 2012. It seems that it is currently well used as a cut through for HGVs and local people have been pressing for a weight restriction. The road is too narrow for cars to pass in many places, forcing vehicles onto the soft verge and eroding the vegetation. There is no formal system for dealing with runoff until the residential area at the bottom where there are several gully pots. There is also a catch pit on the junction with the A36 which is pumped out from time to time. These discharge into a pipe beneath the A36 and directly into the River Wylfe. Despite the heavy rain this year, there was no built up of sediment apparent in the vicinity of the discharge at the time of our visit. However David recalled at least one event where the A36 was temporarily closed due to a build up of sediment.

David explained that he had undertaken previous work to stabilise the eroded verges after a request from the Environment Agency. It had received a complaint from the River Bailiff

concerned about the effect of silt on Salmon spawning downstream. The work was only partially completed. It became apparent that a road closure would be needed but there was no budget for this.

The question for the HRA is to what extent will the Fugglestone Red development exacerbate the existing situation, will it lead to a loss of site integrity?

A further site meeting was held in October 2012 between Charles Routh of Natural England and David Button. Measures were identified which, if applied, would enable Natural England to advise there would be sufficient certainty to conclude that the development at Fugglestone Red would have no adverse effect on integrity on the River Avon SAC due to siltation.

Following an email from Natural England to this effect dated 26 October 2012, the developer has offered to enter into an agreement with the Council whereby it will agree to fund the majority of the remaining remedial works, including the road closure order, provided the Council undertakes to complete all the necessary repairs. These include:

- (ix) a general measure to apply a cambered concrete fill to the majority of the gullied edges of the road, and
- (x) kerbing a few places where a stronger solution is required due the particular ways the traffic uses passing places and verge profile. This would result in kerbing of approximately 30m of each side of the road.

I therefore conclude that these measures will be sufficient to ensure that, when the Fugglestone Red development is complete, the verge related sediment load is less than that created in the pre-development situation. Provided an agreement is entered into prior to planning permission taking effect, I can conclude that the development will not make the existing situation worse and it will not lead to a loss of site integrity for the River Avon SAC.

It should be noted for the record that observations indicate agricultural runoff contributes significantly to the sediment load in the road runoff. However this will not be exacerbated by the Fugglestone Red development.

2. Sewage related phosphate affecting River Avon SAC

In its response of 5 July 2012, the Environment Agency seemed to be suggesting that, contrary to the conclusions of the HRA for the Wiltshire Core Strategy submission document, all developments in the Hampshire Avon catchment may need to contribute to a phosphate reduction programme. Natural England however did not raise this as an issue. A meeting was therefore held between Natural England, the Environment Agency and Wiltshire Council on 24th October 2012 to clarify the situation. The Phosphate Reduction Plan is in preparation by Natural England / Environment Agency and due to be available in spring 2013. In the meantime it was agreed that developer contributions to the PRP would only be required in two scenarios:

1. Development discharging to Warminster sewage treatment works
2. Development discharging over and above existing headroom at a sewage treatment works

Fugglestone Red development will not discharge into Warminster STW. Wessex Water has previously (2010?) confirmed that housing numbers proposed in the Core Strategy to 2026 could be accommodated within existing headroom at all STWs, however this will need to be remodelled by Wessex Water in light of revised housing numbers and the 2011 census

figures. NE and the EA have offered to issue a “letter of intent” to provide clarity on this issue in the period before the PRP is available.

The letter of intent is awaited but Wiltshire council expects to be able to conclude no likely significant effects from phosphates on the River Avon SAC, in line with the HRA for the Wiltshire Core Strategy.

3. Increased recreational disturbance effects on Salisbury Plain SPA

The effects of recreational disturbance on stone curlew (a special feature of the SPA) have been well researched and found to be potentially significant, particularly in relation to dog walkers. The Habitats Regulations Assessment for the South Wiltshire Core Strategy identified that recreational pressure arising from new development is likely to have an adverse effect on Salisbury Plain SPA. Since then further work has been undertaken to support the Wiltshire Core Strategy¹. This demonstrates that the most effective and efficient way to control impacts will be through collecting developer contributions to support the Wessex Stone Curlew Project. This Project employs an ecologist to ensure that stone curlew breeding sites are monitored and managed appropriately to ensure birds can continue to breed despite pressures from recreation and military activities.

The application at Fugglestone Red proposes to create 1250 new dwellings on land lying within 15km of the eastern part of Salisbury Plain SPA. In accordance with council policy therefore this development will be required to make a contribution per dwelling through a S106 agreement. The contribution currently stands at £13.87 and would be fixed at the date of any permission being granted.

4. Camp Down SSSI, Bemerton Heath LNR, Camp down CWS

These sites occur within 1km of the proposed development. They will be readily accessible on foot and can be expected to be popular with dog walkers. In order to keep dog fouling and disturbance to a minimum on these and other accessible County Wildlife Sites slightly further afield it will be important to ensure that the open public space provided within Fugglestone Red is purposely designed to be attractive to dog walkers.

5. Net gain in biodiversity

The reserved matters application should demonstrate how biodiversity loss will be offset by specific gains:

Losses e.g.

- Brown Hares (population estimate)
- Farmland birds (Species and numbers)

Gains e.g.

- All casual open space to be seeded with a low maintenance species rich grass mix that is suited to the chalk geology. In suitable locations this should also be rich in wildflowers to encourage a diversity of pollinating species.

¹ HRA and Mitigation Strategy for Salisbury Plain (April 2012 version 1.1)

- Eastern boundary of the site is currently a hedgerow. This should be enhanced as necessary and incorporated into the GI for the scheme (Not currently shown on the GI plan for the site).
- Design of lights to avoid light spill on to areas of value for bats
- Bat roosting and bird nesting features incorporated into the built environment (integral to the buildings).
- A proportion of the semi-natural grassland to be managed for reptiles and enhanced for hibernation etc