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Our Ref: 07C201068

Date: 11th July 2023

Wiltshire Council,
County Hall,
Bythesea Road,
Trowbridge,
BA14 8JN

To whom it may concern,

Submission of full planning application for Aldi, Salisbury Road, Amesbury, SP4 7HD

On behalf of our client Aldi Stores Ltd, Avison Young have been instructed to submit a full planning application in relation to proposed works at the above address, hereafter referred to as 'the Site'. The development proposal is described as follows:

> "*Erection of additional plant compound and associated boundary treatment works to east of existing store".*

The Application Site

The Site, which is comprised of a food store with associated parking, is located within the settlement boundary of Amesbury and falls under the jurisdiction of Wiltshire Council. Access to the Site is gained via vehicle and pedestrian entrances to the east boundary which are accessed off Salisbury Road.

Outside the Site, the local area is occupied primarily by residential housing including immediately to the east, south and west. Adjoining the store to the north can be found the Old Bus Station Car Park and other commercial premises including a charity shop, Dominoes and Boots Pharmacy.

With regard to planning policy designations and constraints the following should be noted. The following listed buildings are within proximity to the Site including: 16 Salisbury Road and Limetree Cottage (Grade II Listed) to the south-east and Vine Cottage and Flintstone (Grade II Listed) to the south-west. The boundary of Amesbury Conservation Area is located approximately 50m north of the Site. The Site is also located within flood zone 1 according to the Environment Agency's mapping, and is not ecologically sensitive given its location within an urban area and existing developed character. A review of the Council's interactive planning map did not reveal the Site being subject to any allocations or designations that would be relevant to the proposals.

Planning History

A desktop review of the Council's planning records returned the following permissions relevant to the Site's use as a food store:

- **S/2001/2177** – Erection of a food store with ancillary service yard and car park - Approve

- **14/07857/FUL** – External alterations to existing building and amendments to site layout - Approve
- **15/00116/VAR** - Vary conditions 13 and 14 of S/2001/2177 to change the opening hours to 8:00 to 22:00 Monday to Saturday and 10:00 - 16:00 on Sunday and vary the delivery hours to 7:00 - 22:00 Monday to Saturday and 9:00 - 16:00 on Sunday – Approve
- **18/09918/VAR** - Variation of condition 3 of 15/00116/VAR to change the delivery hours to 07:00 to 23:00 (7 days per week, incl. bank holidays) – Approve
- **PL/2021/03415** - Variation of condition 3 on 18/09918/VAR to allow the store to receive deliveries between 04:00 to 00:00 - Refuse

Proposed Development

This application seeks planning permission for a new refrigeration pack (plant machinery) and associated works to the east of the existing Aldi store at the Site.

The purpose and requirement of the proposed replacement plant machinery is to improve the efficiency of the store, in turn securing its long-term operation. The machinery is proposed to the east of the store within the service yard to minimise any visual and noise impacts of the development, while acoustic fencing is proposed to the east and south to provide acoustic mitigation, screening and security.

National and Local Planning Policy

The Planning and Compulsory Purchase Act 2004 (Section 38(6)) states that planning decisions shall be taken in accordance with the development plan unless other material considerations indicate otherwise. Consequently, the Local Development Plan, where it pertains specifically to the area that the Site is located within, provides the starting point for establishing the Site's planning context and is comprised of:

- Wiltshire Core Strategy (adopted January 2015).

Local Development Plan

Core Policy 57 of the Wiltshire Core Strategy (2015) states that a high standard of design is required in all new development and that development should respond positively to existing townscape in terms of design and materials and be sympathetic to and conserve historic buildings and landscapes. New development should also have "*regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants*" including consideration of noise pollution.

Core Policy 58 requires development to protect, conserve and where possible enhance the historic environment and conserve designated heritage assets in a manner appropriate to their significance.

NPPF (2021)

The National Planning Policy Framework (NPPF) sets out the UK Government's planning policies at a national level for developments to adhere to and is a material consideration in the determination of planning applications. The most relevant sections of the NPPF as they pertain to the proposal are:

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- Planning decisions should ensure that development will add to the overall quality of an area; is visually attractive as a result of good architecture, layout and landscaping; is sympathetic to local character and history, while not preventing or discouraging inappropriate innovation or change; and create places which promote health and well-being, with a high-standard of amenity for existing and future users (**paragraph 130**).
- New development should be planned for in ways that can help reduce greenhouse gas emissions, such as through its location, orientation and design (**paragraph 154b**).
- Planning decisions should contribute to and enhance the natural and local environment by preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability (**paragraph 174**).
- Heritage assets including conservation areas and listed are an irreplaceable resource which should be conserved in a manner appropriate to their significance (**paragraph 189**). In determining applications, local authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness (**paragraph 197**).

Planning Assessment

Noise Impacts

The submitted Noise Assessment concludes that predicted noise levels will be below the existing daytime and night time background noise levels currently recorded at the Site, and acoustic fencing will be provided to the south and east of the machinery to reduce impacts on nearby houses to the east. This fence is subsequently shown on all relevant plans. Given this, the proposal will result in noise levels compliant with the requirements of the NPPF and will avoid significant adverse impact on nearby residents. Please read the submitted Noise Assessment for further detail.

The proposal therefore complies with Core Policy 57 of the Core Strategy and the relevant sections of the NPPF and NPPG.

Design and Heritage Impacts

Given that the development would be located to the side of the store, next to an existing loading bay area where it will not be overly visible or prominent in public views, the proposed plant machinery and associated fencing will have no impact on the character and appearance of the Site and wider area. Likewise, the plant machinery will not be experienced in views with the nearby listed buildings or conservation area. The proposal will therefore preserve the setting of the listed buildings and conservation area.

In this regard, the proposal complies with Core Policies 57 and 58 of the Core Strategy and the relevant paragraphs of the NPPF.

Conclusions

The proposals accord with the provisions of the Local Development Plan and the NPPF, especially Core Policies 57 and 58 of the Core Strategy and paragraphs 130, 154b, 174, 189 and 197 of the NPPF. The proposed development is very minor, the noise emitted from the machinery will be well below existing noise levels therefore preserving the amenity of nearby residents and will have no material impact upon the local character and appearance of the area, or the setting of the relevant listed buildings and conservation area.

Application submission documents

The following details are to be submitted electronically via Planning Portal to accompany the application:

- Completed application form and fee;
- Community Infrastructure Levy additional information form;
- Drawing no. 1000 Rev P03 – Site Location Plan;
- Drawing no. 1100 Rev P02 – Existing and Proposed Site Plan;
- Drawing no. 1200 Rev P03 – Existing and Proposed Elevations Plant Compound Details;
- Drawing no. 1371-R6 Rev A – Plant Compound
- Noise Assessment Report (dated 4th July 2023).

A payment of £526 has been paid directly to the Planning Portal.

Should you have any queries in relation to the above, please do not hesitate to contact myself (details provided below) or my colleague Matt Morris (07771527354 or matthew.morris@avisonyoung.com).

Yours sincerely,

Janet JS

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For and on behalf of Avison Young (UK) Limited