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Date: 23rd October 2023
Our ref: BS-3925

Dear Adam,

RE: Variation of Conditions 1 and 2 of PL/2021/08735 to amend local centre and associated dwellings – Approval of reserved matters in respect of the appearance, landscape, layout and scale, pursuant to planning permission reference (19/05824/OUT) for the erection of 234 dwellings, hard and soft landscaping, car parking including garages, internal access roads, footpaths and circulation area, public open space, access provision for the school, re-positioned attenuation basin and drainage with associated infrastructure and engineering works, at Land South of Netherhampton Road, Salisbury, SP2 8RA

I am writing on behalf of our client, Vistry Homes Limited, with regard to the submission of the above application. This application is supported by the following documents:

- Local Centre Approved vs Proposed (drawing no. NHS-COM-EX01), prepared by GCP;
- Proposed Local Centre Elevations (drawing no. NHS-COM-EV-01), prepared by GCP;
- Proposed Local Centre Floor and Roof Plans (drawing no. NHS-COM-FP-01), prepared by GCP;
- Local Centre Accommodation Schedule (drawing no. 23004), prepared by GCP;
- Delivery Vehicle Swept Path (drawing no. V060A/01), prepared by PFA;
- Affordable Housing Layout (drawing no. AHL.0 Rev H), prepared by Thrive;
- Boundary Materials Layout (drawing no. BML.01 Rev G), prepared by Thrive;
- Bus Stop Walking Distance (drawing no. BSWD.01 Rev B), prepared by Thrive;
- Dwelling Materials Layout (drawing no. DML.01 Rev H), prepared by Thrive;
- Electric Vehicle Charging Point Layout (drawing no. EVCPL.01 Rev H), prepared by Thrive;
- Refuse Strategy Layout (drawing no. RSL.01 Rev G), prepared by Thrive;
- Site Layout (drawing no. SL01 Rev Q), prepared by Thrive;
- Detailed Landscape Design (drawing no. edp6767_d007n), prepared by EDP;
- Revised Documentation and Plans List, prepared by Chapman Lilly Planning; and

- Pre-application advice (REF: ENQ/2023/00251), prepared by Wiltshire Council.

Relevant Planning History

Outline planning permission (REF: 19/05824/OUT) was granted in June 2020 for a mixed use development comprising of up to 640 dwellings, a local centre, primary school (1.8ha), employment (2 ha), public open space including country park (10 ha), landscaping, 2 vehicular accesses, estate roads, including loop road in detail and associated infrastructure and landscaping.

This application was followed by the submission of a reserved matters application (PL/2021/08735) for the appearance, landscape, layout, and scale, for the erection of 234 dwellings, hard and soft landscaping, car parking including garages, internal access roads, footpaths and circulation area, public open space, access provision for the school, re-positioned attenuation basin and drainage with associated infrastructure and engineering works. This reserved matters application also sought consent for the technical details of the proposed local centre, which was submitted as a two storey building with four retail units on the ground floor and five dwellings above. Planning permission was granted on 21st October 2022.

Pre-application Engagement

Following the grant of PL/2021/08735, the applicant has agreed terms with an end user who requires a single retail unit that is separate from the associated dwellings of the local centre. This therefore requires an amendment to the approved scheme, given the existing arrangement currently shows four retail units on the ground floor with five apartments above.

A pre-application request was submitted to Wiltshire Council on 13th February 2023. Written feedback was provided on 5th June 2023, which confirmed that the proposed development would be acceptable. A copy of the written advice accompanies this submission.

Proposed Development

The revised scheme seeks consent for a separate retail unit with an adjacent block of five apartments at the local centre.

<u>Appearance</u>

The proposed elevations are to comprise a similar material palette to that of the approved, albeit with the removal of render.



Figure 1: Drawing no. P.77-81.e Rev A showing the proposed elevations of the local centre, approved under PL/2021/08735



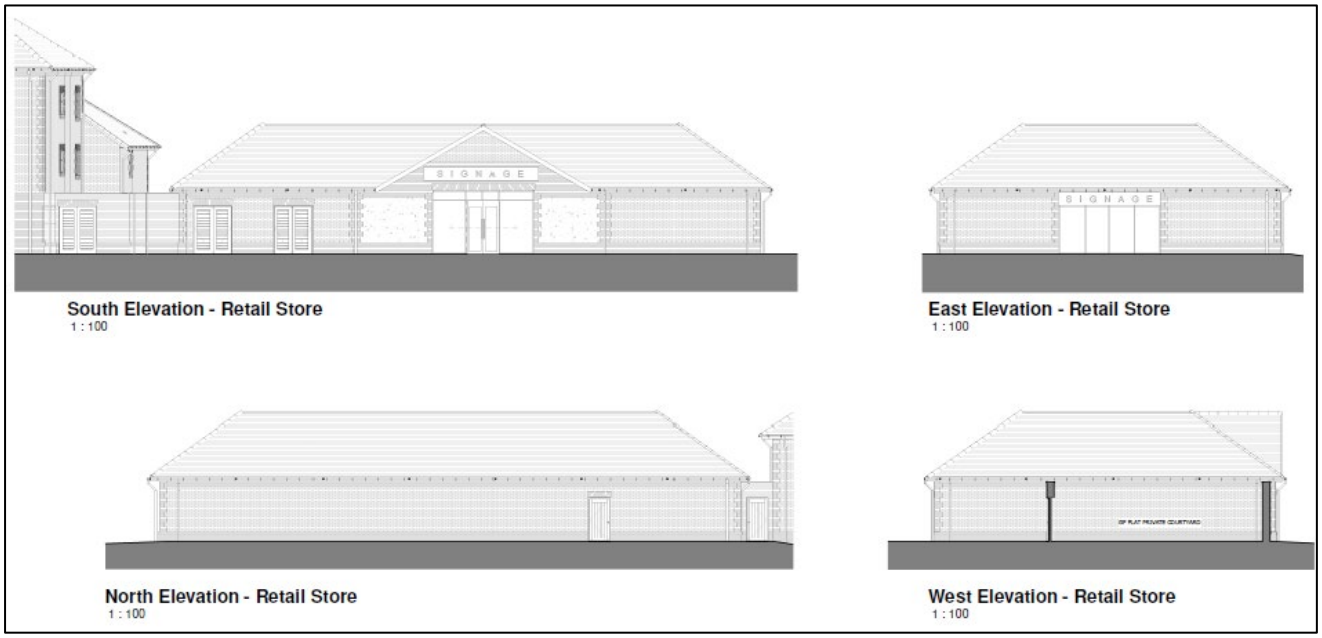

Figure 2: Proposed elevations showing separate apartment block and single retail unit

Layout

The residential and retail elements of the local centre have now been split into two separate blocks, connected by continuous brick wallA single retail unit is proposed to the east, with an apartment block to the west.

The revised layout will result in the provision of 15 parking spaces for the retail unit, three fewer than that of the approved. This, however, is an improvement on the approved scheme given that Wiltshire's parking standards for retail units consisting of less than 1,000sqm of floorspace require a maximum of 1 space per 35sqm (equating to no more than 12 spaces in the context of the proposed development). The approved eight residential parking spaces have been reconfigured but retained in number.

Residential cycle storage is proposed in a separate building located to the rear of the apartment block, with 3no. Sheffield cycle stands located east of the retail unit. The retail unit is to benefit from its own internal bin store, as well as the apartment block.



Figure 3: Extract of approved drawing no. SL.01 Rev L (left) and proposed site layout extract (right)

The five proposed apartments are spread across three storeys, with two on the ground floor, two on the first floor, and one on the second floor. This is in contrast to the approved scheme, which showed the five apartments sited above the retail units on a single storey at first floor level.

The revised layout does not give rise to any amenity concerns. No habitable rooms will look out onto the roof of the retail unit, therefore resulting in a similar outlook to what the approved flats would have. Furthermore, the revised layout would result in a betterment, given that one ground floor flat would benefit from a private courtyard; none of the apartments under the approved scheme benefit from private external amenity space.

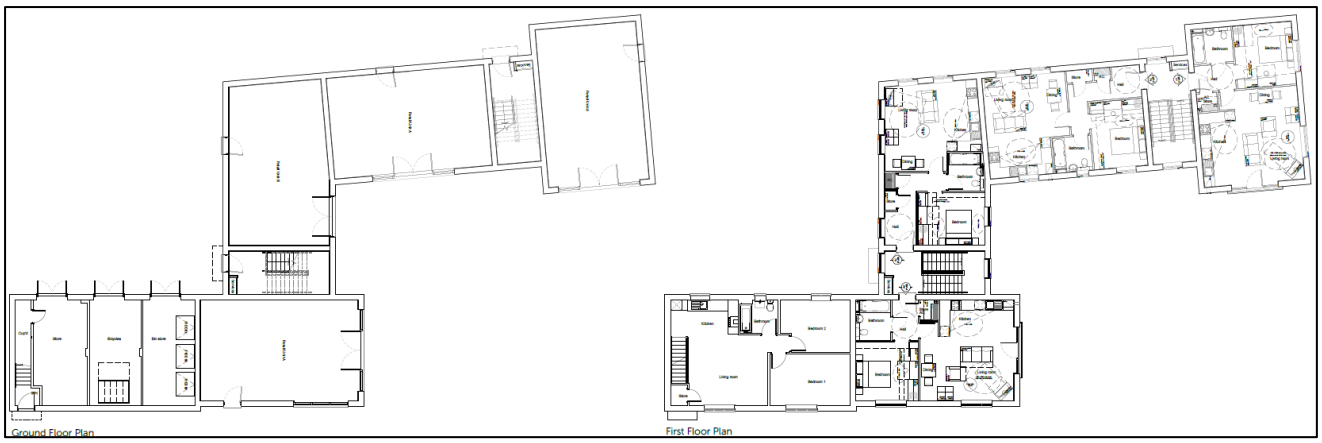

Figure 4: Drawing no. P.77-81.p Rev A showing the proposed floor plans of the local centre (retail units on the ground floor shown on left, dwellings on first floor shown on right), approved under PL/2021/08735

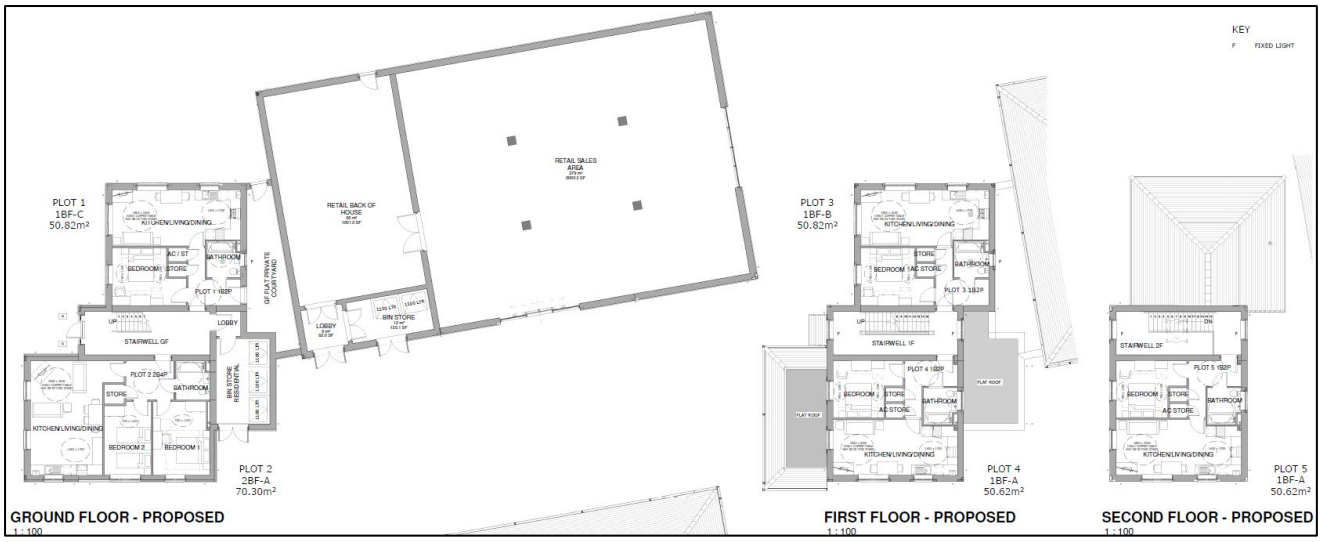

Figure 5: Proposed floor plans showing separate apartment block and retail unit

Scale

The apartment block is to comprise three storeys which is stepped back to two-storeys towards the north. The height of the proposed retail unit will be level with the first floor of the apartment block.

The five apartments are to comprise a similar floorspace and will be of the same number of bedrooms to that of the approved:

Plot	Approved Bedrooms/Persons	Approved GIA (sqm)	Proposed Bedrooms/Persons	Proposed GIA (sqm)
1	1b/2p	52.42	1b/2p	50.82
2	1b/2p	52.42	2b/4p	70.3

3	1b/2p	52.42	1b/2p	50.82
4	1b/2p	52.42	1b/2p	50.62
5	2b/4p	69.3	1b/2p	50.62

The proposed retail sales space is to increase from the approved 209.68sqm to 279sqm.

Landscaping

The proposed tree planting has been reconfigured to facilitate the proposed amendments. To confirm, the total number of proposed trees is to remain the same as the approved scheme in relation to the local centre.

Conditions

It is proposed that Condition 1 of PL/2021/08735 is amended to the following:

"*The development hereby permitted shall be carried out in accordance with the following approved plans listed in the documentation and plans list as submitted by ~~planning developments~~ Chapman Lily Planning and dated the ~~14/10/2022~~ 19/10/2023*"

Such an amendment will ensure that the approved drawings reflect that of the proposed i.e. show the revised layout of the local centre.

Condition 2 is also to be amended so that it refers to the latest version of the Detailed Landscape Design Sheet, which has been edited in order to illustrate the revised local centre:

"*The development will be carried out in strict accordance with the following documents:*

Landscape and Ecology Management Plan. Edp6767_r005a. (August 2021)

Detailed Landscape Design Sheets 1 -6. Drawing edp6767_d007~~j~~n. EDP (~~11 July 2022~~ 5th October 2023)"

It is therefore considered that it would be appropriate to vary Conditions 1 and 2 of PL/2021/08735. The proposed amendments to the local centre would not give rise to any adverse amenity impacts and broadly follow the principles established by the reserved matters consent. It is therefore requested that this application to vary conditions 1 and 2 is approved without delay.

I trust that the above is clear but if you have any queries, please do not hesitate to contact me. I look forward to hearing from you in due course.

Yours sincerely,

[redacted]

Kennedy Durrant BA (Hons) MA

Senior Planner