

AGENDA SUPPLEMENT (1)

Meeting: Southern Area Planning Committee

Place: The Pump Room - The Old Fire Station Enterprise Centre, 2 Salt Lane,
Salisbury, SP1 1DU

Date: Thursday 16 May 2024

Time: 3.00 pm

The Agenda for the above meeting was published on 8 May 2024. Additional documents are now available and are attached to this Agenda Supplement.

Please direct any enquiries on this Agenda to Lisa Alexander of Democratic Services, County Hall, Bythesea Road, Trowbridge, direct line 01722 434560 or email lisa.alexander@wiltshire.gov.uk

Press enquiries to Communications on direct lines (01225)713114/713115.

This Agenda and all the documents referred to within it are available on the Council's website at www.wiltshire.gov.uk

Part I – Committee Presentation Slides (Pages 3 - 78)

DATE OF PUBLICATION: 14 May 2024

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Southern Area Planning Committee

16th May 2024

7a) PL/2024/00694 - Rear of Newhaven, Larkhill Road, Durrington

Change of use of land and building adjoining Newhaven, Larkhill Road, Durrington from a vehicle repair workshop to a mixed use of a vehicle repair workshop and for the storage and distribution of logs

Recommendation: Approve with conditions

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Site Location Plan

Aerial Photography

Site plan showing area for use as log storage and distribution



Site access

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Access looking east



Access looking west

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Site

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Existing on site photos

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Existing on site photos



Site in relation to Newhaven

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Photos from Tresses

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Photo looking from farm track to west of site with Treetops on right

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7b) PL/2023/10726 - Salisbury East Goods Yard, (former Eastern Sidings), Adjacent to Royal Mail Delivery Office off Fisherton Street, Salisbury, Wilts, SP2 7QP

Provision of car parking facility close to station to support redevelopment of forecourt to front of Salisbury Railway Station, providing a temporary car park facility for maximum of three years for use by passengers, with creation of 89 no. parking spaces for passenger use and 8 no. spaces marked out for Royal Mail use

Recommendation: Approve with conditions

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Site Location Plan



Aerial Photography

Photo of site from Fisherton Street

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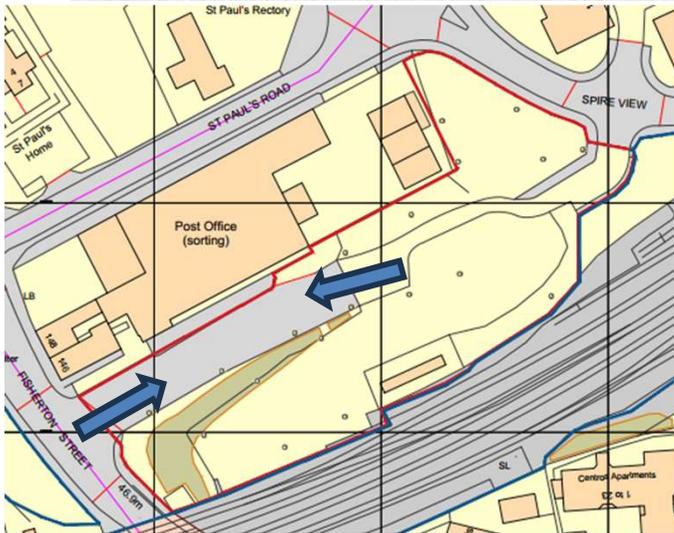
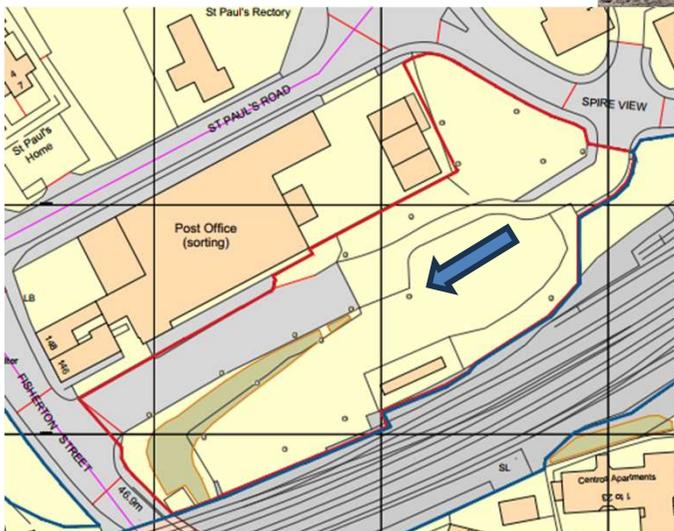


Photo within site towards entrance/Fisherton Street

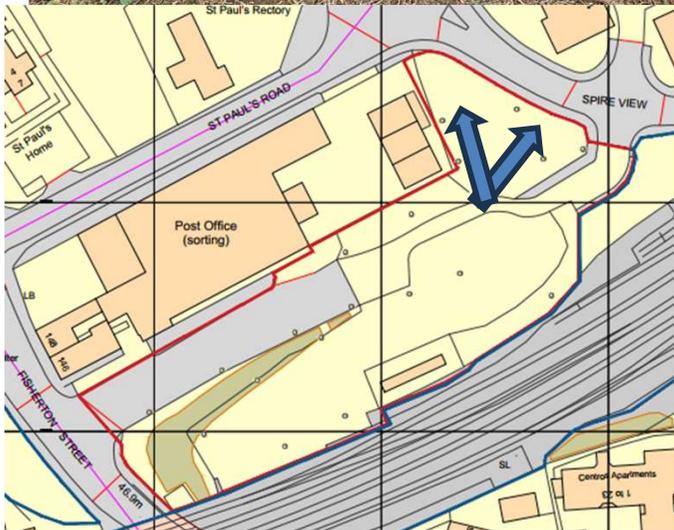


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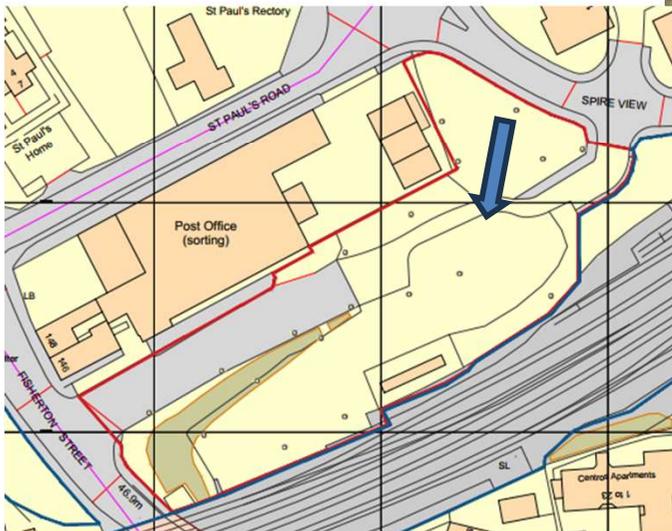


Views of Spire View and St Pauls Road

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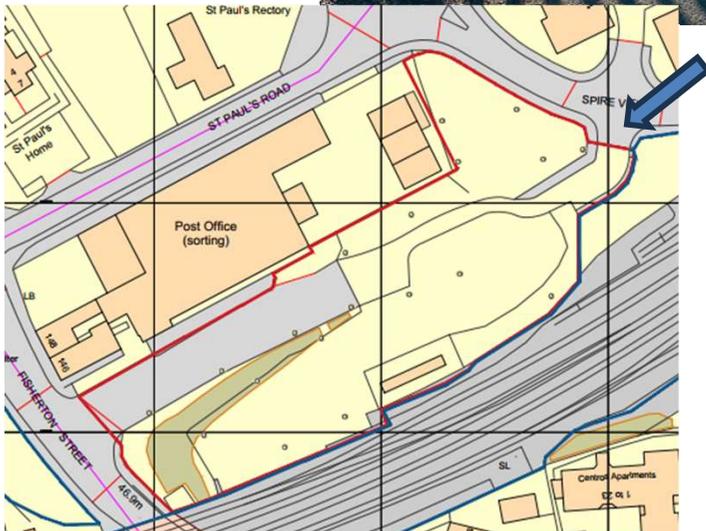


View looking into the site from Spire View direction



View of site from Spire View mini- roundabout

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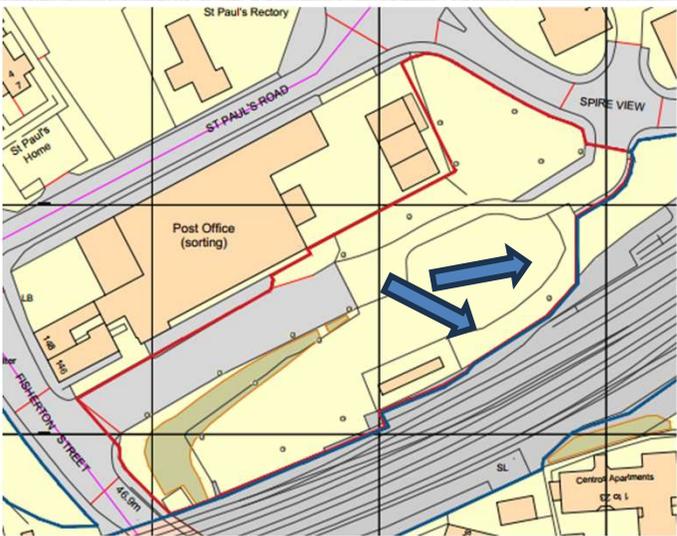
Views of Sorting Office within site

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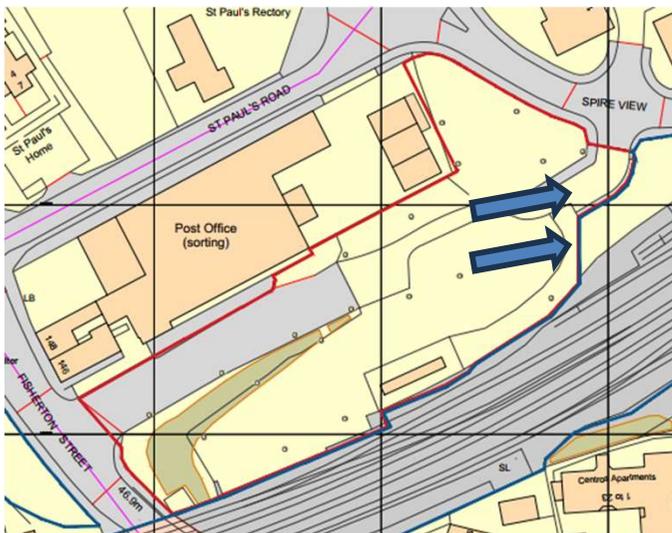
Views of the site towards railway line

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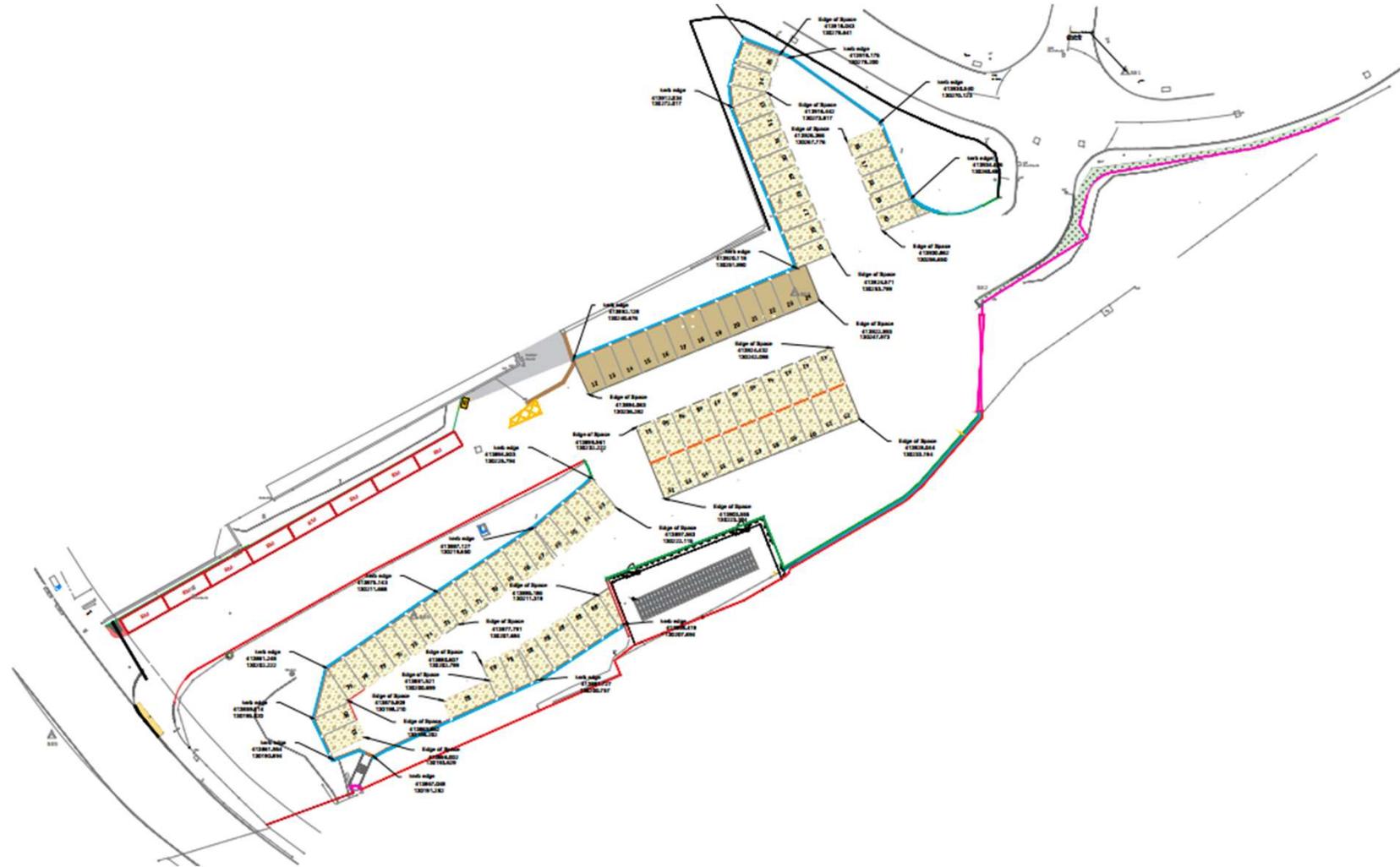


View of the site towards Spire View exit

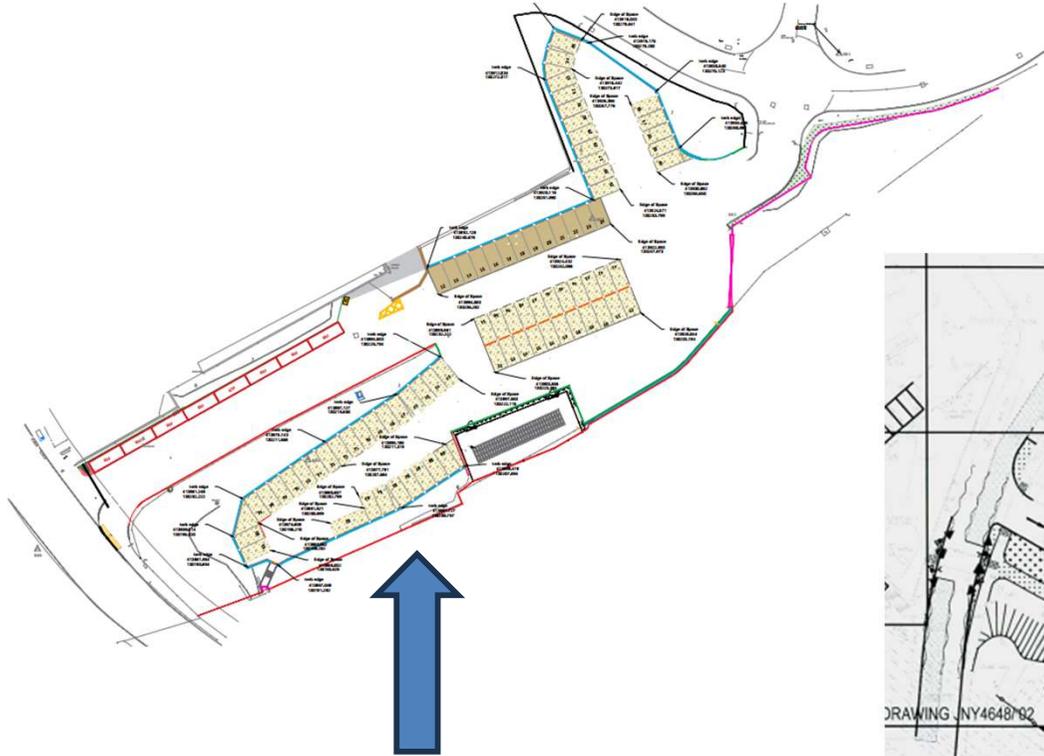
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General Layout of Proposal

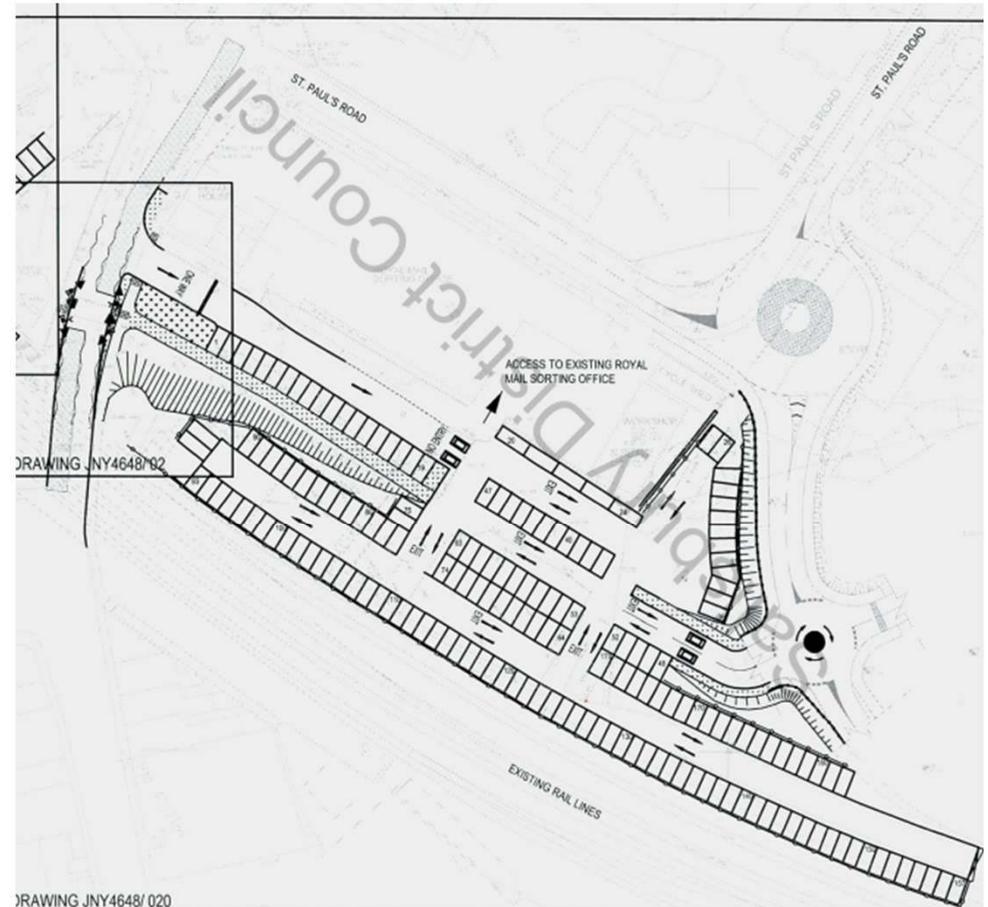


Comparison of site layout



Scheme subject of this proposal (97 spaces)

S/2007/2156 approval for 178 spaces



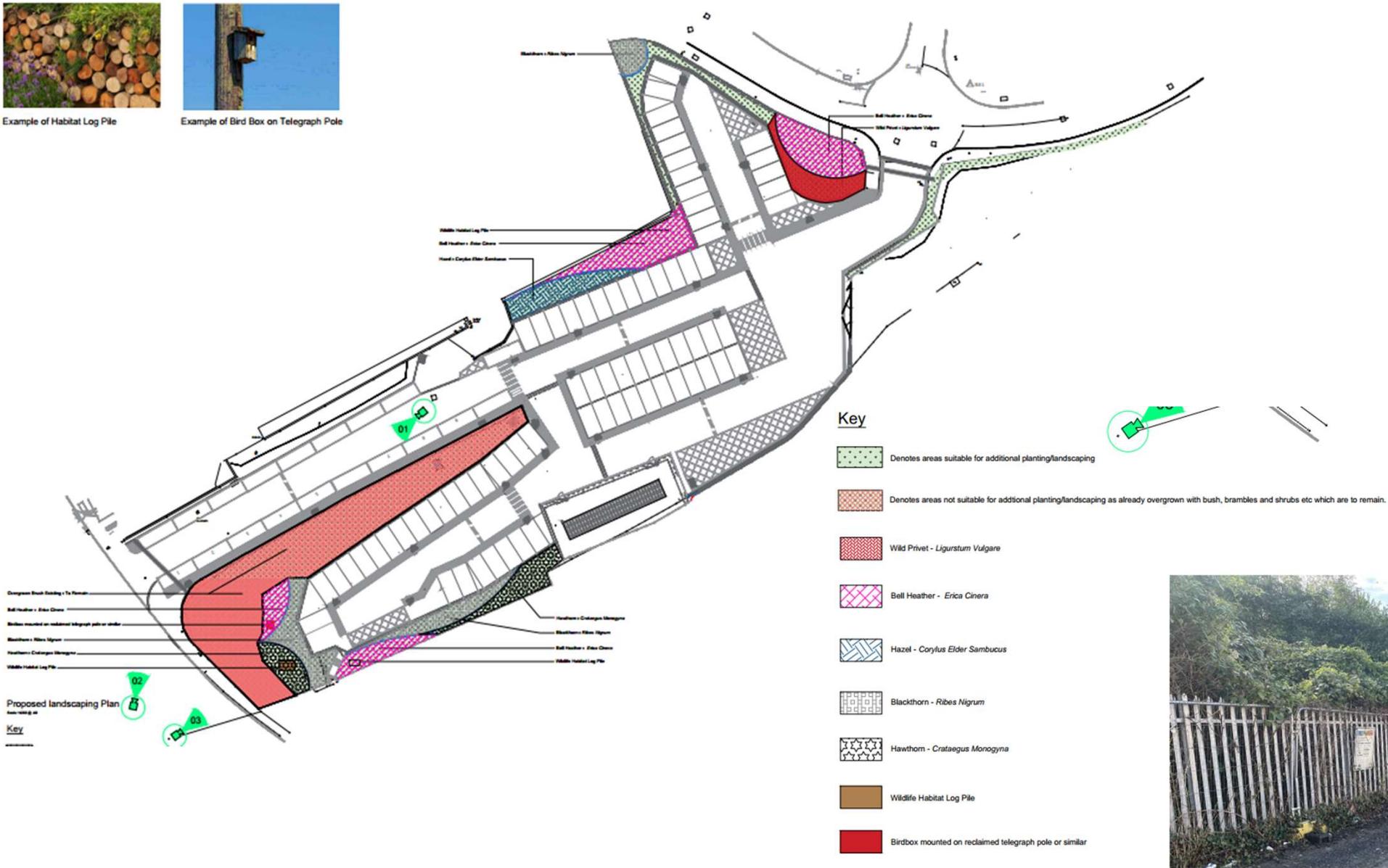
Proposed layout with landscaping/BNG provision



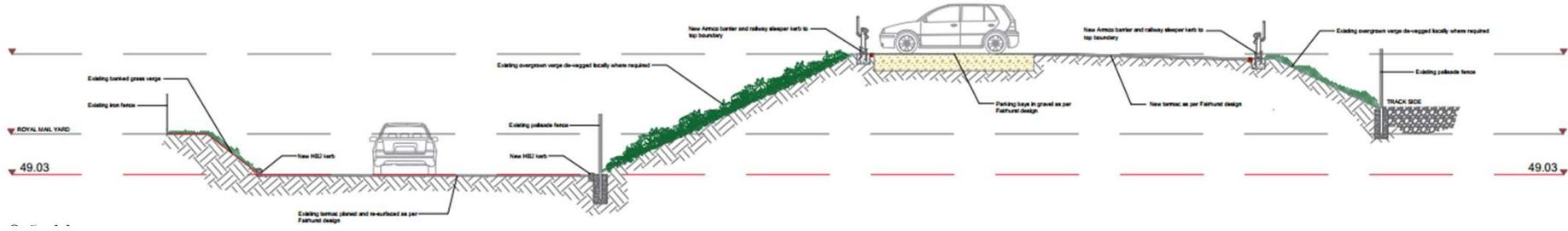
Example of Habitat Log Pile



Example of Bird Box on Telegraph Pole



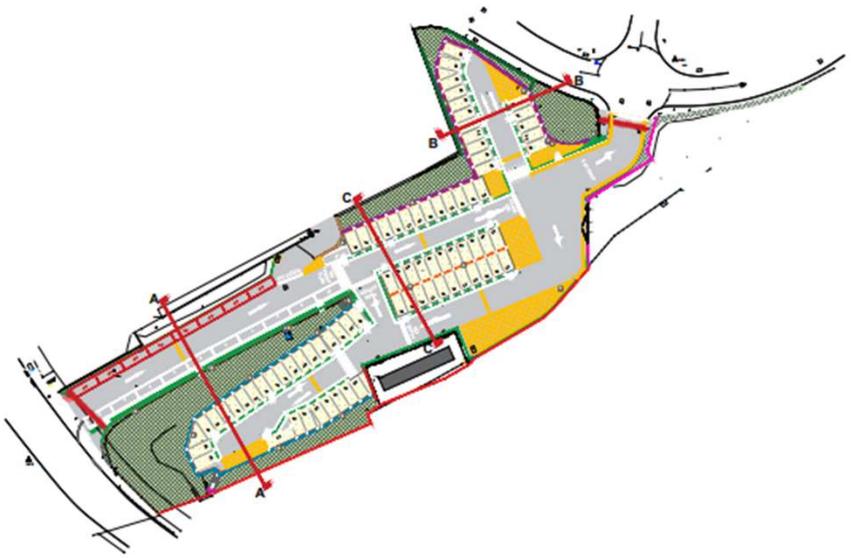
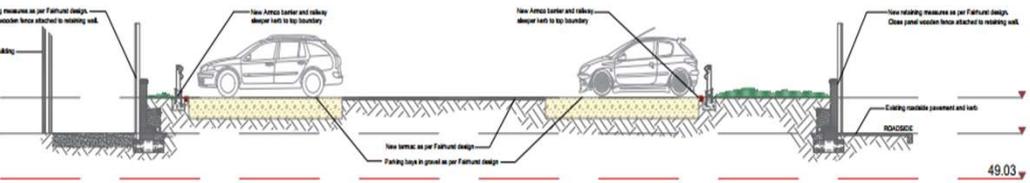
Site Sections



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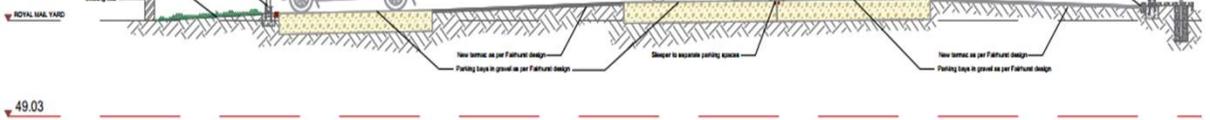
Section B-B

Scale 1:100 @ A4



Section key Plan

Scale 1:100 @ A4

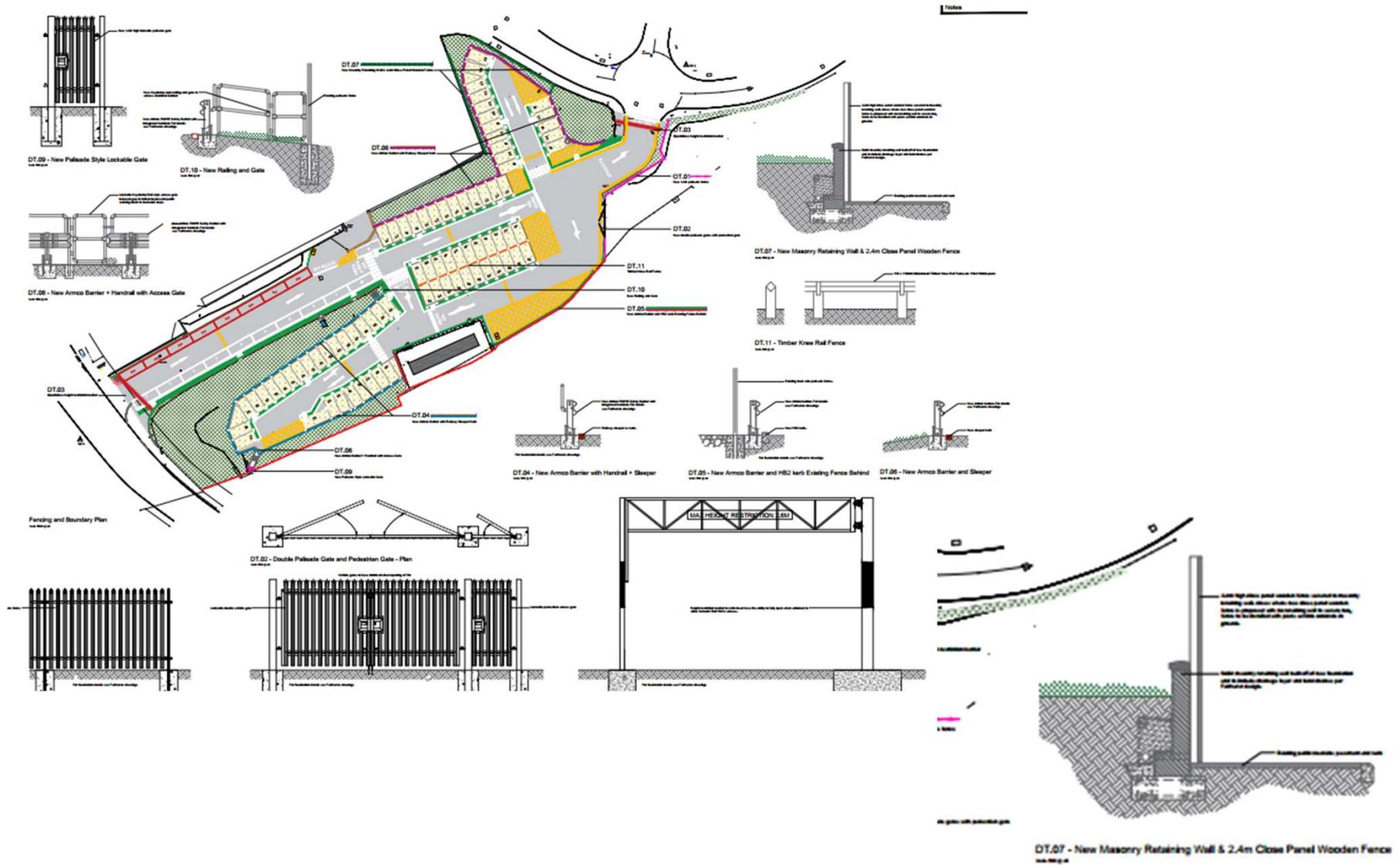


Section C-C

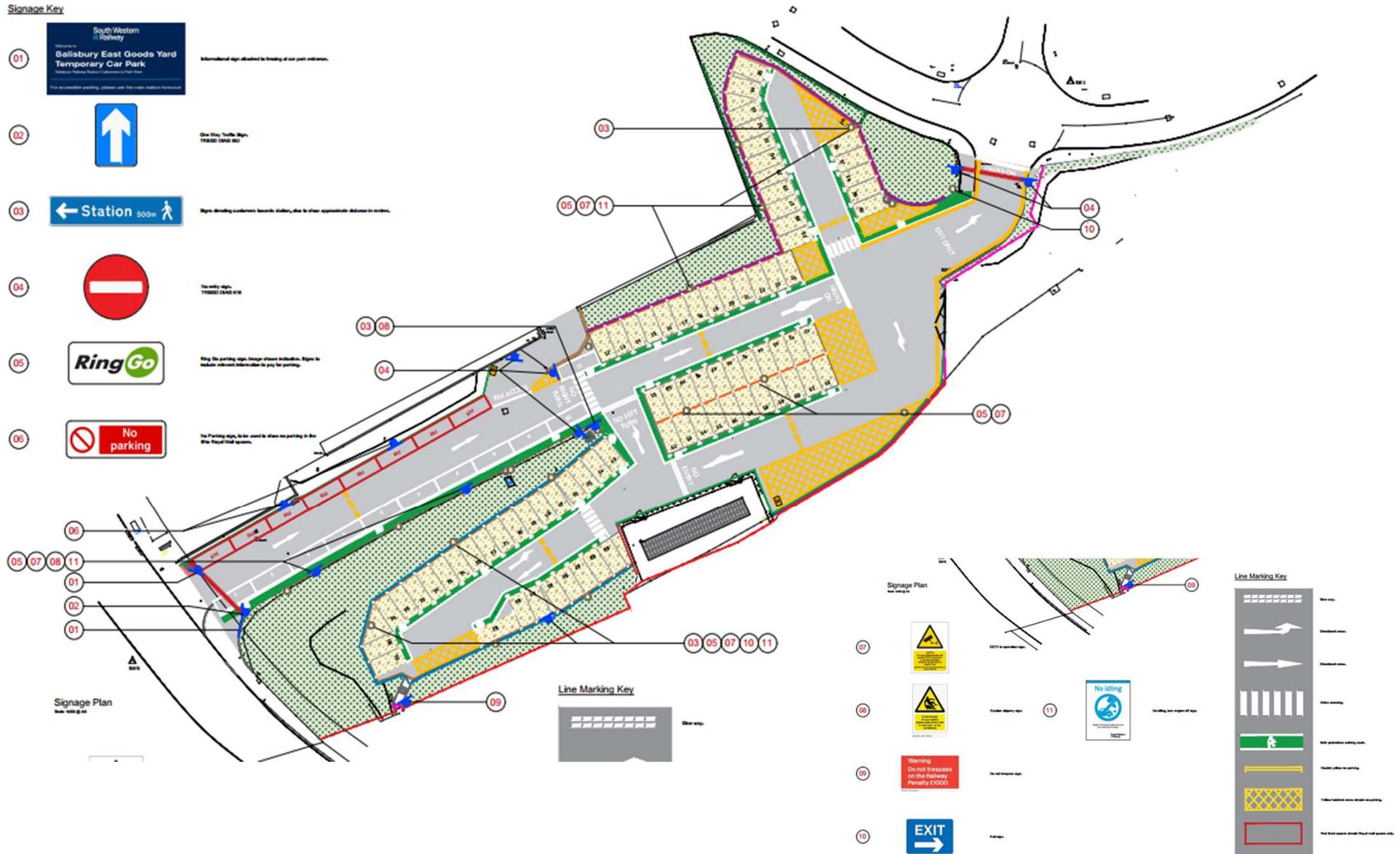
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Proposed Fencing/Gate Detail

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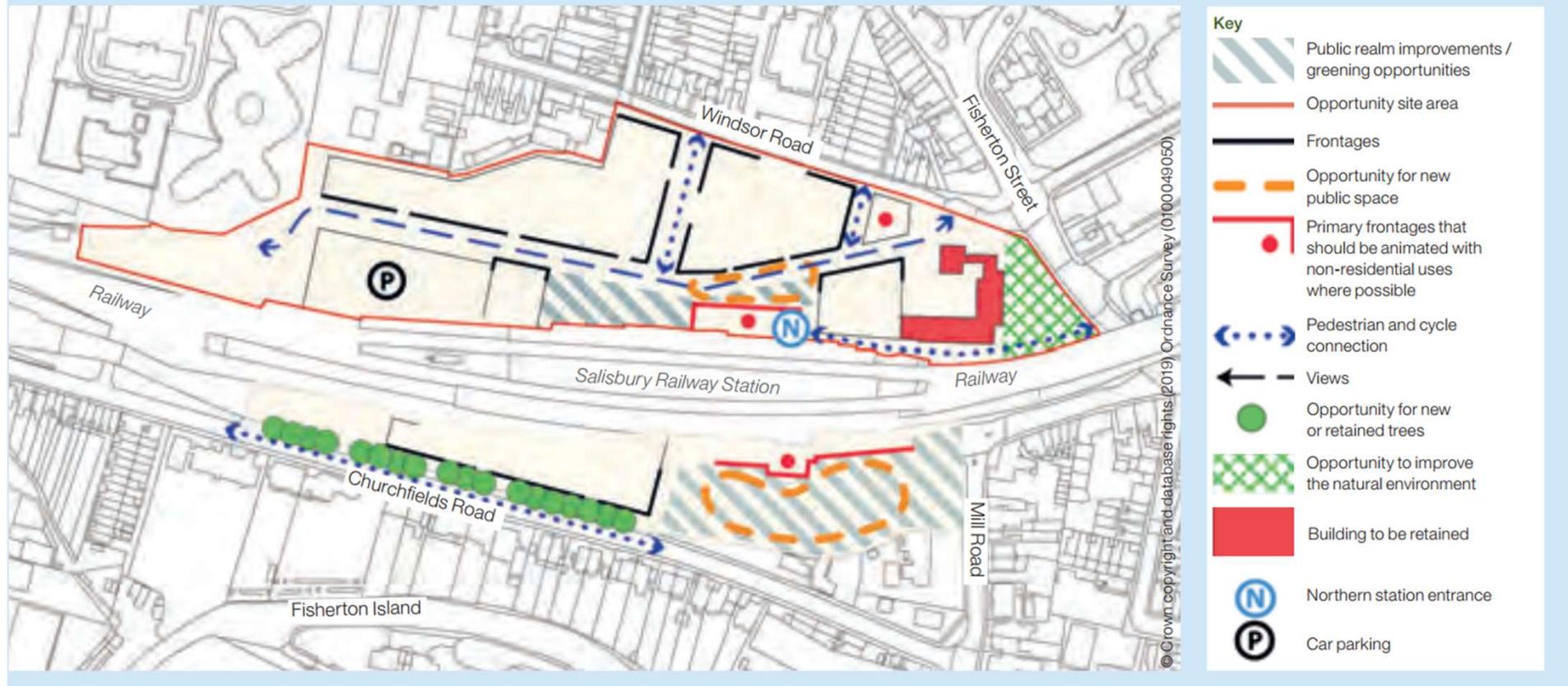


Signage and Direction of Travel



Masterplan for redevelopment of Salisbury Railway Station

Opportunity site: Station area



7c) 20/00337/FUL - Land to the east of Odstock Road and to the south of Rowbarrow, Salisbury, Wiltshire

Erect 86 dwellings together with garages, car barns, and refuse/cycle stores. Lay out gardens and erect means of enclosure. Creation of new vehicular access to Odstock Road. Lay out internal roads, including drives and pavements. Provision of associated public open space, play areas and landscape planting

Recommendation: Approve subject to conditions

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Site Location Plan



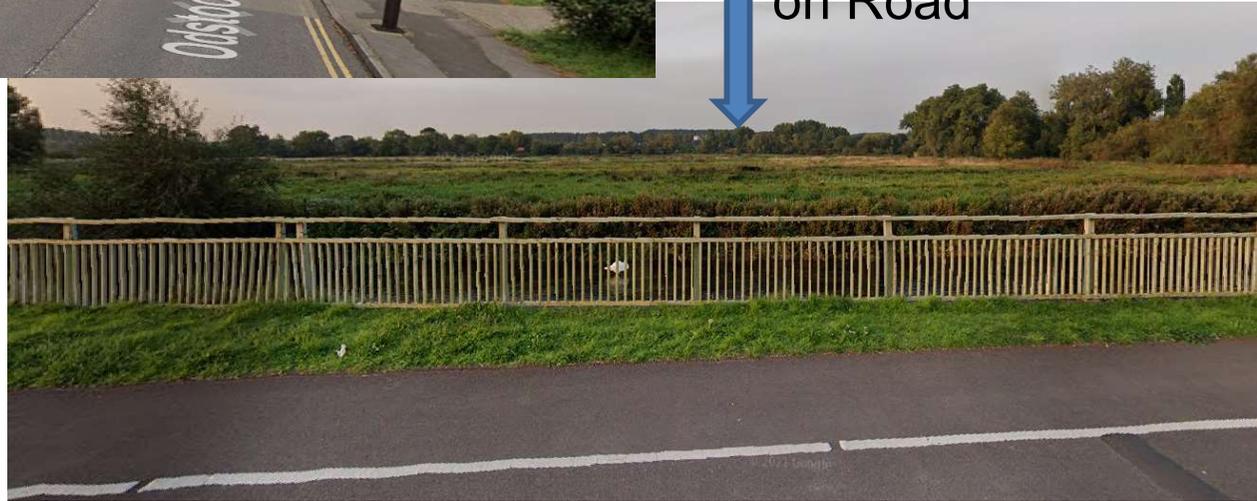
Aerial Photography

Long distance views of site



Odstock Road

Southampton Road



View from top of Culver St Car Park



View from top end of Castle Road



View of site from Ring Road



View from Blakey Road



Views of Rowbarrow site from Downton Road



Views towards Rowbarrow from Lower and High Roads Britford



Existing Rowbarrow development (proposal site to rear)



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Site through avenue



Site from Odstock Road



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Site from Odstock Road



Odstock Road and access



Tree belt from Odstock Road



Views
across
the site
west to
east



Views of tree line from south



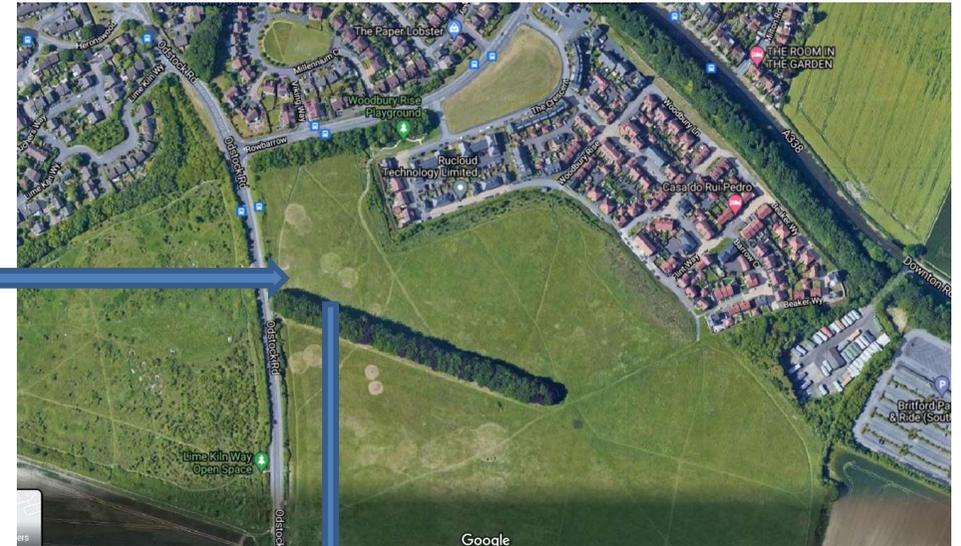
Views southwards from adjacent Rowbarrow

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Views from existing Rowbarrow of western end of site

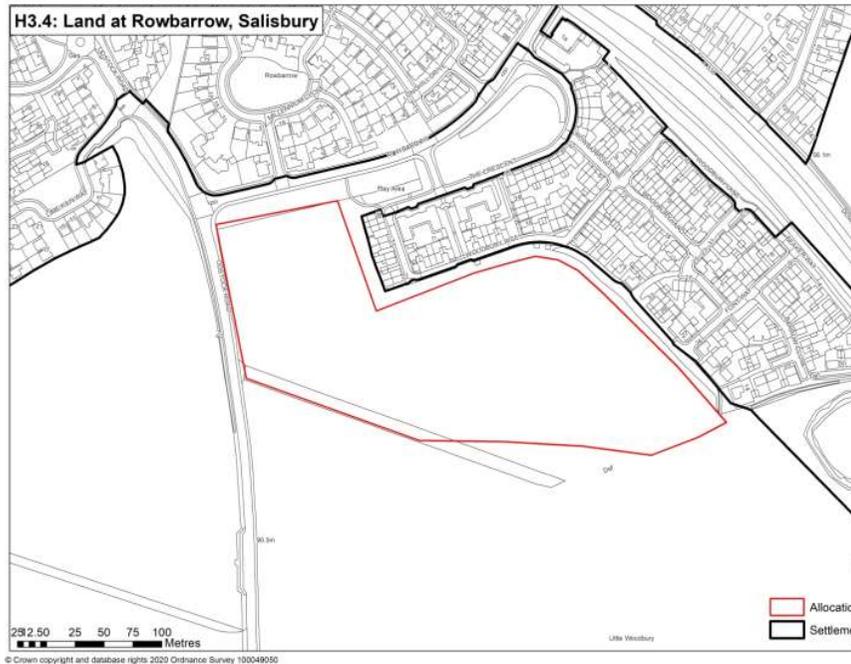
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Site allocation policy

H3.4 Land at Rowbarrow, Salisbury

Figure 5.16 H3.4 Land at Rowbarrow, Salisbury



Policy H3.4

Land at Rowbarrow, as identified on the Policies Map, is allocated for development comprising the following elements:

- approximately 100 dwellings;
- vehicular access from the Odstock Road to the west; and
- improvements to cycling and walking routes through the site to link into the existing network.

Development will be subject to the following requirements:

- sensitive design and layout, which ensures the significance of heritage assets and their settings are not subject to unacceptable harm. This shall be informed by appropriate heritage and archaeological assessments;
- a strong landscape framework that maintains and enhances the existing woodland belts, including open space provision in the southern part of the site and a green corridor extending along the southern boundary of the site from the existing beech tree shelterbelt;
- a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to inform site layout and design of the site so that surface water is controlled and does not exacerbate flooding off site; and
- provision made for transport network improvements necessary to accommodate the scale of development envisaged, as identified through a comprehensive transport assessment.

Development will take place in accordance with a masterplan approved by the Council as part of the planning application process. The design and layout will take account of all policy requirements, including the timely and coordinated provision of necessary infrastructure to achieve a comprehensive development of the site.

Design and access statement – Masterplan for allocation

4.0 Illustrative Masterplan

4.1 Illustrative Masterplan

The adjacent Illustrative Masterplan accompanied a pre-submission inquiry to Wiltshire Council to allocate the land for housing in September 2017

The Masterplan sought to illustrate the site could deliver a sensitive and development through the following objectives:

- Creating positive identity, ensuring the development response to the hillside setting and aligning key vistas with Salisbury Cathedral
- Connected and safe walkable neighbourhood which responds to adjoining areas by integrating with recreational routes.
- Working with local landscape and heritage assets by retaining and enhancing local features and adding new ones where possible.
- Quality of life, with homes for local need, space to live and play, good access to facilities and a place for people to be proud.

4.2 The Masterplan intended to comprise the following key features:

- Up to 100 new homes over a net development area of 3.34ha.
- An average density of 29dph.
- A new hillside park of 2.2ha.
- Retained tree belts and woodland.
- Enhance planting around the boundary of the site.
- Streets aligned with key vistas.
- Storm water drainage dealt with through soakways.
- Provision of 40% affordable housing
- A mix of house types suitable for this part of the city.



Site allocation Masterplan



- Land within same Ownership
- Contours 10m
- Mature Woodland and Hedgerow
- Young Woodland / Scrub
- Long Distance Views to Salisbury
- Woodbury Ancient Villages - Scheduled Monument
- Public Right of Way
- Existing Pedestrian Connection
- Open Views into Site from Scheduled Monument
- Filtered Views into Site from Scheduled Monument
- Areas of Archaeological Interest
- Play area

5.0 Constraints and Opportunities

5.1 Constraints and Opportunities

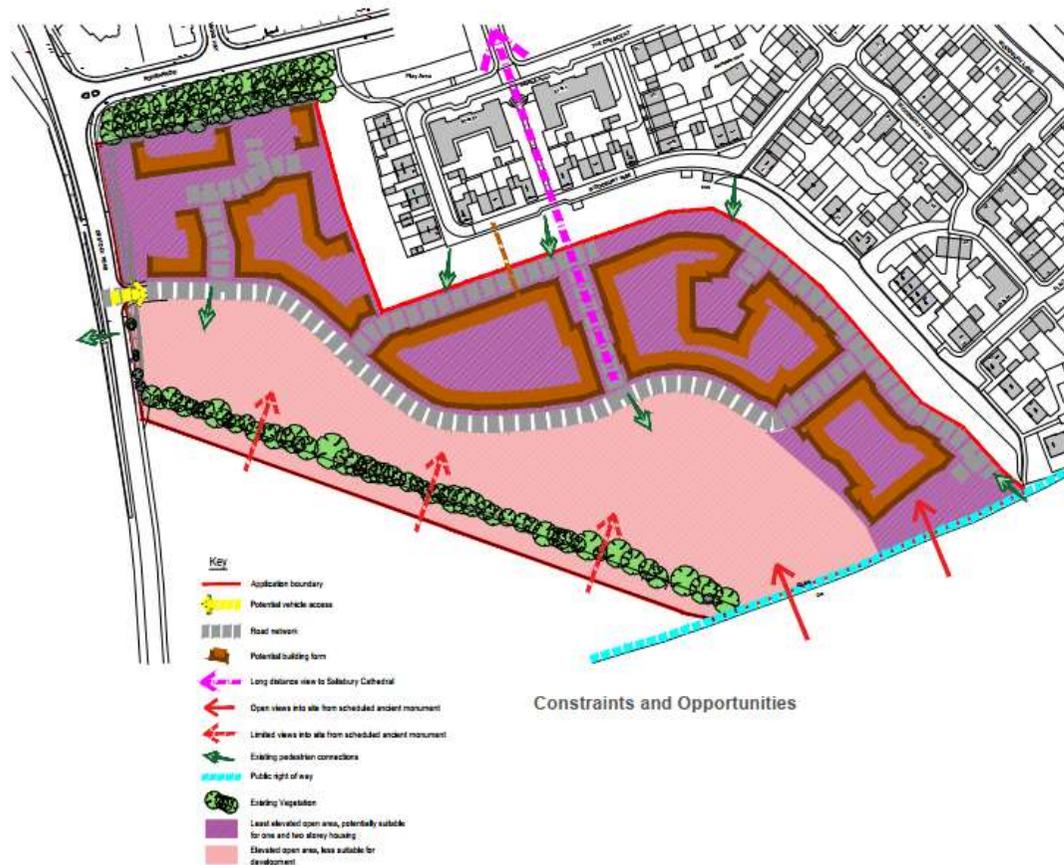
There are significant topographical constraints created by the location and linear nature of the site, together with opportunities for connections as illustrated on the Constraints and Opportunities plan and detailed below.

Constraints:

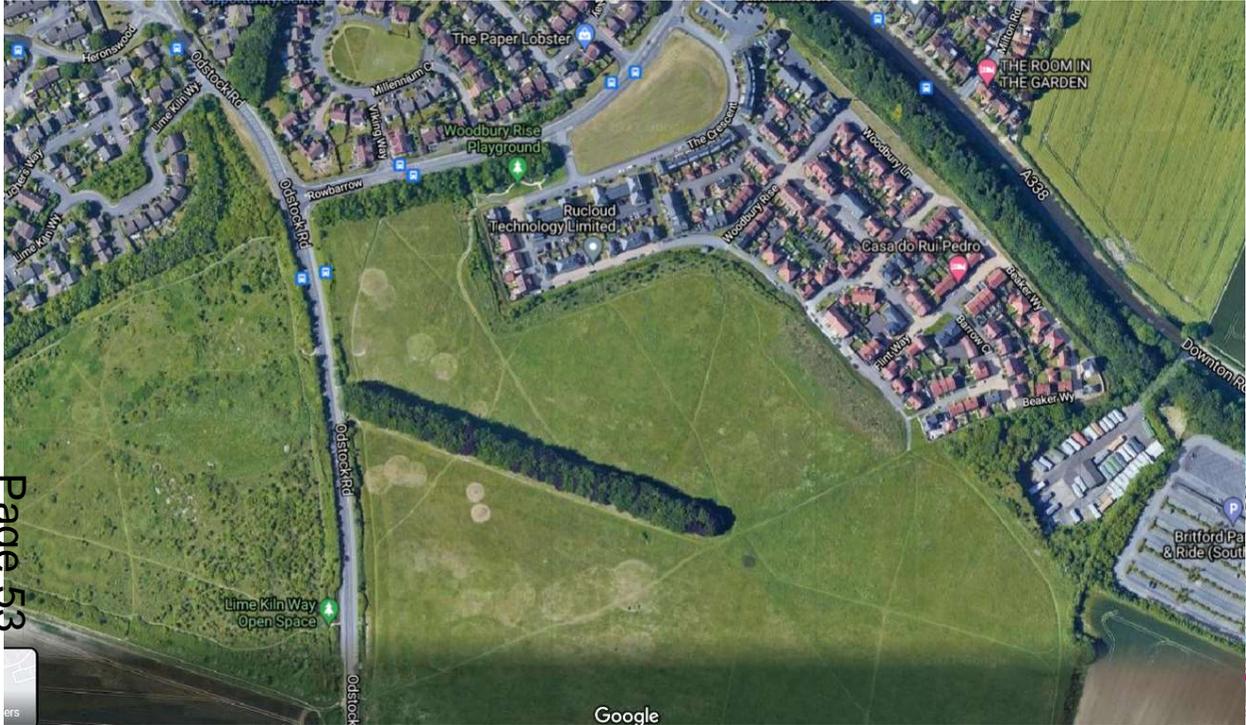
- Respect and retain the mature trees and landscape buffers to the north and east of the site.
- Access with 'right turn lane' on Odstock Road, mid way along the western boundary.
- Ensure neighbouring development is respected.
- Sustainable surface water and drainage solution to consider the change in levels across the site.
- Respect and the Scheduled Ancient Monument site to the south.

Opportunities:

- Deliver a mix of much needed quality affordable and market homes.
- Protect and enhance the natural environment and existing landscaping.
- Retain and utilize existing informal pedestrian routes onto and through the site, together with formal links to open spaces.
- Create well defined streets and spaces, utilising the existing landscape and topography.
- Offer views to Salisbury Cathedral.
- Create a layout with clear street hierarchy, corner turning dwellings and focal buildings.



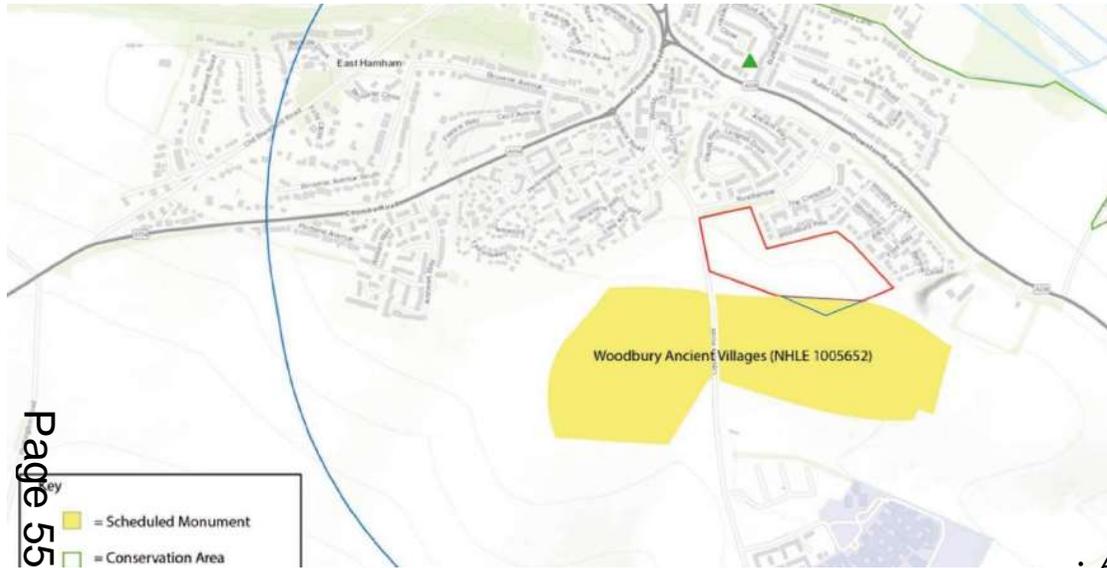
Rights of way, Linkages and paths



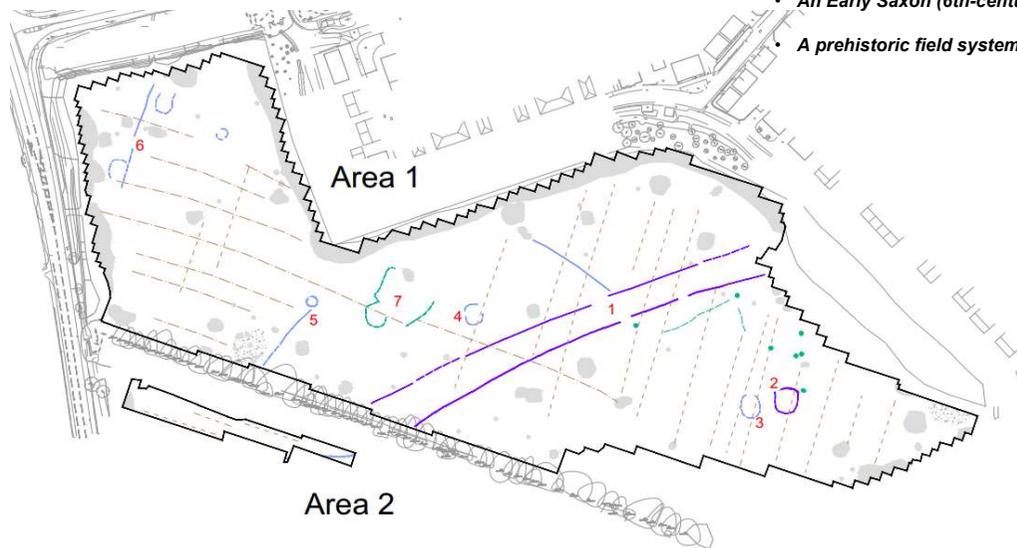
Original layout -108 dwellings



Archaeology constraints



- A trackway leading from and to the Woodbury Ancient Villages
- A Bronze Age round barrow
- An Early Saxon (6th-century AD?) inhumation cemetery
- A prehistoric field system and possible enclosures



Ecology matters

APPENDIX I: White helleborine distribution map



1: a flowering spike of white helleborine (*Lophocorymbium damasonium*) on site



Photo 2: white helleborine in good abundance within the beech (*Fagus sylvatica*) woodland strip.

White helleborine is a scarce plant with a restricted and localised distribution in southern England. It occurs in woodland and scrub on calcareous soils, in particular favouring beech (*Fagus sylvatica*) woodlands. It is listed as a Species “of principal importance for the purpose of conserving biodiversity” covered under Section 41 (England) of the Natural Environment and Rural Communities Act (NERC) 2006, and as a UK Biodiversity Action Plan Priority Species for conservation. The species current conservation status in England is ‘Vulnerable’

Revised layout 101 dwellings



95 house layout deferred by SAC



Revised Landscape Plan



LEGEND	
	Site boundary
	Proposed bitmac surfacing to roads and footpaths
	Proposed block paving
	Existing trees and vegetation along boundary to be retained and protected
	Ornamental shrub planting to plot frontages
	Ornamental hedge planting to plot frontages
	Native scrub of hawthorn, blackthorn, rose, guelder rose, elder and wild privet
	Proposed street tree planting
	Proposed native tree planting retained in local protect existing
	Proposed play features
	Proposed tussocky buffer planting along boundary
	Proposed wildflower planting within open spaces
	Proposed specimen shrub planting
	Proposed swales

Ecological Features



Key:

- Integrated bird nesting feature.
- Integrated bat roost feature.
- 2 x bee bricks
- Bat roost feature on existing tree
- Bird nesting feature on existing tree
- Habitat piles (log and brushwood heaps)

Plots 1-14



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Plots 31 - 39 facing open space



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PLOT 31
TYPE TH

PLOT 32
TYPE TA

PLOT 33
TYPE TA

PLOT 34
TYPE TA

PLOT 35
TYPE HA

PLOT 36
TYPE MA

PLOT 37
TYPE SO

PLOT 38
TYPE SO

PLOT 39
TYPE TH

Plots 40-49 facing open space



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Plots 50-79 facing open space



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Plots 65 -71



Plots 22-30



PLOT 22
TYPE 3A

PLOT 23
TYPE 5C

PLOT 24
TYPE 6C

PLOT 25
TYPE 6C

PLOT 26
TYPE 6C

PLOT 27
TYPE MA

PLOT 28
TYPE 5C

PLOT 29
TYPE TA

PLOT 30
TYPE TA

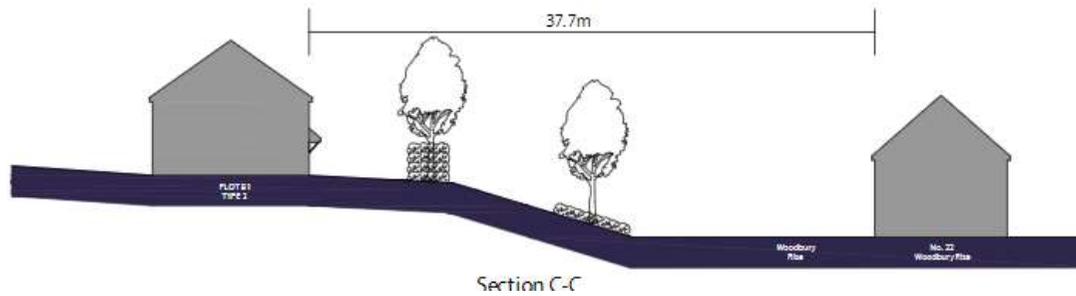
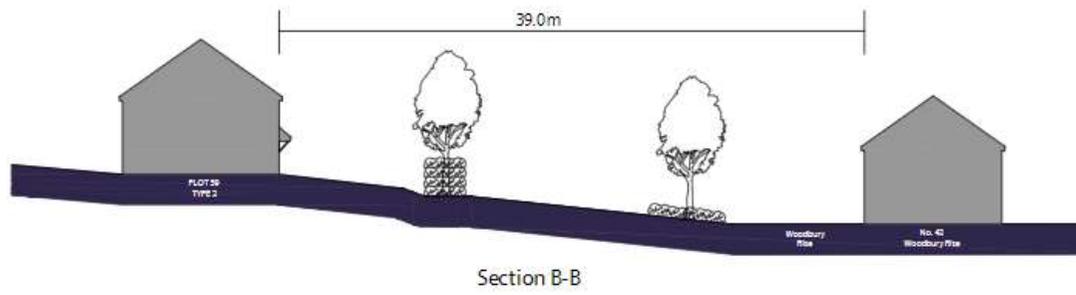
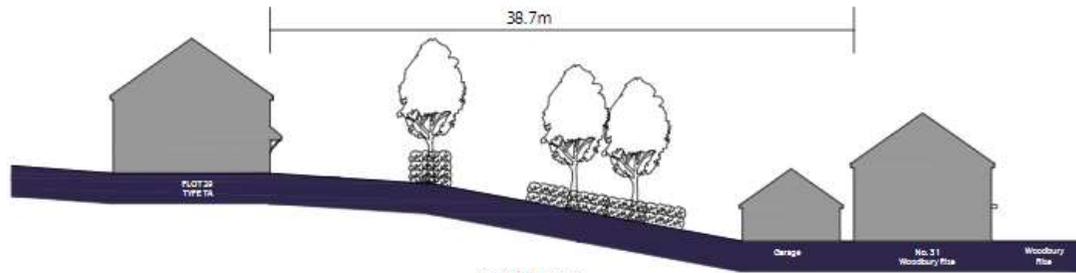
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Plots 58-40 facing north towards existing rowbarrow



Relationship of new houses with existing



Location extract

Affordable housing



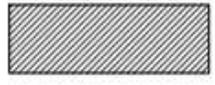
	PRIVATE UNITS
	AFFORDABLE UNITS
AR	AFFORDABLE RENTED
SO	SHARED OWNERSHIP

Building heights



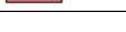
Materials

KEY

-  Brick - Red
-  Brick - Orange
-  Tile Hanging - Red
-  Tile - Grey
-  Tile - Red



KEY

-  Brick - Red
-  Brick - Orange
-  Tile Hanging - Red
-  Tile - Grey
-  Tile - Red

01 2024-25 The hanging tile on block A. DGP
 02 15-01-22 Updated to line with Planning Consent. DGP
 03 15-01-22 Updated to line with Planning Consent. DGP
 04 15-01-22 Updated to line with Planning Consent. DGP
 05 05-01-22 Updated to line with Planning Consent. DGP
 06 18-10-21 Updated to line with Planning Consent. DGP
 Date: 01/01/2024
 Drawn: [Name]

Client: **Bellway** **aa|**
 architecture
 Project: Rowbarrow, Harnham, Salisbury, Wiltshire, SP2
 Drawing Title:

Parking -201 spaces

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	56 ALLOCATED PARKING SPACE
	124 ALLOCATED DRIVEWAY PARKING SPACE

	56	ALLOCATED PARKING SPACE
	124	ALLOCATED DRIVEWAY PARKING SPACE
	18	ALLOCATED GARAGE OR CARBARN PARKING SPACE
	24	UNALLOCATED PARKING SPACE
	15	UNALLOCATED CASUAL PARKING
		237 Spaces Total

	56	Allocated in the site Planning Layout
	124	Allocated in the site Planning Layout
	18	Allocated in the site Planning Layout
	24	Allocated in the site Planning Layout
	15	Allocated in the site Planning Layout



Highway Works to Odstock Road

- New Right turning lane
- Pavement/cycleway widened to 3 metres along eastern side of Odstock Road
- Pedestrian refuge provided in Odstock Road
- Cycle crossing point



Revised 85 dwelling layout



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Southern Area Planning Committee

16th May 2024