

Planning application: 19/10043/FUL

Registration Date: 18th October 2019

Comments required by: 16th December 2019

Location: Salt Store at High Post Business Park, High Post, Salisbury SP46AT

Proposal: Demolition of the existing salt store 1500 tonne building, and construction of larger salt store of 2500 tonnes capacity. Extend existing 6 bay vehicle store to a 10 bay facility.

Woodford Parish Council (WPC) wish to comment as follows on this proposal:

General:

WPC is concerned that this proposal is running concurrently with Planning Application 18/09327/FUL which seeks permission to build two factory units immediately adjacent to and sharing road access with the Salt Store.

WPC has already commented and objected to 18/09327/FUL as we feel strongly that the Woodford Valley road network is likely to be very adversely affected by this proposal.

We ask that in considering the Salt Store redevelopment that the planners take into account the adjacent factory proposals at the same time as the two are not only interlinked from an access point of view, but as the Salt Store proposal will also increase the number of traffic movements (because of the 2/3rds increase in gritter vehicle numbers from 6 to 10), there will be a very substantial combined increase in traffic passing through the Woodford Valley which is already under serious pressure.

WPC's specific objections are as follows:

- 1)** The proposal will contribute to increasing traffic within an already overstretched road system in the Woodford Valley.
- 2)** Some of the proposed replacement buildings are substantially larger and higher than the existing, the screening for which is completely inadequate.
- 3)** The existing Industrial developments at High Post generate substantial light pollution as does the existing Salt Store. The proposed development will make this situation worse.

1
Traffic issues

1 A traffic survey carried out by Wiltshire Council outside Middle Woodford Village Hall between 13/08/2015 and 19/08/2015 showed that an average of just under 2000 vehicles per day passed this site. The hourly data indicates that the proposed factory development (under 18/09327/FUL) adjacent to the Salt Store at High Post may increase traffic volumes by up to 50 cars in each direction morning and evening as two of the possible three routes to High Post from Wilton pass this way. If this is the case then volumes going North in the

morning could increase by 20% and South in the evening by 14%

It also seems reasonable to assume that a 2/3rds increase in the number of gritting vehicles at the Salt Store will result in a similar proportionate increase in these vehicles travelling in all directions including through the Woodford Valley. Wiltshire Council has leased 24 new gritters to cover the County and as many of these (possibly 10) will be located at High Post one can assume that they will need to cross the Woodford Valley to service roads to the West of this valley and will each make multiple journeys per day.

While WPC recognise that an effective gritting service is an essential requirement for the County we strongly feel that the Wiltshire Planning office needs to consider the negative combined effects of these two proposed developments as it seems that to permit both to proceed would be seriously disruptive to traffic flow in the Woodford Valley villages.

2

The existing Screening is completely inadequate for the increased size of buildings

The site is located in a prominent position at a high point in the landscape and is clearly visible from as far away as the A360 Devizes Road, Old Sarum and Fugglestone Red.

In 2008 (S/08/8002 dated 29/01/2009) Planning Permission was granted for the existing salt store at this site. A condition of approval was that an extensive and very comprehensive planting scheme was to be put in place to conceal the site. A 5m wide woodland strip of various native species was proposed for the Southern/Western boundary together with hedging on the Western side.

As can be seen from the attached photographs in Appendix 1, eleven years later the planted scheme does not even properly conceal the perimeter fence let alone the site itself which continues to be a significant eyesore in the landscape.

While the new vehicle bays remain at the same height as the existing, the height of the new Salt Store at over 10 metres will be substantially more prominent and unless adequately screened will be an even greater eyesore at this location.

WPC strongly urge that this development should not be considered for approval unless a satisfactory scheme of planting is included that will quickly disguise the buildings on the site.

This can only be achieved by a much denser planting scheme of mature trees and bushes than that which is currently in place.

3

The proposed lighting scheme will increase light pollution

This lack of adequate screening would also mean that the site will continue not to be screened for light pollution during the winter months and will be visible from as far away as the A360 Devizes Road, Old Sarum and Fugglestone Red.

The lighting plan shows replacements of the existing lights but also shows additional new floodlights in particular building mounted lights on the tallest building, the new salt store.

While the new layout describes new lighting as being LED and therefore energy efficient it also claims the new lighting will have *'much better pollution control measures to illuminate*

the working areas'. There is absolutely no indication as to how these new lights will give better pollution control. LED lights consume less energy, but generally in order to provide sufficient illumination for working areas will need to generate equivalent levels of light output which in itself is likely to produce equivalent levels of light pollution. As there will be more lights in total than in the existing layout it is reasonable to assume that the total level of light pollution will increase.

CONCLUSION

Woodford Parish Council believe if allowed in its present form this Development would result in an increase in traffic through the Woodford Valley, it does not provide adequate screening of the proposed site in the landscape and will increase already substantial light pollution in the vicinity.

We believe that the Salt Store redevelopment could be acceptable on its own provided that adequate screening is installed and potential additional light pollution properly addressed and as increased traffic will not be as substantial as would be caused by 18/09327/FUL on the neighbouring site. The Salt Store development might be acceptable in these circumstances, but not if allowed in conjunction with the two factory developments adjacent.

Woodford Parish Council urge the Planners to reject this application unless these issues are addressed and fully conditioned.

Woodford Parish Council / December 2019

Appendix 1



