

**LIST OF PLANNING APPLICATIONS TO BE SUBMITTED BEFORE THE FOLLOWING COMMITTEE
SOUTHERN AREA – 6/10/05**

Note: This is a précis of the Committee report for use mainly prior to the Committee meeting and does not represent a notice of the decision

A106 - Approve subject to S106	DOEC - Refer to DLTR (Committee) Now DTLR	REF - Refusal
APP - Approve	NOBJ - No objection	REV - Subject to Revocation Order
APPC - Approve with conditions	OBJ - Objection	DOED - Refer to DLTR
APRE - Part approve / refuse	OBS - Observations to Committee	Now DTLR - (delegated)

ITEM NO	APPLICATION NO OFFICER	LOCATION	REC	PARISH / WARD	PAGE NOS	WARD & COUN- CILLORS	NOTES
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OLD SARUM DEVELOPMENT – EXECUTIVE SUMMARY

1	<u>S / 2005 / 211</u> Mr D Milton	PERMISSION HOMES (WESSEX) LIMITED LAND AT OLD SARUM	A106	LAVE	5-22	LAVERSTOCK & CLARENDON PARK Councillor Bissington Councillor McLennan
2	<u>S / 2005 / 619</u> Mr D Milton	PERMISSION HOMES (WESSEX) LIMITED MINISTRY OF DEFENCE PLAYING FIELDS OLD SARUM	APPC	LAVE	23-31	LAVERSTOCK & CLARENDON PARK Councillor Bissington Councillor McLennan
3	<u>S / 2005 / 669</u> Mr D Milton	PERMISSION HOMES LIMITED NORTH OF PORTWAY OLD SARUM	APPC	LAVE	32-38	LAVERSTOCK & CLARENDON PARK Councillor Bissington Councillor McLennan

4	SV	S / 2005 / 1532 Charlie Bruce-White	J ADAMS & A LING HAZELDENE MILL LANE WINTERSLOW	APPC	WINT	39-41	WINTERSLOW Councillor Devine Councillor Moss
5		S / 2005 / 1583 Mrs J Wallace	BAYVIEW DEVELOPMENTS (BOURNEMOUTH)LTD 52 FIRS ROAD FIRSDOWN	A106	FIRS	42-49	WINTERSLOW Councillor Devine Councillor Moss
6		S / 2005 / 1718 Mrs B Jones	WINTERSLOW PARISH COUNCIL THE RECREATION GROUND WINTERSLOW	APPC	WINT	50-53	WINTERSLOW Councillor Devine Councillor Moss
7	SV	S / 2005 / 1807 Mr R Hughes	TEMPLETON WALKER HILLSDON HOUSE SOUTHAMPTON ROAD ALDERBURY	A106	ALD	54-59	ALDERBURY & WHITEPARISH Councillor Mrs Bissington Councilor Britton Councillor Randall

END OF LIST

Executive Summary - Project Overview

INTRODUCTION

Members are asked to consider the next three items on the agenda in conjunction with one another. They all form components of the Old Sarum development as proposed by the adopted Local Plan and Planning Brief.

The three applications are:

05/0211	mixed-use development comprising 630 houses, employment, community facilities and associated infrastructure (outline application)
05/0619	Residential and open space provision (outline application)
05/0669	New primary school (full application)

REASON FOR REPORT TO MEMBERS

HDS does not consider it prudent to exercise delegated powers because of the complex interrelationship of the applications and the strategic importance in terms of delivering core policies of the Local Plan

SITE AND ITS SURROUNDINGS

The site allocated for development forms part of, and an extension to, an established and substantial nucleus of development in the North of Salisbury at Old Sarum which includes residential, employment and recreational uses comprising about 160 dwellings, one of the major employment areas for the City extending to approximately 13 ha, the City Football Stadium and the Beehive park and ride.

The site lies to the north of the Portway opposite the existing employment area and adjoining housing on the northern edge of the Old Sarum Airfield. The allocated site wraps around the Partridge Way housing estate, football stadium and playing fields. To the west of the allocation at the junction of the A345 and the Portway, the City's first park and ride is now fully operational.

THE PROPOSAL

Planning permission is sought for the following:

- 630 dwellings, comprising a mix of house types including 33% affordable housing.
- Employment development comprising 25,000 - 30,000 sqm of predominantly B1 (Light industrial and office) but with some B2(general). To provide @800 new jobs
- New primary school
- Community hall
- Local retail facilities
- Land for doctors surgery
- Open space for formal and informal recreation, including new village green on MOD owned land
- Replacement facilities for the Sarum Centre
- Sustainable drainage systems
- Pedestrian and cycling facilities

BACKGROUND

The site is allocated for development within the local plan, which supports the principle of development. Old Sarum is seen as a key strategic allocation in making provision for housing (including 33% affordable), and employment. It is seen as important to enhance the existing residential development around Partridge Way, which is currently very short of community facilities and quite isolated. The detailed development criteria are set out in a Planning Brief for the site adopted by the Council as supplementary planning guidance.

The principle application, 05/0211 seeks to deliver the housing, employment and community facilities that the Local Plan seeks. Although it is an outline application it is accompanied by a Design Code and Master Plan, which articulate the design concept for the development.

On discussion with the community it became clear that the MOD pitches within the centre of the site (but unallocated) would provide the ideal location for a central village green adjacent which to locate the new village hall. The applicants on negotiation with the MOD have brought this land forward in order to try and deliver the integrated development being sought. This is the subject of planning application 0619 and comprises a central village green around which some 44 units are proposed as enabling development.

The third application seeks full planning permission for a new primary school. Because of the interrelationship of the proposals it makes sense to bring them to committee together to give members a full picture of the proposed Old Sarum development.

CONSULTATIONS

No direct objections to any of the three applications. As detailed in the reports some consultees request any consent is conditional.

REPRESENTATIONS

No third party objections have been received

PARISH COUNCIL AND COMMUNITY WORKING PARTY

Welcome the application as bringing much need community infrastructure to Old Sarum. Have had

significant input into siting and form of community building plus bringing the MOD land into the development. They do want assurances that the existing dwellings will be fully integrated with commodious links and that the school is adequate size.

PLANNING CONSIDERATIONS

- Planning Framework, delivery of Green and Brown field sites and mixed use scale
- Allocation of this Site
- Assessment of Environmental Statement
- Design
- Landscape Impacts and archaeology
- Highways and travel plans
- Education
- Affordable Housing
- Public Open Space
- Community Facilities
- Lighting
- Sustainability
- Pollution and noise
- Nature Conservation
- Relationship with other applications
- Public Art

CONCLUSIONS

The three applications represent proposed development as envisaged by the Local Plan. It is Greenfield development, however that is a reflection of the lack of alternatives identified through the sequential approach of the Local Plan. The overall development has always been considered as an urban extension to Salisbury.

The proposals have proved to be popular with the local community in that they will deliver some much needed community facilities to the existing Old Sarum development; principally new school community hall, retail, open space and employment opportunities. Implementation of all three applications will deliver the best, most integrated solution to this site.

The overall scheme will deliver 33% of all dwellings as affordable and this is a major contribution to one of the core priorities of Salisbury District Council.

RECOMMENDATION

That the three applications be recommended to the Planning and Regulatory Panel for approval as per the recommendations within the individual reports