From: Jonathan Moffat | Nutshell
Sent: Friday, July 21, 2023 3:01 PM
To: Wiltshire, Mark <mark.wiltshire@wiltshire.gov.uk>; Madge, Adam <Adam.Madge@wiltshire.gov.uk>
Subject: OBJECTION RE Tactiled crossing and Pavement from Land north of Netherhampton road, Pl/2021/06594 and Pl/2023/05286

Dear Mark and Adam

I have been looking at the Application made on the 30th May by Neil White of Countryside Homes to make a section 73 application to vary planning conditions 2, 16, 18 & 19 of the above application, about which we previously corresponded last October see emails below . This is now shown as application 2023/05286 and had further documentation added on the 30th June 2023 with which this email is concerned. On the application Neil White's initial application has actually been replaced by an amended one dated the 29th June also attached.

I was particularly concerned about the pedestrian access across the farm lane to Waldrons Farm on the North side of the Netherhampton Road. This is part of condition 16 "*requiring the tactiled crossing of the access track to the east to be completed in accordance with details to be first approved under a Highways act 1980 section 278 agreement"*

Mark you assured me in the last email of 21st October below that "*It is my judgement that an appropriate tactiled crossing can be achieved at design stage and I reiterate that the detailed design will be independently safety audited. In the event that the audit found that the tactiled crossing was inappropriate, then of course we would have to look again at this issue and the approach would depend on the advice of the auditors together with the view of the Council engineers dealing with the detailed highway design at that time*".

The details for the proposed tactile crossing including a dropped kerb are shown on drawing number DSM/E4991/302 E Section 278 General arrangement attached, uploaded to the website on the 30th June attached. If you study the inset 1 diagram on this plan for the junction you will see that it refers to a "*New uncontrolled crossing to Wiltshire Council Standard drawing number WC-HCD-1100-D003".*

It clearly shows that the applicant is expecting to create a new wider section of footpath of approximately 2m in depth to form the prescribed dropped kerb by taking away approximately one metre of the hedge sitting within the Boundary of Whitegates House. This is private property owned by my mother and as shown on the attached title plan, the hedge at the back of the pavement is not part of the public highway as someone has sought to indicate by the black dotted line in inset 1, and included in the red dotted line of the areaon this drawing and covered by this planning application in Planning layout J plan attached.

As I pointed out back in October last year and prior to that, the footway in only about 1m deep, as shown on the attached photos, and corresponding with the positioning of the streetlamp and speed sign, with a kerb that does not allow for this tactile crossing to be done satisfactorily at all. The council had to get permission for the lamppost to be installed in the hedge from my parents about 20 years ago.

This will have to be rejected unless a suitable scheme can be proposed by the developer, and agreement of a suitable scheme complying with the appropriate scheme and not taking the private

land belonging to Whitegates, and the condition remain. that this is done prior to first occupation of any dwelling.

Please can you respond with how you plan to deal with this, as I believe it will require this to be withdrawn, as you cannot give permission based on an application extending onto private land not belonging to the applicant. The application form clearly obliges the applicant to declare that they are the owner of all land included in the application, which they are not in this case. My mother specifically does not want her hedge removed or encroached upon.

If necessary the developer may need to pause further development works until this is resolved. Please note I have myself not uploaded this on the public comments of the portal.

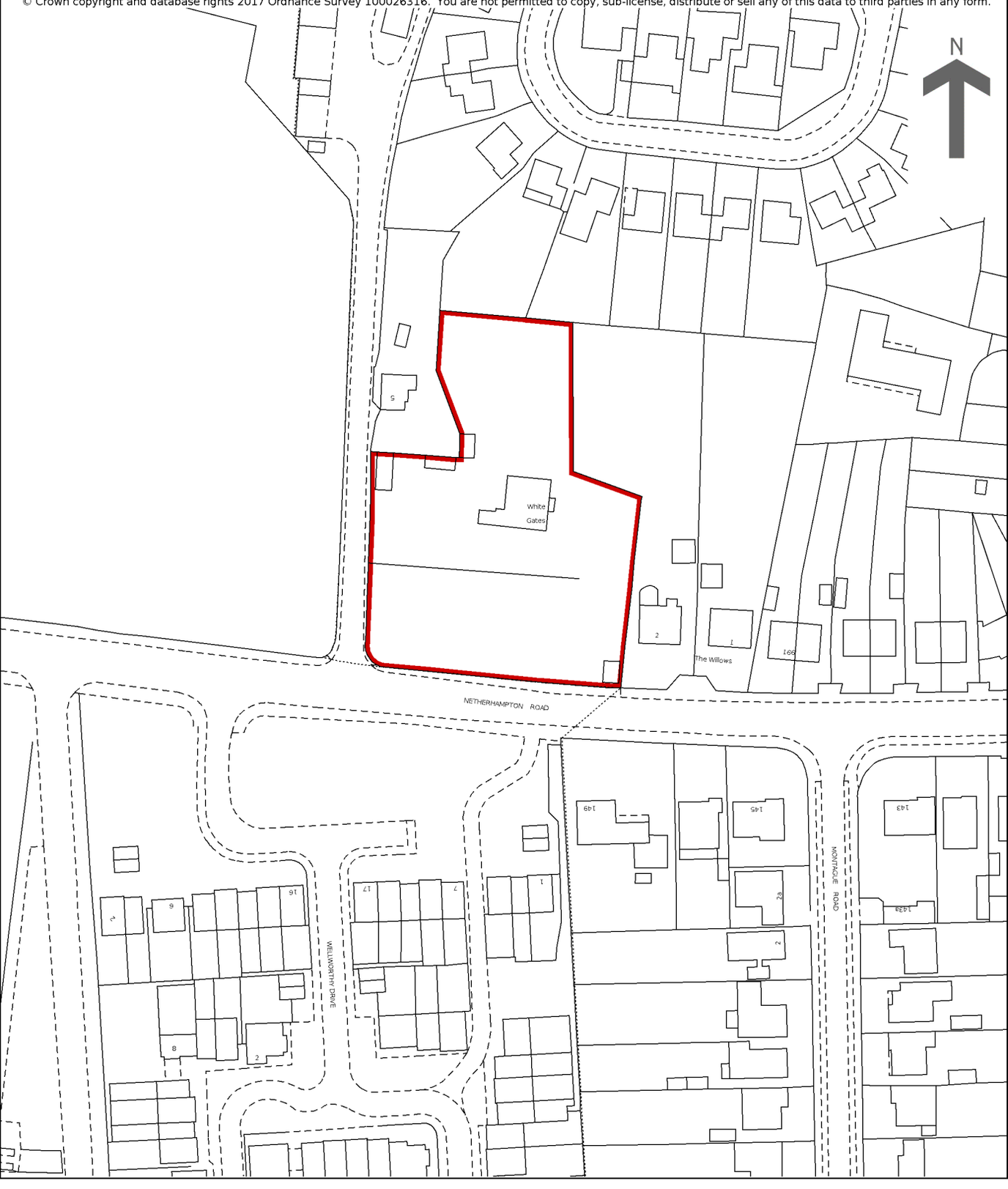
Best Regards,

Jonathan Moffat
242 Coombe road
Salisbury
SP2 8BT

HM Land Registry
Current title plan

Title number **WT429011**
Ordnance Survey map reference **SU1229SE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Wiltshire**

© Crown copyright and database rights 2017 Ordnance Survey 100026316. You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form.



This is a copy of the title plan on 30 SEP 2022 at 14:14:28. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the title plan. An official copy of the title plan is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the HM Land Registry web site explains how to do this.

HM Land Registry endeavours to maintain high quality and scale accuracy of title plan images.The quality and accuracy of any print will depend on your printer, your computer and its print settings.This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Weymouth Office.

Countryside Partnerships Southern
Drew Smith House
7-9 Mill Court
The Sawmills
Durley
Southampton
SO32 2EJ

Development Management FAO Julie Mitchell
Economic Development and Planning
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
BA14 8JN

29th June 2023

APPLICATION REF: PL/2021/006594, Land north of Netherhampton Road, Salisbury

SECTION 73 APPLICATION TO VARY PLANNING CONDITIONS 2,16,18, 19 AND DEED OF VARIATION TO THE S106

Dear Julie,

This section 73 application and Deed of Variation is being made in reference to the Full Planning Permission PL/2021/06594 to vary the approved planning conditions 2, 16, 18 & 19, listed below. The proposed variations are in connection to parking allocation and the delivery timescales of the Section 278 works and practicalities around house delivery.

Introduction

The Section 73 application is being made in reference to the Full Planning Permission PL/2021/06594. This application was made by Vistry Homes Ltd (the housebuilding business within Vistry Group) and was granted planning permission on 13th December 2022 for "*Residential development comprising 106 dwellings including formation of vehicular access and footways, open space, drainage, landscaping and associated works*" on the Land North of Netherhampton Road, Salisbury, Wiltshire.

Following the grant of planning permission, the land has been transferred to the partnerships side of business within Vistry Group, Countryside Partnerships Southern (CPS). CPS will be responsible for the delivery of the 106 residential dwellings including 42 affordable homes on behalf of our Registered Provider partner, Aster and 13 additional affordable homes on behalf of Wiltshire Council.

Technical design for the development has been prepared and completed with a development programme for the delivery of the 106 units, including the design of the proposed works to be approved under a Section 278 agreement within the adopted highway.

Existing Conditions

PL/2021/06594 conditions 2, 16, 18 & 19 are currently drafted as follows;

Condition 2

The development hereby permitted shall be carried out in accordance with the following approved plans and reports listed in Drawing Issue Sheet I project no CB_78_232 Vistry Homes. With the exception of the affordable housing plan and planning layout plan contained within that drawing issue sheet which shall instead be carried out in accordance with the planning layout plan rev H dated the 7/11/22 and the affordable housing plan rev D dated the 26/8/22 as contained within the accompanying s106 legal agreement dated the 9/12/2022

REASON: For the avoidance of doubt and in the interests of proper planning.

Condition 16

Prior to first occupation of any dwelling the ghost island right turning lane outlined on drawing CB/78/232/001/C including a pedestrian refuge, any required street lighting and highway drainage alterations to accommodate the right turning lane, resurfacing of the entire width of the A3094 over the length of the right turning lane scheme, the footway to be provided over part of the site frontage, and the tactiled crossing of the access track to the east, shall all provided in in accordance with details to be first approved under a Highways Act 1980 Section 278 Agreement.

REASON: In the interests of providing safe and convenient access to the development

Condition 18

Prior to occupation of any dwelling 2 bus stops including flag signs, road markings and high bus access kerbs shall have been provided on the A3094 near to the development, with the Northern side stop consisting of a bus layby laid out in accordance with the planning layout drawing rev H dated 7/11/22. Both stops shall be built in accordance with details to be first submitted to and approved by the Local Planning Authority.

REASON: In the interests of providing safe and convenient access to the development

Condition 19

The parking spaces for plot 28, located separate from the plot curtilage shall be clearly demarcated as private spaces for use by the residents of plot 28, prior to the plot being occupied. The demarcation shall be maintained in perpetuity.

REASON: In the interests of making clear that these spaces are not for general use.

Condition 19

Existing

Condition 19 currently stipulates that parking spaces for plot 28 are separate from the plot curtilage and should be clearly marked as private and maintained as such in perpetuity. The approved plans also show parking spaces allocated for plot 26, albeit that the spaces are allocated adjacent to plot 28. Elsewhere within the development all private driveway parking is allocated to the property alongside which it is located. The approved relationship can be seen below in Fig.1.1.

Fig.1.1: Approved Car Parking Arrangement



FIG 1.1

Proposals

In conjunction with Aster, the Registered Provider for these units, we are seeking to vary the allocated parking provision. The new proposals are to allocate the parking spaces adjacent to plot 28 for the sole use of plot 28 and for the current spaces allocated to plot 28 to be re-allocated to plot 26. This proposal can be seen in Fig1.2.

To make allowance for this within the planning approval we are seeking to vary the plan list contained with condition 2 with an updated list of drawings re-assigning the parking

allocation for plots 26 & 28. Fig.2.7 identifies the relevant drawings to be replaced as part of this application. Proposals also include the replacement of the reference to plot 28 within condition 19 being replaced with plot 26. The new proposed arrangement is as shown below.

Fig.1.2: Proposed Car Parking Arrangement



Condition 2

Existing

The extant application allowed for a gravity fall drainage solution to a pumping station in the southwestern corner, after which the foul drainage would be pumped into the main sewer network. The design considered the pumping station at an invert level 42.942 OS Datum, 4.88m below existing ground level.

Circumstance for Change

The necessity of the proposed change had become apparent during the site commencement, as it has become evident that the site is experiencing extremely high groundwater level and flow rate. The ground water table is being struck on average at 1.1m below finished ground level. Photograph Figure 2.1 is an example of site conditions being experienced. The high-water level and flow rate has meant that we are unable to reduce the water level by more than 300mm. This has only been achieved through the utilising two 50L per minute pumps over a 4m trench section. The current drainage design has most of the drainage and pumping station located below the level where ground water is being experienced.

The consented drainage scheme could potentially only be delivered through a process of small sections of drainage being delivered at a time, and on the assumption that a way of dealing with the extracted water volumes could be agreed. To deliver the current drainage

design would have drastic impact on delivery timescales and costs, resulting in the scheme becoming financially unviable.

Fig 2.1 : Ground Water – 16.06.2023



FIG 2.1

Proposals

A solution has been prepared to reduce the amount of deep drainage relocating the pumping station in the centre of the site (Figure 2.2). Relocating the pumping station would reduce the amount of excavation below the ground water table level. The pumping station invert level would be raised to 45.625. The requirements for the adoption of the pumping station replicate the consented scheme with a parking space alongside the access chamber for maintenance and tanker extraction in case of pump failure being required. Two pump kiosks will be visible above ground and along with the parking space are to be enclosed by railings. Figure 2.3 pinpoints the location of the proposed pumping station on the extant planning layout and position of photographs taken towards Salisbury Cathedral (Figures 2.4 & 2.5). The included photographs include a green dotted line highlighting a level staff set to the maximum height of the pumping kiosks and surrounding fencing. The photographs included as figures 1.5 & 1.6 identifying that the pumping kiosk will not interfere with views of Salisbury Cathedral being located below the site boundaries vegetation.

Fig 2.2: Extract of drawing - C2070_PRE_PL_001_K

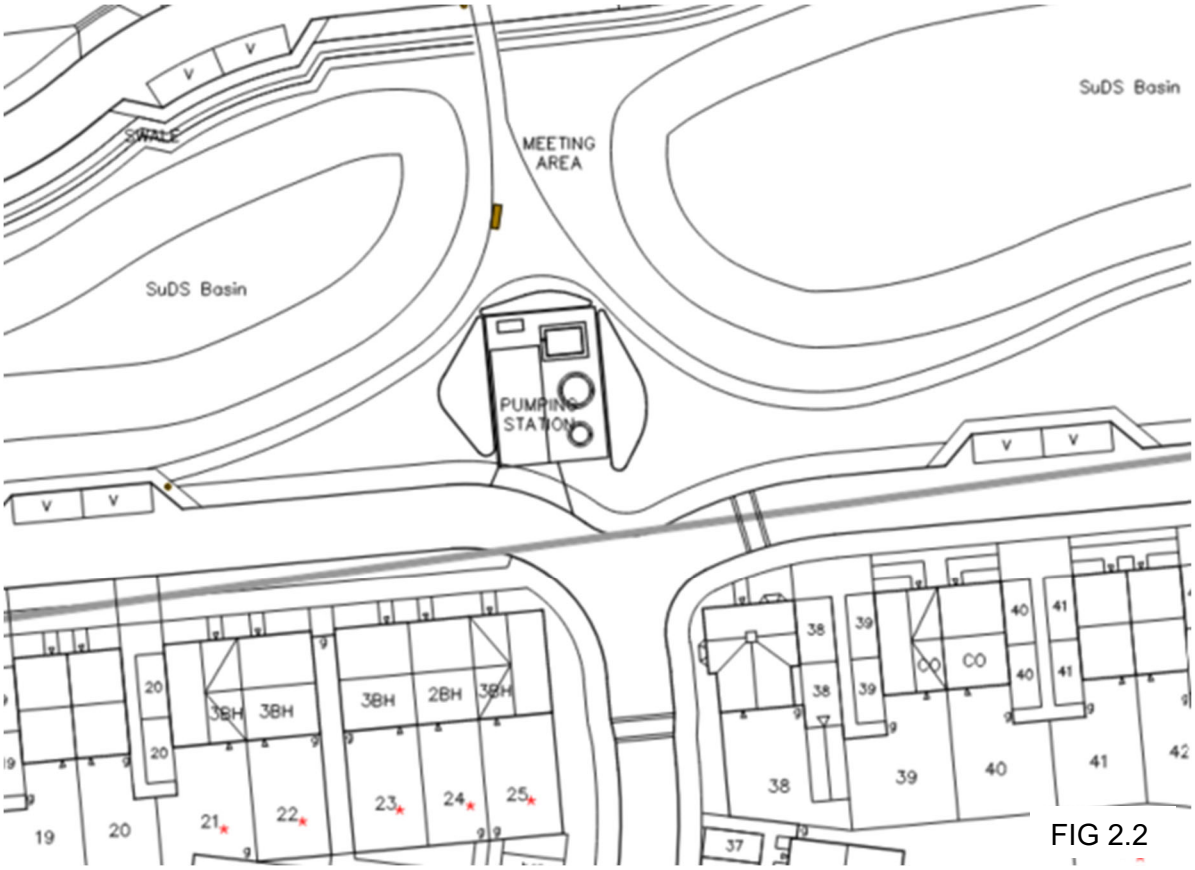


FIG 2.2

Fig 2.3: Site Layout – Photograph position



FIG 2.3

Fig 2.4: View 1 - Photograph



Fig 2.5: View 2 – Photograph

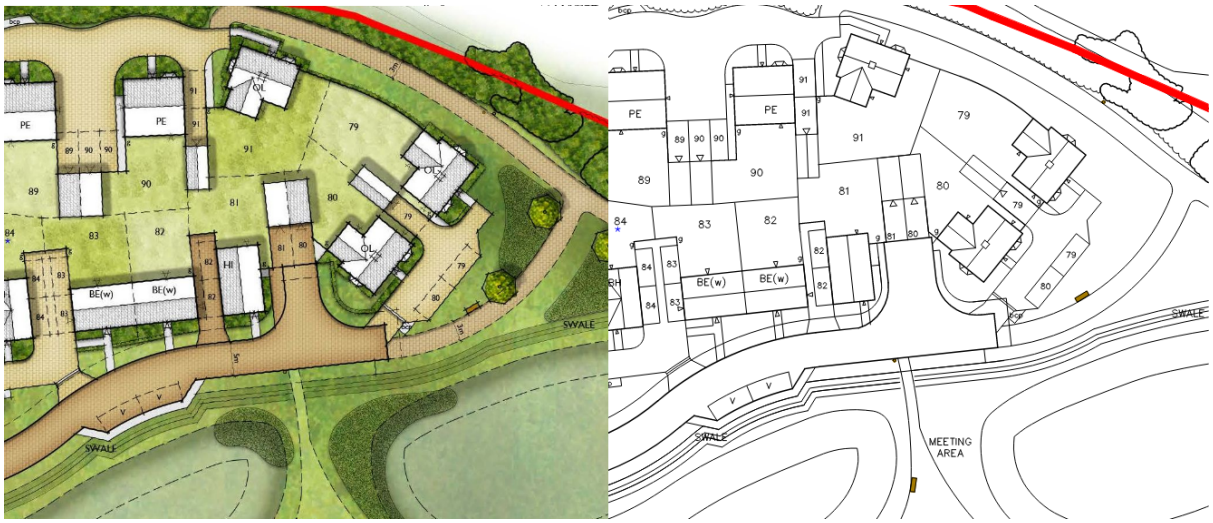


Additional amendments to the Site Plan

For consistency of approved drawings, the site layout reference “C2070_PRE_PL_001_K – Planning Layout” included within this S73 application has been updated to include a reduced substation footprint. The reduction in substation size was updated through the Non-Material Amendment approved under the ref: PL/2023/04426 on the 26th June 2023.

There is also a minor amendment to the relocation of the garage block and parking spaces to plots 80 & 81. The turning area has been increased slightly in the proximity to these plots to meet vehicle tracking requirements. The garage block has been relocated to align with the rear fence line of these plots. Figure 2.6 identifies the extant position and the proposed amendment.

Fig 2.6: Site Layout – Photograph position



This proposal will update the drawing register as per figure 2.7 in addition to the suggest revised wording within condition 2.

Fig 2.7: Proposed Drawing Replacement

Existing Drawings	Proposed Drawings
Planning Layout – CB_78_232_001 H	C2070_PRE_PL_001_K – Planning Layout
Parking Strategy Plan – CB_78_232_006 C	Parking Strategy Plan – CB_78_232_006 E

Revised Condition Wording –

The condition wording is shown below with the proposed alterations shown in red below.

Condition 2

The development hereby permitted shall be carried out in accordance with the following approved plans and reports listed in Drawing Issue Sheet I project no CB_78_232 Vistry Homes. With the exception of the affordable housing plan and planning layout plan contained within that drawing issue sheet which shall instead be carried out in accordance with the planning layout plan C2070_PRE_PL_001_K dated the 20/06/2023 and the affordable housing plan rev D dated the 26/8/22 as contained within the accompanying s106 legal agreement dated the 9/12/2022

REASON: For the avoidance of doubt and in the interests of proper planning.

Condition 19

The parking spaces for plot 26, located separate from the plot curtilage shall be clearly demarcated as private spaces for use by the residents of plot 26, prior to the plot being occupied. The demarcation shall be maintained in perpetuity.

REASON: In the interests of making clear that these spaces are not for general use.

Condition 16 & 18

Existing Situation

Condition 16 & 18 are compliance conditions based on a pre-occupation trigger for infrastructure works within the public highway that are to be detailed within an approved Section 278 Agreement. Both conditions require the listed highways works to be completed prior to any occupation of any dwellings.

Details of the required works to form the Section 278 agreement have been prepared by our highways consultant RCP and are included with this submission for reference. Works include the construction of the new bellmouth access onto site including right turning lane, pedestrian refuge island with tactile paving, street lighting and highway drainage, footpath to north edge of Netherhampton Road including new tactile paving crossing the existing access track to the east, recess bus stop to the north, with location and markings to the south and resurfacing of the A3094 over the application area.

The highway works have been designed and assessed through two road safety audits which are to be submitted to Wiltshire highways as part of the S278 approval process for

their consideration 23rd February 2023. The development programme anticipates the formalisation of Section 278 works at the beginning of June.

To enable delivery of the development a temporary highway access was applied for on W/C 22nd August 2022 through a Section 184 process and was approved on 4th Feb 2023. The Section 184 approves a temporary highways access position for construction traffic, providing site access to allow the initial site setup, construction of the main highways entrance and to provide a separate construction access through the first parcels of development while allowing for segregated access through early phases of occupation.

The approved Section 184 locates the temporary access position immediately west of the proposed recessed bus stop location and traverses the proposed footpath along Netherhampton Road. The location is shown in blue on Fig2.1.

Fig.3.1: Location of Temporary Access

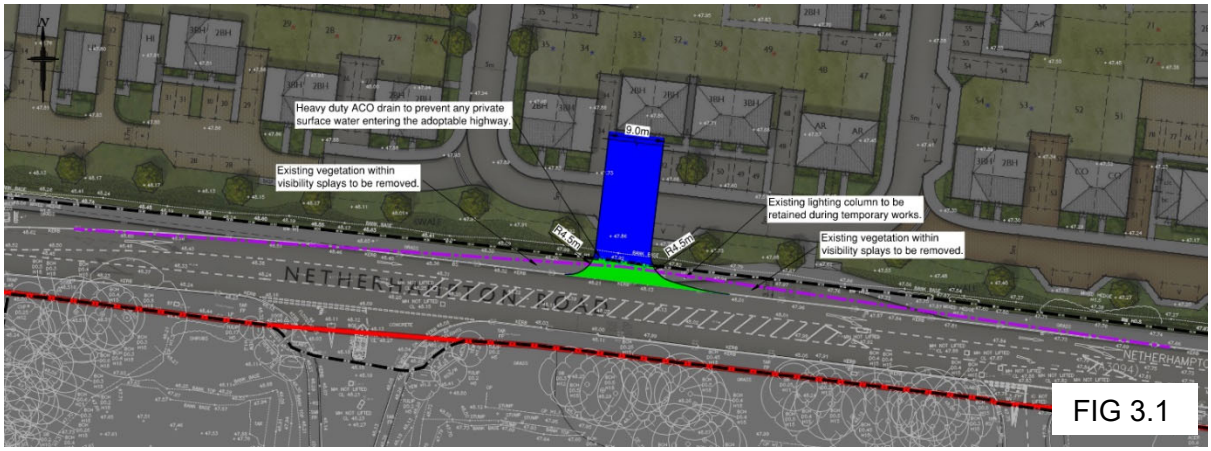


FIG 3.1

A street works notice was served and the delivery of the Section 184 (Fig 2.1) was completed as programmed early May 2023. While in-situ the temporary construction access restricts the completion of the Section 278 works with the inability to form and complete the recessed bus stop and the footpath to the south of the site.

The development programme is based around the build route seen within Fig 2.2 designed to deliver the main site entrance, the sales area and street frontage first.

The build route (Fig 2.2) identifies the order of plot delivery onsite. The programme looks to start on site infrastructure followed by plot delivery while the Section 278 agreement is being formalised with Wiltshire Highways and subsequently constructed on approval. Assumptions on the determination of the Section 278 works have programmed the completion of the main bellmouth, pedestrian crossing refuge, right hand turn land in conjunction with the competition of the first development plots.

The temporary site access allows for a meaningful start to be made on the development, in turn allowing for the delivery of the site to be expediated to achieve the completion of the

development broadly in line with the expectation outlined in the adopted Local Plan (Policy H3.3), as detailed below.

Policy H3.3 confirms the proposed housing trajectory for the site as follows: delivery of 10 dwellings by 2021, 20 dwellings by 2022, 25 dwellings by 2023, 25 dwellings by 2024 and 20 dwellings by 2025. Delays through the planning process has resulted in the site being behind the agreed housing trajectory, which had shown delivery of 30 dwellings by 2023.

Fig 2.2: Proposed Build Route



FIG 2.2

The proposed amendments to conditions 16 and 18 would enable delivery to better align with the trajectory outlined within the policy wording. A more intensive build programme in conjunction with the temporary access would therefore result in the delivery of 7 dwellings in 2023, 47 dwellings in 2024 and 52 dwellings by the end of 2025. This programme finalises development of the last units in 2025 matching the original housing trajectory finish. The temporary access position provides a separate direct safe means for access for construction traffic through the first section of the build enabling a consistent plot delivery. With two separate accesses there would be ability to complete occupations of dwellings decreasing the commercial impact of vacant plots and achieving the proposed development programme.

The assumption in the programme for housing trajectory is based upon the temporary access being closed, with the bus stop and footpath completed in conjunction with build route number 14 where thereafter access would be from the main site entrance.

With the temporary Section 184 access in-situ there will be an inability to complete the proposed Section 278 works in their entirety until the temporary access is removed. The delivery of the Section 278 is conditionally controlled through the grant of planning

permission under condition 16 & 18. These conditions require the works to be complete prior to any occupations. There is a significant risk to the programme delivering the development through a single access point. There would be reduced plot delivery rate to limit the number of vacant plots, reduced commercial funding risk and an increased conflict between potential construction traffic and the early plot completions. The reduced plot delivery rate would affect performance against the proposed housing trajectory extending the build period and final completions.

Highways

On the Thursday 9th February 2023 representatives from Countryside Partnerships Southern met with Andy Thompson, Highways Technician Section 38 & 278 Works, and Julie Cleave, Highways Development Control Engineer on site to discuss the delivery of the Section 278 works.

Agreement was reached that Countryside Partnerships Southern would seek to amend the planning conditions to ensure that part delivery of the Section 278 works including installation of the main entrance, bellmouth, pedestrian refuge island, right hand turning lane ghost island and visibility splays to a satisfactory level agreeable with highways prior to any occupation. This was agreed in conjunction with the application to deliver the footpath, recessed bus stop and resurfacing at a later date after an agreed number of occupations to be confirmed, making allowance for the approved Section 184 temporary access.

Proposals

This application seeks to vary the wording of conditions 16 and 18 shown below in red to expediate the delivery of the development in line with the proposed trajectory enclosed at Policy H3.3. This will control elements of the Section 278 under different trigger points (as set out below) enabling the use of the approved Section 184 temporary access.

Condition 16

> *Prior to first occupation of any dwelling the ghost island right turning lane outlined on drawing CB/78/232/001/C including a pedestrian refuge, any required street lighting and highway drainage alterations to accommodate the right turning lane, ~~resurfacing of the entire width of the A3094 over the length of the right turning lane scheme, the footway to be provided over part of the site frontage, and the tactiled crossing of the access track to the east,~~ shall all provided in in accordance with details to be first approved under a Highways Act 1980 Section 278 Agreement.*
>
> *REASON: In the interests of providing safe and convenient access to the development*

Condition 18

Prior to occupation of ~~any~~ 61st dwelling 2 bus stops including flag signs, road markings and high bus access kerbs shall have been provided on the A3094 near to the development, with the Northern side stop consisting of a bus layby, resurfacing of the entire width of the A3094 over the length of the right turning lane scheme, the footway to be provided over part of the site frontage, and the tactiled crossing of the access track to the east,~~ laid out in accordance with the planning layout drawing rev H dated 7/11/22. Both stops shall be built in accordance with details to be first submitted to and approved by the Local Planning Authority.

REASON: In the interests of providing safe and convenient access to the development

Alternative wording would be considered through the planning process if this would provide additional comfort. It is to be noted that all highways work will be controlled under Section 278 which will carry a bond of completion. Submitted Section 287 general arrangement is included with this application.

Deed of Variation

Included as part of this application is a draft Deed of Variation seeking to amend the Section 106 linked with the planning approval. The variations sought within the draft deed include a clause to allow subsequent amendments, the definition of Registered Provider, new clause to excluding enforceability of the deed to any statutory undertaker and the Registered Provider save for the Affordable Housing obligation, and variation in occupations required prior to completion and hand over of the open space.

The amendment to the definition and inclusion of the new clauses are for completeness in line with the delivery of the development. The requested variation to *Schedule 5 – Open space* is to make allowance for the delivery of the development. The provision of an enclosed construction compound, including welfare facilities, will be required on site throughout the development up to the final occupation. The compound will be formed by an enclosed area including material storage, welfare, site office and construction workers parking.

The construction compound is to be located on the western area of open space, as seen on the included *Netherhampton North - Build Route (09.02.2023).* The location of the development compound will allow for the delivery of the entire development, including the surrounding open space. Only the open space area covered by the construction compound to be finalised nearing completion. The compound is to be located on an area allocated for amenity grass within the final

scheme. There will be no impact on delivering the required habitats defined as part of the planning approval within the surrounding open space, being delivered earlier within the development period.

The area on which the compound is to be located will be programmed to be completed and handed over to the management company prior to the occupation of the final residential unit. The size of the compound requirement be reduced nearing site completion with removal and hand over of completed open space prior to the final completion.

Allowing the variation to the S106 will allow ensure the development of 106 new homes will be delivered in an efficient and expedient manor.

Legal Representative

Jade Lyus from Clarke Wilmott LLP who dealt with the original S106 drafting will be acting on our legal behalf in preparation of this deed. Her contact details are as follows.

Jade Lyus
Senior Associate
Clarke Wilmott LLP

Summary

I trust the information provided within this covering statement is sufficient for you to consider favourably the variation of Conditions 2, 16, 18, 19 and Deed of Variation. I would happily work with you to define the exact wording to allow us to progress the development without any construction interruption and to provide you with sufficient comfort in the level of obligation controlled through the planning condition, and look forward to hearing your availability for a meeting to discuss the proposals.

If you require any further information or wish to discuss anything contained within, please do not hesitate to contact me.

Yours Faithfully



Neil White
Development Manager
07874 859434

Enc:

- Application Form
- CB_78_232_000 Site Location Plan
- Netherhampton North - Build Route (09.02.2023)
- DSM-E4991-311 - Section 184 General Arrangement
- DSM-E4991-302 E - Section 278 General Arrangement
- C2070_PRE_PL_001_K – Planning Layout
- CB_78_232_006 Parking Strategy Plan Rev E
- Draft DofV CW amends 28.06.23

If you would rather make this application online, you can do so on our website:
https://www.planningportal.co.uk/apply

Application for removal or variation of a condition following grant of planning permission.
Town and Country Planning Act 1990.
Planning (Listed Buildings and Conservation Areas) Act 1990

Privacy Notice

This form is provided by Planning Portal and based on the requirements provided by Government for the sole purpose of submitting information to the Local Planning Authority in accordance with the legislation detailed on this form.

Please be aware that once you have downloaded this form, Planning Portal will have no access to the form or the data you enter into it. Any subsequent use of this form is solely at your discretion, including the choice to complete and submit it to the Local Planning Authority in agreement with the declaration section.

Upon receipt of this form and any supporting information, it is the responsibility of the Local Planning Authority to inform you of its obligations in regards to the processing of your application. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

Local Planning Authority details:

Development Management, Economic Development and Planning,
County Hall, Bythesea Road, Trowbridge, BA14 8JN
Tel: 0300 456 0114 Email: developmentmanagement@wiltshire.gov.uk

Wiltshire Council

Publication of applications on planning authority websites

Information provided on this form and in supporting documents may be published on the authority's planning register and website.

Please ensure that the information you submit is accurate and correct and does not include personal or sensitive information. If you require any further clarification, please contact the Local Planning Authority directly.

If printed, please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes and help text as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title:	
First name:	
Last name:	C/O The Agent
Company (optional):	
Unit:	
House number:	
House suffix:	
House name:	C/O The Agent
Address 1:	
Address 2:	
Address 3:	
Town:	
County:	
Country:	
Postcode:	

2. Agent Name and Address

Title:	Mr
First name:	Neil
Last name:	White
Company (optional):	Vistry Partnerships Ltd C/O Countryside Partnerships Southern
Unit:	
House number:	
House suffix:	
House name:	
Address 1:	Drewsmith House
Address 2:	7-9 Mill Court
Address 3:	Durley
Town:	Southampton
County:	
Country:	United Kingdom
Postcode:	SO32 3EJ

3. Site Address Details

Please provide the full postal address of the application site.

Unit:		House number:		House suffix:	
House name:	Land North of Netherhampton Road				
Address 1:	Netherhampton Road				
Address 2:					
Address 3:					
Town:	Salisbury				
County:	Wiltshire				
Postcode (optional):	SP2 8FT				

Description of location or a grid reference.
(must be completed if postcode is not known):

Easting: 412532 Northing: 129225

Description:

Land North of Netherhampton Road

4. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☐ Yes ☒ No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

Reference:

Date (DD/MM/YYYY):
(must be pre-application submission)

Details of pre-application advice received?

5. Description Of Your Proposal

Please provide a description of the approved development as shown on the decision letter, including the application reference number and date of decision in the sections below:

Residential development comprising 106 dwellings including formation of vehicular access and footways, open space, drainage, landscaping and associated works.

Reference number: PL/2021/06594 Date of decision (DD/MM/YYYY): 13/12/2022 (date must be pre-application submission)

Please state the condition number(s) to which this application relates:

1.	Condition 2	6.	
2.	Condition 16	7.	
3.	Condition 18	8.	
4.	Condition 19	9.	
5.		10.	

Has the development already started? ☒ Yes ☐ No

If Yes, please state when the development started (DD/MM/YYYY): 02/05/2023 (date must be pre-application submission)

Has the development been completed? ☐ Yes ☒ No

If Yes, please state when the development was completed (DD/MM/YYYY): (date must be pre-application submission)

6. Condition(s) - Removal

Please state why you wish the condition(s) to be removed or changed:

Please refer to attached 'Netherhampton North - S73 Planning Statement - 29.06.2023' for proposed variations

If you wish the existing condition to be changed, please state how you wish the condition to be varied:

Please refer to attached 'Netherhampton North - S73 Planning Statement - 29.06.2023' for proposed variations

7. Ownership Certificates and Agricultural Land Declaration

One Certificate A, B, C, or D, must be completed with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.*
*** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.*

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates.

** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.*
*** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990*

Name of Owner / Agricultural Tenant	Address	Date Notice Served
Aster Group (C/O Sophie Makepeace)	Sarsen Court, Horton Avenue, Devizes, SN10 3AZ	29/06/2023
Wiltshire Council	Wiltshire Council, Bythesea Road, Trowbridge, Wiltshire, BA14 8JN	29/06/2023

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):
		29/06/2023

7. Ownership Certificates and Agricultural Land Declaration (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners* and/or agricultural tenants** of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.*

*** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990*

The steps taken were:

Name of Owner / Agricultural Tenant	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.*

*** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990*

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

8. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority (LPA) has been submitted.

The original and 3 copies* of a completed and dated application form: [X]

The original and 3 copies* of other plans and drawings or information necessary to describe the subject of the application: [X]

The correct fee: [X]

The original and 3 copies* of the completed, dated Ownership Certificate (A, B, C or D – as applicable) and Article 14 Certificate (Agricultural Holdings): [X]

*National legislation specifies that the applicant must provide the original plus three copies of the form and supporting documents (a total of four copies), unless the application is submitted electronically or, the LPA indicate that a smaller number of copies is required. LPAs may also accept supporting documents in electronic format by post (for example, on a CD, DVD or USB memory stick). You can check your LPA's website for information or contact their planning department to discuss these options.

9. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Signed - Applicant:

Or signed - Agent: [redacted]

Date (DD/MM/YYYY): 29/06/2023 (date cannot be pre-application)

10. Applicant Contact Details

Telephone numbers

Country code: [redacted] National number: [redacted] Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

11. Agent Contact Details

Telephone numbers

Country code: National number: 01489 861400 Extension number:

Country code: Mobile number (optional): 07874 859434

Country code: Fax number (optional):

Email address (optional): neil.white@countrysidepartnerships.com

12. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? [X] Yes [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? *(Please select only one)* [X] Agent [ ] Applicant [ ] Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name: Telephone number:

Email address:


30
WP09 NCN
30
1M


30
30

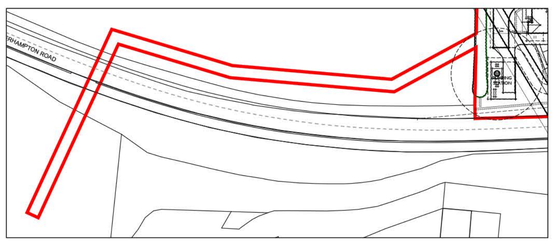

30
30



LAND NORTH OF NETHERHAMPTON RD

SCHEDULE OF DWELLINGS — 106

REF	NAME	DESCRIPTION	NO	HT	Gross SQ.FT	Gross SQ.M	Nett SQ.FT	Nett SQ.M	TOTAL
MARKET									
4 BED									**17%**
OL	OLYMPIA (DOUBLE BAY)	4B8P	5	2.0	1365.4	126.9	1346.6	125.1	6733
PE	PEMBROKE (SINGLE BAY)	4B8P	4	2.0	1369.3	127.2	1352.1	125.6	5408
MY	MYLNE	4B5P	2	2.0	1152.4	107.1	1136.4	105.6	2273
3 BED									**42%**
ST	STONELEIGH (DOUBLE BAY)	3B5P	7	2.0	1226.1	113.9	1209.0	112.3	8463
HI	HICKSTEAD	3B5P	8	2.0	1092.4	101.5	1074.2	99.8	8594
BE(w)	BECKET (WIDE)	3B5P	2	2.0	1039.8	96.6	1024.6	95.2	2049
BE	BECKET	3B5P	1	2.0	1039.8	96.6	1024.6	95.2	1025
HA1.5	HADLEIGH 1.5 (SINGLE BAY)	3B5P	1	1.5	1260.4	117.1	1240.0	115.2	1240
HA1.5	HADLEIGH 1.5 (SINGLE BAY)	3B5P	4	1.5	1249.4	116.1	1230.1	114.3	4920
AR	ASHER	3B5P	4	2.0	1033.8	96.0	1018.7	94.6	4075
2 BED									**41%**
FL	FLANDERS (DOUBLE BAY)	2B4P	2	1.0	844.0	78.4	834.2	77.5	1668
FL	FLANDERS (SINGLE BAY)	2B4P	1	1.0	833.0	77.4	823.3	76.5	823
HA	HADLEIGH (SINGLE BAY)	2B4P	1	1.0	843.2	78.3	833.1	77.4	833
HA	HADLEIGH	2B4P	5	1.0	832.2	77.3	823.2	76.5	4116
CO	THE COOPER	2B4P	9	2.0	875.7	81.4	861.6	80.0	7754
CA	CARTWRIGHT	2B3P	8	2.0	782.7	72.7	769.0	71.4	6152
SUB TOTAL			**64**						**66127**
AFFORDABLE RENT *									**60%**
4BH	THE SPIERS	4B6P	1	2.0	1169.8	108.7	1153.6	107.2	1154
3BH	ASHER	3B5P	9	2.0	1033.8	96.0	1018.7	94.6	9168
2BH	THE COOPER	2B4P	9	2.0	875.7	81.4	861.6	80.0	7754
1BF	FOIL	1B2P	6	2.5/3	554.1	51.5	546.3	50.8	3278
SUB TOTAL			**25**						**21354**
AFFORDABLE S/O *									**40%**
3BH	ASHER	3B5P	5	2.0	1033.8	96.0	1018.7	94.6	5094
2BH	THE COOPER	2B4P	12	2.0	875.7	81.4	861.6	80.0	10339
SUB TOTAL			**17**						**15433**
AFFORDABLE SUB TOTAL			**42**						**36787**
GRAND TOTAL			**106**						**102914**



INSET PLAN@1:1,000

Scale @ A1:
0 5 10 15 20 25m
Scale 1:500
NORTH

Rev	Date	Drawn	Checked
J	22.02.23	LRD	BB

PLOTS 28 & 26 SWAPPED CAR PARKING

Date: MARCH 2021
Drawn by : BB
Checked by : BB
Drg No: CB_78_232_001
Rev: J

Project:
LAND NORTH OF NETHERHAMPTON ROAD, HARNHAM

Title:
PLANNING LAYOUT

Client:
Vistry Homes

COOPERBAILLIE

Cooper Baillie Limited - Connaught House, 24 Guildford Road, Bagshot, Surrey GU19 5JN - Telephone 01276 450039 - www.cooperbaillie.co.uk
This drawing and the works depicted are the copyright of Cooper Baillie Ltd. and may not be reproduced or amended except by written permission. No liability will be accepted for amendments made by other persons.

Countryside Partnerships Southern
Drew Smith House
7-9 Mill Court
The Sawmills
Durley
Southampton
SO32 2EJ

Development Management FAO Adam Madge
Economic Development and Planning
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
BA14 8JN

30th May 2023

APPLICATION REF: PL/2021/006594, Land north of Netherhampton Road, Salisbury

SECTION 73 APPLICATION TO VARY PLANNING CONDITIONS 2,16,18 & 19

Dear Adam,

This section 73 application is being made in reference to the Full Planning Permission PL/2021/06594 to vary the approved planning conditions 2, 16, 18 & 19, listed below. The proposed variations are in connection to parking allocation and the delivery timescales of the Section 278 works and practicalities around house delivery.

Introduction

The Section 73 application is being made in reference to the Full Planning Permission PL/2021/06594. This application was made by Vistry Homes Ltd (the housebuilding business within Vistry Group) and was granted planning permission on 13th December 2022 for "*Residential development comprising 106 dwellings including formation of vehicular access and footways, open space, drainage, landscaping and associated works*" on the Land North of Netherhampton Road, Salisbury, Wiltshire.

Following the grant of planning permission, the land has been transferred to the partnerships side of business within Vistry Group, Countryside Partnerships Southern (CPS). CPS will be responsible for the delivery of the 106 residential dwellings including 42 affordable homes on behalf of our Registered Provider partner, Aster.

Technical design for the development has been prepared and completed with a development programme for the delivery of the 106 units, including the design of the proposed works to be approved under a Section 278 agreement within the adopted highway.

Existing Conditions

PL/2021/06594 conditions 2, 16, 18 & 19 are currently drafted as follows;

Condition 2

The development hereby permitted shall be carried out in accordance with the following approved plans and reports listed in Drawing Issue Sheet I project no CB_78_232 Vistry Homes. With the exception of the affordable housing plan and planning layout plan contained within that drawing issue sheet which shall instead be carried out in accordance with the planning layout plan rev H dated the 7/11/22 and the affordable housing plan rev D dated the 26/8/22 as contained within the accompanying s106 legal agreement dated the 9/12/2022

REASON: For the avoidance of doubt and in the interests of proper planning.

Condition 16

Prior to first occupation of any dwelling the ghost island right turning lane outlined on drawing CB/78/232/001/C including a pedestrian refuge, any required street lighting and highway drainage alterations to accommodate the right turning lane, resurfacing of the entire width of the A3094 over the length of the right turning lane scheme, the footway to be provided over part of the site frontage, and the tactiled crossing of the access track to the east, shall all provided in in accordance with details to be first approved under a Highways Act 1980 Section 278 Agreement.

REASON: In the interests of providing safe and convenient access to the development

Condition 18

Prior to occupation of any dwelling 2 bus stops including flag signs, road markings and high bus access kerbs shall have been provided on the A3094 near to the development, with the Northern side stop consisting of a bus layby laid out in accordance with the planning layout drawing rev H dated 7/11/22. Both stops shall be built in accordance with details to be first submitted to and approved by the Local Planning Authority.

REASON: In the interests of providing safe and convenient access to the development

Condition 19

The parking spaces for plot 28, located separate from the plot curtilage shall be clearly demarcated as private spaces for use by the residents of plot 28, prior to the plot being occupied. The demarcation shall be maintained in perpetuity.

REASON: In the interests of making clear that these spaces are not for general use.

Condition 2 & 19

Existing

Condition 19 currently stipulates that parking spaces for plot 28 are separate from the plot curtilage and should be clearly marked as private and maintained as such in perpetuity. The approved plans also show parking spaces allocated for plot 26, albeit that the spaces are allocated adjacent to plot 28. Elsewhere within the development all private driveway parking is allocated to the property alongside which it is located. The approved relationship can be seen below in Fig.1.1.

Fig.1.1: Approved Car Parking Arrangement



FIG 1.1

Proposals

In conjunction with Aster, the Registered Provider for these units, we are seeking to vary the allocated parking provision. The new proposals are to allocate the parking spaces adjacent to plot 28 for the sole use of plot 28 and for the current spaces allocated to plot 28 to be re-allocated to plot 26. This proposal can be seen in Fig1.2.

To make allowance for this within the planning approval we are seeking to vary the plan list contained with condition 2 with an updated list of drawings re-assigning the parking allocation for plots 26 & 28. Fig.1.3 identifies the relevant drawings to be replaced as part of this application. Proposals also include the replacement of the reference to plot 28 within condition 19 being replaced with plot 26. The new proposed arrangement is as shown below.

Fig.1.2: Proposed Car Parking Arrangement



Fig.1.3: Proposed Drawing Replacement

Existing Drawings	Proposed Drawings
Planning Layout – CB_78_232_001 H	Planning Layout – CB_78_232_001 J
Parking Strategy Plan – CB_78_232_006 C	Parking Strategy Plan – CB_78_232_006 E

Revised Condition Wording –

The condition wording is shown below with the proposed alterations shown in red below.

Condition 2

The development hereby permitted shall be carried out in accordance with the following approved plans and reports listed in Drawing Issue Sheet I project no CB_78_232 Vistry Homes. With the exception of the affordable housing plan and planning layout plan contained within that drawing issue sheet which shall instead be carried out in accordance with the planning layout plan rev J dated the 22/02/23 and the affordable housing plan rev D dated the 26/8/22 as contained within the accompanying s106 legal agreement dated the 9/12/2022

REASON: For the avoidance of doubt and in the interests of proper planning.

Condition 19

The parking spaces for plot 26, located separate from the plot curtilage shall be clearly demarcated as private spaces for use by the residents of plot 26, prior to the plot being occupied. The demarcation shall be maintained in perpetuity.

REASON: In the interests of making clear that these spaces are not for general use.

Condition 16 & 18

Existing Situation

Condition 16 & 18 are compliance conditions based on a pre-occupation trigger for infrastructure works within the public highway that are to be detailed within an approved Section 278 Agreement. Both conditions require the listed highways works to be completed prior to any occupation of any dwellings.

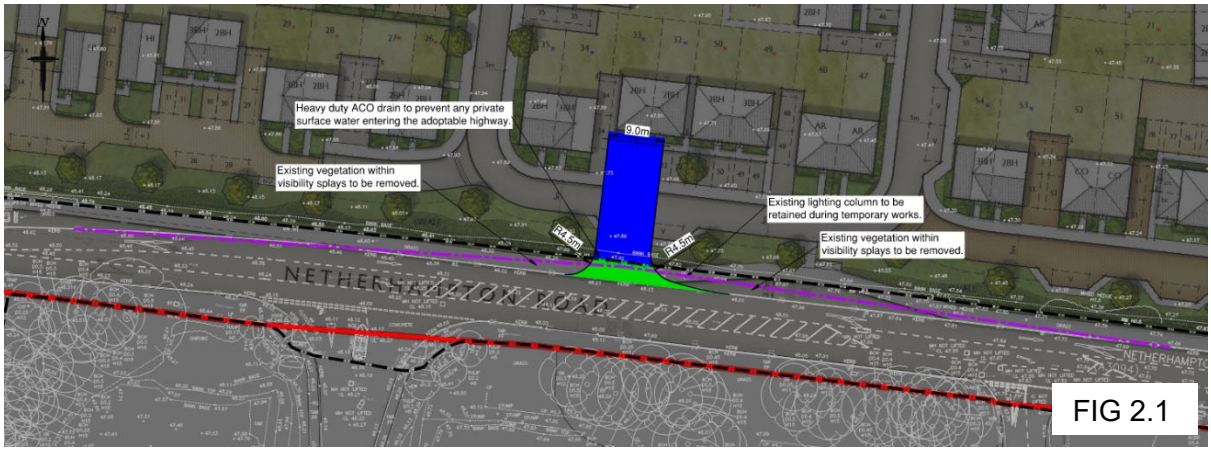
Details of the required works to form the Section 278 agreement have been prepared by our highways consultant RCP and are included with this submission for reference. Works include the construction of the new bellmouth access onto site including right turning lane, pedestrian refuge island with tactile paving, street lighting and highway drainage, footpath to north edge of Netherhampton Road including new tactile paving crossing the existing access track to the east, recess bus stop to the north, with location and markings to the south and resurfacing of the A3094 over the application area.

The highway works have been designed and assessed through two road safety audits which are to be submitted to Wiltshire highways as part of the S278 approval process for their consideration 23rd February 2023. The development programme anticipates the formalisation of Section 278 works at the beginning of June.

To enable delivery of the development a temporary highway access was applied for on W/C 22nd August 2022 through a Section 184 process and was approved on 4th Feb 2023. The Section 184 approves a temporary highways access position for construction traffic, providing site access to allow the initial site setup, construction of the main highways entrance and to provide a separate construction access through the first parcels of development while allowing for segregated access through early phases of occupation.

The approved Section 184 locates the temporary access position immediately west of the proposed recessed bus stop location and traverses the proposed footpath along Netherhampton Road. The location is shown in blue on Fig2.1.

Fig.2.1: Location of Temporary Access



A street works notice was served and the delivery of the Section 184 (Fig 2.1) was completed as programmed early May 2023. While in-situ the temporary construction access restricts the completion of the Section 278 works with the inability to form and complete the recessed bus stop and the footpath to the south of the site.

The development programme is based around the build route seen within Fig 2.2 designed to deliver the main site entrance, the sales area and street frontage first.

The build route (Fig 2.2) identifies the order of plot delivery onsite. The programme looks to start on site infrastructure followed by plot delivery while the Section 278 agreement is being formalised with Wiltshire Highways and subsequently constructed on approval. Assumptions on the determination of the Section 278 works have programmed the completion of the main bellmouth, pedestrian crossing refuge, right hand turn land in conjunction with the competition of the first development plots.

The temporary site access allows for a meaningful start to be made on the development, in turn allowing for the delivery of the site to be expediated to achieve the completion of the development broadly in line with the expectation outlined in the adopted Local Plan (Policy H3.3), as detailed below.

Policy H3.3 confirms the proposed housing trajectory for the site as follows: delivery of 10 dwellings by 2021, 20 dwellings by 2022, 25 dwellings by 2023, 25 dwellings by 2024 and 20 dwellings by 2025. Delays through the planning process has resulted in the site being behind the agreed housing trajectory, which had shown delivery of 30 dwellings by 2023.

Fig 2.2: Proposed Build Route



FIG 2.2

The proposed amendments to conditions 16 and 18 would enable delivery to better align with the trajectory outlined within the policy wording. A more intensive build programme in conjunction with the temporary access would therefore result in the delivery of 7 dwellings in 2023, 47 dwellings in 2024 and 52 dwellings by the end of 2025. This programme finalises development of the last units in 2025 matching the original housing trajectory finish. The temporary access position provides a separate direct safe means for access for construction traffic through the first section of the build enabling a consistent plot delivery. With two separate accesses there would be ability to complete occupations of dwellings decreasing the commercial impact of vacant plots and achieving the proposed development programme.

The assumption in the programme for housing trajectory is based upon the temporary access being closed, with the bus stop and footpath completed in conjunction with build route number 14 where thereafter access would be from the main site entrance.

With the temporary Section 184 access in-situ there will be an inability to complete the proposed Section 278 works in their entirety until the temporary access is removed. The delivery of the Section 278 is conditionally controlled through the grant of planning permission under condition 16 & 18. These conditions require the works to be complete prior to any occupations. There is a significant risk to the programme delivering the development through a single access point. There would be reduced plot delivery rate to limit the number of vacant plots, reduced commercial funding risk and an increased conflict between potential construction traffic and the early plot completions. The reduced plot

delivery rate would affect performance against the proposed housing trajectory extending the build period and final completions.

Highways

On the Thursday 9th February 2023 representatives from Countryside Partnerships Southern met with Andy Thompson, Highways Technician Section 38 & 278 Works, and Julie Cleave, Highways Development Control Engineer on site to discuss the delivery of the Section 278 works.

Agreement was reached that Countryside Partnerships Southern would seek to amend the planning conditions to ensure that part delivery of the Section 278 works including installation of the main entrance, bellmouth, pedestrian refuge island, right hand turning lane ghost island and visibility splays to a satisfactory level agreeable with highways prior to any occupation. This was agreed in conjunction with the application to deliver the footpath, recessed bus stop and resurfacing at a later date after an agreed number of occupations to be confirmed, making allowance for the approved Section 184 temporary access.

Proposals

This application seeks to vary the wording of conditions 16 and 18 shown below in red to expediate the delivery of the development in line with the proposed trajectory enclosed at Policy H3.3. This will control elements of the Section 278 under different trigger points (as set out below) enabling the use of the approved Section 184 temporary access.

Condition 16

> *Prior to first occupation of any dwelling the ghost island right turning lane outlined on drawing CB/78/232/001/C including a pedestrian refuge, any required street lighting and highway drainage alterations to accommodate the right turning lane, ~~resurfacing of the entire width of the A3094 over the length of the right turning lane scheme, the footway to be provided over part of the site frontage, and the tactiled crossing of the access track to the east,~~ shall all provided in in accordance with details to be first approved under a Highways Act 1980 Section 278 Agreement.*
>
> *REASON: In the interests of providing safe and convenient access to the development*

Condition 18

Prior to occupation of ~~any~~ 61st dwelling 2 bus stops including flag signs, road markings and high bus access kerbs shall have been provided on the A3094 near to the development, with the Northern side stop consisting of a bus layby, resurfacing of the entire width of the A3094 over the length of the right turning lane scheme, the footway to be provided over part of the site frontage, and the tactiled crossing of the access track to the east,~~ laid out in accordance with the planning layout drawing rev H dated 7/11/22. Both stops shall be built in accordance with details to be first submitted to and approved by the Local Planning Authority.

REASON: In the interests of providing safe and convenient access to the development

Alternative wording would be considered through the planning process if this would provide additional comfort. It is to be noted that all highways work will be controlled under Section 278 which will carry a bond of completion. Submitted Section 287 general arrangement is included with this application.

Site Plan Update – NMA Planning Portal Reference PP-12165330

For consistency of approved drawings, the site layout reference “Planning Layout – CB_78_232_001 J” included within this S73 application has been updated to also include reduced substation site size sought through a Non Material Amendment. This footprint is in line with the Non-Material Amendment submitted via planning portal Ref: PP-12165330 on the 17th May 2023.

Summary

I trust the information provided within this covering letter is sufficient for you to consider favourably the variation of Conditions 2, 16,18 and 19. I would happily work with you to define the exact wording to allow us to progress the development without any construction interruption and to provide you with sufficient comfort in the level of obligation controlled through the planning condition, and look forward to hearing your availability for a meeting to discuss the proposals.

If you require any further information or wish to discuss anything contained within, please do not hesitate to contact me.

Yours Faithfully

Neil White
Development Manager

Enc:

- CB_78_232_000 Site Location Plan
- Netherhampton North - Build Route (09.02.2023)
- DSM-E4991-311 - Section 184 General Arrangement
- DSM-E4991-302 E - Section 278 General Arrangement
- CB_78_232_001 Planning Layout Rev J
- CB_78_232_006 Parking Strategy Plan Rev E

Road sign to Diag. No. 7014 "New Road Layout Ahead" to be installed at min 45m distance away from the new highway layout.
Exact location to be agreed on site with Wiltshire Council.
Sign and post need to be removed 3 months after the 1st Certificate under the S278 Agreement is issued.
Verge or footway to be reinstated to match the surrounding construction.

3.0m wide footpath / cyclepath link to site.

Signs to Diag. 956 and 965 mounted back to back.

Signs to Diag. 670 mounted back to back. 600mm diameter sign face, minimum mounting height 2.1m.

Signs to Diag. 956 and 965 mounted back to back.

Existing sign mounted on street lighting column to be relocated to new lighting column location.

Existing sign and plant feature to be relocated to rear of new footway.

Existing sign to be relocated to rear of new kerb.

New eastbound bus stop. *To Diag. 1025.1 and Wiltshire Council standard drawing number WC-HCD-1100-D007.*

New bus shelter to Wiltshire Council specification.

New 2.5m wide footway/cycleway.

Existing sign mounted on street lighting column to be relocated to new lighting column location.

New 2.5m wide footway/cycleway.

Highway improvements to tie into existing highway arrangement.

New uncontrolled crossing *to Wiltshire Council standard drawing number WC-HCD-1100-D003. Refuge island to Wiltshire Council standard drawing number WC-HCD-1100-D006.*

Existing 3.0m wide footway/cycleway.

Illuminated sign to Diag. 610.

New ghost island right turning lane for vehicles accessing development.

New uncontrolled crossing *to Wiltshire Council standard drawing number WC-HCD-1100-D003.*

Highway improvements to tie into existing highway arrangement.

New westbound bus stop. *To Diag. 1025.1 and Wiltshire Council standard drawing number WC-HCD-1100-D007.*

Road sign to Diag. No. 7014 "New Road Layout Ahead" to be installed at min 45m distance away from the new highway layout.
Exact location to be agreed on site with Wiltshire Council.
Sign and post need to be removed 3 months after the 1st Certificate under the S278 Agreement is issued.
Verge or footway to be reinstated to match the surrounding construction.

CUTLINE - FOR CONTINUATION REFER TO INSET 1

CUTLINE - FOR CONTINUATION REFER TO MAIN PLAN

Signs to Diag. 956 and 966 mounted back to back.

CYCLISTS REJOIN CARRIAGEWAY

3.0m wide footpath / cyclepath link to site.

Application for relocation of stay subject to Client confirmation.

Vegetation to be scraped back to rear of existing footway.

New uncontrolled crossing *to Wiltshire Council standard drawing number WC-HCD-1100-D003.*

Sign to Diag. 612

INSET 1

NOTES

1. Site layout based on Cooper Baillie Planning Layout, drawing number CB_78_232_001 revision H, issued to RCP in .dwg format on 07/11/2022.
2. Architectural blocks based on Kendall Kingscott Preliminary Substructures, as issued to RCP in .dwg format on 17/12/2021, 04/01/2022 and 05/01/2022. Plots 3, 23-25, 57-59,67-72 and 86 based on substructures issued to RCP in .dwg format on 09/05/2022.
3. Topographical Survey as per A D Horner Limited survey drawing number 4347, dated November 2018, Encompass Surveys Topographical Survey drawing number END/171221/3UU0/T, dated December 2021 and xsur-4347-29JUN15-01 to 08 2d within Transport Planning Associates Proposed Site Access Arrangement, dated 30/03/2022.
4. All dimensions are in metres unless stated otherwise.
5. Do not scale from this drawing. Only written dimensions are to be used.
6. This drawing should be read in conjunction with other Section 278 drawings (DSM/E4991/300 to 309).
7. All works within the existing highway to be constructed in accordance with Wiltshire Council standards and specifications.
8. All works subject to Section 278 approval.
9. Surface water from private areas is not to be discharged onto adoptable highway or vice versa.
10. Any damage caused to the existing highway during the course of the works to be repaired as directed by the Highways Inspector and/or Area Engineer.
11. Any abandoned/redundant pipes and chambers that fall within the proposed highway shall be grubbed up and the void backfilled in layers up to formation level of the carriageway with selected granular material or permanently filled with concrete (or similar filler).
12. Any existing live drains, sewers, ducts, cables, etc. that will pass under the proposed highway shall be surveyed, probed, traced, rodded, jetted, cctv'd, etc. to ascertain their structural condition and suitability to fall within the new highway. If deemed necessary, special protection and/or replacement may be required as directed and to the satisfaction of the Highways Inspector, Area Engineer and/or Utility Company involved.
13. Any existing live manholes, chambers, boxes, etc. that will be located within he proposed highway shall be surveyed to ascertain their structural condition and suitability to fall within the new highway. If deemed necessary, special protection and/or replacement may be required as directed and to the satisfaction of the Highways Inspector, Area Engineer and/or Utility Company involved.
14. All redundant connections in existing manholes / chambers that are affected by the works shall be sealed and the benching made good as directed and to the satisfaction of the Highways Inspector and / or utility company involved.
15. Any proposed removal of existing services is subject to confirmation that the existing services have been decommissioned and to the approval of the Utility Companies.
16. ***ANY VARIANCE OR DISCREPANCY MUST BE REPORTED BACK TO RCP ENGINEERING BEFORE WORK BEGINS.***

TRAFFIC MANAGEMENT NOTES

1. The contractor is responsible for establishing and maintaining a traffic management system for the duration of the works.
2. All traffic management proposals shall be agreed with Wiltshire Council prior to their implementation.

SECTION 278 KEY

- Site Boundary
- Highway Boundary
- Proposed carriageway works within existing highway land
- Proposed footway works within existing highway land
- Proposed carriageway works outside existing highway land
- Proposed footway works outside existing highway land
- Proposed verge works outside existing highway land
- Restricted Covenant within land outside of adoption limits to ensure visibility splays are kept clear of obstructions.
- Buff Coloured Tactile Paving
- Corduroy Paving
- Signage
- Road Marking Diagram Number — Diag. 1055.1
- Street Lighting Column *(Refer to MMA Lighting drawing number MMA17426/001)*

SCALE BAR 1:500 at A1

Rev.	Date	Details	By	Chkd	Appd
E	15.02.23	Updated to suit RSA2 comments.	NW	AC	TRS
D	25.01.23	Latest street lighting design incorporated.	NW	AC	TRS
C	19.01.23	Updated to suit latest planning layout. Note added for street lighting needing redesign.	NW	JAE	TRS
B	18.10.22	Street lighting added. Updated in accordance with Stage 1/2 Road Safety Audit.	NW	AC	TRS
A	05.08.22	Updated to suit latest design development.	NW	AC	TRS

Client:- Vistry Group

Site:- Netherhampton Road, Salisbury

Drawing Title:- SECTION 278 GENERAL ARRANGEMENT

Date: April 2022 | Scales: 1:500 at A1
Drawn: NW | Checked: AC | Approved: TRS

Drawing No. DSM/E4991/302 E

FOR APPROVAL

SUBJECT TO ADOPTING AUTHORITY APPROVAL

CDM NOTES

1. EXISTING SERVICES. Depth of existing services must be determined prior to works commencing. The contractor is responsible for establishing underground services in accordance with HSE Guidance note HS (G) 47. Any services which would be within the proposed construction layers must be lowered to below the sub-base.

TREE PROTECTION KEY

Based on EDP Tree Protection Plan drawing number Plan EDP 1, as issued to RCP in .dwg format on 09/12/2021.

- Root Protection Area
- Tree Protection Barrier

Any proposed works within Root Protection Areas are subject to supervision and approval by the Arboriculturist.

Rogers Cory Partnership
Architectural and Civil Consultants
The Old School Old School Road Hook Hampshire RG27 9NJ
T: 01256 769269 E: mail@rcpconsultants.co.uk W: rcpconsultants.co.uk