

## 3 Planning Policy

- 3.1 Section 54A of the 1990 Planning Act requires that any planning application shall be determined in accordance with the development plan, unless material considerations indicate otherwise. The development plan for Old Sarum comprises the Wiltshire Structure Plan 2011 (adopted January 2001) and the Replacement Salisbury District Local Plan (adopted June 2003). Both plans cover the period to 2011.
- 3.2 This Development Brief is concerned with land allocated for mixed development principally under policies H2D and E1 of the Local Plan. The full wording of H2D and E1, their related text, and a complete list of all relevant Local Plan policies are set out below.

### Policy H2D

"Land at Old Sarum is allocated for mixed development including housing, employment, retail and educational, recreational and community facilities. A mix of housing types and sizes will be sought, including a proportion of at least 25% affordable housing which will be negotiated with the developer and which will take account of the need identified in Salisbury. The development of the site will be phased with development limited to 630 houses and 6 hectares of employment land during the lifetime of this local plan. A planning obligation will be sought in respect of the above issues where they are necessary, relevant to planning and directly related to the proposed development. Details of such requirements and their timing will be set out in a development brief for the site".

### Local Plan Text

"Land to the north and south of The Portway is released for mixed development including new residential development. The total area available for future development is about 39 hectares (gross), but only part of the site will be released for development. In bringing forward this site for development, the Council is taking a longer term view than this local plan period and planning for a sustainable development which will incorporate a range of uses including residential, employment, and community, recreation, leisure and shopping facilities. Within the lifetime of this local plan the first phase of development will be limited to 630 houses, 6 hectares of employment land and associated facilities. A master plan will be prepared for the site which will incorporate issues such as phasing, landscaping (including the retention of existing features), design and the provision of facilities. The authority will expect parts of the development to be at a higher residential density, for example in the centre of the development, around the proposed community facilities and along the major routes. A mix of uses within buildings will also be encouraged within these parts of the site. The former MOD officers' mess is in the process of being

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converted into residential accommodation. The site has archaeological interest and an archaeological evaluation will be required by the County Archaeologist. Initial investigations have indicated that there will be a requirement for some features to be preserved in situ, for example, Barrow Cemetery. This area will not be available for development, but may serve as an amenity site for the development. In addition to seeking a mix of housing types and sizes on the site, the Local Planning Authority will seek a minimum of 25% affordable housing on this site based on an identified need in Salisbury. In accordance with Circular 1/97, planning obligations will be sought for improvements to any infrastructure or facilities which are necessary as a direct result of the development, including public transport. The release of further phases will be addressed in future reviews of the local plan."

#### Policy E1

"Land at Old Sarum is allocated for mixed development including housing, employment, retail, and educational, recreational and community facilities. The development of the site will be phased with development limited to 6 hectares of employment land and 550 (630) houses during the lifetime of this local plan. A planning obligation will be sought in respect of the above issues and any other on and off-site infrastructure and facilities necessitated by the development".

- 3.3 The Old Sarum site is relied upon to deliver housing in both phase 1 of the Local Plan (to 2006) and phase 2 to 2011.

List of all relevant policies

#### General Principles of Development

- G1 Sustainable Development
- G2 New Development criteria
- G5 Water Services
- G9 Planning Obligations

#### Design

- D1 Extensive Development
- D7 Public Realm
- D8 Public Art

#### Housing

- H2D Old Sarum Allocation
- H25 Affordable Housing

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## Employment

E1 Old Sarum Allocation

## Conservation

CN21 Protection of important archaeological features

CN22 Preservation of important archaeological features in situ

## Rural & Natural Environment

C17 Enhancement of nature conservation with major new development.

## Shopping

S11 Small scale shops

## Transport

TR1 Sustainable land use and transportation

TR11 Off-street parking

TR12 Major new development requirements

TR13 Improvements to footpaths, cycleways, and bridleway network

TR14 Secure Bicycle Parking

TR16 Existing bus services expanded where appropriate

TR18 Motorcycle parking

## Sport Recreation and Leisure

R2 Recreational Open Space in new residential development

R4 Community and Leisure facilities in new residential development

R5 Protection of Existing Outdoor facilities

## Education

PS5 New education facilities required.

- 3.4 The Old Sarum development will also have regard to the Government's principles of sustainable development. These are, at present, encompassed in Planning Policy Guidance Notes 1 (General Policy & Principles), 3 (Housing) & 13 (Transport). In particular the Development Brief requires the implementation of development which helps reduce car dependence by facilitating greater walking, cycling and public transport use. The Development Brief also requires the implementation of a scheme of high quality design.

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## 4 The Quality of Life and Sustainability

- 4.1 The SDLP outlines a commitment to delivering more sustainable forms of development:
- "The District Council wishes to enhance the quality of life for existing and future residents and seeks to achieve a pattern of development which reduces the need to travel by private car and encourages increased use of public transport, cycling and walking" (SDLP, June 2003 p5).
- 4.2 An important factor in allocating the Old Sarum site is the potential to achieve a sustainable community, including a mix of residential, employment, community centre, and recreational land uses.
- 4.3 In accordance with this key objective, the development of Old Sarum will address principles of sustainability throughout the design, planning application and construction phases, including:
- i) A permeable, safe and attractive community, with easy access and movement through the site to reduce the need to travel by car.
  - ii) Effective integration with existing and improved public transport to connect the existing and new development with central Salisbury, including a commitment to provide a frequent bus service for the site.
  - iii) It is acknowledged that while the open space that will occupy the archaeologically sensitive area could effectively form public open space, it is not ideally located to form the central "village green" concept due to its peripheral location. The public consultation exercise for this Development Brief identified a wide range of advantages and support for the integration of the MOD playing fields to provide enhanced open space in a central location. The Village Green would be much more effectively sited upon the MOD land due its central location at the heart of the new settlement. It is therefore incumbent on prospective developers to pursue the inclusion of the MOD land within the development to incorporate the Village Green as the preferred option. Only if it can be clearly demonstrated that the MOD land cannot be released will the fall back position of the archaeological site be considered.
  - iv) A high standard of building design to maximise energy efficiency and encourage sustainable living and workspaces; all housing will be designed to meet Building Research Establishment Environmental Assessment Method (BREEAM) EcoHome "Good" standards, with a proportion exceeding this standard.
  - v) Reasonable endeavours will be taken to provide eco-efficient business

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units to BREEAM standards. Opportunities for water saving, grey-water recycling, waste management facilities etc will be considered during the design process.

- vi) Provision of a distinctive, keynote community centre including a multi-purpose community hall, school and local centre, designed to maximise energy efficiency through BREEAM design standards (or equivalent). A management plan for the shared use of the community hall will be sought through a legal agreement. It has been agreed to relocate appropriate health care facilities displaced by redevelopment of the Sarum Centre within the new development.
- vii) Protection and, where possible, enhancement of the natural environment including trees, hedges and archaeological features worthy of preservation, and retention of wildlife habitats. Mitigation measures to protect the natural environment will be included in all relevant planning applications. Details of mitigation will be informed by the EIA having regard to Action 4 of the Wiltshire BAP 2002.
- viii) Provision of a sustainable drainage strategy for the whole site to promote natural infiltration and facilitate opportunities for water saving and recycling and to deal with any flooding risks should they be identified. Details will be informed by the EIA which will need to take account inter-alia of the Conservation (Natural Habitats) Regulations 1994.
- ix) Mitigation of environmental disturbance including noise, light and air pollution generated by the allocated land uses, and identified in the EIA; attention will also be given to minimising any potential negative impact of neighbouring land uses e.g. aircraft noise from the adjacent aerodrome and traffic noise and air pollution from the Portway and A345 main roads.
- x) Context with the local built and natural environment; the design scheme will be informed by local architecture and building materials and the natural landscape features of the Salisbury area.
- xi) High quality landscaping to minimise any adverse visual impact of the development and provide an attractive environment to live and work; particular attention will be given to minimising any adverse impact on the nearby Old Sarum SAM.
- xii) All planning applications for development of this site will be assessed against the objectives of sustainable development as outlined in the local plan and national planning policy.

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## 5 Old Sarum Development Objectives

- 5.1 Setting out the development objectives for the project provides clear terms of reference for all concerned.
- 5.2 The Old Sarum development objectives are to;
- i) Provide good quality urban design.
  - ii) Provide a mix of uses to create a sustainable community including residential, employment and community, recreation, leisure and shopping facilities to be delivered in parallel.
  - iii) Deliver a first phase of development up to 2011 limited to 630 dwellings, 6 hectares of employment land and associated facilities including the primary school, community hall, local shop and public open space, integrating redevelopment of the Sarum Centre.
  - iv) Provide a range of dwelling types and sizes including 1 bed flats and 2, 3 and 4 bed houses.
  - v) Deliver 33% affordable housing. The details of this provision are to be resolved, in negotiation between the parties involved, taking into account the District Council's Supplementary Planning Guidance on Affordable Housing.
  - vi) Promote sustainability and reduce energy consumption by providing housing which will achieve BREEAM Eco Homes "Good Standard" as a minimum throughout. The standards also include "Very Good" and "Excellent", and the project will be required to achieve a number of dwellings (to be agreed) above the "Good Standard".
  - vii) Limit the need to travel by private car by increased use of public transport, cycling and walking.
  - viii) Facilitate easy movement through and beyond the development, particularly for pedestrian and cyclists. Potential linkages to and from Partridge Way and the MOD land need to be promoted in particular.
  - ix) Create a distinctive and cohesive sense of place and community at Old Sarum.
  - x) Enhance the vitality and viability of the existing community at Old Sarum and encourage a range of mixed uses.

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- xi) Provide a new primary school incorporating a sustainable design.
- xii) Provide accessible public open space with fully equipped children's play areas and formal sports pitch provision, fully exploring and if possible pursuing the potential for the integration of the MOD land to provide enhanced open space and recreation facilities.
- xiv) Retention of important existing mature trees and provision of additional tree planting and landscaping.
- xv) Provide all necessary community facilities and infrastructure reasonably related to the development, and encourage provision for any replacement facilities displaced by redevelopment in the Sarum Centre, to be accommodated in the new development at Old Sarum.
- xvi) Deliver necessary infrastructure and services so as to be timely and phased with development of the whole site.
- xvii) Deliver a sustainable drainage solution for the whole site.

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