



Land at Old Sarum

Planning Statement
(Including Affordable Housing Statement and
Draft Heads of Terms)

April 2021

Prepared on behalf of Persimmon Homes (Wessex) Ltd



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1. Introduction

- 1.1 On behalf of our client, Persimmon Homes Wessex (Ltd), Blue Fox Planning Ltd is instructed to submit a planning application for residential development on land at Old Sarum, Salisbury Wiltshire.
- 1.2 This planning application comprises two distinct elements, as follows:
 - i. The development of 46 dwellings on land to the west of Roger Way (Areas A&F).
 - ii. The change of use of the vacant ground floor unit at Block C of the Old Sarum Local Centre to provide 7 Affordable Housing apartments (Area G).
- 1.3 The proposals subject to this planning application will deliver a total of 53 new dwellings of which 21 dwellings will be Affordable Homes (equivalent to 40%, as required by policy). A site location plan which identifies the land subject to this planning application is provided at Appendix 1.

APPENDIX 1: SITE LOCATION PLAN

- 1.4 The description of the proposed development is as follows:

‘Residential development of 53 new dwellings comprising development on land to the west of Roger Way (46 dwellings), alongside the change of use of the vacant ground floor unit at Block C at the Old Sarum Local Centre, to provide for 7 Affordable Apartments.’

- 1.5 The purpose of this Planning Statement is to set out the context of the land subject to this planning application and to explain the consistency of the proposals with the policies contained within the adopted Wiltshire Core Strategy, forming the Development Plan for Wiltshire and any other relevant material considerations.
- 1.6 In February 2019 the areas subject to this planning application were included within a Screening Request to Wiltshire Council in order to determine whether or not the proposals would constitute EIA development.
- 1.7 In response to this Screening Request (issued on 20th March 2019) it was confirmed by Wiltshire Council that the proposed development does not constitute EIA development.

APPENDIX 2: 2019 SCREENING RESPONSE

- 1.8 A suite of supporting documents and reports are submitted as part of this planning application. These being:

- Completed Planning Application Forms and signed Certificates
- Site Location Plan
- Design and Access Statement
- Transport Statement
- Residential Travel Plan
- Flood Risk Assessment and Drainage Strategy
- Ecological Appraisal
- Arboricultural Impact Assessment
- Soft Landscape Proposals
- Historic Environment Desk Based Assessment
- Lighting Impact Assessment
- Waste Audit and Management Strategy (Appendix 6 to Planning Statement)
- Noise Assessment
- Topographical Survey
- House Type Pack

1.9 Prior to the submission of this planning application a public consultation event was held whereby the emerging proposals were displayed for consideration. The details of this consultation, including how the responses have been considered in the preparation of this planning application, is set out within the Statement of Community Engagement which is submitted under separate cover.

1.10 For reasons set out within this Planning Statement, it is considered that the proposed development constitutes a sustainable pattern of development that is consistent with the Development Plan for Wiltshire.

1.11 Accordingly, it is respectfully concluded that planning permission should be granted.

2. Old Sarum Context and Planning History

- 2.1 The proposals for new homes at Old Sarum should be considered in the context of the planning status and history of the Old Sarum development area.

Planning History

- 2.2 Land at Old Sarum (circa 39ha) was originally allocated in the Salisbury District Local Plan 2011 (Policy H2D) for a mixed-use development, including new residential, employment, retail, education, recreation and community uses. The development was to be phased with development limited to 630 dwellings and 6 hectares of employment within the lifetime of the Local Plan to 2011. Development beyond 2011 would increase the total housing delivery to in order of 745 dwellings.
- 2.3 In June 2007 an outline planning application pursuant to the H2D allocation was approved by Salisbury District (now Wiltshire) Council – Planning Application Reference: S/2005/0211.
- 2.4 Following the grant of outline consent, numerous reserved matters applications have been submitted and approved, with construction of residential development at the site pursuant to the outline consent now completed. Old Sarum now functions as a new community, supported by a primary school and local centre, set within a generous area of green infrastructure and open spaces.
- 2.5 Land allocated for employment and permitted under the original outline consent has not come forward. This includes land (west of Roger Way, Areas A&F) which has remained undeveloped since formally allocated in the Salisbury District Local Plan and which forms part of this application for residential development.
- 2.6 We deal specifically with the ‘loss’ of employment to residential development at Roger Way within later sections of this Planning Statement.
- 2.7 In respect of the Old Sarum Local Centre, this was subject to a Reserved Matters consent allowed at appeal on the 29th November 2013.¹ This consent granted planning permission for 3 retail units, a doctor’s surgery and 30 apartments (including affordable housing).
- 2.8 The Old Sarum Local Centre was split into three distinct ‘Blocks’ (A, B and C). Block C as approved, included space (500 sq m.) for a Doctor’s Surgery on the ground floor and 14 affordable apartments over the first and second floors, 7 units on each.

¹ APP/Y3940/A/13/2204979

- 2.9 Block C has been constructed and residential units on the first and second floors are now occupied. It is the vacant ground floor of Block C which is subject to this planning application.
- 2.10 For reasons explained within this Planning Statement, a Doctor's Surgery has not come forward despite marketing taking place for this use. Accordingly, the proposal subject to this application is to change the use of the vacant ground floor at Block C, to provide 7 no. affordable apartments.

Old Sarum Development Brief (2005) and Design Code (April 2007)

- 2.11 In support of the original Salisbury District Local Plan allocation a Development Brief was prepared. The 2005 Development Brief, adopted by the former District Council as 'supplementary planning guidance', was produced to supplement the formal policies and proposals contained within the District Local Plan.
- 2.12 Through the original outline consent, a Design Code was produced to ensure that the outline planning application was delivered in a comprehensively planned manner. As set out within the Design Code, its purpose was to provide the basis for considering and appraising the design content of all relevant reserved matters submissions and to assist in reducing the timescales for their determination.
- 2.13 This was confirmed through the decision notice for the outline consent where Condition 6 requires that:

"Each subsequent reserved matters application shall be accompanied by statements that address:

- i. How the reserved matter application reflects the design qualities established by the Design Code, or if at variance with the Design Code principles, how the application improves upon the Design Code solution;*
- ii. The methods to be used to deliver the public art concepts as set out within the Design Code strategies for landscaping and public spaces;*

And the development shall strictly accord with the approved details."

- 2.14 Policy H2D remains a 'saved' policy and therefore it continues to form part of the Development Plan and also provides the policy basis upon which the Old Sarum Design Code was prepared.
- 2.15 In preparing the proposals subject to this planning application, the schemes have been set within the context of their immediate surrounds. Existing development at Old Sarum has been delivered in accordance with the extant Local Plan Policy, the Development Brief and the Design Code.

- 2.16 The approach, as set out in the Design and Access Statement, is informed by and responsive to the immediate setting of the site, and the Old Sarum development area as now constructed. In doing so, providing a coherent and integrated development scheme that is informed by the actual physical context of the site and wider area.
- 2.17 Strict adherence to either the Development Brief or Design Code should be considered in the context of the current stage in the delivery of the Old Sarum development area and the relevance of such documents, particularly when the development area has delivered the growth envisaged within such documents.
- 2.18 In this regard we refer to the 'Informative' attached to the original outline consent where it states the following:

"4) In accordance with the adopted Development Brief for this site, and the aims of the Design Code, the developer should note that the Local Planning Authority wishes to see a final development scheme that it comprehensively planned, and which provides linkages between the new development and existing development adjacent to the application site, including the already discussed linkages with the Football Club site; and with the Patridge Way estate and Area D. Future plans for the scheme should clearly show such linkages." (Our emphasis)

- 2.19 The overriding objective is to deliver a comprehensively planned development and in this context the proposals subject to this planning application respond appropriately in achieving this aim.

The wider area.

- 2.20 Old Sarum is a well-established location for growth and since the original District Local Plan allocation this area has developed and now forms an established community.
- 2.21 In addition to the Old Sarum Development Area, further significant development has been identified and delivered through the Wiltshire Core Strategy – land at Longhedge. This area was originally allocated to provide 450 dwellings and 8 hectares of employment. Based on data set out in the latest Housing Land Supply Statement (December 2020), total dwellings completions at Longhedge are expected to achieve circa 700 residential units.
- 2.22 Taken together, Old Sarum and Longhedge represent key development locations within the South Wiltshire area and contribute significantly to the housing delivery rates at Salisbury.

3. Site Context & Development Proposals

3.1 As explained previously, the proposals subject to this planning application comprise two distinct elements.

- The development of 46 dwellings on land to the west of Roger Way (Areas A&F).
- The change of use of the vacant ground floor unit at Block C of the Old Sarum Local Centre to provide 7 Affordable Housing apartments (Area G).

3.2 These are considered in turn below

Land west of Roger Way (Areas A&F)

Site Description

- 3.3 This land parcel forms an area of open land of 1.02 hectares centrally located within the Old Sarum development area, enclosed by residential development and the Salisbury Football Ground.
- 3.4 The eastern boundary runs parallel with Roger Way, which provides vehicular access to the Portway via Sherbourne Drive. Sherbourne Drive forms a spine road through the Old Sarum development area which is accessed off of two signalised junctions from the Portway.
- 3.5 The southern boundary of the site is defined by Bunting Lane, to the north the site extends to adjoin existing properties which front onto Sherbourne Drive. A small area of open land is located to the north west of the site which separates the Football Ground from existing properties which front on to Sherbourne Drive.
- 3.6 The Salisbury Football Club lies directly to the southwest of the site. Beyond the Football Ground are areas of open space which extend westwards to the Old Sarum Community Centre and Primary School and the formal area of children's play. The Old Sarum Local Centre is located directly to the south of the Primary School.
- 3.7 Table 5.1 of the Transport Statement, submitted in support of this planning application, demonstrates that this land parcel is well placed to take advantage of the infrastructure, services and facilities that already operate within the Old Sarum development area, this includes the Old Sarum Primary School, Community Centre and local centre.
- 3.8 The Transport Statement also shows the range of services and facilities beyond the Old Sarum development area, including employment, all of which are recognised as being in accessible locations, including by foot, cycle as well as public transport provision.

- 3.9 This site comprises habitat of limited ecological interest, none of which are more than site importance, being of low diversity and common and widespread grassland and scrub.
- 3.10 Existing boundary vegetation is limited to two low value native hedgerow with small stature scattered trees along the south western boundary. No trees onsite are subject to a Tree Preservation Order and the site does not fall within a designated Conservation Area.
- 3.11 The site is located in Flood Zone 1, which the NPPF identifies as low flood risk areas with an annual probability of flooding of less than a 1 in 1000 from rivers or sea. The EA's surface water flood map indicates the site as being susceptible to surface water flooding, albeit with low risk with less than 300mm depth of ponding likely in events exceeding the 1 in 100 year.
- 3.12 This site forms part of the Old Sarum development area which was subject to an extensive programme of archaeological evaluation as part of the original outline planning application. Given the level of archaeological information available for the Old Sarum development area this provides a reliable assessment of the archaeological potential for the site.
- 3.13 On this basis it is considered that the site has a low potential to contain buried remains of archaeological interest. Further detail is set out in the Historic Environment Desk Based Assessment (December 2020) submitted in support of this application.

Proposals

- 3.14 Development at Roger Way will deliver 46 new homes, including 14 affordable homes. This equates to a density of c.45dph which reflects the medium-high density of the neighbouring residential parcels and is characteristic of the Old Sarum development area.
- 3.15 Proposed building heights and street topologies reflect neighbouring residential parcels, with two and two and a half storey dwellings proposed along Roger Way, with 2 storey dwellings within the main internal areas of this development site.
- 3.16 This site will provide for a range of house types and sizes, in accordance with the following schedule of accommodation.

Table 1: Land at Roger Way Accommodation Schedule			
No Beds	Total Number of Market Housing	Total Number of Affordable Housing	Total
1	-	2	2
2	4	6	10
3	28	5	33
4		1	1
Totals	32	14	46

- 3.17 It is proposed vehicular access to this site will be from Roger Way, through the creation of two separate accesses as explained within the Design and Access Statement.
- 3.18 As explained in the supporting Arboricultural Impact Assessment, the existing boundary vegetation is proposed to be removed as part of the scheme to accommodate development and construction. Existing hedgerow features will be directly replaced with a native double staggered hedgerow along the south-western boundary. Additional tree planning is also proposed as part of the development as shown within the soft landscape proposals (plan ref: 12115_P13).
- 3.19 Drainage proposals will seek to manage runoff within the site with only adoptable road areas draining offsite to the existing strategic network and infiltration basin. All infiltration devices (soakaways, permeable paving) will be adequately designed to manage surface water runoff for events up to the 1:100 year, including 40% climate change allowance in accordance with the latest NPPF / EA climate change guidance.
- 3.20 Consequently, new development at Roger Way will appropriately manage surface water runoff and will not increase flood risk within the site or the local area.

Considerations

- 3.21 Land at Roger Way is identified within the outline consent and associated Design Code as a land for employment (office buildings). Within the original Officer Report to the outline consent it is explained that employment development was considered more appropriate at this location due to the perceived noise constraints associated the Football Ground. Within the Officer Report it was concluded that:

“it would be imprudent of the council to grant planning permission for a development that would have the potential to give rise to a large number of complaints due to noise from the adjacent use. This would also be unreasonable on the Football Club, which should be allowed to continue within its legal uses unfettered by new and imposed constraints that it cannot address.”

- 3.22 It is within this context that employment uses to the east of the Football Ground was judged to be appropriate on the basis that office buildings *'will be less noise sensitive than dwellings.'*
- 3.23 The decision to allocate this land for employment was not based on any specific evidence of commercial need or analysis, it was in response to a perceived noise impact that was not subject to any specific evidence.
- 3.24 The need to allow Salisbury Football Club to operate unfettered, as referenced within the Officer's Report is of course supported. It is self-evident that the Football Club has continued to operate as the Old Sarum development area has been constructed and, prior to the Covid restrictions, was able to do so within a predominantly residential part of the Old Sarum development area.
- 3.25 Notwithstanding this, it was the position of the Council that employment development at this site would be more appropriate than residential uses. However, where it can be demonstrated that the noise environment for potential residents on land to the east of the Football Club would not result in any adverse impacts on residential amenity, then it would seem logical that the principal justification for this employment allocation would fall away.
- 3.26 As part of this planning application an assessment of noise and approaches to mitigation are set out within the submitted Noise Assessment. In doing so, demonstrating that noise arising from the Football Ground **does not** result in any adverse impact on residents and critically, addressing the concerns previously expressed that residential development at this site would impact on the ability of the Football Club to operate.
- 3.27 Notwithstanding this, it remains a matter of fact that this site is allocated for employment use and there are policy measures in place that seek to prevent the loss of employment land.
- 3.28 This land has not come forward for employment (office) uses as envisaged in the original consent. We submit evidence in support of this planning application to demonstrate that despite appropriate marketing of the site for employment use, this has not proved successful.
- 3.29 Consequently, and consistent with the policy framework set out within the Core Strategy and also the National Planning Policy Framework (paragraph 120), the development of this site for residential uses would, in our view, satisfy the policy requirements at both the local and national level.

Ground Floor of Block C Local Centre

Site Description

- 3.30 Block C forms part of the wider Old Sarum Local Centre which has been constructed in accordance with the Reserved Matters consent allowed at appeal in November 2013. This consent gave permission for 3 retail units, a doctor's surgery (500 sq m.) and 30 apartments (including affordable), parking, landscaping and a recycling centre. The Local Centre has now been constructed and residential units are now occupied.
- 3.31 The Local Centre is split into three building 'Blocks'; Blocks A, B and C. Block C as approved includes space for a Doctor's Surgery on the ground floor and 14 affordable apartments over the first and second floors, 7 apartments on each floor.
- 3.32 It is the vacant ground floor unit at Block C which is subject to this planning application.
- 3.33 Block C is located to the east of the Old Sarum Local Centre retail units. Vehicular access is achieved from Crosier Close which links on to Sherborne Drive and to the Portway. Designated parking for Block C is accessed via Crosier Close, beyond which is Old Sarum Primary School.
- 3.34 The Portway is located to the south of Block C which is separated by roadside vegetation and a pedestrian/cycle way which runs parallel to the southern elevation of Block C and the Local Centre following the alignment of the Portway.

Proposals

- 3.35 The proposals subject to this planning application seek to convert the vacant ground floor unit to provide for 7no. affordable apartments.
- 3.36 It should be made clear that the reserved matters consent did not compel or require the construction and occupation of the ground floor for a doctors' surgery, rather it was focused on providing the opportunities for this space to be utilised for this use, should the appropriate operators choose to do so. It is not and never has been, within the gift of Persimmon Homes to provide for a doctor's surgery.
- 3.37 The ground floor unit has remained vacant since constructed and it is proposed through this planning application to convert the ground floor space to provide for affordable apartments.
- 3.38 To facilitate the delivery of affordable homes at the ground floor of Block C this will require some minor re-ordering of the approved parking arrangements. The 7 affordable apartments generate a requirement for 12 parking spaces, but it should be noted that the approved Doctor's surgery included 20 spaces, meaning that the

proposals subject to this application do not generate any demand for additional spaces. Further details of the parking arrangements are set out in the Planning Layout plan (drawing ref: 149-100-01).

- 3.39 The proposal will also involve the relocation of the bin and cycle store from the eastern elevation of Block C to the north of the building in order to protect the amenity of future occupiers at the ground floor of Block C, as shown on Planning Layout Plan.
- 3.40 Proposed changes to the elevations and fenestrations are also proposed to reflect its residential function. The removal of the bin/cycle store from the eastern elevation, will also necessitate minor building works to the first floor, principally the installation of windows, as shown on the proposed plans submitted as part of this planning application.

Considerations

- 3.41 In 2015, prior to the completion of the Block C development, a planning application was submitted which proposed replacing the intended doctor's surgery space at ground floor level with 7 affordable units, alongside some reordering of the approved parking area and some external adjustments to the approved building. (LPA Reference: 15/11244/FUL)
- 3.42 This planning application was refused on the 8th April 2016 with a single reason for refusal relating to the doctor's surgery and the obligations set out in the agreed S106. Specifically, the decision notice states that:

"Consequently, the current proposal is considered to be contrary to the aims and criteria of the original housing allocation and saved policy H2D, the associated S106 Agreement, and contrary to CP49 of the WCS, and the aims of the NPPF to promote the retention and development of community facilities."

- 3.43 It should be noted that the 2015 planning application did enjoy a recommendation to approve by the Case Officer, and within the conclusions of the Officer Report it was stated:

"The removal of the intended Doctors Surgery use/space is regrettable. However, the S106 only requires land to be provided for this or another community use. The Developer does not itself have to provide the actual use, nor are they able to do so as a house builder."

Whilst strong concerns have been expressed by certain third parties and consultees, during the lifetime of the construction of the Old Sarum development, and the lifetime of this application, officers are not aware that many third parties have expressly come forward to operate either a doctors surgery or another viable community use from this building. Furthermore, changes in the provision and

funding of surgeries over the years has made it less likely that a party would seek to operate a small surgery from this site, and the Old Sarum estate is now served by a community centre and a school, thus making it less likely that a further community space is needed or viable. Thus a refusal of the scheme on the basis of the loss of a potential community facility/space would be difficult to justify.

Notwithstanding the above, the proposed replacement use for affordable housing is in line with national and local planning policy, as there is a need for such housing. Consequently, a refusal of a scheme for affordable housing would be difficult to justify in policy terms.

Consequently, given that the various consultees have not offered any significant concerns regards the affordable housing scheme, the proposed additional affordable housing scheme is considered acceptable in planning terms, subject to a revised S106 Agreement.” (Our emphasis)

- 3.44 The Reason for refusal references Core Policy 49 of the Wiltshire Core Strategy and the fact that it: “Indicates that proposal’s involving the loss of community uses will only be permitted as a last resort where it has been proven that the community use is no longer economically viable and where all other options have been exhausted.”
- 3.45 There is no dispute regarding the reference to the wording of CP49, but it should be noted that CP49 is entitled: ‘Protection of **rural** services and community facilities’. This policy is firmly set within the context of rural areas and smaller settlements in Wiltshire.
- 3.46 It is difficult to envisage how it is reasonable to apply a ‘rural’ based policy to the consideration of proposals at Old Sarum.
- 3.47 Furthermore, even if CP49 was a sound policy basis upon which to refuse the previous application, the policy is in itself framed within the context of protecting the ‘loss’ of a community service or facility. This is reinforced by the fact that CP49 requires evidence to demonstrate that the site/building is “**no longer**” economically viable.
- 3.48 Whilst it is regrettable that a doctor’s surgery has not come forward as originally envisaged in the original consent, the reasons for this were considered in detail through the 2015 planning application.
- 3.49 It is not within the gift of the applicant to deliver this facility. The context of CP49 fails to provide an appropriate policy framework or basis upon which to assess this particular situation. Not least because the ground floor area has remained vacant since constructed. Therefore, references to ‘loss’ of a service or facility have no policy traction in this context and neither does the requirement to demonstrate that a facility which was never delivered, is now ‘no longer’ economically viable.

- 3.50 As acknowledged with the 2015 Officer Report, the proposed replacement use for affordable housing is in line with both national and local planning policy and that additional affordable housing is acceptable in planning terms.
- 3.51 Accordingly, the proposal subject to this planning application is to replace the consented use on the Ground Floor to provide for 7 affordable apartments, 5 x beds and 2 x 1beds.

4. Planning Considerations – Local Planning Policy

- 4.1 The proposals subject to this planning application are to be determined in accordance with the Development Plan which comprises the following:
- i. The Wiltshire Core Strategy (adopted 2015), including saved policies from the Salisbury District Local Plan 2011
 - ii. The Wiltshire Housing Site Allocations Plan (Adopted 2020)
- 4.2 Alongside these Development Plan documents, supplementary planning documents are also material considerations in the decision-making process. For this application those supplementary guidance documents are as follows:
- I. Old Sarum Development Brief 2005
- 4.3 The starting point for the determination of this planning application should be that development is acceptable as a matter of principle. Both locations lie within the Old Sarum Development Area and as explained within Section 2 of this Planning Statement, both locations are identified as areas for development.
- 4.4 In the context of Roger Way, this land is identified for employment use, thereby confirming its suitability for development. The ground floor of Block C will replace an existing, but not implemented use, within a constructed and occupied building which forms part of the Old Sarum Local Centre.
- 4.5 We consider below the relevant planning policy context for both development locations.

The Wiltshire Core Strategy (2015) - WCS

- 4.6 The WCS was adopted in 2015 and forms the overarching strategic policy framework for Wiltshire. A number of policies are of relevance to this application.

Core Policy 1 – Settlement Strategy

- 4.7 The Settlement Strategy identifies those settlements where sustainable development will take place, based on the settlement hierarchy. Principal settlements, including Salisbury, are categorised as strategically important centres and therefore the primary focus for growth.
- 4.8 The strategy for Principal Settlements is to safeguard and enhance their strategic role as employment and service centres and as such, these are expected to accommodate significant levels of jobs and homes.

- 4.9 The Old Sarum development area functions as part of, and contributes to, the housing requirements of Salisbury, as confirmed within Core Policy 20 (Spatial Strategy: Salisbury Community Area).
- 4.10 There is therefore no conflict with Core Policy 1.

Core Policy 2: Delivery Strategy

- 4.11 The basic principles of the Delivery Strategy are to ensure that communities have a better balance of jobs, services and facilities and homes. This underlines the focus of the Settlement Strategy (Core Policy 1) to support growth at the Principal Settlements.
- 4.12 The Delivery Strategy seeks to deliver the growth requirements for the current plan period (2006-2026), which requires at least 42,000 homes and 178ha of employment.
- 4.13 This is distributed to current Housing Market Areas (HMAs), of which 10,420 dwellings are directed to the South Wiltshire HMA, of which 6,060 homes are to be provided at Salisbury (including Wilton) (2006-2026).
- 4.14 Core Policy 2 also confirms that within the defined limits of development:- *“there is a presumption in favour of sustainable development at the Principal Settlements, Market Towns, Local Service Centres and Large Villages.”*
- 4.15 The proposals subject to this planning application are located within the Old Sarum development area and therefore the defined settlement framework boundary. Therefore, in accordance with the provisions of Core Policy 2, the presumption in favour of sustainable development, is applicable in this case.
- 4.16 Core Policy 2 is based on a housing requirement which is being updated through the Local Plan Review. Currently, the Local Plan Review has identified a requirement for 5,240 homes at Salisbury for the new plan period (2016-2036), which requires a further 940 homes to be accommodated in order to meet this requirement.
- 4.17 Whilst the proposal subject to this application are consistent with the provisions of Core Policy 2, the evolving planning policy framework reinforces the role that Salisbury will continue to play as a Principal Settlement, and this includes the requirement for new homes to be delivered.
- 4.18 Currently the Council is unable to demonstrate a housing land supply relative to the requirements of the WCS. For the South Wiltshire HMA, the latest published data identifies a supply of **4.71yrs**. Given that the WCS is now more than five years old, housing land supply calculations must now be calculated on the basis of the Local Housing Need, as determined through the Standard Methodology. In doing so, this identifies a supply of **4.56yrs** for Wiltshire.

- 4.19 Under both scenarios the presumption in favour of sustainable development, pursuant to paragraph 11 of the NPPF is triggered. This is a material consideration of significant weight in the determination of this planning application.

Core Policy 35: Existing Employment Sites

- 4.20 The WCS seeks to protect Wiltshire's most sustainable and valued employment areas by applying policy to favour employment uses on these sites. The WCS recognises that on these employment areas there are strong redevelopment pressures for other uses, most notably residential and retail.
- 4.21 Principal Employment Areas are those locations which are identified in the WCS as critical to the economic role of their settlements and Wiltshire as whole. Land at Roger Way does not form part of any identified Principal Employment Area, the nearest identified Principal Employment Area is located to the south of the Portway.
- 4.22 The supporting text to Core Policy 35 states that it is important to retain existing employment uses outside the Principal Employment areas in order to maintain diversity and choice of sites for employers and to allow for local business expansion. It is also recognised that in some circumstances it may be appropriate to allow for the redevelopment (in whole or part) of existing employment sites for alternative uses, particularly where the site is no longer required to remain in its current use to the support the local economy in the area.
- 4.23 Core Policy 35 sets out the policy framework for the redevelopment of land or buildings 'currently or last used for activities falling within use classes B1, B2 and B8'.
- 4.24 It is important to note that although land at Roger Way is allocated for employment, it has never functioned or provided any employment. Therefore, it has not contributed to the local economy in terms of providing an employment use or economic activity. It is therefore questionable whether the provisions of Policy 35, and the explicit reference to land or buildings either currently or last used, applies to land which has remained undeveloped.
- 4.25 Notwithstanding, section V of Core Policy 35 does provide a mechanism which allows for the alternative uses of employment land/sites, where there is sufficient evidence to justify why this is appropriate. It requires that:

"There is valid evidence that the site has no long term and strategy requirement to remain in employment use; the ability of the site to meet modern business needs must be considered, as well as its strategic value and contribution to the local and wider economy both currently and in the long term. It must be shown that the site is no longer viable for its present or any other employment use and that, in addition, it has remained unsold or un-let for a substantial period of time (at least

6 months), following genuine and sustained attempts to sell or let it on reasonable terms for employment use, taking account of the prevailing market conditions.”

- 4.26 In order to provide an evidential basis that justifies the redevelopment of land at Roger Way, a Marketing Report has been prepared by Woolley & Wallis, which sets the marketing that has been undertaken since February 2006. This is provided at Appendix 3, and it demonstrates that since 2006 there has been little or no interest in the land for employment uses.

APPENDIX 3: W&W Marketing Report

- 4.27 The Marketing Report provided at Appendix 3 was produced in July 2020. In order to ensure that there is an up-to-date evidential basis to support the proposals subject to this planning application, from the 15th December 2020 a new marketing campaign was commenced by Woolley & Wallis, this includes:

- Site listed on Woolley & Wallis website, as well as Rightmove (Commercial) and also the national property database, Rella (formerly Showcase)
- Two advertising boards on site
- Advertisement in the Salisbury Journal

- 4.28 Whilst this additional marketing process remains on-going at the time of drafting this Planning Statement, there continues to be no interest in the site for its employment / commercial.

- 4.29 A copy of the sales particulars prepared in support of this current marketing campaign is provided at Appendix 4.

APPENDIX 4: MARKETING PARTICULARS

- 4.30 Taking in to account the status of this site as an undeveloped employment area, alongside the evidence provided in respect of marketing, it is considered that the requirements of Core Policy 35, specifically section (v) have been satisfied.

- 4.31 Furthermore, it should be recognised that Paragraph 120 of the National Planning Policy Framework states that planning policies and decisions need to reflect changes in the demand for land. Where the local planning authority considers there to be no reasonable prospect of an application coming forward for the use allocated in plan, then applications for alternative uses on land should be supported, where the proposed use would contribute to meeting an unmet need for development in the area.

- 4.32 We deal specifically with housing land supply elsewhere in this report, but when considered in the context of the evidence provided in support of this planning application, alongside the provisions of the NPPF (paragraph 120), given that there is a

land supply shortfall at this present time, then the use of this land for residential development is considered to be justifiable and appropriate.

Core Policy 43 – Providing affordable homes

- 4.33 Core Policy 43 sets out when affordable housing provision will be required and indicates the proportions which will be sought from open market housing development in order to promote the delivery of new affordable homes.
- 4.34 The WCS Plan area is divided into affordable housing zones requiring either 30% of 40% affordable housing. The application site is located within the 40% affordable housing zone.
- 4.35 Core Policy 43 confirms that the provision of affordable housing may vary on site-by-site basis taking into account evidence of local need, mix of affordable housing proposed and, where appropriate, the viability of the development.
- 4.36 The tenure of affordable housing will be negotiated on a site-by-site basis. In the context of this application proposals have been prepared on the basis of a 60/40 Affordable Rent/Shared Ownership, based on informal discussions with the Council's Housing Enabling Team.
- 4.37 The proposal subject to this application provide for affordable housing that is equivalent to 40% of total housing proposed and therefore accords with the requirements of Core Policy 43:
- 4.38 The accommodation schedule for affordable housing is as follows:

Table 2: Affordable Housing Accommodation Schedule			
Unit Type	Tenure	Roger Way	Block C
1 bed 2 persons flat	Affordable Rent	2	3
	Share Ownership	0	0
2 bed 3 persons flat	Affordable Rent	0	4
	Shared Ownership	0	1
2 bed 4 persons house	Affordable Rent	3	0
	Shared Ownership	3	0
3 bed 5 persons house	Affordable Rent	2	0
	Shared Ownership	3	0
4 bed 6 persons house	Affordable Rent	1	0
	Shared Ownership	0	0
Totals		14	7

Core Policy 45 – Meeting Wiltshire’s Housing Needs

- 4.39 Core Policy 45 requires new development, both market and affordable, to be well designed to address local housing need, incorporating a range of different types, tenures and sizes of homes to create mixed and balanced communities.
- 4.40 The supporting text to Core Policy 45 (paragraph 6.52) recognises that the mix of housing provided will vary from site to site, but that the aim should be to provide a range of house types and sizes of homes.
- 4.41 The accommodation schedule for this planning application is provided below and this demonstrates a suitable range and mix which is considered to be consistent with the objectives of Core Policy 45:

Table 3: Accommodation Schedule			
Unit Type	Tenure	Roger Way	Block C
1 bed 2 persons flat	Open Market	0	0
	Affordable Housing	2	2
2 bed 3 persons flat	Open Market	0	0
	Affordable Housing	0	5
2 bed 4 persons house	Open Market	4	0
	Affordable Housing	6	0
3 bed 5 persons house	Open Market	28	0
	Affordable Housing	5	0
4 bed 6 persons house	Open Market	0	0
	Affordable Housing	1	0
Totals		46	7

Core Policy 49: Protection of rural services and community facilities.

- 4.42 As previously explained within this Planning Statement, Core Policy 49 is referenced in the decision to refuse planning permission in respect of Block C of the Local Centre (LPA ref: 15/11244/FUL), specifically related to the ‘loss of community uses’, in this case the Doctor’s surgery.
- 4.43 The supporting text to Core Policy 49 (paragraph 6.70) sets the scene for this policy and this is self-evidently framed within the context of the ‘smaller settlements of Wiltshire’, with reference to the decline in rural services such as petrol stations and post offices.
- 4.44 It is therefore questionable as to whether Core Policy 49 has any specific application in this context of this current application.

- 4.45 The application submitted in 2015 set out the justification for the conversion of the ground floor of Block C to provide for affordable housing. This included correspondence from NHS Estates which confirmed that there was, at that time, no need for a Doctor's surgery at this location.
- 4.46 Within the Officers Report it was accepted that such correspondence carried significant weight. Since the time of the previous application there have been no material changes that would lead to any other conclusion. The ground floor unit has remained vacant.
- 4.47 The original S106s requires that if there is no demand for a doctor's surgery, then alternative uses should be considered. As acknowledged in the 2015 Officer's Report, the S106 only requires land to be provided for this or another community use, it does not compel the developer to provide the actual use, nor is it within the gift of the applicant as a housebuilder to do so.
- 4.48 The proposal seeks to deliver affordable housing as an alternative use to the doctor's surgery and in doing so, bring this vacant ground floor area in to use.

Core Policy 50: Biodiversity and geodiversity

- 4.49 Core Policy 50 requires development proposals to demonstrate how they protect features of nature conservation and geological value as part of the design rational. In addition, all development should seek opportunities for enhancement to biodiversity through opportunities to restore, enhance and create viable habitats, ecological networks and ecosystems.
- 4.50 This application is supported by an Ecological Appraisal (March 2020) which assesses the ecological conditions of the site. It also identifies opportunities within the scheme to deliver biodiversity net gain by:
- Incorporating native tree, shrub and hedgerow planting;
 - Incorporating landscaping planting that is of benefit to wildlife, including within more formal areas; and
 - Incorporating bird and bat boxes within new buildings.
- 4.51 This appraisal concludes that land at Roger Way has limited potential to support priority and protected fauna. Furthermore, with the mitigation and enhancement strategy described within the Ecological Appraisal and the soft landscape proposals (drawing ref: 12115_P13), including the production of a CEMP, a precautionary method of works for construction and enhancement measures for wildlife, ensures that the proposals would be in conformity with local and national planning policy as it relates to biodiversity.
- 4.52 Consequently, it is considered that the proposals subject to this planning application are consistent with the aims and objectives of Core Policy 50.

Core Policy 51: Landscape

- 4.53 Core Policy 51 requires that development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character.
- 4.54 As explained within the Design and Access Statement, the proposals subject to this planning application should be considered in the context of this physical relationship and location within the Old Sarum development area.
- 4.55 Land at Roger Way is enclosed by residential development and the internal road network and the Football Ground. Block C, forms part of the constructed local centre and is located adjacent to the Portway.
- 4.56 Accordingly, the landscape context is one which is characterised by urban development and therefore the proposals are entirely consistent and appropriate to its physical context.

Core Policy 52: Green Infrastructure

- 4.57 Core Policy 52 requires new development to make provision for the retention and enhancement of Wiltshire's green infrastructure network, and to ensure that suitable links to the network are provided and maintained.
- 4.58 The proposals subject to this application relate to the conversion of a vacant ground floor unit (Block C) and the delivery of new homes on land which is currently allocated for employment use (land at Roger Way).
- 4.59 As a result, the proposals utilise land and buildings, which are identified for development and in doing so, provide opportunities for development to support the existing Green Infrastructure network within the Old Sarum development area.
- 4.60 This is of particular relevance in respect of land at Roger Way, and in this case, enhancements to existing boundary vegetation and on-site soft landscaping, ensures that the development can come forward without undermining the existing network of green spaces within the Old Sarum development area.

Core Policy 57: Ensuring High Quality Design and Place Shaping.

- 4.61 Core Policy 57 requires a high standard of design in all new developments, including extensions, alterations and changes of use of existing buildings.

- 4.62 Full details of the design rationale are set out within the Design and Access Statement which explains how the proposals make a positive contribution to the character of Wiltshire, within the context of the Old Sarum development area
- 4.63 Part ii of Core Policy 57 is concerned with existing important landscaping and natural features. This application is supported by an Ecological Appraisal and Arboricultural Impact Assessment, both of which consider the environmental setting of the site. In doing so, these reports also identify opportunities, through mitigation and enhancements, to support the delivery of a high-quality development in accordance with the requirements of Core Policy 57.
- 4.64 Part vii of Core Policy 57 requires new development to have regard to the compatibility of adjoining buildings and uses. In the context of land at Roger Way, this application is supported by a Noise Assessment and Lighting Report, both of which consider the impact of the activities of the Football Ground. As demonstrated within these supporting reports, development at Roger Way can be accommodated without any adverse impacts on new residents whilst also ensuring that the activities of the Football Ground can continue unfettered

Core Policy 58: Ensuring the conservation of the historic environment

- 4.65 This application is supported by a Historic Environment Desk-Based Assessment which considers the heritage significance and archaeological potential of the Roger Way site.
- 4.66 This Desk-Based Assessment notes that the application site forms part of a wider area which was subject to an extensive programme of archaeological investigation as part of the original outline planning application.
- 4.67 This report demonstrates that this site is likely to have low potential to contain buried remains of archaeological interest and as a result, no further archaeological investigation is considered necessary.
- 4.68 In addition, the Desk-Based Assessment notes that the proposed development would not change the setting of any built heritage assets in the surrounding area, due to the presence of modern intervening development, which completely screens the development areas. As such, the proposals subject to this planning application would not harm the significance of identified heritage assets.

Core Policy 60: Sustainable transport / Core Policy 61: Transport and new development

- 4.69 Core Policy 60 seeks to reduce the need to travel by private car and support and encourage sustainable transport opportunities.

4.70 A Transport Statement is submitted in support of this planning application and this demonstrates the following:

- Proposed development lies within close proximity to a number of local facilities, including a primary school, nursery, convenience store, gym and hairdressers, as well as a number of business parks located along the southern side of the Portway.
- Development is located in close proximity to off-road foot and cycle routes that provide links to secondary schools, supermarkets, and health care provision. Additional foot and cycle routes are available, providing largely traffic free routes into Salisbury city centre via National Cycle Network Route 45;
- Regular bus services are available from Sherbourne Drive and the Portway directly into Salisbury city centre. Additional bus services (accessed from Beehive Roundabout), provide links to Amesbury, Swindon, Marlborough, Tidworth and Andover.

4.71 In addition to the Transport Statement, this application is supported by a Residential Travel Plan which sets out a package of measures designed to reduce car usage.

Core Policy 62: Development impacts on the transport network

4.72 Core Policy 62 requires new development to provide appropriate mitigating measures to offset any adverse impacts on the transport network at both the construction and operation stage.

4.73 The submitted Transport Statement considers the traffic, transportation and highway implications associated with the proposed development, including matters specific to the local highway network.

4.74 Through this assessment it is concluded that there will be no severe cumulative impacts resulting from the development nor any unacceptable impact on highway safety and that, accordingly, the proposals are consistent with the objectives of national and local policy.

Core Policy 67: Flood Risk

4.75 Core Policy 67 requires all new development to include measures to reduce the rate of rainwater run-off and improve rainwater infiltration to soil and ground (sustainable urban drainage).

4.76 This application is supported by a Flood Risk Assessment and Drainage Strategy in order to demonstrate compliance with Core Policy 67. This explains how development at Roger Way will manage runoff largely within the site, with only adoptable road areas draining offsite to strategic network and infiltration basin.

Conclusions on consistency with Wiltshire Core Strategy.

- 4.77 This section has considered those policies of most relevance to the determination of this planning application. It demonstrates how the proposed development is consistent with the aims and objectives of specific policies contained within the adopted WCS.
- 4.78 The starting point is that development as proposed is acceptable in principle, due to the location of the proposed development within the defined settlement boundary as part of the established Old Sarum development area.
- 4.79 Moreover, land at Roger Way is allocated with a specific land use (employment) which establishes the acceptability of this land for development. We demonstrate within this section, the evidential justification for this land to be brought forward for an alternative (residential) use.
- 4.80 In respect of the ground floor of Block C, this forms part of a constructed and occupied residential block at the Old Sarum Local Centre. This ground floor area has remained vacant since constructed and the change of use to residential to provide for 7 affordable apartments is considered appropriate and acceptable at this location.
- 4.81 The supporting technical reports demonstrate that there are no site-specific reasons which would indicate that development as proposed cannot be achieved in accordance with the policy requirements set out in the Development Plan.

5. Planning Considerations - National Planning Policy

The National Planning Policy Framework (NPPF) (February 2019)

5.1 The NPPF was published in February 2019 and replaced the first NPPF (March 2012) and is a material consideration in planning decisions. It is not the purpose of this section to repeat the requirements of the NPPF, rather the emphasis is on those sections and requirements within NPPF of most relevance to the proposals subject to this planning application.

5.2 Paragraph 10 of the NPPF explains that:

“...at the heart of the Framework is a presumption in favour of sustainable development.”

5.3 The three dimensions to sustainable development are set out at paragraph 8, which include the economic, social and environmental roles of sustainable development. Such roles are interdependent and should be pursued in mutually supportive ways.

5.4 Paragraph 11 sets out how the NPPF achieves sustainable development through both plan-making and decision-taking. For decision-taking, this means:

“c) Approving development proposals that accord with an up-to-date development plan without delay; or

d) Where there are no development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i) The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii) Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”

5.5 For reasons explained within Section 4 of this Statement, it is considered that the proposals subject to this planning application are consistent with the development plan and as such, the starting point should be that the proposals should be approved.

5.6 Notwithstanding this, it is also the case that the ‘tilted balance’ (paragraph 11d) is triggered due to the fact that Wiltshire Council is not able to demonstrate a five-year housing land supply.

5.7 Therefore, the starting point for the determination of this planning application must be that the presumption in favour of sustainable development, i.e. the tilted balance, is applied.

5.8 **Section 4** of the Framework sets out the approach to decision-taking, at paragraph 38 it explains that:

“Decision-makers at every level should seek to approve applications for sustainable development where possible.”

5.9 It is explained within this Planning Statement that the proposals for development constitute sustainable patterns of development and therefore the emphasis contained within the Framework, in terms of approving applications for sustainable development, does, in our view, apply in this case.

5.10 **Section 9** of the Framework (‘Promoting sustainable transport’) recognises that transport policies have an important role to play in facilitating sustainable patterns of development. In preparing the proposals subject to this planning application regard has been had to this emphasis within the Framework and we refer to paragraph 103 of the Framework where it states that:

“Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health.”

5.11 It is demonstrated within the submitted Transport Statement and Residential Travel Plan, that the proposed development is well placed to take advantage of public transport and access a range of services and facilities by means other than the private car.

5.12 When considering development proposals, paragraph 108 to 111 set out the approach and specifically, at paragraph 109 of the Framework it states:

“Development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.”

5.13 This application is supported by a Transport Statement which demonstrates that the additional demand generated from the proposed development can be safely and satisfactorily accommodated on the local transport network in accordance with the requirements of the NPPF, specifically paragraph 111.

- 5.14 **Section 11** deals with making effective use of land and requires planning policies and decisions to promote the effective use of land in meeting the need for homes and other uses. Paragraph 120 of the Framework makes it clear that planning policies and decisions need to reflect changes in the demand for land.
- 5.15 In order to achieve this, it should be informed by regular reviews of both the land allocated for development in plans and of land availability. Where there is no reasonable prospect of an application coming forward for the use allocated in the plan local planning authorities should consider:
- a. Reallocating the land for a more deliverable use that can help to address identified needs; and
 - b. In the interim period, prior to updating the plan, applications for alternative uses on the land should be supported, where the proposed use would contribute to meeting any unmet need for development in the area.
- 5.16 It is explained within this Planning Statement (Section 4) that land at Roger Way is currently allocated for employment. Information provided within this Planning Statement, including marketing, demonstrates that there is no reasonable prospect of this land coming forward for the allocated use.
- 5.17 When considered alongside the fact that Wiltshire Council currently does not have a five-year housing land supply, then the process articulated through paragraph 120 of the Framework is relevant in this case and applications for alternative uses should be supported.
- 5.18 In the context of the Ground Floor at Block C, this has remained vacant since constructed and as explained, it is not within the gift of Persimmon Homes to provide for the intended use as a doctor's surgery. Accordingly, it is considered that alternative uses, specifically the provision of affordable homes, represents an appropriate alternative use.
- 5.19 **Section 12** ('Requiring good design') sets out guidance on design and confirms that the Government attaches great importance to the design of the built environment.
- 5.20 Within the Design and Access Statement the justification and design rationale is explained and confirms that the proposed development provides for a quality of development that is sensitive and responsive to its setting within the Old Sarum development area.
- 5.21 **Section 14** ('Meeting the challenge of climate change, flooding and coastal change') paragraphs 155-165 outlines the approach to planning and flood risk.

- 5.22 The submitted Flood Risk Assessment and Drainage Strategy confirms that the approach to flood risk and drainage is acceptable and consistent with the requirements of both national and local policy.
- 5.23 **Section 15** ('Conserving and enhancing the natural environment') seeks to ensure that planning decisions contribute to and enhance the natural and local environment.
- 5.24 The Design and Access Statement explains how the proposals for development fit within the context and location within the Old Sarum Development Area.
- 5.25 This application is also supported by an Ecological Appraisal and Arboricultural Impact Assessment which provides an assessment of the ecological features on the site, alongside recommendations for mitigation and enhancements.
- 5.26 **Section 16** ('Conserving and enhancing the historic environment') sets out the strategy for the historic environment. At paragraph 189 it is stated:

"In determining planning applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposals on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation."

- 5.27 A Historic Environment Desk-Based Assessment is submitted in support of this application which considers the extensive investigations previously undertaken in support of the original outline planning application.
- 5.28 This report demonstrates that this site is likely to have low potential to contain buried remains of archaeological interest and as a result, no further archaeological investigation is considered necessary.
- 5.29 In addition, the Desk-Based Assessment notes that the proposed development would not change the setting of any built heritage assets in the surrounding area, due to the presence of modern intervening development, which completely screens the development areas. As such, the proposals subject to this planning application would not harm the significance of identified heritage assets.

Conclusions on consistency with the NPPF

- 5.30 For reasons set out, it is considered that the proposal subject to this planning application have had appropriate regard to the requirements of the NPPF. It is demonstrated that the proposals accord with the relevant provisions of the NPPF and critically, that the proposals constitute sustainable development.
- 5.31 It is demonstrated within this Planning Statement that the proposals are consistent with the policy requirements set out in the adopted Wiltshire Core Strategy which would trigger paragraph 11c of the Framework, which requires the local planning authority to approve applications without delay.
- 5.32 Notwithstanding this, it is also the case that the 'tilted balance' (paragraph 11d) is triggered owing to the fact that Wiltshire Council cannot currently demonstrate a five year housing land supply. As a result, the presumption in favour of sustainable development is triggered.
- 5.33 Under either scenario it is considered that the proposals subject to this planning application represents sustainable development and that there is nothing within the NPPF which indicates that development should be refused.

6. Affordable Housing Statement

- 6.1 The NPPF (paragraph 61) requires local planning authorities to plan for a mix of housing based on current and future demographic trends, market trends and the needs of different group within the community.
- 6.2 It is also explained at paragraph 61 that the size, type and tenure of housing needed for different groups in the community should be reflected in planning policies.
- 6.3 Core Policy 43 (Providing Affordable Housing) states that on developments of 5 or more dwellings, either a 30% of 40% provision of affordable housing should be provided. In the case of this planning application the requirement is for 40% affordable housing which is reflected in the quantum of affordable homes proposed.
- 6.4 This planning application provides for affordable housing (21 units) in accordance with the following accommodation schedule, which is based on a 60% affordable Rent and 40% Shared Ownership tenure split. The distribution of affordable housing, includes 7 affordable apartments at the Ground Floor of Block C, with the balance provided for on land at Roger Way.

Table 4: Affordable Housing Accommodation Schedule			
Unit Type	Tenure	Roger Way	Block C
1 bed 2 persons flat	Affordable Rent	2	3
	Share Ownership	0	0
2 bed 3 persons flat	Affordable Rent	0	4
	Shared Ownership	0	1
2 bed 4 persons house	Affordable Rent	3	0
	Shared Ownership	3	0
3 bed 5 persons house	Affordable Rent	2	0
	Shared Ownership	3	0
4 bed 6 persons house	Affordable Rent	1	0
	Shared Ownership	0	0
Totals		14	7

- 6.5 A policy compliant provision of 40% affordable housing is set out in the Draft Heads of Terms.

APPENDIX 5: DRAFT HEADS OF TERMS

7. Summary and Conclusions

- 7.1 This Planning Statement has been prepared on behalf of Persimmon Homes (Wessex) Ltd in support of a planning application to provide for 53 new homes on land within the Old Sarum development area.
- 7.2 It is explained within this Planning Statement that the proposed development constitutes a sustainable pattern of development and in the context of the current housing land supply shortfall, this development can make an immediate contribution to housing delivery in Wiltshire.
- 7.3 This planning application comprises two distinct elements, as follows:
- iii. The development of 46 dwellings on land to the west of Roger Way (Areas A&F).
 - iv. The change of use of the vacant ground floor unit at Block C of the Old Sarum Local Centre to provide 7 Affordable Housing apartments (Area G).
- 7.4 Land to the west of Roger Way is currently allocated for employment use. However, as explained within this Planning Statement, this has remained undeveloped since the original employment use was established through the original outline consent.
- 7.5 Paragraph 120 of the NPPF requires planning policies and decisions to reflect changes in the demand for land and where it is considered that there is no reasonable prospect of an application coming forward for the use allocated in the plan, then alternative uses should be supported, particularly when such uses would contribute to meeting an unmet need for development in the area.
- 7.6 Evidence of marketing of this site for its intended commercial / employment uses is provided in support of this planning application. On the basis of this information, it is considered justified to conclude that there is no reasonable prospect that this site will come forward for its intended use. Accordingly, residential development at this site should be supported.
- 7.7 The ground floor of Block C has remained vacant since it was constructed. Current consent permits the use for a Doctors' surgery. However, as explained within this Planning Statement and in previous applications, there is no reasonable prospect of this ground floor unit being occupied for this use. Accordingly, the conversion to provide for 7 affordable apartments represents an appropriate alternative use.
- 7.8 This application is submitted by a range of technical reports and assessments which demonstrate that there are no technical reasons that would prevent the development as proposed. Such reports also include recommendations for mitigation and

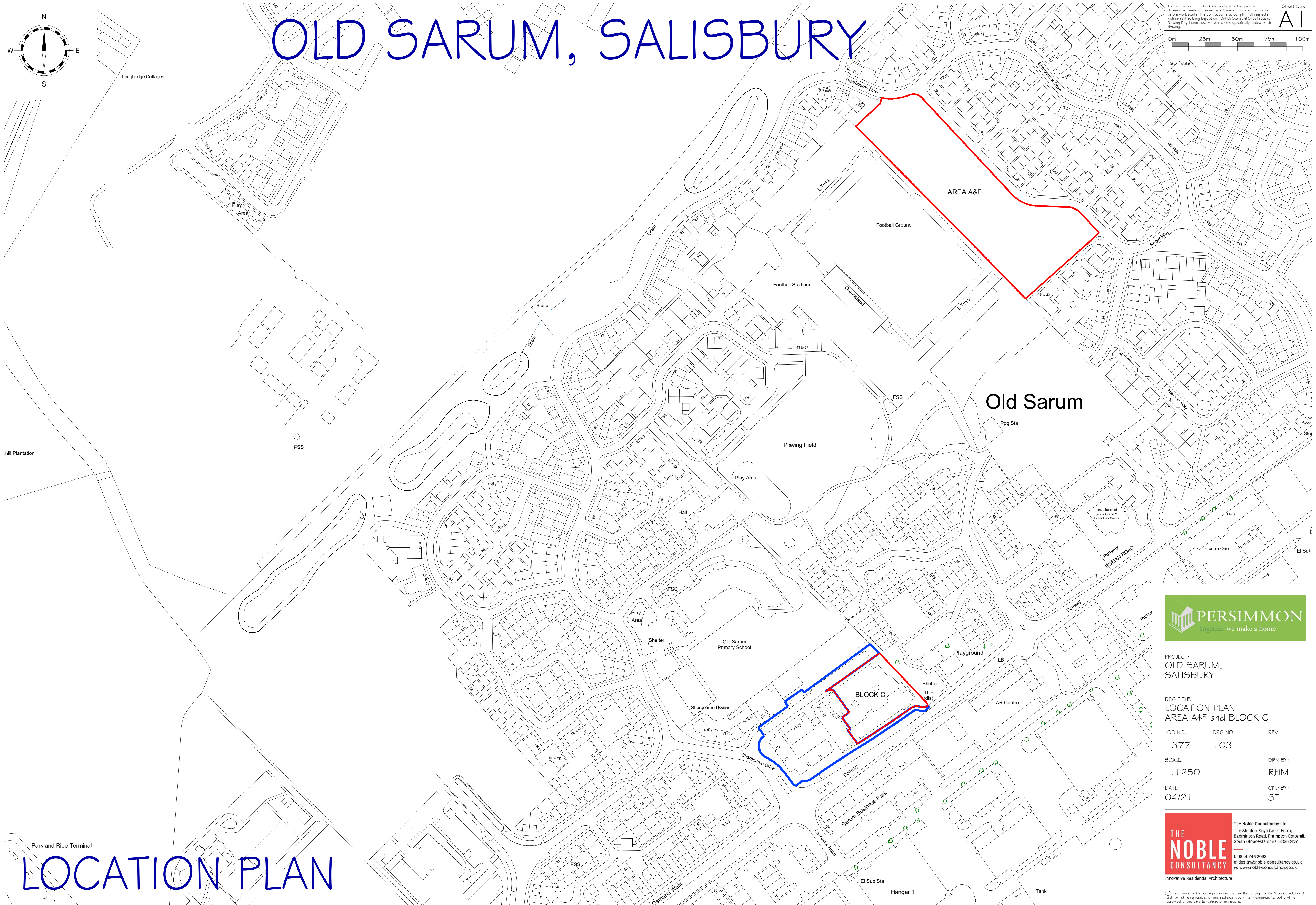
enhancements which can support the delivery of high-quality development that contributes positively to its context.

- 7.9 As a site located within the Old Sarum development area and within the designated settlement boundary, the principle of development is established. This Planning Statement and suite of supporting documents confirms that the proposals for development will provide for sustainable patterns of development in accordance with both local and national policy objectives.
- 7.10 Set within the context of the requirements of Paragraph 11 of the NPPF, it is considered that the presumption in favour of sustainable development applies and planning permission should be approved without delay.

APPENDIX 1



SITE LOCATION PLAN



APPENDIX 2



2019 SCREENING RESPONSE

20 March 2019

Development Services
Wiltshire Council

Mr James Millard
Boyer
160 Aztec
Aztec West
Bristol
BS32 4UB

Tel: 0300 456 0114

Email: developmentmanagement@wiltshire.gov.uk
www.wiltshire.gov.uk

Our Ref: 19/01557/SCR

Dear Mr Millard,

Application No: 19/01557/SCR

Proposal: Screening Opinion Request in Accordance with Part 2 of Regulation 6 in order to determine whether or not development proposed, would constitute EIA development.

Site Address: Land at Old Sarum, Wiltshire

Proposal: Hybrid planning application: comprising a full application for circa 168 dwellings on land parcels at Old Sarum, to include the provision of 7 residential units with the vacant unit of the previously proposed GP surgery (Block C of local centre); Outline planning permission with all matters reserved (except for access) for circa 1.03ha of employment land (B1, B2, B8) with new access to be provided via the Portway.

On Behalf of: Boyer

JUDGEMENT – EIA NOT REQUIRED

Further to your request received on 14th 2019, the Council offers the following screening opinion based on the above proposal.

Background

The land subject to this Screening Request forms part of a 39 hectare mixed use development permitted by outline planning permission S/05/2011 (granted 19th June 2007). The allocated area was originally identified in the Salisbury District Local Plan 1998 and was confirmed as an allocation in 2003 as part of the adopted Local Plan.

In 2005, a development brief for the site was also adopted, which sought to provide specific guidance for future development of the site. Condition 6 to S/05/2011 required reserved matters applications to be accompanied by a statement that addressed how the proposals reflect the design qualities established in the Design Code.

The Old Sarum development was initially for 630 dwellings, with further housing added after 2011, resulting in approximately 900 dwellings on the whole site. These later dwellings were not subject of a full EIA, with limited impacts identified by the ES Addendum.

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Site context

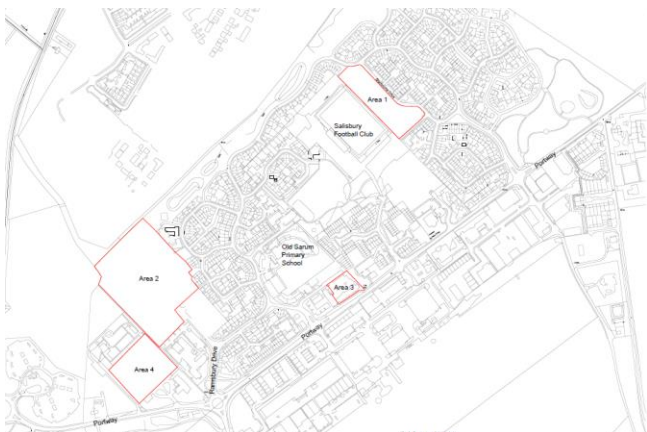
The wider environment remains currently characterised by open countryside, and the area forms part of the setting of the adjacent Old Sarum Scheduled Ancient Monument (SAM). The area has been the subject of a number of archaeological finds, and the agricultural land is also of some importance in ecological terms, including being within the catchment of the River Avon SSSI.

The sites are located some distance from the adjacent Conservation Areas which covers the adjacent historic airfield and its buildings, as well as the Old Sarum SAM. The former toll house located at the roundabout with the Portway is also a listed property, although this is some distance from the site.

Site areas 2 and 4 lie adjacent to established development including a large Park and Ride facility, and to the north, a large area of land (Longhedge) has been allocated within the Wiltshire Core Strategy for 450 dwellings, and is currently being built out for 673 dwellings. The land to the south adjacent the airfield has also been allocated for potential development (See Core Policy 25 of the Wiltshire Core Strategy). It is therefore possible that the Old Sarum housing site will therefore ultimately be bounded by other substantial development sites.

The Proposed development

The proposal comprises four Areas of Development (see plan below), which would entail circa 168 dwellings on land parcels Area 1 & 2 at Old Sarum, and include the provision of 7 residential units with the vacant unit of the proposed GP surgery (Block C of local centre); Outline planning permission with all matters reserved (except for access) for circa 1.03ha of employment land (B1, B2, B8) at Area 4 with new access to be provided via the Portway, as shown within the submitted documents of the applicants EIA screening and scoping opinion request.



Consideration of requirement for EIA

The proposed development is not considered constitute a schedule 1 development under the above regulations.

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The development needs to be considered as a potential schedule 2 development as it is considered to fall under column 1 (10)(b) development (urban development projects exceeding 1 hectare in size) of the regulations.

As it is a project to be considered under schedule 2, the local authority has had regard to whether the development is likely to have significant effects and as such has taken account of the selection criteria within schedule 3 of the development. The local authority has also taken account of the advice given in the governments guidance on EIA which states that – “*Each case should be considered on its own merits in a balanced way.*” and that “Only a very small proportion of Schedule 2 development will require an Environmental Impact Assessment.” I have also taken account of the indicative thresholds for schedule 2 developments contained within the guidance and as contained below.

Indicative thresholds, the guidance states: Sites which have not previously been intensively developed:

- (i) area of the scheme is more than 5 hectares; or**
- (ii) it would provide a total of more than 10,000 m2 of new commercial floorspace; or**
- (iii) the development would have significant urbanising effects in a previously non-urbanised area (e.g. a new development of more than 1,000 dwellings).**

In the local authorities opinion, it is not considered that the proposed development would meet any of the above thresholds.

Schedule 3

The main criteria the local planning authority has considered in making this assessment are:

- The characteristics of the development

The proposals represent both the retention of part of an existing consented use, in respect of employment land (Area 4), the delivery of alternative development on land consented for development (i.e. employment to residential – Areas 1 and 2); and the redevelopment of a vacant premises to convert to housing (Area 3).

The proposals would represent a change in the proposed use of land that has already been identified for development rather than constitute an extension or expansion of the authorised use of the site.

- The location of the development

The only European site which has the potential to be affected by this development is the River Avon SAC. The development lies within the catchment of the SAC and has the potential to harm the SAC features through discharges of phosphate related to residential and potentially commercial development.

The Council has entered an MoU with Natural England and the Environment Agency committing it to ensuring that all development will be phosphate neutral between the period 2018 and 2025. It is expected that the majority of the mitigation will be delivered by Wessex Water through an Outcome Delivery Incentive which is expected to be agreed by Ofwat later this year. The remainder will be mitigated by the Council, funded through CIL. An Interim Delivery Plan provides details of what mitigation will be provided by the Council. In addition, for larger sites, mitigation may need to be delivered within the development site.

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Bourne Hill Salisbury
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Longer term mitigation for phosphate (post 2025) is expected to be delivered through changes in agricultural practices and at sewage treatment works but there remains uncertainty about how this will be achieved in practice. In advising the Council on a recent appeal at Old Sarum Airfield, NE has confirmed that any issues around the temporal profile of Phosphate mitigation for specific development sites will be addressed through the MoU review and/or Interim Delivery Plan if needed. In addition, it considers it would be wrong to differentiate between planned and unplanned growth, provided unplanned growth was not of such magnitude that it prevented the review process in the MoU from managing the uncertainties associated with mitigation.

The MoU will be subject to review and will compare the rate of housing construction with the rate of expected mitigation delivery and be adjusted as necessary. At the current point in time therefore, this development would be screened into appropriate assessment (in light of the 'People over Wind' ruling) and the MoU / IDP / ODI would be adequate to demonstrate no adverse effects on site integrity. However it is possible this situation could change.

The Council's Ecologist considers there to be no other significant biodiversity issues that would warrant consideration of the proposed development under the EIA regs. While the developer will need to satisfy the Council and Natural England that the requirements of the MoU and IDP have been complied with, the approach to mitigation for the SAC is largely out of the developers control and the local planning authority would not therefore consider it necessary to address this matter through an EIA.

In terms of archaeological considerations, the site has previously been subject to desk-based assessment and evaluation, as part of earlier applications for the site. Those works have demonstrated that there is archaeological potential within the proposed development area(s). For this reason the Council's Archaeologist does recommend that archaeological mitigation is required; however, he is content for archaeological mitigation to be undertaken under condition as he does not believe that the direct impact on heritage assets within the site is, on its own, sufficient to trigger EIA.

In terms of the consideration of landscape impacts, the applicant has acknowledged that they will be submitting a Landscape and Visual impact Assessment (or Appraisal in the case of non EIA development) as part of any future application. They have also identified the following requirements:

- Understand the potential impacts to the landscape setting of Old Sarum SAM
- Assess the effects of the proposals against the new baseline, the surrounding landscape is now built out
- The need to relate to the masterplan, design code and other mitigation strategies to develop a quality environment

The Council's Landscape Officer has already had discussions with the applicant's landscape consultant on the scope of this report which has been informed by similar assessments for developments in the vicinity e.g. photo viewpoint selection. The appraisal should also be informed by the Salisbury District Landscape Character Assessment and the recommendations provided in the Salisbury District Settlement Setting Assessment:

<http://www.wiltshire.gov.uk/planningpolicyevidencebase/southwiltshirecorestrategyevidencebase.htm>

Contact us:

Development Services – North
Monkton Park Chippenham
Wiltshire SN15 1ER

Development Services – Central
County Hall Bythesea Road
Trowbridge Wiltshire BA14 0RD

Development Services – South
Bourne Hill Salisbury
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- Cumulative effects

In considering whether an EIA is required the local planning authority should have regard to possible cumulative effects arising from any existing or approved development.

In this case the proposals relate to land already identified for development (previously approved outline planning consent under S/2005/2011) and later consents, and represent a variation to the previously approved mix of residential and employment uses within the context of the wider Old Sarum area. The surrounding Longhedge site is also being developed out for 673 dwellings, plus commercial and community uses. This was subject of an EIA process, although limited impacts were similarly identified. Other large developments in the area are to the north at Amesbury (Kings Gate), with other developments further afield (Fugglestone Red to the west), and Hampton Park 2 to the south (for 500 dwellings).

Whilst these developments in themselves have been substantial in terms of housing numbers and quantum of development, the Council's relevant consultees have been involved in assessing these sites as they have come forward and consequently, each one has been cumulatively assessed against the other. These consultees have once again offered comments on this current scheme, and as such the local planning authority has concluded that any potential cumulative effects resulting from the proposals would not be so significant as to warrant an EIA.

- Types and characteristics of the potential impact

Noise and dust during construction: Agreed that sensitive receptors to noise and dust include residential properties in the vicinity of the development areas where there is potential risk to adverse impacts on noise and air quality to these receptors during the construction phase.

Such impacts would be time limited and can be suitably managed through dust and noise control measures in a Construction Management plan and / or other relevant conditions (including the reasonable limitation of working hours during the construction phase) to ensure that the effects arising from noise and dust are minimised and appropriately mitigated.

The Council's Public Protection officer has commented that he would be concerned about the additive effect of the development upon air quality in the Old Sarum area and road networks that feed into the AQMA's within Salisbury; hence he would look for an Air Quality Assessment and evidence of mitigation that contributes to reducing vehicle emissions in keeping with current NPPF e.g. EV charging.

General amenity: With regards to Area 1, this is located adjacent to the Salisbury Football Stadium. Employment units were originally proposed here partly to provide a noise buffer between the stadium and planned housing. Any housing in this location will therefore need to be designed in such a way as to mitigate any potential impacts, and evidence submitted with the application to explain how this will be achieved.

Regards Area 3, any dwellings proposed in the ground floor area of the Local Centre will need to address the issue of the loss of the previously proposed doctors surgery use, and the loss of any alternative community use. Residential in this area would also be in close proximity to the existing retail shop and car parking, and thus this impact will need to be explained as part of any application.

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Regards Area 4, this site would be located adjacent to existing residential uses, including a care home. Whilst the provision/retention of employment is welcomed, any application scheme will need to consider this inter-relationship.

Heritage Assets: Any future application should assess the likely impacts on surrounding heritage assets, particularly the Conservation Areas of Old Sarum Ancient Monument and Old Sarum Airfield, including any likely impacts on the listed buildings within the airfield. Notwithstanding, it is not considered that the impact of the proposed works on these Assets would not be so significant as to warrant an EIA.

Archaeology: The proposed development areas are located within a wider development area that has been subject to archaeological evaluation which included a geophysical survey and trial trenching. Those works have demonstrated that there is archaeological potential within the proposed development area(s). For this reason the Council's Archaeologist does recommend that archaeological mitigation is required; however, he is content for archaeological mitigation to be undertaken under Condition.

Visual/Landscape Impact: The two primary landscaping issues relate to the impacts of the development on the visual quality of the wider landscape, with a particular regard to those from the Scheduled Ancient Monument of Old Sarum, and how the internal landscaping proposed will relate to the master plan and design code to add to the quality of the environment. The Council's Landscape Officer has already had discussions with the applicant's landscape consultant on the scope of this report which has been informed by similar assessments for developments in the vicinity e.g. photo viewpoint selection. The appraisal should also be informed by the Salisbury District Landscape Character Assessment and the recommendations provided in the Salisbury District Settlement Setting Assessment.

Impacts on SAC and ecology matters: The ecological circumstances of the site, pre-development, was considered in detail through the original ES. However, updates to the baseline ecological conditions of the application areas will form part of the submission of the planning application. The developer will need to satisfy the Council and Natural England that the requirements of the MoU and IDP have been complied with.

It is of note that Natural England, in their consultation response, were of the opinion (on the basis of the material supplied with the consultation), that in so far as statutory designated sites, landscapes and protected species are concerned, that there are no potential significant impacts. Natural England confirm that the application site is either located within, adjacent to or in close proximity to the River Avon System Site of Special Scientific Interest (SSSI).

Impact on Trees: Where the proposed development is likely to impact on existing trees such impacts and appropriate mitigation and strategies for replacement and new planting will be addressed through an appropriate Arboricultural Survey as part of a planning application. With regards Area 2, this site is located directly adjacent to a number of mature trees, which help screen the wider development from the Old Sarum Monument and associated landscape. These trees would need to be protected by any future development, so that their contribution to the landscape is maintained, and existing and future development is screened from the surrounding landscape.

Traffic and Transport: A Transport Assessment should be submitted in support of the planning Application. The submitted TA should assess the impact of the proposed development in terms of traffic volumes, circulation on and around the Old Sarum development area and impacts on the wider transport infrastructure. The screening submission alludes to a new access, but this is not shown on a plan.

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Drainage: The applicants should refer to the Council's adopted SUDS and land drainage guidance. It should be noted that the existing Old Sarum development benefits from a linear SUDS system between it and the adjacent Longhedge development. This area has a multiple purpose as a drainage, open space, and ecological area, and any future scheme SUDS area would be expected to operate in a similar manner. Existing areas have been adopted by the local Parish Council.

Conclusion

The local planning authority concludes, on the basis of the information provided, that the proposed development would not result in a wide range of environmental impacts that would require an environmental impact assessment to be carried out. The local authority therefore concludes that **an environmental impact assessment is not required for this proposal.**

Please note that notwithstanding the above, it is strongly suggested that formal pre-application advice is sought from the LPA with regards any future scheme, as this will help ascertain the various planning issues. The loss of the significant area of allocated employment land, and the loss of the doctor's surgery space below part of the local centre, will be a significant issue, and should be addressed, and justified, as part of a subsequent planning application. It is strongly advised that the applicant consult with the local residents, Parish Council, and local ward Member. Please note that the version of the Master Plan at Appendix 2 of the screening submission is not regarded as the most up to date Master Plan, as the Design Code document contains later versions.

I hope this information is of assistance.

Yours faithfully,

Mike Wilmott
Head of Development Management

Officer's Name: Warren Simmonds
Officer's Title: Senior Planning Officer
Direct Line: 01722 434553
Email: warren.simmonds@wiltshire.gov.uk

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APPENDIX 3



WOLLEY & WALLIS MARKETING REPORT



**MARKETING REPORT
EMPLOYMENT LAND ADJOINING
THE FOOTBALL GROUND
OLD SARUM
SALISBURY
WILTSHIRE**

1. INSTRUCTIONS

In accordance with our instructions from Persimmon Homes Wessex we have been asked to report on the marketing Woolley & Wallis have carried out for the Company since February 2006.

2. THE PROPERTY

The property comprises a rectangular area of employment land adjoining the football ground amounting to approximately 2.35 acres.

3. MARKETING

Particulars

Particulars were produced for the site and the asking price has been at £300,000 per acre which we consider to be in line with market values throughout the period.

Board

An 'All Enquiries' board was placed at the side of the roundabout on The Port6way at the South-Western entrance to the main development in 2011. Over the years this board was replaced many times mainly due to vandalism and because of the on-going problems there has not been a board on the site for about 12 months.

Direct Mailing

In agreement with Persimmon Homes the initial marketing was carried out in February 2006 by compiling a list of 32 commercial developers to approach with regard to the sale of the property. .

Website

Details of the property were placed on the following websites:-

1. Woolley & Wallis web site – www.w-w.co.uk
2. The EG (Estates Gazette) property line – www.propertylink.estatesgazette.com
3. Showcase (Co-Star) – www.showcase.co.uk
4. Rightmove – www.rightmove.co.uk
5. Prime Location – www.primelocation.com
6. Salisbury Journal (Newsquest) – www.salisburyjournal.co.uk

Details of the property have remained on the websites since 2006.

Advertising

No advertising was carried out for a number of years as the marketing was carried out by direct mailing and direct approaches. From 2011 there were advertisements placed in the local paper from time to time on a continuing basis. Both national and regional advertisements were placed in the Estates Gazette and regional newspapers – details given below.

Salisbury Journal – From January 2011 once every three to six months.

Estates Gazette – October 2013

Gazette & Herald – September 2013

Southern Daily Echo – June 2014

Hampshire Chronicle – March 2014

Romsey Advertiser – March 2014

Andover Advertiser – March 2015

Southern Daily Echo – June 2015

4. **ENQUIRIES**

2006 – Initial marketing with direct mailing to 32 commercial developers.

Dean & Dyball

Raymond Brown

Forelle

Danscroft

Glenmore Developments Ltd

Ashfield

ROK Group

Abbey Manor

Easter Group

Summerfield

Midas Group

Hitchings

HBG

Henry Boot

Prospect Land

Skelton Developments

Terrace Hill

Deeley Freed

Flower & Hayes

PMH

Cubex

Gladman Developments

HPH Developers

Denton & Gibson

Amesbury Property Co.

Kier

Ashville

Business Homes

Morcroft

2007-2014 – No enquiries.

2015 – There was an enquiry to purchase part of the site and construct an industrial building of 6,500 sq ft from the local company, CS Fabrications. They did not really want to buy the whole site, but said they would consider it. The company were steel fabricators and had a B2 general industrial use, they were concerned about the type of use in the location with the surrounding residential properties. After the enquiry was first made it was then withdrawn 3-4 weeks later. There were no other enquiries during 2015.

2016-2020 – No enquiries

5. OFFERS

No offers have been received for the site during the marketing period 2006-2020.

6. CONCLUSION

Throughout the marketing period the land has been available and apart from one enquiry in 2015 there have been no other enquiries. When companies have been considering the site, they have always been concerned about the access to the land through the existing housing estate and the fact the site is surrounded by housing and the potential problems from the generation of noise and traffic.

During the period from 2008 to 2020 there have been no significant industrial development in the Salisbury area with the only major development taking place at Solstice Park, Amesbury. Enquiries have mainly been for buildings or small parcels of land from owner/occupiers with little or no interest from commercial developments. During this period any land which has sold in the area has been in the order of £250,000-£400,000 per acre so we consider the asking price of £300,000 per acre is in line with the market. We have not received offers at a lower figure which have been rejected, but it is more a question of a lack of interest due to the location of the site and surrounding housing.

A comprehensive marketing campaign has been carried out over 14 years and there has been little or no interest in the land. This was partly due to the Banking Crisis and little or no activity for 4-5 years. However, there was then a gradual improvement in the industrial market up until 2016 and the Brexit vote. Since then there has been a period of uncertainty and a slowing down of the market again. There has been little or no activity since the start of the Pandemic.

APPENDIX 4



MARKETING PARTICULARS



Land to the West of Roger Way, Old Sarum,
Commercial development land with outline
planning permission for B1 and B2 uses.
Approx 2.35 acres (0.95 ha)

- | Close to existing commercial development along Portway
- | A303 approx 6.5 miles
- | City Centre approx. 2.5 miles

SALISBURY, WILTS

FOR SALE

WOOLLEY
& WALLIS

Location

The site is situated to the west of Roger Way to the north of the Portway via Sherbourne Drive. • There is access, via the Portway, to the A345 within approx 1 mile which links Salisbury to the south (2.5 miles) and Amesbury and the A303 to the north (approx. 6.5 miles). • The A303 provides a dual carriage way link to Exeter/ the West Country and to the M3/ London.

Description

The land is situated within a major new residential scheme and lies immediately to the east of Salisbury Football Club's ground. Old Sarum is one of Salisbury's principal commercial centres with a number of established estates lying to the south of the Portway. • A major expansion of the existing new residential development at Old Sarum is ongoing at Longhedge, immediately to the north, which will provide a further 650 new homes as well as employment areas.

The Site

The land comprises some 2.35 acres (0.95 ha), is broadly rectangular in shape and runs alongside Roger Way.

Roads and Services

The purchaser will be responsible for the construction of estate roads and for the provision of services beyond the relevant access points.

Planning

Outline planning permission was granted by Wiltshire Council (ref S/05/0211) in June 2007 (as part of a mixed use scheme) for B1 and B2.

Tenure

Freehold.

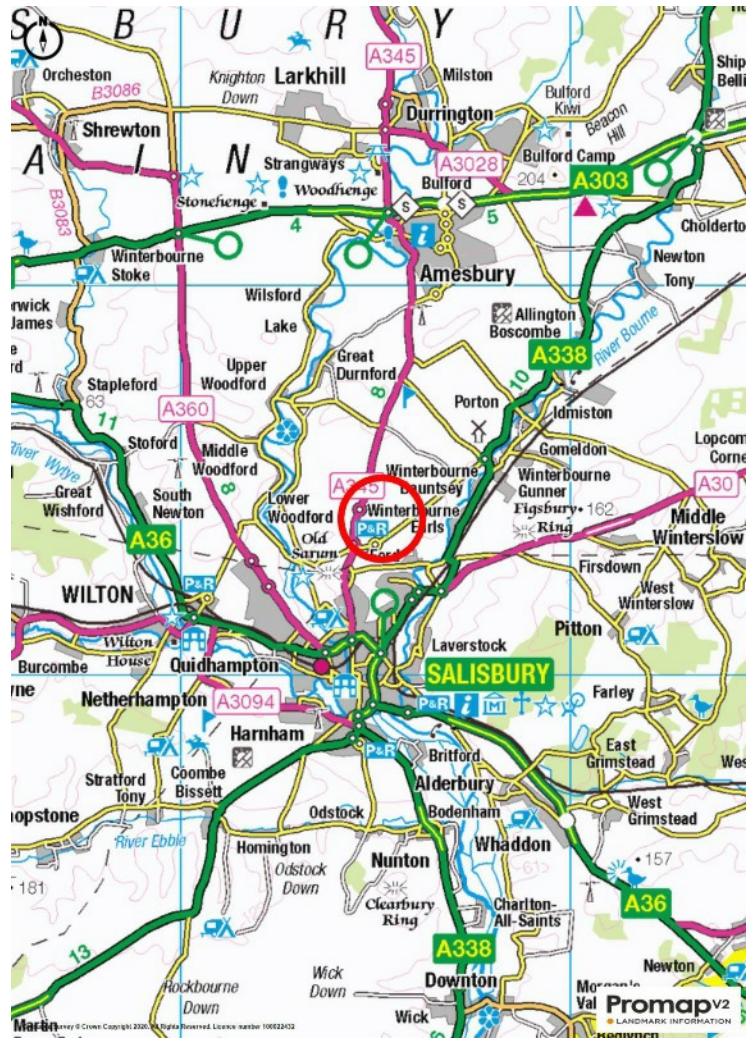
Price

£700,000

We understand that the vendor will need to charge VAT on the sale price.

Viewing

Strictly by appointment only through Woolley & Wallis Commercial (01722 330333).



AGENT'S NOTES

Woolley & Wallis and their clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. 2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact. 3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Woolley & Wallis have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 4. These particulars were prepared in December 2020.

51-61 Castle Street | Salisbury | Wiltshire | SP1 3SU
01722 330333 | commercial@w-w.co.uk
w-w.co.uk

**WOOLLEY
& WALLIS**

APPENDIX 5



DRAFT HEADS OF TERMS

APPENDIX 5



DRAFT HEADS OF TERMS

The applicant notes that Wiltshire Council has an adopted CIL Charging Schedule, any matters not covered by this Schedule will be considered as part of a Section 106 Agreement.

Persimmon Homes (Wessex) Ltd will seek to enter into constructive dialogue with Wiltshire Council to agree Section 106 obligations for any obligations which, in accordance with the CIL regulations are necessary, directly related to the development and fairly related in scale and kind to the development.

The following Heads of Terms are suggested.

AFFORDABLE HOUSING

- The agreement will provide for 40% affordable homes
- The pre-emptive tenure split will be agreed with the local planning authority.

OPEN SPACE

- The applicant will seek, through negotiation and dialogue with Wiltshire Council, an appropriate contribution to open space provision commensurate with the scale of development proposed.

OTHER

- Other contributions will be identified through the planning application process and this may include, Education, Highways amongst others. All such obligations will be subject to meeting the appropriate tests of necessity and reasonableness.

APPENDIX 6



WASTE AUDIT & MANAGEMENT STRATEGY

WASTE AUDIT AND MANAGEMENT STRATEGY

The type and volume of Waste created by the application scheme

- 1.1 Benchmarking Data on the volume of waste creation from construction from the BRE (published 2012) identifies that, on average, 16.8 tonnes of waste is created per 100 square metres of residential development. The 16.8 tonnes is made up of timber, concrete, inert, ceramic, insulation, plastic, packaging, metal, plaster & cement and miscellaneous waste streams.
- 1.2 The submitted scheme has a total floor area circa 4,739 square metres. Therefore, using the BRE 2012 average, the development would potentially generate a total of approximately 796 tonnes of waste, or c.15 tonnes per dwelling.

Steps to be taken to reduce, re-use and recycle

- 1.3 Persimmon Homes (Wessex) is committed to improving resource efficiency by reducing material use and waste disposal and works closely with the Government's Waste and Resources Action Programme (WRAP) to introduce new ways of working to reduce and improve recycling rates. Persimmon Homes' overarching waste management strategy identifies that the group is committed to implementing good practice waste management and minimisation on all its developments, which is achieved through applying the following principles:
 - Implementing a Group wide approach to waste management and incorporating this into key decisions during the design and building process.
 - Assigning responsibility for waste management to appropriate Group employees.
 - Minimising the use of material resources and the production of waste through, for example, efficient design, logistics, stock control, the use of prefabricated / pre-sized materials, minimising packaging and efficient construction techniques
 - Ensuring that our sub-contractors and waste management contractors manage waste properly and maximise recycling.
 - Developing and implementing Site Waste Management Plans for our sites in line with good practice.
 - Whenever possible, maximising the re-use, recycling and recovery of construction, demolition and excavation waste on our sites.
 - Encouraging our operating businesses to segregate waste on site where practicable, in order to recycle waste and reduce waste disposal costs.
 - Seeking opportunities to work with suppliers and contractors to make efficient use of materials and incorporate reused/recycled content into the product used.
 - Evaluating and promoting best practise with our suppliers and contractors.
 - Regularly collecting data and monitoring our performance using key performance indicators (KPIs).
- 1.4 To apply these overarching principles in practice, Persimmon Homes (Wessex) will establish a site waste management strategy (WMS) prior to the construction starting on the site. The WMS will be focused around implementing the national waste hierarchy (as updated in the National

Waste Management Strategy of prevention, re-use, reduce and recycle with disposal only utilised where necessary.

- 1.5 A key objective of the WMS will be to ensure that waste will be re-used and recycled where appropriate, emphasising compliance with legal responsibilities, such as the statutory 'Duty of Care'; section 34 of the Environmental Protection Act 1990.

Approach to Hazardous wastes and use of Raw Materials

- 1.6 Waste minimisation is the best way to limit the production of hazardous wastes generated during construction such as paints, solvents, adhesives, caulks, pesticides, wood preservatives and oil.
- 1.7 Persimmon Homes (Wessex) will minimise the creation of hazardous waste by implementing good housekeeping practices, ensure staff are trained effectively and ensuring that where possible non-hazardous materials are selected over hazardous materials.
- 1.8 The following principles will be set out in the WMS and used by Persimmon Homes (Wessex) on the construction of the submitted scheme to reduce the production of hazardous waste.
- Minimising the supply of raw materials to prevent overstocking;
 - Following the Environment Agency Pollution Prevention Guidance to ensure that hazardous materials are stored properly and not discharged into watercourses;
 - A separate, contained and sealed storage area on the site for hazardous materials
 - Adopting a "first-in, first-out" inventory policy supervised by an appropriately trained member of staff;
 - Ensuring the immediate removal from the site empty hazardous materials containers and materials that have exceeded their shelf life;
 - Labelling waste containers properly to avoid mixing incompatible wastes or contaminating clean materials;
 - Controlling access to storage areas and routinely inspecting containers (received containers that are leaking or damaged should be rejected);
 - Maintaining vehicles and equipment at a central location, preferably in a garage or maintenance facility--not on the construction site;
 - Storing plant and other construction equipment in a separate area of the site away from hazardous materials storage;
 - Ensuring that transfer of hazardous materials and refuelling of equipment are undertaken on dedicated areas of impermeable hardstanding;
 - Ensure the construction site is secure at all times to avoid trespassers , theft and vandalism;
 - Training employees to use equipment properly.

The Transport of Waste from the Site

- 1.9 Persimmon Homes (Wessex) will ensure that waste transported from the site is carried out in full accordance with the Duty of Care. Where there is unavoidable waste, Persimmon Homes (Wessex) will take the following steps to ensure its pollution potential is minimised and is disposed of in the most environmentally acceptable manner achievable:

- Ensuring that waste is transported from the site in safe and secure carriers;
- Waste will be transported and disposed of to the nearest site available;
- Ensure the site manager maintains detailed records and evidence of the types and volumes of unavoidable waste being generated and subsequently transported from the site;
- Providing the person receiving the waste with a transfer note that includes a description of the waste, an indication of which waste management options have been applied and then signed by both parties;
- Check and confirm the receipt of the waste to ensure evidence is provided that they are authorised to carry waste;
- Ensuring that waste goes to a proper site - licensed or exempt.

Ensuring maximum waste recovery (recycling and composting) following completion of the development

1.10 The layout of the proposed development has been designed to ensure that service vehicles, including for waste and recycling disposal, can access and navigate through the site to collect household waste. Persimmon Homes (Wessex) will ensure the production of household waste is minimised by notifying future residents of the Council's waste and recycling services.