

<p><b>P &amp; R COMMITTEE 31/07/2007</b>  <b>SCHEDULE OF ADDITIONAL CORRESPONDENCE</b></p>
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**Agenda Item No7**

**S/2006/0122      Formation and laying out of car park to provide Park and Ride Facility, together with the erection of ancillary buildings and structures and associated highway works – Petersfinger Park and Ride Site, A36 (Southampton Road)/Petersfinger Road, Salisbury**

**Third Party Representations**

A letter has been received from the Laverstock and Ford Downland and Watermeadows Trust. This letter requests that the following issues be considered:

- The traffic volumes have significantly increase since WS Atkins ranked the Petersfinger site as most favourable on the basis that the traffic queue ends near the Petersfinger site.....the queue now regularly ends near the Alderbury site.
- The site includes the remains of a section of classic water meadow at the confluence of the Bourne and the Avon which has been allowed to scrub up but still contains a rich flora and fauna of high ecological value – should this iconic entrance to Salisbury be replaced by a car park?
- Has the Southern Area Flood Defence Committee been consulted over the flood management proposals of the site?
- Should the fragile economics of this park and ride lead to the car park being closed presumably this would lead to the land being further developed with warehouses or retail development?
- If the development does go ahead the opportunities to interpret the remaining watermeadow and ancient pottery to car park users should be taken as part of the mitigation measures.

**HDS Comment**

An appropriate assessment under the Habitat Regulations has been carried out for this site and the impact of the development upon the Special Area of Conservation considered. It has been concluded that subject to the imposition of suitable conditions to secure the provision of mitigation measures that the proposed scheme, either alone or in combination, would not have an adverse impact on the River Avon SAC or the River Avon System SSSI.

**Agenda Item No 8**

S/2007/0989      Replacement of existing mobile home with chalet bungalow at Dinton Salvage, Dinton

**Members are advised of the following to points, which should form part of the resolution.**

- The reason for approval should be varied to make clear that the proposal whilst not complying with the relevant policies of the Local Plan (i.e. H23) other overriding material considerations dictate a different decision, and make the scheme acceptable.

Reason for approval:

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The proposed dwelling whilst it is considered does not accord entirely with the aims and objectives of policy H23, in this case is considered to be acceptable in principle, as it would not harm the character and appearance of the surrounding area or the AONB, highway safety or any other relevant material planning consideration. The proposal would therefore generally comply with the overall policy principles as set out in the Adopted Salisbury District Local Plan and to government planning guidance and statements.

- The decision issuing must be withheld until the newspaper advert regarding the departure, has expired, 23<sup>rd</sup> August 2007, and subject to no new and relevant material planning issues being raised during the advertisement period.

**Agenda Item No 9**

**S/2007/903 Proposed 2 storey hotel bedroom extension, Premier Travel Inn, Bishopdown, SP1 3GU**

**HDS notes:**

**1. The report has concluded that the proposal is not considered to have an adverse impact on the vitality and viability of the city centre (in accordance with paragraph 2.48 of PPS6).**

However, the guidance provided in PPS6 also requires the need, scale and accessibility of the development to be considered and to adopt a sequential approach to site selection. These issues were not challenged in the previous application. However, for the sake of clarity these issues are examined below:

The Marketing, Economic Development and Tourism department have continued to support the proposal (having also supported the previously withdrawn application). They state that research has shown that there is currently insufficient tourism accommodation in the area, and that there is a need to increase the bed stock in and around Salisbury so that it can compete more favourably with other historic destinations. The Tourism Strategy for South Wiltshire highlights the need to increase the number of hotel bed spaces within our region and according the Tourism Department, the proposal would help to fulfil this objective by increasing the number of hotel spaces, ensure that there is a supply of good quality low-cost accommodation and provide accommodation for both business travellers and tourist due to its convenient location on the road network. They also consider that having a choice of a national chain provider would add to the competitiveness of Salisbury nationally. The applicant has stated that the Premier Travel Inn is operating at over capacity and there is a demand for a larger facility, which is not being met by existing hotels. Based on this information it is considered that there is a reasonable justification for the need and scale of the proposed development.

The proposal is for an extension to establish a 76 bedroom hotel, and as there is an existing restaurant facility on the site, a much larger site would be required to provide this facility elsewhere. The Forward Planning Department have advised that the applicant's investigation into alternative sites has demonstrated that it is reasonable to conclude that there are no sequentially preferable sites within the city that are readily available and that the extension of the existing facility is also preferred (to avoid smaller fragmented and unviable development). The site is also in an accessible location in accordance with paragraphs 2.49-2.50 of PPS6.

2. Following advice from the Council's Solicitors, the following Appropriate Assessment section should be read in conjunction with the officer's report as follows.

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**“Need for Appropriate Assessment”**

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 Authority should not permit any development, which would have an adverse effect on the integrity of the River Avon SAC, alone or in combination with other developments, unless certain rigorous tests are met.

Having regard to Natural England (English Nature) advice, other consultation responses and any other information available, we need to decide whether the plan or project, as proposed, alone or in-combination would adversely affect the integrity of the site, in the light of its conservation objectives. That is, whether the plan or project would adversely affect the coherence of the site's ecological structure and function, across its whole area or the habitats, complex of habitats and/or populations of species for which the site is or will be classified.

**Impact of scheme on Special Area of Conservation (SAC)**

The River Avon Special Area of Conservation (SAC) is underpinned by component SSSI's, including the River Avon system SSSI. The Site is designated because of the 6 habitats and species it contains, namely:

- a) floating vegetation,
- b) sea lamprey, (fish)
- c) brook lamprey, (fish)
- d) atlantic salmon, (fish)
- e) bullhead, (fish)
- f) desmoulins whorl snail.

The proposed extension to the hotel will be built on an existing area of car park. Wiltshire Wildlife Trust advised in the previous application (and reiterate their comments regarding this application) that whilst the site is less than 150m from the River Bourne, as the development proposes building on an existing tarmac car park they were satisfied that there would be no adverse effects on sensitive species and habitats. Natural England has also revised their comments that they have no objections to the proposed development in respect of legally protected species.

The Environment Agency has recommended no objections to the application subject to conditions and informatives. The following condition is particularly relevant to the SAC:

*2) No development approved by this permission shall be commenced until a construction environmental management plan incorporating pollution prevention measures has been approved by the Local Planning Authority. The development shall be completed in accordance with the agreed details.*

*Reason: To prevent pollution of the water environment*

*Pollution Prevention*

Safeguards should be implemented during the construction phase to minimise the risks of pollution and detrimental effects to the water interests in and around the site. 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 and the control and removal of spoil and wastes.

**Conclusion**

**In light of Wiltshire Wildlife Trust's, Natural England's and the Environment Agency's advice, there is a potential for the development to have an affect on the SAC. However in view of the advice and above condition 2/informative, it is considered that the development will not adversely affect the integrity of the European Site.**

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**Due to the scale of development and as the public have been given notification on the application through the normal planning consultation process, it is not considered appropriate to consult the public separately on the appropriate assessment.**

3. An informative is included in the Officer's report from the environment agency with regard to sustainable construction.

The applicant has provided more information, summarised as follows:

Whitbread plc have a strong corporate commitment to issues of sustainability and the Environment.

Whitbread is named in the new Global 100 Most Sustainable Corporations in the World list and gained a ranking of 70th in the 2006 Business in the Community Corporate Responsibility index. Whitbread is also listed in the FTSE4Good index and is Energy Accredited.

Whitbread benchmarks its performance against other companies by participating in the Business in the Community Corporate Responsibility and Environment Indices. These indices help the Company to identify how it can improve its own performance. Whitbread is also listed in the FTSE4GOOD Index and is Energy Accredited. Whitbread's Energy and Waste team is responsible for the management, monitoring and reporting of gas, electricity and water usage as well as waste disposal and recycling. The team is targeted to eliminate wastage, increase energy efficiency and where possible, reduce energy consumption and the volume of waste going to landfill.

#### Environment Policy

In particular Whitbread will:

- Comply with the law and regulatory requirements as a minimum and anticipate forthcoming new regulations good practice in all their products and their property portfolio
- Promote recycling and the use of recycled materials
- Minimise waste and the use of resources across the business wherever possible
- Measure the most significant environmental impacts of the business and where sensible set realistic targets for improvement
- Ensure that the implications for the environment are taken into consideration with business decisions
- Encourage employees to be aware of their own environmental responsibilities at work
- Encourage business partners to operate in an environmentally responsible manner and where appropriate make this a condition of any business partnership
- Monitor progress and report annually on environmental performance
- Conduct effective dialogue on environmental matters with stakeholders and other interested parties as appropriate Energy Policy

#### Energy Policy

Whitbread have made considerable recent advancements in reducing energy consumption and emissions and in improving their waste and recycling performance:

- Look to source energy at lowest overall cost with assured continuous supply and with least environmental impact whenever viable
- Promote energy awareness throughout all levels of Whitbread through education and by spreading best practice and good housekeeping
- Encourage staff at all levels to become involved with and participate in energy management to minimise waste and increase efficiency
- Monitor and target energy use in the operation of our business
- Implement reductions in energy consumption on a comparable basis whenever practical and viable

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- Design and construct new buildings accounting for energy consumption
- Aim to deliver lowest whole life cost to the business
- Consider the same objective in refurbishment projects
- Regularly review technology and engineering to identify improvements and incorporate where practical and viable
- Comply with regulations
- Publicly report our annual energy consumption on a comparable basis and provide an explanation for change of business profiles which effect consumption
- A supply chain policy has also been developed to assess indirect impacts
- The company have been accredited by the National Energy Foundation in recognition of the work that they have been doing to reduce energy consumption and emissions across their operations.

**Whitbread Action UK**

In 2004 Whitbread signed a three year partnership and funding of Groundwork one of the leading environmental regeneration charities, providing training and support to volunteers across the UK to make their communities cleaner, safer and greener.

Energy plan – there is a three prong approach to the energy plan, as follows:-

**1 Operational Focus**

The overall operational focus is to bring about a cultural shift in the approach to energy management. The case is made by the increasing interest consumers are taking on corporate environmental behaviours to form their opinions on brands products

**2 Mechanical and Electrical Efficiency**

The goal is to get to a position where every site is running at its maximum efficient energy usage with the equipment installed and maintained at this level

**3 Investment in New Technology**

The proposed targets for 2007 08 are to drive total energy savings of 10 through operational efficiencies and 10 to 20% through investment in new technologies and better ways of working.