

**Wiltshire Council**

**Strategic Planning Committee**

**23 October 2013**

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**Additional Correspondence and addendum to officer report for Strategic Committee 23 October 2013**

**Longhedge application 13/00673/OUT**

Members should note that after further discussion with the applicant since the publication of the officer report, the section of the officer report related to linkages to surrounding development and hence the related S106 heads of terms list and Recommendations requires further clarification. Therefore, officers consider that the following sections of the original report require modest adjustment in order that it better reflects the discussions that have previously taken place regards the creation of linkages and the provision of a financial Bond:

**9.5 Linkage to surrounding development**

A number consultees and third parties have referred to the need to provide at least an emergency link between the Longhedge site and the Old Sarum site. The development template for the site also seeks such a linkage.

Both schemes suggest a number of footpath /cycle links leading from the proposed schemes through the open space/drainage areas to the boundary of the application site with the adjacent Old Sarum site. Such a link is considered desirable, and is welcomed. As the intention is that both areas of open space/drainage land on both the Longhedge and Old Sarum sites will be taken on by this Council, it is therefore possible that pathways could be formed from and to both sites.

However, Members need to note that there is a strip of third party land situated along the boundary between the application site and the adjacent Old Sarum site. As a result, unless the owner of this strip wishes to allow a crossing of their land, it would be impossible for the applicant to secure a continuous surfaced link to be provided over this third party land. This would sometimes be referred to in planning terms as a "ransom strip" situation. Such a 'ransom' position could impact on the delivery of the wider 'planning gain' from this allocated site.

This is unfortunate as such a link will facilitate linkages between the two areas and hopefully create a sense of community. It would also allow all residents to share the various facilities and services offered at both sites, including the open space, schools, and any other community facilities which may develop over time. In particular, it would offer access to the planned community land and to the wider countryside via the footpath network. Furthermore, should either retail offer (as discussed elsewhere in this report) be considered acceptable, and in future

undermine the viability of the Old Sarum retail centre, a situation may arise where the only retail offer would be located on the Longhedge site.

Such a link would in officers opinion, offer significant benefits to the future residents of both the Longhedge and the Old Sarum scheme.

It has been agreed with the applicant that in the circumstances the most appropriate manner with which to deal with this matter would be through the inclusion of a commuted sum within the Section 106 Agreement for the Council to secure the future provision of such a link to allow free and unfettered access to residents/occupiers of both the future Longhedge site and the Old Sarum site.

As a result of the above, the relevant Section 106 Heads of Terms in section 10 and 11 of the report need to be adjusted in order to clarify that a Contribution is sought in relation to the linkage, thus (see change in bold):

### **10.0 S106 Heads of Terms**

- Public open space facilities/financial contributions and timing of provision
- Provision of on site affordable housing and timing of provision
- Provision of waste and recycling facilities/financial contributions
- Provision of educational contributions towards the provision of new school building and land for that new school, and timing of that provision
- Public art financial contributions and timing of that provision
- Financial Contributions towards Stone Curlew project
- Financial contribution towards cemetery facilities
- Financial contribution towards Wiltshire Fire and Rescue facilities
- Transportation contributions and sustainable initiatives and timing of that provision
- Provision of a new roundabout, and associated bus stops and pathways prior to the commencement of any other works
- Provision of land for a new retail and neighbourhood centre building and the construction and provision of that facility prior to occupation of 50 percent of the planned development.
- **A suitably surfaced pedestrian and cycle link to be provided up to the boundary of the application site with the adjacent Old Sarum site including a commuted sum of money for the Council to deal with future linkage provision, and the details of such works.**
- Provision and timing/phasing of the commercial/industrial land and uses

### **“11.0 Recommendations**

Again to be amended as above.

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**Richard Hughes, Development Control Team Leader (South)**