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# REPORT

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## **SOLSTICE PARK**

### **Purpose of Report**

To provide an update on progress of the Solstice Park development.

### **Background:**

This is an allocated site in the local plan which was the subject of a masterplan approved by Northern Area committee in 1999.

Outline planning permission was granted for the whole allocation but with a limit of 22.75ha to be developed within the current local plan period. The development was subject to the formation of an all-movements junction with the A303 at Folly Bottom.

This junction has now been completed and is fully operational.

A site history – showing approved developments - is as follows:

S/99/ 721 O/L for whole Folly Bottom site for B1,B2,B8 & C1 uses together with associated, road, paths, cycleways, open space , reprofiling and strategic landscaping A S 106 26/01/00

S/02/485 Section 73 application to vary conditions 3,4, 14 & 20 to provide: (1) specified dates for the approval of reserved matters (2) to permit commencement of any approved earthworks and landscaping scheme before works have commenced on Folly Bottom junction (3) to permit earthworks and landscaping on land exceeding 22.75 ha. A S106 31/07/02

This application was necessary owing to the need to use earth from the whole site as part of the cut & fill operation necessary in the construction of the Folly Bottom Junction.

Both applications contain conditions that there shall be no development other than reprofiling and landscape works before a legal agreement has been entered into with the Secretary of State for the junction works and work has commenced.

Traffic orders for the Folly Bottom junction have been confirmed and construction will start shortly. The O/L`permission is conditioned to preclude the occupation of any building before the new Folly Bottom junction is completed and open for use.

The effect of a section 73 permission is to effectively grant fresh outline permission and so all previous conditions were reiterated and a supplementary S106 Agreement entered into. There is a requirement in the S106 agreement to reduce the private car use and 'green travel measures'.

03/30 Approval of Reserved Matters - To develop a site of 8.45 ha for 34,880 sq. m of built floorspace for industrial and distribution purposes under classes B1, B2 & B8 with associated roadways and landscaping - Approved subject to conditions 2/04/2003

02/1714	Reserved matters application to address planning conditions 7 & 8 on consent S/02/485 (structural landscaping)	AC	03.02.03
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The structural landscaping is currently being put in and should be completed by end March 2005.

02/2281	One year temporary permission for 2 x 2 faced freestanding board signs at land at Solstice Park, Amesbury,	AC	27.03.03
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03/0028	Full Planning- with Environmental Statement Proposed erection of 120 bed hotel and roadside service area And associated parking, landscaping and access ways Together with detailed drainage at Solstice Park. superseded by s/04/777	(s106)AC	17.11.03
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03/0029	Approval of Reserved Matters Proposed development of B1 uses together with detailed drainage Proposals and associated parking, landscaping and access roads At Solstice Park.	AC	02.04.03
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03/0030	Approval of Reserved Matters Proposed development of B2 and B8 and ancillary B1 uses together With detailed drainage proposals and associated parking, landscaping And access roads at Solstice Park. Superseded by 04/755	AC	02.04.03
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03/2481	Variation to planning condition 9 on consent ref s/2002/485 to permit Commencement of built development in advance of the implementation of the structural landscape planting.	AC	01.06.04
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04/0755	Approval of Reserved Matters Proposed development of B2 and B8 and ancillary B1 uses together With detailed drainage proposals and associated parking, landscaping And access roads at Solstice Park.	AC	01.06.04
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Almost identical proposal to 03.30 – necessary because of need to modify archaeological requirements

This approval of reserved matters has been implemented in that primary road infrastructure has been carried out but the details of the development have been changed to suit the end users under applications 04/2023 & 04/2424

04/777	Proposed 149 bed hotel (c1) PFS,) family pub and restaurant (2) (A3) assoc parking, landscaping and access ways with detailed drainage proposals	AC	18.10.04
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Revised design and layout to 03/28 which it supersedes. There are still a few outstanding conditions – materials, footpath lighting , water saving measures, approval of plant & machinery to be approved before commencement of built development, but most have been agreed. .

There are 4 different operators here – Pizza Hut, Brewers Fayre, A filling station operator and a potential hotel operator. The sites will be developed individually. It appears likely, at present, that the hotel will be constructed in 2 phases, with the eastern end built first.

There are other conditions – such as the provision of a footpath link from the bus stop on London Road that have to be met prior to occupation of the buildings.

04/2380      Two free standing signs and four fascia signs – plot BE5      AC      14.12.04

04/2203      Reserved matters – Proposed development of B2 and B8 and ancillary BI uses with detailed drainage, Associated parking and landscaping.      AC      14.01.05

This supersedes the north east quadrant of 04/777 and has been designed specifically to meet the needs of EV Naish Ltd who wish to relocate from Wilton. At present there are unresolved highway problems in relation to the Wilton site.

The landscaping needs approval prior to commencement of development.

04/2424      Approval of reserved matters. Proposed development of part zone A including access .      AC 1/02/05

The site is accessed from a roundabout that forms part of the new Folly Bottom junction and primary infrastructure access road, all of which have been constructed.  
The site has been reprofiled .

This is substantially different from the extant permission, which had 3 large industrial units on this site and is to develop a number of small industrial/business units in the form of an industrial estate. Building 100a is purpose designed for Tintometer Ltd who intend to relocate from Salisbury but the other units are speculative.

An application by Tintometer to redevelop their current site in Salisbury was refused 3/12/04 ( S/04/2008 Refers) .

The drainage & landscaping ( in part) conditions are still outstanding.

04/ 2603 Revised strategic landscaping to southern boundary . This would provide greater screening to the residential properties to the south.

- application currently being written up.

**Therefore subject to the discharge of conditions there are several developments that could commence work shortly.**

#### **Recommendations:**

**That the contents of this report be noted.**

**Background Papers:**

Application files listed above, which with the exception of 04/2603, are currently public documents.

**Implications:**

- **Financial:** None
- **Legal:** None
- **Human Rights** None
- **Personnel:** None
- **Community Safety:** None
- **Environmental implications:** None
- **Council's Core Values:** None
- **Wards Affected:** Amesbury