

Spatial Planning: Full Application

Date:	14 June 2021		
Application number:	PL/2021/04084		
Site Address: Land to the west of Roger Way and Old Sarum Local Centre (Block C), Old Sarum			
Description of proposed development: Residential development of 53no. new dwellings comprising development on land to the west of Roger Way (Areas A&F), alongside the change of use of the vacant ground floor unit at Block C of the Old Sarum Local Centre (Area G), to provide for 7no. affordable apartments.			
Local Development Plan: Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise. The statutory status of the local development plan is further reinforced at paragraph 47 of the National Planning Policy Framework ('the Framework'). What follows is a list of the key relevant plans, policies and supplementary information that address the principle of development. Other policies of the development plan may well be relevant and will be covered by specialist internal consultees.			
Plan	Relevant planning policies		
Wiltshire Core Strategy, adopted January 2015	CP1 – Settlement Strategy CP2 – Delivery Strategy CP20 – Salisbury Community Area Strategy CP35 – Employment land		
Wiltshire Housing Site Allocations Plan, adopted February 2020	Updated settlement boundary		
Salisbury Neighbourhood Development Plan	Evidence-gathering stage only		

Main issue(s) for consideration in policy terms	Comments
The principle of development	Residential development of 53no. new dwellings comprising development on land to the west of Roger Way (Areas A&F), alongside the change of use of the vacant ground floor unit at Block C of the Old Sarum Local Centre (Area G), to provide for 7no. affordable apartments. At Old Sarum, in the vicinity of the application site, there have been several significant planning permissions for principally residential development (including at Longhedge). In terms of assessing the relative merits of the proposal, the starting point is the development plan and specifically the Wiltshire Core Strategy. In this regard, the settlement strategy is set out in Core Policy 1 of the Wiltshire Core Strategy (WCS). Salisbury is defined in Core Policy 1 as a Principal Settlement, based on an assessment of its role and function. Core Policy 2 sets out the delivery strategy for growth for the period 2006 to 2026 and aims to distribute development in a sustainable manner. Within the defined limits of development for settlements there is a presumption in favour of permitting sustainable development. Development proposals outside these

	defined limits would not be supported, except in certain specified circumstances set out in paragraph 4.25 of the WCS, none of which apply in this case. The policy goes on to emphasise the point that these limits of development may only be altered through the identification of sites for development through subsequent plan policy. The limits of development applying to Salisbury have been comprehensively reviewed through the Wiltshire Housing Site Allocations Plan (WHSAP), which was adopted in February 2020. The development site lies within newly revised limits of development for Salisbury and therefore the presumption in favour of sustainable development applies. Of additional relevance to the consideration of this proposal is Core Policy 20 which deals specifically with Salisbury. CP20 anticipates that approximately 6,060 new homes will be delivered across Salisbury over the plan period 2006 to 2026. The latest Housing Land Supply Statement (base date 1 April 2019) shows that 5,631 homes have either been completed or were developable commitments. Whilst this demonstrates a slight shortfall, permissions have been ongoing with further new housing coming on stream for Salisbury, including: - Castle Street, Salisbury (66 units) - Longhedge, Old Sarum (65 units) Two further elements are key to this decision. One on retention of employment land, the other on adequate provision of community facilities at the Local Centre. The land in question is not defined in the Wiltshire Core strategy as a Principal Employment Area (CP20); were this the case, the land subject to this application would need to be protected for such purposes. As regards community facilities Early Years provision may be required in the vicinity of Old Sarum. Whilst it is believed that such provision may be provided at nearby Longhedge, the latest position on this should be obtained from the competent department within Wiltshire Council. <i>In March 2019 the Council approved a detailed planning application for a new local centre (19/01690/FUL) at Longhedge, Old Sarum. The approved development includes a Class A1 retail convenience store, three other A1-5/D1 units and a children's nursery (Wiltshire Retail and Town Centres Study, Avison Young, 2020)</i> Similarly, GP surgeries are also required across the area (NHS Primary Care, 2020). Once again, whilst it is believed that relevant provision may be provided within the context of the Longhedge development, confirmation should be obtained.
Other material considerations	<u>Five-year housing land supply</u> The NPPF, within the context of a presumption in favour of sustainable development, aims to significantly boost the supply of housing. It requires local planning authorities to identify a supply of specific, deliverable sites able to provide five years' worth of housing land supply. The NPPF makes it clear that, where this cannot be demonstrated, the most important policies for determining the application are deemed to be out-of-date, and planning permission should be granted - unless: i) the application of policies in the NPPF that protect areas or assets of 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.

	The Council's current 5-year housing land supply position (base date 1 April 2019) is 4.56 years. Under the provisions of NPPF para 73, the above has been calculated against the Local Housing Need since Wiltshire's strategic housing policies are now in excess of five years old. This notwithstanding: i) although the WCS is over 5 years old, this does not render the plan out-of-date and is still the starting point for determining planning applications; ii) the current Local Housing Need figure (2,006 dwellings per annum) is very similar to the sum of the housing requirements for the three HMAs in the adopted policies of the WCS (2,055 dwellings per annum), indicating that the housing requirement in the WCS continues effectively to represent the current housing need for Wiltshire (also refer to Briefing Note 20-37). Five-year housing land supply and decision-taking Paragraph 11(d) and footnote 7 of the NPPF state that where an LPA cannot demonstrate a 5YHLS of deliverable sites, for applications including housing provision, the policies which are most important for determining the application should be considered out-of-date. As a result, the presumption in favour of sustainable development (often referred to as the 'tilted balance') should be applied and permission should be granted unless protection policies set out in footnote 6 of the NPPF apply, or the adverse impacts of granting permission would significantly and demonstrably outweigh the benefits. In this scenario officers will need to carefully consider decisions on housing proposals. This means balancing the need to boost housing supply against any adverse impacts of the proposal, considered against the development plan as whole, and any material considerations on a case-by-case basis. This will need to include consideration of what weight to assign to the most important policies. The extent of the 5-year housing land supply shortfall and the potential for the proposal to deliver housing in the current 5-year period to help remedy the current shortfall should also be considered in the balancing exercise.
	Conclusions The proposal lies within Salisbury urban area's development limits and seeks to generate housing on land designated for employment uses. In spite of the employment land designation, the location in question is not a protected 'principal employment area' within the development plan and has not hitherto attracted employment-generating uses. Finally, whilst the Council is unable to demonstrate a 5YHLS, careful consideration should be applied as regards balancing the need to boost housing supply against other impacts of the proposal, most notably in respect of community facilities and the aims of ensuring sustainable communities. The potential loss of community space at this location is dependent upon suitable and adequate provision being secured within the local area.