**Officer Report**

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| **Application Reference:** | PL/2023/09583 |
| **Date site notice posted:** | 19/12/2023 |
| **Date of press notice:** | 04/01/2024 |
| **Publicity expiry date:** | 25/01/2024 |
| **Site Address:** | Greggs Amesbury Distribution Centre, 31 Equinox Drive, Amesbury, SP4 7SZ |
| **Proposal:** | Variation of condition 2 of 18/07937/FUL to allow additional 3 No. meeting rooms to existing office area and extension to existing logistics office area |

## RELEVANT PLANNING HISTORY/BACKGROUND

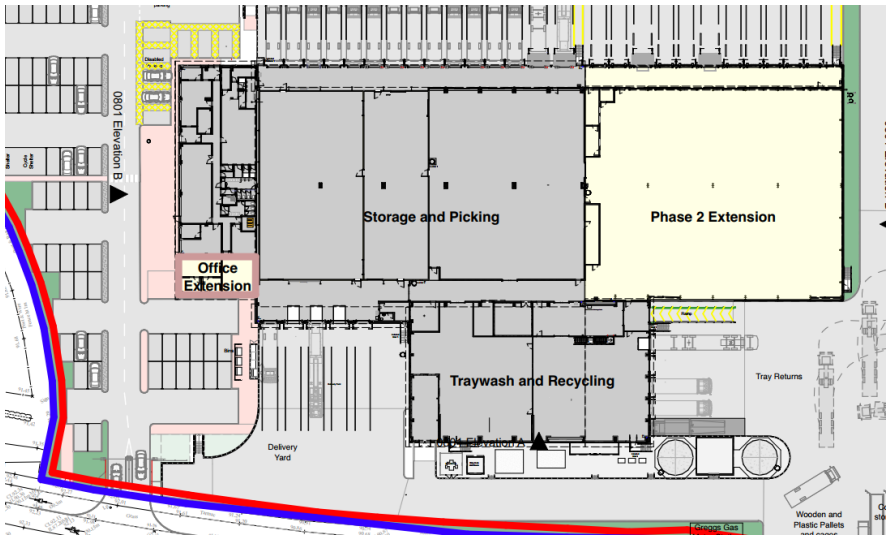
Outline Planning permission was granted under S/1999/0721 for *'Comprehensive development of whole Solstice Park site for employment and leisure purposes within Use Classes B1, B, B8 and C1, together with roads, footpaths, cycleways, landscaping, sewers, alterations of ground levels and associated works.'*

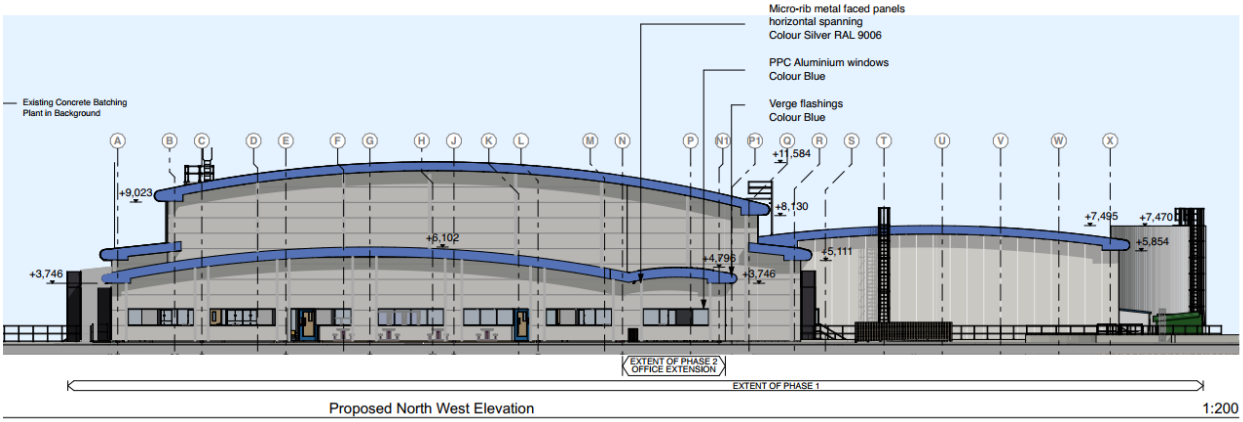
Numerous consents have subsequently been granted for detailed proposals on various plots within Solstice Park.

Reserved Matters Planning consent was granted on this particular site under S/2010/1337/REM for *'Construction of a bakery and associated infrastructure works including roads, parking areas, drainage, and landscaping planting.'*

Full planning consent was then granted under 18/07937/FUL for a Greggs distribution centre (with frozen, chilled and ambient products that will be stored and distributed to Greggs stores) to be developed in two phases. The officer report is attached at appendix 1.

This is a section 73 application to vary condition 2 (the plans list condition) to provide additional meeting rooms and logistic office area involving an extension to the overall footprint of the building of approximately 88square metres.





Proposed North West Elevation 1:200

The supporting documentation explains the proposed changes (extract copied below):

The following statement has been written based on the section 73 planning application submission for the variation of condition 2.

## 1. Existing Office Extension under Phase 2 Works

Minor changes to the existing offices to the approved planning drawings following expansion of the Greggs business and increased number of personnel required under phase 2. The changes are as follows:

a. The existing office area now requires an additional 3No. meeting rooms and an extension to the existing logistics office area due to Greggs growth and an increase in staff numbers under phase 2. It has become apparent that there is not enough break out rooms / meeting rooms within the open office environment currently operated. The anticipated staff numbers are Phase 1 (250 sops) - 80 drivers, 60 warehouse and 10 office staff: 150 total in shifts. Phase 2 (450 shops) - 143 drivers, 107 warehouse staff and 10 office staff: 260 total in shifts. Greggs are extremely pro active and wanting to maintain training and personnel development for all personnel within the group. This small office extension with the additional meeting rooms will allow people to speak to individuals within a private area and additional training rooms for small numbers.
b. The proposed office extension has a total area of 87.95sqm.
c. The proposed number of car parking under completion of phase 2 was for 112 car spaces. Due to the office extension this will be reduced by 6 car spaces so a new total of 106 car parking spaces. Greggs having been very pro active with educating the current staff employed under phase 1 works to car share across the shifts operated for the distribution centre and this has proved to be very efficient due to the fact that the current car parking under phase 1 works is never over 60% used. The number of disabled spaces , motorcycle parking and cycles will be maintained in accordance with the approved plans and also in accordance with the Wiltshire Local Transport Plan 2011-2026 Car Parking Strategy document which was approved by Cabinet in March 2015.
d. Greggs do offer all employees the bike to work scheme and promote public transport and cycling to work. There is full changing facilities for both male and female with drying rooms and showering facilities. This again is shown by how many car parking spaces that are not used on a day to day basis.

**POLICIES**

**Development Plan:**

***Wiltshire Core Strategy- adopted by Full Council on the 20th January 2015:***
Core Policy 1 - Settlement Strategy

Core Policy 2 - Delivery Strategy
Core Policy 3 - Infrastructure Requirements
Core Policy 4 - Spatial Strategy: Amesbury Community Area
Core Policy 35 - Existing employment sites
Core Policy 41 - Energy Strategy
Core Policy 50 - Biodiversity and Geodiversity
Core Policy 51 - Landscape
Core Policy 52 - Green Infrastructure
Core Policy 56 - Contaminated land
Core Policy 57 - Ensuring high quality design and place shaping
Core Policy 58 - Ensuring the conservation of the historic environment
Core Policy 60 - Sustainable Transport
Core Policy 61 - Transport and new development
Core Policy 62 - Development impacts on the transport network
Core Policy 64 - Demand Management
Core Policy 67 - Sustainable drainage
Core Policy 68 - Water Resources
Core Policy 69 - Protection of the River Avon SAC

***Salisbury District Local Plan saved policies, including the saved policies listed in Appendix D of the Adopted Wiltshire Core Strategy:***
E8B Land at Boscombe and Porton Down

***Wiltshire and Swindon Waste Core Strategy:***
Policy WCS6

**Government Guidance:**
National Planning Policy Framework (NPPF)
Planning Practice Guidance

**Supplementary Planning Guidance/Documents:**
***Solstice Park Design Guide***

***Wiltshire Local Transport Plan 2011-2026:***
Car Parking Strategy
Cycling Strategy

***Wiltshire Climate Strategy***

**REPRESENTATIONS**

**Environment Agency:** No comments received

**Drainage** – No objections
*Matters Considered:*
Documents Reviewed:
- Planning Statement
- Proposed Site Plan Phase 2 P02 S2

Condition 2 of 18/07937/FUL is a list of approved plans with P2018-025 03 P1 dated 17/08/2018 being the Site Drainage Layout.

The proposed office extension will remove six car park spaces resulting in no net change in Impermeable area therefore the LLFA has not objections to this VAR application.

**Highways England** – offer no objection

Highways Act 1980 Section 175B is not relevant to this application.

Should the Local Planning Authority not propose to determine the application in accordance with this recommendation they are required to consult the Secretary of State for Transport, as set out in the Town and Country Planning (Development Affecting Trunk Roads) Direction 2018, via transportplanning@dft.gov.uk and may not determine the application until the consultation process is complete.

The Local Planning Authority must also copy any consultation under the 2018 Direction to Planningsw@nationalhighways.co.uk.

National Highways has been appointed by the Secretary of State for Transport as a strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). The SRN is a critical national asset and as such we work to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity.

We have undertaken a review of the relevant documents supporting the planning application to ensure compliance with the current policies of the Secretary of State as set out in DfT Circular 01/2022 "The Strategic Road Network and the Delivery of Sustainable Development" and the National Planning Policy Framework (NPPF). This response represents our formal recommendations with regards to planning application reference PL/2023/09583.

*Reasons*
The application is seeking consent for the variation of condition 2 to permission 18/07937/FUL to allow for an extension to provide additional office space and meeting rooms ancillary to a storage and distribution facility. We understand that the extension comprises approximately 88sqm of additional floorspace, and the loss of a small number of parking spaces.

National Highways has considered the submitted documents and considers that the proposals are unlikely to materially alter the pattern and number of vehicle movements associated with the development. We are satisfied that the traffic impact of the development overall in respect of the SRN was considered at the time of the original application 18/07937/FUL to which National Highways (then operating as Highways England) offered no objection.

National Highways therefore considers that the development is unlikely to result in a severe or unacceptable impact (in capacity or safety terms) on the SRN, nor should it prejudice the delivery of National Highways' A303 Amesbury to Berwick Down improvement scheme.

*Recommendation*
National Highways offers no objections to the proposals.

*Standing advice to the local planning authority*

The Climate Change Committee's 2022 Report to Parliament notes that for the UK to achieve net zero carbon status by 2050, action is needed to support a modal shift away from car travel. The NPPF supports this position, with paragraphs 73 and 105 prescribing that significant development should offer a genuine choice of transport modes, while paragraphs 104 and 110 advise that appropriate opportunities to promote walking, cycling and public transport should be taken up.

**WC Highways –** No objection

I refer to the above planning application for the variation of condition 2 of 18/07937/FUL to allow additional 3 No. meeting rooms to existing office area and extension to existing logistics office area.

The supporting statement lays out the parking needs for phase 1 and 2 and shows that the impact of the additional meeting rooms and office area will reduce the overall parking provision within the site by 6 spaces.

The supporting statement also states that the parking area is utilised to 60% capacity and it is therefore considered that the loss of 6 spaces will not have a negative impact on the surrounding highway network.

The existing vehicle access is not proposed to be altered.

I therefore wish to raise no highway objection.

**Active Travel England –**

In relation to the above planning consultation, Active Travel England (ATE) has no comment to make as it does not meet the statutory thresholds for its consideration.

The Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2023 identifies ATE as a statutory consultee for planning applications falling within any of the following descriptions:
(i) the development includes 150 dwellings or more;
(ii) development for the provision of a building or buildings, where the use is not exclusively for the provision of dwellings, and where the floor space to be created by the development is 7,500 square metres or more; or
(iii) the overall area of the development is 5 hectares or more.

**LLFA:** No objections
Documents Reviewed:
 Planning Statement
 Proposed Site Plan Phase 2 P02 S2
Condition 2 of 18/07937/FUL is a list of approved plans with P2018-025 03 P1 dated 17/08/2018 being the Site Drainage Layout.
The proposed office extension will remove six car park spaces resulting in no net change in Impermeable area therefore the LLFA has not objections to this VAR application.

**Ecology:** Ecology have no objection to the proposed Variation of Condition 2

**Amesbury Town Council:** Support

**ISSUES**

- Principle
- Impact to character and appearance of the area and amenity.
- Highway considerations
- Archaeology
- Ecology
- Drainage
- Sustainable construction
- Waste & recycling
- S106 agreement
- EIA
- Conditions

**ASSESSMENT**:

***Principle of Development:***

PPG advises that Section 73 applications should be considered against the development plan and material considerations, under section 38(6) of the 2004 Act, and conditions attached to the existing permission. Local planning authorities should, in making their decisions, focus their attention on national and development plan policies, and other material considerations which may have changed significantly since the original grant of permission.

Other material considerations may include other local planning policy and guidance, the emerging Wiltshire Local Plan Review, UK government legislation or Written Ministerial Statements and national planning policy and guidance.

The proposals are to be considered in the context of the National Planning Policy Framework (NPPF) which sets out Central Government's planning policies, and the adopted Wiltshire Core Strategy (WCS) which also includes some saved policies of the Salisbury District Local Plan (SDLP), although none are relevant to this proposal.

The previous NPPF was published in March 2012, revised in July 2018, updated in February 2019, revised in July 2021, updated in September and most recently in December 2023. The relevant NPPF at the time of decision on 13/12/2018 was therefore the July 2018 revision and has been amended a few times since then. It is therefore necessary to consider whether there are any changes relevant to the consideration of this application.

The NPPF 2023 has not amended the plan led approach (Paragraph 12 – states the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making and Paragraph 15 – states the planning system should be genuinely plan-led).

The previous report refers to Paragraph 127 of the NPPF which is now paragraph 135:

*135. Planning policies and decisions should ensure that developments:*
*a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
*b) are visually attractive as a result of good architecture, layout and appropriate*

*and effective landscaping;40*
*c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
*d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
*e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
*f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users52; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

Para 140 of the updated NPPF is particularly relevant in considering revised schemes as it includes that *'Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).'*

At the heart of the NPPF is a presumption in favour of sustainable development and the Adopted Wiltshire Core Strategy seeks to build resilient communities and support rural communities but this must not be at the expense of sustainable development principles. The Settlement and Delivery Strategies of the Core Strategy are designed to ensure new development fulfils the fundamental principles of sustainability.

This means focusing growth around settlements with a range of facilities, where local housing, service and employment needs can be met in a sustainable manner. A hierarchy has been identified based on the size and function of settlements, which is the basis for setting out how the Spatial Strategy will deliver the levels of growth.

The site is within the Amesbury Community Area and is identified within Core Policy 4 as a Principal Employment Area (High Post). Core Policy 35 is a key policy in terms of the acceptability of the proposal in principle:

*The following Principal Employment Areas will be supported in accordance with Core Policy 35: Boscombe Down (Qinetiq); London Road; Porton Down (DSTL/ HPA); High Post and Solstice Park.*

Core policy 35 seeks to protect existing employment sites. Principal Employment Areas have been identified in the Principal Settlements and Market Towns, as set out in the relevant area strategies in section 5. These Principal Employment Areas are considered to be critical to the economic role of these settlements and Wiltshire as a whole. In order to maintain a reasonable balance between jobs and homes to encourage self-containment, these Principal Employment Areas should be protected from alternative uses with their continued use and intensification for employment purposes (use classes B1, B2 and B8) encouraged, as set out in Core Policy 35. CP35 states:

*Existing employment sites*
*Wiltshire's Principal Employment Areas (as listed in the Area Strategies) should be retained for employment purposes within use classes B1, B2 and B8 to safeguard their contribution to the Wiltshire economy and the role and function of individual towns. Proposals for renewal and intensification of the above employment uses within these areas will be supported.*

The design and access statement submitted with the previous application explained:

*'This application seeks permission to undertake the construction of a new distribution centre over 2 Phases of construction works to a vacant plot of land situated on Solstice Park Industrial Estate on behalf of Greggs Plc.*
*The distribution centre is required to service an expanding number of Greggs High Street stores in the South and South West of the country. The facility will receive a range of ambient, chilled and frozen goods from Greggs Plc manufacturing facilities which will be temporarily stored and picked prior to despatch to the shops.*
*The facility is required to maintain the ongoing success of Greggs in expanding their business and shop numbers and represents their commitment to the long term future of the business.*
*Consent for the construction of New Bakery with associated warehousing, offices, yard areas and car parking was granted with conditions in January 2000 under Ref No. S/1999/0721. The works associated with this application were not undertaken.'*

The principle of development in this location has already been established under the previous consents; the proposal will provide employment in accordance with CP35 and it is therefore considered acceptable in principle.

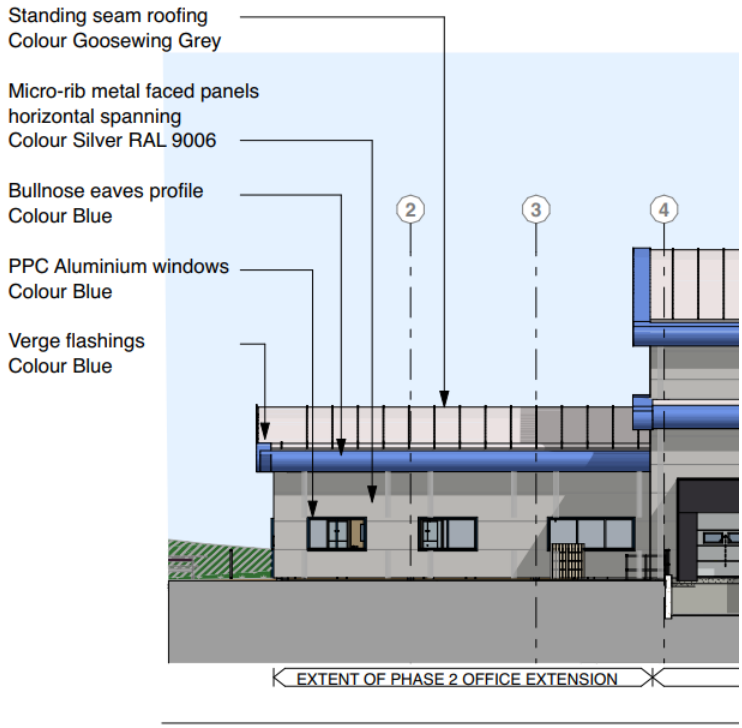
It is also necessary to consider the other relevant planning policies and the normal range of material considerations that have to be taken into account when determining a planning application and a judgement is necessary in terms of all the development impacts considered below.

***Impact to the character and appearance of the area and amenity:***

Core Policy 57 of the WCS requires a high standard of design in all new developments through, in particular, enhancing local distinctiveness, retaining and enhancing existing important features, being sympathetic to and conserving historic buildings and landscapes, making efficient use of land, and ensuring compatibility of uses.

Development is expected to create a strong sense of place through drawing on the local context and being complimentary to the locality and applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire. Development is expected to meet a number of related place shaping and design criteria in the policy and new development should enhance/bring a sense of character to the area as a whole.

The proposed single storey extension to the front of the building will have a minor impact on the overall appearance of the building and will be clad in materials to match.




The previous report explained that it was not considered that there would be any far-reaching landscape/or visual effects in what is already a commercial industrialised urban landscape from the proposals and the proposed minor extension is not considered to alter this conclusion.

The NPPF (para 135) states that planning decisions should ensure that developments have a high standard of amenity for existing and future users and Core Policy 57 also requires new development to have *'regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing, vibration and pollution'.*

There are no nearby residential dwellings, although the site is close to the established hotel site within Solstice Park. A noise impact assessment was submitted with the previous application which considered operational noise and traffic noise and explained predicted noise levels from operational noise and from vehicle movements associated with the site would have negligible impact at the nearest Noise Sensitive Receptors (with no additional noise mitigation measures considered necessary). It was not considered that the original proposal would have an adverse impact upon residential amenity, and it is not considered that the minor extension proposed alters that conclusion. An informative was included to the original consent regarding construction hours which can be carried forward.

The development (incorporating the alterations now proposed) is therefore still considered to be an appropriate use, scale, design and materials within the context of the site and the wider development area.

***Highway Considerations:***

National Highways and the local highways authority have raised no objections to the proposed scheme (full comments attached above), explaining that the traffic impact of the development overall in respect of the Strategic Road Network (SRN) was considered acceptable in the original application and that the revised proposals are unlikely to materially alter the pattern and number of vehicle movements associated with the development. National Highways have also advised that the proposals should not prejudice the delivery of National Highways' A303 Amesbury to Berwick Down improvement scheme.

Active Travel England are a new consultee but have made no comment on the application advising that it does not meet the statutory thresholds for its consideration.

***Impact on Archaeology:***

Paragraph 200 of the NPPF states that *'where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*

Core Policy 58 'Ensuring the conservation of the historic environment' aims to ensure that Wiltshire's important monuments, sites and landscapes and areas of historic and built heritage significance are protected and enhanced in order that they continue to make an important contribution to Wiltshire's environment and quality of life. The policy seeks to conserve designated heritage assets and their settings.

The council archaeologist confirmed that the area of the development site has already been subject to archaeological investigation in the previous application.

***Impact on Ecology:***

Core Policies 50 and 52 of the Wiltshire Core Strategy and the National Planning Policy Framework requires that the planning authority ensures protection of important habitats and species in relation to development and seeks enhancement for the benefit of biodiversity through the planning system.

Following the submission of an ecology appraisal and landscape design statement, the council's ecologist raised no objections to the original proposals subject to conditions and it was explained in the previous report that as the development did not affect the strategic landscape provisions of the original S106 agreement; subject to the recommended conditions, the proposal was unlikely to harm the significance of protected species or their habitats.

The site is within the catchment of the River Avon Special Area for Conservation (SAC) as protected by WCS policy CP69 (Protection of the River Avon SAC).

It is also within the 6.4km Zone of influence of Salisbury Plain Special Protection Area (SPA).

Special Areas of Conservation (SACs) and Special Protection Areas (SPAs) are protected under The Conservation of Habitats and Species Regulations. These are a network of sites designated for supporting habitats or species of high nature conservation importance in the European context. Any activity that has a detrimental effect on these European sites is made an offence under the Regulations.

When a European site is affected by a land use authorisation, it is necessary to consider whether the activity being authorised would impact on any of the designated features.

This assessment work is known as a habitats regulations assessment (HRA) and is governed by the Habitats Regulations and is undertaken by the “competent authority”, which for planning applications is “the planning authority”, to test if a plan or project proposal could significantly harm the designated features of a European site.

The HRA process can have up to 3 stages (Screening, Appropriate Assessment and Derogation).

Where a development is likely to have a significant impact on a European site, the Regulations require a rigorous assessment of the impacts, known as an Appropriate Assessment in order to demonstrate that any likely impacts are avoided or reduced to levels as to avoid adverse impacts upon the SPA/SAC.

An Appropriate Assessment will be needed where a likely significant effect (alone or in-combination) cannot be ruled out, even where the proposal contains mitigation provisions. The need for an Appropriate Assessment of proposals that includes mitigation measures intended to avoid or reduce the harmful effects of a plan or project is well established in case law. The Competent Authority should only grant permission if they have made certain at the time of Appropriate Assessment that the plan or project will not adversely affect the integrity of a habitats site i.e. where no reasonable scientific doubt remains as to the absence of effects.

As this site falls within the catchment of the River Avon SAC, the proposal has potential to cause adverse effects alone or in combination with other developments through discharge of phosphorus in wastewater. Any proposal for a net addition of overnight accommodation is affected. As this is an employment application, it is considered that it will not result in an increase in phosphorus loading and the proposals can be screened out of needing Appropriate Assessment.

The site also lies within the 6.4km buffer zone of the Salisbury Plain Special Protection Area (SPA). The qualifying features for the Salisbury Plain SPA are non-breeding hen harrier and breeding populations Eurasian hobby, common quail and stone-curlew.

Conservation objectives for the SPA and supplementary advice for implementing them have been published by Natural England (NE). Development coming forward under the Wiltshire Core Strategy is only anticipated to impact one of these species, the stone-curlew. This is a ground nesting bird species which research shows is particularly sensitive to disturbance by people and people with dogs.

In April 2023 NE confirmed that the 2018 Appropriate Assessment for Salisbury Plain continues to be supported by NE with the strategic measures in place (with the annual stone curlew monitoring and protection measures continuing to be secured by the Council) being effective in preventing adverse impacts on the integrity of the European site within the Zone of Influence from recreational impacts associated with housing development. Considering this and as the proposals are for employment use, the proposals can be screened out of needing Appropriate Assessment.

The council’s ecologist has also no objections to the proposed variation.

***Drainage:***

The LLFA have advised that as the proposed office extension will remove six car park spaces resulting in no net change in impermeable area therefore, they have no objections to the variation proposals.

***Sustainable Construction:***

The previous report explained that Core Policy 41 requires '*all non-residential development will be required to achieve the relevant BREEAM "Very Good" standards.* For non-residential development the LPA has previously sought an appropriate post-construction BREEAM assessment by condition. However, at that time the LPA was currently no longer applying CP41 and related conditions to applications given it had effectively been superseded by the current government direction of travel favouring Building Regulations for these matters.

However, the WCS' key strategic objective is to address climate change and Wiltshire Council acknowledges the climate emergency and is now seeking to make the county carbon neutral by 2030. Paragraph 164 is also a new insertion into the NPPF at the end of 2023. This states that: *'In determining planning applications, local planning authorities should give significant weight to the need to support energy efficiency and low carbon heating improvements to existing buildings, both domestic and non-domestic'.*

The Council is also currently at the Regulation 19 stage of a local plan review process. The Local Plan Review, which although at this stage has limited weight, includes new and replacement policies to further reduce Wiltshire's contribution to climate change and foster better community resilience to impacts from climate change (seeking, amongst various requirements, net zero buildings in operation and embodied carbon assessments) and the direction of travel is reflective of wider strategic policy already adopted by Wiltshire Council, such as the Wiltshire Climate Strategy, adopted February 2022.

However, given that the proposed extension is only a very small part of the overall building which has already been significantly completed it is not considered reasonable to insist on BREEAM standards although the council now includes standard notes to decision notices which encourage the use of energy efficiency that exceeds building regulations and to meet residual energy demand through renewable energy and low-carbon technologies, including high levels of electric vehicle charging points.

***Waste & recycling:***

The Council's approach to waste reduction and auditing is outlined in Policy WCS6 of the Waste Core Strategy June 2009. This policy requires that proposals for any new development of B1, B2 or B8 uses over 300 square metres will need to provide facilities for the source separation and storage of different types of waste for recycling and / or composting.

A waste management strategy was submitted as part of the original proposals and the officer report explained that as this is a non-domestic/business application; it is appropriate for the applicant to choose how to manage waste (the waste management strategy states it is likely that waste will be managed through Biffa Waste Services).

***S106 Agreements:***

The original 1999/0721 outline permission was subject to conditions and planning obligation dated 26/01/2000.

A masterplan was agreed as part of the original permission S/1999/0721 which shows areas of public open space and structural planting.




With regards to landscaping and ecology, the S106 includes the following covenants:

4. **Landscaping**

4.1 The Developer hereby covenants that:

4.1.1 the Landscape Management Plan and details concerning the identification siting and layout of the proposed Open Space Areas shall be submitted to the Council for its approval in writing and the Development shall not be Commenced prior to such approval

4.1.2 the Landscape Management Plan shall be implemented in accordance with its terms

4.1.3 following notification by the Developer to the Council of completion of the Strategic Landscaping Areas the same shall be maintained in perpetuity in accordance with the approved Landscape Management Plan

Some of the subsequent consents included strategic landscaping within the red line of the respective application sites, requiring Deed of variations to the original S106. The officer report to the previous application explained that as no strategic landscaping was involved a Deed of variation was not required. This remains the case in this revised scheme.

***EIA:***

The LPA issued a Screening Opinion for a similar scheme on the site attached at appendix A dated 16/08/2010 concluding *'whilst having some effects, would not be likely to have significant effects on the environment by virtue of factors such as its nature, size or location'* and *'the proposed development is not EIA development within the meaning of the 1999 Regulations'*

The previous application screened the development explaining that whilst the site area is given as 23136 sq m on the application form, and therefore exceeds the 0.5 hectare Schedule 2.10(a) threshold for Industrial Estate development projects (in Schedule 2 - Column 2 Applicable thresholds and criteria of the 2017 EIA Regulations) in relation to industrial estate development projects; as development has previously been approved on the site of a similar scale and nature, it is considered that the proposed development is not likely to have a significant effect on the environment (including Schedule 3 criteria and considerations of traffic, emissions or noise) and an Environmental Impact Assessment is not required. This revised scheme is not considered to alter the previous conclusion that EIA is not required.

***Conditions:***

Section 73 of the Town and Country Planning Act 1990 allows applications to be made for permission to develop without complying with a condition(s) previously imposed on a planning permission. The local planning authority can grant such permission unconditionally or subject to different conditions, or they can refuse the application if they decide that the original condition(s) should continue.

Where an application under section 73 is granted, the effect is the issue of a new planning permission, sitting alongside the original permission, which remains intact and un-amended.

A decision notice describing the new permission should be issued, setting out all of the conditions related to it. To assist with clarity decision notices for the grant of planning permission under section 73 should also repeat the relevant conditions from the original planning permission (unless they have already been discharged). There have been applications to discharge conditions on the consent.

Condition 1 (commencement of development) is no longer required.

The plans list condition 2 will need to be amended to list the replacement plans. The proposals also affect the approved landscape strategy plan and drainage plan listed in the approved plans condition*:* 'Plan Ref: 1090 002 Phase 2 Landscape Strategy dated 27/07/2018, received by this office 12/09/2018' and 'Plan Ref: P2018-025 03 P1 dated 17/08/2018 Site Drainage Layout, received by this office 12/09/2018'. The plans submitted with this variation application were updated too to reflect the proposed changes.

Since the original approval, discharge of conditions applications have also been approved. Where details have been approved through DOC application/s the relevant conditions can be amended to compliance conditions to refer to the approved details (and where details are amended by this application the new plans can also be listed in those conditions).

Condition 4 (materials) was agreed under 19/03703/DOC discharge of conditions application and this application proposes to match the materials used on the existing building, so this condition can be amended to use matching materials.

Conditions 3 and 5 of the original consent required BNG and landscaping to be agreed which was agreed via DOC application PL/2023/07909. The landscaping plans are also amended by this application and therefore conditions 3 and 5 can be amended accordingly.

Condition 7 required lighting details to be agreed. These were agreed for phase 1 part of the development under 18/12070/DOC so can be amended to a compliance condition for that element and amended to require any further lighting needing to be agreed.

Condition 10 restricts the use to B8 with ancillary B1 office uses. The current Use Classes were last updated on 1 September 2020. B8 uses remain (Storage or distribution - This class includes open air storage) but B1 Business was revoked from 1 September 2020. It is effectively replaced with the new Class E(g) and include:
E(g) Uses which can be carried out in a residential area without detriment to its amenity:
E(g)(i) Offices to carry out any operational or administrative functions

Condition 10 will therefore be amended to refer to Eg(i) uses.

**RECOMMENDATION: APPROVE SUBJECT TO CONDITIONS**

(1) The development hereby permitted shall be carried out in accordance with the following approved documents and plans:
Plan Ref: GRAMES2-CFL-P2-ZZ-AP-A-01001 Existing Site Location Plan P02 S2, received by this office 14/12/2023
Plan Ref: 2248-CFL-ZZ-ZZ-PL-A-P-0501 Rev P02 dated 17/08/2018, Proposed Site Plan Phase 1, received by this office 12/09/2018
Plan Ref: GRAMES2-CFL-P2-ZZ-AP-A-05001 Proposed Site Plan Phase 2 P03 S2, received by this office 14/12/2023
Plan Ref: 2248-CFL-00-00-PL-A-P-0601 Rev P02 dated 17/08/2018, ProposedGround Floor Plan Ph1, received by this office 12/09/2018
Plan Ref: GRAMES2-CFL-P2-00-AP-A-06001 Proposed Ground Floor Plan Phase 2 P02 S2, received by this office 06/11/2023
Plan Ref: 2248-CFL-00-03-PL-A-P-0603 dated 17/08/2018, Proposed Roof Plan Ph1, received by this office 12/09/2018
Plan Ref: GRAMES2-CFL-P2-02-AP-A-06003 Proposed Roof Plan Phase 2 P02 S2, received by this office 06/11/2023
Plan Ref: 1090 001 A Phase 1 Landscape Strategy dated 27/07/2018, received by this office 12/09/2018
Plan Ref: 1090 002 A LANDSCAPE STRATEGY - PHASE 2, received by this office 14/12/2023
Plan Ref: 1090 100 B LANDSCAPE PROPOSALS Sheet Layout, received by this office 14/12/2023
Plan Ref: 1090 101 C LANDSCAPE SOFTWORKS North West, received by this office 14/12/2023
Plan Ref: 1090 102 C LANDSCAPE SOFTWORKS West, received by this office 14/12/2023
Plan Ref: 1090 103 D LANDSCAPE SOFTWORKS North East, received by this office 14/12/2023
Plan Ref: 1090 104 C LANDSCAPE SOFTWORKS South West, received by this office 14/12/2023
Plan Ref: 1090 105 C LANDSCAPE SOFTWORKS South East, received by this office 14/12/2023
Plan Ref: 2248-CFL-00-XX-PL-A-P-2561 dated 17/08/2018, Proposed Fence Details, received by this office 12/09/2018
Plan Ref: 2248-CFL-00-XX-PL-A-P-4092 dated 17/08/2018, Prop. Cycle & Smoking Shelter, received by this office 12/09/2018
Plan Ref: 2248-CFL-00-XX-PL-A-P-4093 dated 17/08/2018, Prop. Sprinkler Tanks &

Pump House, received by this office 12/09/2018
Plan Ref: 2248-CFL-00-XX-PL-A-P-4096 dated 12/09/2018 Prop. Signage Details Sheet 1, received by this office 12/09/2018
Plan Ref: 2248-CFL-00-XX-PL-A-P-4097 dated 12/09/2018 Prop. Signage Details Sheet 2, received by this office 12/09/2018
Plan Ref: 2248-CFL-ZZ-ZZ-PL-A-P-4095 dated 12/09/2018 Proposed Signage Location Plan, received by this office 12/09/2018
Plan Ref: 2248-CFL-00-ZZ-PL-A-P-0703 dated 17/08/2018, Proposed Sections Phase 1 Sht 3, received by this office 12/09/2018
Plan Ref: 2248-CFL-00-ZZ-PL-A-P-0701 dated 17/08/2018, Proposed Sections Phase 1 Sht 1, received by this office 12/09/2018
Plan Ref: 2248-CFL-00-ZZ-PL-A-P-0702 dated 17/08/2018, Proposed Sections Phase 1 Sht 2, received by this office 12/09/2018
Plan Ref: 2248-CFL-00-ZZ-Pl-A-P-0704 dated 17/08/2018, Proposed Section Phase 2 Sht 1, received by this office 12/09/2018
Plan Ref: 2248-CFL-00-ZZ-PL-A-P-0707 dated 17/08/2018, Prop. Site Sections Phase 1 Sht 4, received by this office 12/09/2018
Plan Ref: GRAMES2-CFL-P2-ZZ-AP-A-07001 Proposed Sections Phase 2 P02 S2, received by this office 06/11/2023
Plan Ref: 2248-CFL-00-ZZ-PL-A-P-0801 P02 dated 17/08/2018, Proposed Elevations Phase 1, received by this office 12/09/2018
Plan Ref: GRAMES2-CFL-P2-ZZ-AP-A-08001 Proposed Elevations Phase 2 P02 S2, received by this office 06/11/2023
Plan Ref: P2023001-RBY-00-00-DR-S-4101 drainage planning, received by this office 14/12/2023
Plan Ref: P2023001-RBY-00-00-DR-S-4101 drainage planning, received by this office 14/12/2023
DSA Associates Landscape Design Statement 12th November 2018
Preliminary Ecological Appraisal (Middlemarch Environmental, 12th November 2018)
AM/2216/10.70 Waste Management Strategy 12th September 2018
PFA Consulting Transport Assessment dated August 2018
Wardell-armstrong Flood Risk Assessment dated August 2018
REASON: For the avoidance of doubt and in the interests of proper planning.

(2) The development shall be completed in accordance with the agreed details of biodiversity enhancement measures to include bat roosting features and nesting opportunities for birds for each part (one part being Phase 1 development and the other part being Phase 2 development) approved under discharge of conditions application reference PL/2023/07909 as amended by Plan Ref: 1090 102 C LANDSCAPE SOFTWORKS West & Plan Ref: 1090 105 C LANDSCAPE SOFTWORKS South East.
The approved details for each part shall be implemented before each part (one part being Phase 1 development and the other part being Phase 2 development) of the development hereby approved is first brought into use.
REASON: To provide additional roosting for bats and nesting birds as a biodiversity enhancement, in accordance with paragraph 180 of the National Planning Policy Framework and Section 40 of the Natural Environment and Rural Communities Act 2006.

(3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those used in the existing building.
REASON: In order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area.

(4) The development shall be completed in accordance with the approved scheme of hard and soft landscaping for each part (one part being Phase 1 development and the other part being Phase 2 development) approved under discharge of conditions application reference 18/12070/DOC (phase 1) and discharge of conditions application reference PL/2023/07909 (phase 2) as amended by Plan Ref: 1090 102 C LANDSCAPE SOFTWORKS West & Plan Ref: 1090 105 C LANDSCAPE SOFTWORKS South East.
All soft landscaping comprised in the approved details of landscaping for each part (one part being Phase 1 development and the other part being Phase 2 development) of the development shall be carried out in the first planting and seeding season following the first use or the completion of each part of the development hereby permitted, whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority.
The approved hard landscaping details for each part shall be implemented before each part (one part being Phase 1 development and the other part being Phase 2 development) of the development hereby approved is first brought into use, or in accordance with a programme to be agreed in writing with the Local Planning Authority.
REASON: To ensure a satisfactory landscaped setting for the development and to provide a biodiversity enhancement, in accordance with paragraph 180 of the National Planning Policy Framework and Section 40 of the Natural Environment and Rural Communities Act 2006.

(5) The development hereby approved shall be carried out in accordance with the recommendations made in Section 7. Recommendations of the Preliminary Ecological Appraisal (Middlemarch Environmental, 12th November 2018).
REASON: To ensure adequate protection and mitigation for protected species / priority species / priority habitats through the implementation of detailed mitigation measures.

(6) External lighting to Phase 1 shall be completed in accordance with the details agreed under discharge of conditions application reference 18/12070/DOC (Osborn Associates Drawing 1960-E05_D – External Electrical Layout). No additional external lighting shall be installed on site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light have been submitted to and approved in writing by the Local Planning Authority. The approved lighting shall be installed and shall be maintained in accordance with the approved details and no additional external lighting shall be installed.
REASON: To minimise unnecessary light spillage above and outside the development site. Many species are active at night (bats, badgers, otters) are sensitive to light pollution. The introduction of artificial light might mean such species are disturbed and/or discouraged from using their breeding and resting places, established flyways or foraging areas. Such disturbance can constitute an offence under relevant wildlife legislation.

(7) No part (one part being Phase 1 development and the other part being Phase 2 development) of the development hereby permitted shall be first brought into use until the parking and servicing areas shown on the approved plans have been consolidated, surfaced and laid out in accordance with the approved details. Those areas shall be maintained and remain available for those uses at all times thereafter.
REASON: To ensure that adequate provision is made for parking within the site in the interests of highway safety.

(8) No part (one part being Phase 1 development and the other part being Phase 2 development) of the development hereby permitted shall be first brought into use until the cycle parking facilities shown on the approved plans have been provided in full and made available for use. The cycle parking facilities shall be retained for use in accordance with the approved details at all times thereafter.
REASON: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car.

(9) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), the site shall be used solely for purposes within Class B8 (with ancillary E(g)(i) uses) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended)(or in any provisions equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification).
REASON: The proposed use is acceptable but the Local Planning Authority wish to consider any future proposal for a change of use, other than a use within the same class(es), having regard to the circumstances of the case.

INFORMATIVE TO APPLICANT: Environmental Protection Act 1990
The applicant should be aware that Councils must investigate complaints about issues that could be a 'statutory nuisance' (a nuisance covered by the Environmental Protection Act 1990). If a complaint of statutory nuisance is justified an Abatement Notice can be served upon the person responsible, occupier or owner of the premises requiring that the nuisance be abated.
In light of this legislation, the Public Protection team recommend the following:
- No burning of waste or other materials shall take place on the development site.
- Measures should be taken to reduce and manage the emission of noise, vibration and dust
- No construction or demolition work should take place on Sundays or Public Holidays or outside the hours of 07:30 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays.

**Appendix 1: CASE OFFICER'S REPORT to 18/07937/FUL**

**Application Reference:** 18/07937/FUL
**Date of Inspection:** 24/09/2018
**Date site notice posted:** 24/09/2018 (expiry date 18/10/2018)
**Date of press notice:** 27/09/2018 (expiry date 18/10/2018)

**POLICIES**

***Wiltshire Core Strategy- adopted by Full Council on the 20th January 2015:***
Core Policy 1 - Settlement Strategy
Core Policy 2 - Delivery Strategy
Core Policy 3 - Infrastructure Requirements
Core Policy 4 - Spatial Strategy: Amesbury Community Area
Core Policy 35 - Existing employment sites
Core Policy 41 - Energy Strategy
Core Policy 50 - Biodiversity and Geodiversity
Core Policy 51 - Landscape
Core Policy 52 - Green Infrastructure
Core Policy 56 - Contaminated land
Core Policy 57 - Ensuring high quality design and place shaping
Core Policy 58 - Ensuring the conservation of the historic environment
Core Policy 60 - Sustainable Transport
Core Policy 61 - Transport and new development
Core Policy 62 - Development impacts on the transport network
Core Policy 64 - Demand Management
Core Policy 67 - Sustainable drainage
Core Policy 68 - Water Resources

***Salisbury District Local Plan saved policies, including the saved policies listed in Appendix D of the Adopted Wiltshire Core Strategy:***
E8B Land at Boscombe and Porton Down

***Wiltshire Local Transport Plan 2011-2026:***
Car Parking Strategy
Cycling Strategy

***Wiltshire and Swindon Waste Core Strategy:***
Policy WCS6

***Government Guidance:***
National Planning Policy Framework (NPPF)
Planning Practice Guidance

***Supplementary Planning Documents:***
Solstice Park Design Guide

**ISSUES**

- Principle

- Impact to character and appearance of the area and impact on the living conditions of nearby properties
- Highway considerations
- Ecology
- Archaeology
- Drainage
- Sustainable construction

**RELEVANT PLANNING HISTORY/BACKGROUND**

Outline Planning permission was granted under S/1999/0721 for *'Comprehensive development of whole Solstice Park site for employment and leisure purposes within Use Classes B1, B, B8 and C1, together with roads, footpaths, cycleways, landscaping, sewers, alterations of ground levels and associated works.'*

Numerous consents have subsequently been granted for detailed proposals on various plots within Solstice Park.

Reserved Matters Planning consent was granted on this particular site under S/2010/1337/REM for *'Construction of a bakery and associated infrastructure works including roads, parking areas, drainage, and landscaping planting'*

This application is for a Greggs distribution centre (with frozen, chilled and ambient products that will be stored and distributed to Greggs stores) to be developed in two phases.

**REPRESENTATIONS**

**Environment Agency:** We have no objection to the proposed development

**Drainage** – Support
*(comments which can be added as an informative):*
Application form states storm water drainage disposal to soakaway and main sewer and foul drainage to main sewer
Could not see connection point of storm drainage to main sewer (in fact WW records show no storm water sewers in the area) – plan does show a considerable matrix of geocells attenuation/soakaways
All other sites on Solstice Park have used only soakaways as any storm system in road was designed to solely serve the road
There is some concern over the location of some of the soakaway system as the chalk around them can dissolve leaving voids which could collapse

**Highways England** - offer no objection

*Statement of Reasons*
Highways England has undertaken a review of the Transport Assessment (TA) dated August 2018 as prepared on behalf of the applicant by PFA Consulting. Concerning the full planning application submission Highways England's interests relate to the operation and safety of the SRN, namely the A303(T) to the north of Amesbury.
In short, the development proposals include a 5,740m2 GFA B8 land use distribution centre with ancillary B1 office positioned to the south of Solstice Park Avenue in Amesbury.
Our comments are set out below.

*Policy Context*
Highways England understands that the application site is positioned within Zone A of a 34,880m2 mixed industrial site that benefits from outline planning consent (ref: S/1999/0721). Whilst Highways England believes an extant consent is in place, only limited information is available land uses and floor areas for which consent is potentially granted, and no transport reports are available to review.

Reference is also made in the PFA TA to a reserved matters application which was granted for a 7,650m2 GFA Greggs Plc commercial bakery (Ref: S/2010/1337/REM). This development has not been constructed and the permission has since lapsed. Highways England is therefore unable to take this development into consideration for the purposes of identifying 'net' trip impacts (trips proposed less these consented), given that the bakery no longer has a planning status.

*Proposals*
The development proposals include a Greggs distribution centre for use with frozen, chilled and ambient products that will be stored and distributed to Greggs stores. The proposals are to be developed over two phases, although planning consent is sought for the full proposals, covering Phases 1 and 2. The facility will distribute products to 250 shops in the first phase, expanding to 450 shops in Phase 2. In Phase 1 the distribution centre will have a floor area of approximately 3,323m2 for storage, packing, tray-wash and recycling, plus 440m2 of offices and amenity space, with 24 goods vehicle bays for delivery and despatch.
Phase 2 includes a further 2,026m2 for storage and packing, together with an additional 12 goods vehicle bays for despatch. As stated on the planning application form submitted to Wiltshire Council, the total proposed floor areas and land uses for Phases 1 and 2, is 5,740m2 and comprises:
• 480m2 B1 ancillary office development uses;
• 90m2 B1(c) light industry;
• 5170m2 B8 storage and distribution land uses

*Trip Generation*
PFA have established trip generation for the full proposals from surveys of existing staffing, shift and HGV information provided by Greggs Plc for a single similar distribution centre in Enfield which serves 410 stores. At the request of Highways England, PFA have also presented trip generation comparisons using TRICS data, which utilises a larger development sample size in calculating trip rates.

*Delivery vehicles*
PFA state that the full proposals (Phase 2) will include 143 drivers, 107 Warehouse and 10 office staff: The drivers are employed to undertake store deliveries, for which two deliveries are made to shops each day. The deliveries first start between 11:00 and 14:00, and the second delivery starts between 22:00 and 02:00.
Based on the above information, it is clear to Highways England that no HGV deliveries occur during weekday peak hours, although the description does not state the time drivers arrive and depart the site for work, nor does it state what time HGV vehicles return to the site.

*Warehouse staff*
The warehouse operatives are identified to work 10 - 12 hours in two shifts, the first starting between 06:00 and 08:00, and the second between 16:00 and 18:00. This description suggests staff have the potential to arrive and depart the site during weekday peak hours.

*Office staff*

Highways England Planning Response (HEPR 16-01) January 2016

No information has been provided for office staff start / finish times, although Highways England would envisage these working typical office hours. That said, this pattern is not shown to occur from the Enfield traffic surveys.

Whilst the applicant has provided details of how the specific Amesbury distribution facility is anticipated to operate, Highways England also requested that TRICS be used to consider the trip generation potential of a 'generic' B8 facility. There is a need to provide an analysis of trip impacts for a generic B8 facility, as should planning permission be granted, the unit would not be restricted to the shift patterns and operation of the Greggs facility. At a point in the future, this unit could be re-occupied by an alternative end user.

PFA have presented TRICS data in the TA, but this is shown to include B1/B2 industrial land uses, rather than the B8 distribution / storage land uses proposed. Highways England has therefore undertaken its own B8 TRICS assessments to compare against the Enfield site survey data. Following a review of the results, Highways England accepts that the Enfield site is suitably representative of a typical B8 land use development, as determined by TRICS.

*Trip Distribution / Assignment*

Development trip distribution has been correctly provided for both employee journeys and operational HGV trips associated with the proposals.

*Employee trips*

Employee trip distribution has been identified using the origin and destination data available from 2011 'Journey to Work' Census, using the Wiltshire 048 Middle Super Output Area (MSOA) which includes Solstice Park. Highways England accepts the trip distribution results presented for employee journeys.

The results suggest 51% of employees would travel on the A303(T), with 26% travelling to/from the A303(T) west and 25% to/from the east.

*Operational trips*

In identifying the distribution and assignment of operational trips (HGVs), the applicant has provided a summary of Greggs stores for which the proposed distribution centre will serve, combined with details of the planned routes to be taken by the delivery vehicles. The results suggest 83% of delivery vehicles will use the A303(T) (28% to/from the west and 55% to/from the east), with the remaining 17% using Porton Road South / A345. Whilst it is difficult for Highways England to validate these results, given the position of the site, its location to surrounding urban centres and easy access to the A303(T), Highways England believes the results to be within a suitable range, as our own sensitivity test calculations. As such, the results are accepted.

Highways England accepts both employee and operational trip distribution / assignment results presented in the TA and considers these results also provide a suitability robust set of results for an alternative 'generic' storage and distribution end user.

Highways England Planning Response (HEPR 16-01) January 2016

*Committed Developments*

PFA have identified committed development in discussion with the Local Planning Authority for inclusion in opening and future year capacity assessments. The developments are identified to include Phases 4 and 5 of the Archers Gate/Kings Gate residential site, which combined include 658 dwellings. Traffic flows have been extrapolated from the transport reports accompany a

planning application submission for these sites. This approach is acceptable to Highways England.

*Access Arrangements*

PFA state that the development proposals will operate separate accesses for HGVs and staff taken from Equinox Drive. Both accesses will be provided with security barriers. Employees will be provided with fobs to activate the barriers, whilst visitors will contact reception via intercom. During pre-application discussions, Highways England raised the prospect for the potential for queues to extend from the site accesses as a result of the barriers, which could impact on the operation of the Solstice Park Avenue / Meridian Way Roundabout. Should this roundabout be blocked, queues would quickly extend through adjacent junctions, with the potential for queues to exceed the A303 westbound off-slip, resulting in mainline queueing.

PFA state that the proposed staff access junction is located approximately 65m from the roundabout exit, equating to a distance of 11 PCUs, Two PCU's are able to wait clear of the Meridian Way carriageway before the barrier opens.

The maximum number of arrivals shown to occur in a single hour at the site access is identified to be 41 vehicles arriving between 06:00-07:00, which equates to less than one vehicle a minute if evenly distributed. There would however be circumstances when a number of vehicles arrive at the access together, but these are accounted for in the access design. With the barrier. Highways England accepts that the barrier would not generate queues that extend back to the SRN.

*Traffic Impact*

The PFA TA suggests that modelling geometry used in capacity assessments has been amended *'to closer reflect observed junction operation and queuing'*. Highways England notes that the Solstice Park Avenue / Equinox Drive / A303 slips roundabout model has adopted incorrect geometry on Arm 1 (A303 W/B off-slip). For this roundabout, 'entry lane simulation' should be used to model the junction, reflecting different queues in each lane on the A303 W/B off-slip. Network geometry should not be manually adjusted to simulate observed network performance.

The Solstice Park Avenue / Porton Road / London Road roundabout model is also believed to include incorrect geometry on Arm 2 (Porton Road south). The entry width (E) is entered as 6.2m but is believed to be approximately 7.5m (taken from aerial photography).

<u>Highways England Planning Response (HEPR 16-01) January 2016</u>

Highways England has amended these models to test the correct geometry and to determine how these changes affect the modelling results presented in the TA. Highway England accepts that the modelling results presented in the TA are suitable, and that the development proposals do not have a severe / significant impact on the SRN. Both A303(T) junctions are shown to operate within capacity with limited queues, and this excludes any 'net' trip generation potential associated with an extant consent.

*Travel Planning*

It is understood that a 'Green Transport Plan' has been in place for Solstice Park since 1999, which includes a number of measures to encourage sustainable travel. These measures include the provision of a network of walk and cycle routes within the development, and the introduction of a Hoppa bus operated by Community Transport South Wiltshire, which serves the residential areas fronting Solstice Park.

No new Travel Plan has been prepared to accompany the planning application submission, although the TA shows that development impacts on the SRN, do not rely on vehicle mode shift to be acceptable.

*Conclusion*
Highways England has undertaken a review of the PFA TA concerning a 5740m2 GFA B8 land use distribution centre in Amesbury. On the basis of the results above, Highways England raises 'no objections'

**Public Protection** – Having reviewed the submitted information particularly in in relation to noise emitted from the variety of operations on the site I have no comments to add on this application. Giving the findings of the report there would appear to be a low risk of an adverse impact on the nearby Noise sensitive receptors.

The condition I would add however is the standard hours of operation during the construction of the site:-
No construction or demolition work shall take place on Sundays or Public Holidays or outside the hours of 07:30 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays.

**Spatial Planning –** No objections
According to the information submitted as part of the planning application the application is for the development of a new distribution facility of approx. 5,740 sq. m. floor area for Greggs Plc on a vacant site located at Solstice Park, Amesbury. It is proposed that the works will be undertaken over 2 phases. It is proposed that the distribution facility will receive frozen, chilled and ambient food products from Greggs manufacturing sites and distribute these to shop outlets around the country, in particular to the south-west. The development would maintain the ongoing success and commitment of the business.

Phase 1 of the development would include construction of a new distribution centre with a 3,715 sq. m. floor area to include associated office/amenities and Plant Room. This Phase of the development would also include new parking/cycle facilities, external pump house/sprinkler tanks, bin store, lorry wash/maintenance/fuelling areas with associated housing as well as a 2.4m high fence along the perimeter of the site.

Phase 2 would involve the development of an additional 2,025 sq. m. floor space for warehouse/storage with additional parking provision.

The site would operate on a 24/7 basis, 365 days per year, employing approx. 260 employees over two shifts.

This planning application follows the submission of a pre-application enquiry for a very similar proposal (18/04999/PREAPP), however the size of the distribution plant was smaller at 5,557 sq. m. floor area and the number of employees was slightly less at 250.

The Spatial Planning team offered the following advice at the time of the pre-application enquiry,

*'Solstice Park which is recognised in the Wiltshire Core Strategy (WCS) as a 'Principal Employment Area'. These areas are protected in accordance with Core Policy 35 (CP35) which seeks to protect Wiltshire's most sustainable and valued employment areas by applying policies to favour employment uses on these sites whilst protecting them from other uses. Core Policy 35 states that 'Wiltshire's Principal Employment Areas…should be retained for employment purposes within use classes B1, B2 and B8 to safeguard their contribution to the Wiltshire economy and the role and function of individual towns', therefore 'proposals for renewal and intensification of the above employment uses within these areas will be supported'. CP35 is clear in that these areas 'should be protected from alternative uses'.*

*The proposed scheme is for a food distribution facility which I believe falls within use class B8 which is a requirement of CP35. Therefore, it is considered that the principal of the development of a food distribution facility in this location meets CP35.*

*Based on the information submitted as part of this pre-application enquiry I can advise that the Spatial Planning team raise no objection to the proposal, unless there are other material considerations that merit the application to be refused.'*

There have been no significant changes to the relevant policies, therefore the Spatial Planning team raise no objection to the development proposed as part of this planning application unless there are other material considerations that merit the application to be refused.

**Archaeology** – no objections
The proposed development area has already been subject to archaeological investigation.

**Historic England:**
On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

**Ecology:** No objections subject to conditions
*Matters Considered:*
*Protected Species, Habitats and Designated Sites*

Further to our previous comments the application has been supported by a *Preliminary Ecological Appraisal* (Middlemarch Environmental, 12th November 2018) and a *Landscape Design Statement – Ecology*, 12th November 2018.

These details are welcomed and provide suitable ecology survey and information on assessment and mitigation. It is recommended that conditions are applied to any positive determination to secure suitable ecology protection and mitigation measures.

Restrictions on external lighting are also recommended.

The following, or similarly worded, conditions are recommended;

*ECO. 1. The development hereby approved shall be carried out in accordance with the recommendations made in Section 7. Recommendations of the Preliminary Ecological Appraisal (Middlemarch Environmental, 12th November 2018) as already submitted with the planning application and agreed in principle with the local planning authority before determination.*
*REASON: To ensure adequate protection and mitigation for protected species / priority species / priority habitats through the implementation of detailed mitigation measures that were prepared and submitted with the application before determination.*

*ECO. 2. Before development takes place, details of the provision of biodiversity enhancement measures such as bat roosting features and nesting opportunities for birds shall be submitted to the local planning authority for approval, including a plan showing the location(s) and type(s) of feature(s). The approved details shall be implemented before the development hereby approved is first occupied.*

*REASON: To provide additional roosting for bats and nesting birds as a biodiversity enhancement, in accordance with paragraph 175 of the National Planning Policy Framework and Section 40 of the Natural Environment and Rural Communities Act 2006.*

*ECO. 3. No new external artificial lighting shall be installed at the development site unless otherwise agreed in writing by the local planning authority.*
*REASON: Many species active at night (bats, badgers, otters) are sensitive to light pollution. The introduction of artificial light might mean such species are disturbed and/or discouraged from using their breeding and resting places, established flyways or foraging areas. Such disturbance can constitute an offence under relevant wildlife legislation.*

**Waste Management:** No comment

**Amesbury Town Council:** Support

**ASSESSMENT**:

***Principle of Development:***

The proposals are to be considered in the context of the National Planning Policy Framework (NPPF 2018) which sets out Central Government's planning policies, and the adopted Wiltshire Core Strategy (WCS) which also includes some saved policies of the Salisbury District Local Plan (SDLP), although none are relevant to this proposal.

At the heart of the NPPF is a presumption in favour of sustainable development and the Adopted Wiltshire Core Strategy seeks to build resilient communities and support rural communities but this must not be at the expense of sustainable development principles. The Settlement and Delivery Strategies of the Core Strategy are designed to ensure new development fulfils the fundamental principles of sustainability.

This means focusing growth around settlements with a range of facilities, where local housing, service and employment needs can be met in a sustainable manner. A hierarchy has been identified based on the size and function of settlements, which is the basis for setting out how the Spatial Strategy will deliver the levels of growth.

The site is within the Amesbury Community Area and is identified within Core Policy 4 as a Principal Employment Area (High Post). Core Policy 35 is a key policy in terms of the acceptability of the proposal in principle:

*The following Principal Employment Areas will be supported in accordance with Core Policy 35: Boscombe Down (Qinetiq); London Road; Porton Down (DSTL/ HPA); High Post and Solstice Park.*

Core policy 35 seeks to protect existing employment sites. Principal Employment Areas have been identified in the Principal Settlements and Market Towns, as set out in the relevant area strategies in section 5. These Principal Employment Areas are considered to be critical to the economic role of these settlements and Wiltshire as a whole. In order to maintain a reasonable balance between jobs and homes to encourage self-containment, these Principal Employment Areas should be protected from alternative uses with their continued use and intensification for employment purposes (use classes B1, B2 and B8) encouraged, as set out in Core Policy 35. CP35 states:

*Existing employment sites*
*Wiltshire's Principal Employment Areas (as listed in the Area Strategies) should be retained for employment purposes within use classes B1, B2 and B8 to safeguard their contribution to the Wiltshire economy and the role and function of individual towns. Proposals for renewal and intensification of the above employment uses within these areas will be supported.*

The design and access statement explains:

*'This application seeks permission to undertake the construction of a new distribution centre over 2 Phases of construction works to a vacant plot of land situated on Solstice Park Industrial Estate on behalf of Greggs Plc.*
*The distribution centre is required to service an expanding number of Greggs High Street stores in the South and South West of the country. The facility will receive a range of ambient, chilled and frozen goods from Greggs Plc manufacturing facilities which will be temporarily stored and picked prior to despatch to the shops.*
*The facility is required to maintain the ongoing success of Greggs in expanding their business and shop numbers and represents their commitment to the long term future of the business. Consent for the construction of New Bakery with associated warehousing, offices, yard areas and car parking was granted with conditions in January 2000 under Ref No. S/1999/0721. The works associated with this application were not undertaken.'*

The principle of development in this location has already been established under S/1999/0721; the proposal will provide employment in accordance with CP35 and it is therefore considered acceptable in principle.

It is also necessary to consider the other relevant planning policies and the normal range of material considerations that have to be taken into account when determining a planning application and a judgement is necessary in terms of all the development impacts considered below.

***Impact to the character and appearance of the area and impact on the living conditions of nearby properties:***

Core Policy 57 of the WCS requires a high standard of design in all new developments through, in particular, enhancing local distinctiveness, retaining and enhancing existing important features, being sympathetic to and conserving historic buildings and landscapes, making efficient use of land, and ensuring compatibility of uses.

Development is expected to create a strong sense of place through drawing on the local context and being complimentary to the locality and applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire. Development is expected to meet a number of related place shaping and design criteria in the policy and new development should enhance/bring a sense of character to the area as a whole.

The proposed building will be seen against the backdrop of the significantly larger distribution centre which dominates Solstice Park; will be clad in similar materials (grey, white and silver panels with verge flashings in blue) complimentary with the light and mid greys predominantly used on buildings in Solstice Park and includes distinctive barrel shaped roofs (a common feature on other buildings in Solstice Park) complying with the Solstice Park Design Guide.

The NPPF (para 127) states that planning decisions should ensure that developments 'f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users46; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.'

Core Policy 57 also requires new development to have *'regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing, vibration and pollution'.*

The public protection team have raised no objections to the proposal although suggest a condition for construction hours. It is considered appropriate to add this as an informative.

Some minor landscaping would be carried out within the site and some landscaping details have been provided with the application (specific details can be agreed via condition). It is not considered that there will be any far reaching landscape/or visual effects in what is already a commercial industrialised urban landscape.

The strategic landscaping (outside the red line) for the wider Solstice Park development is not included within the application site boundary.

A Noise Impact Assessment has been submitted with the application. This considers operational noise and traffic noise and explains predicted noise levels from operational noise and from vehicle movements associated with the site would have negligible impact at the nearest Noise Sensitive Receptors (with no additional noise mitigation measures considered necessary).

Public Protection has raised no objections to the proposed scheme, and it is not considered that the proposal will have an adverse impact upon residential amenity.

The proposal is considered to be an appropriate use, scale, design and materials within the context of the site and the wider development area.

***Highway Considerations:***

Highways England has raised no objections to the proposed scheme (full comments attached above).

The S.106 Agreement dated 26 January 2000, which secured the original permission for the entire Solstice Park Business Park included an obligation for the appointment of a Green Travel Plan Co-ordinator and the provision of materials and information to any new occupiers of the business park. As this planning obligation already applies, it is not considered necessary to include a green travel plan condition on this consent.

***Impact on Archaeology:***

The council archaeologist has confirmed that the area has already been subject to archaeological investigation and Historic England and the council's archaeologist have raised no objections to the proposals.

***Impact on Ecology:***

Following the submission of an ecology appraisal and landscape design statement, the council's ecologist has raised no objections to the proposals subject to conditions.

As the development does not affect the landscape provisions of the original S106 agreement; subject to the recommended conditions, the proposal is unlikely to harm the significance of protected species or their habitats.

***Drainage:***

The EA have raised no objections to the proposals and the Lead Local Flood Authority supports the proposal although has raised some comments in relation to Foul and Surface Water drainage which can be added as an informative.

***Sustainable Construction:***

Core Policy 41 requires '*all non-residential development will be required to achieve the relevant BREEAM "Very Good" standards.* For non-residential development the LPA has previously sought an appropriate post-construction BREEAM assessment by condition.

However, the LPA is currently no longer applying CP41 and related conditions to applications given it has effectively been superseded by the current government direction of travel favouring Building Regulations for these matters.

***Waste & recycling:***

The Council's approach to waste reduction and auditing is outlined in Policy WCS6 of the Waste Core Strategy June 2009. This policy requires that proposals for any new development of B1, B2 or B8 uses over 300 square metres will need to provide facilities for the source separation and storage of different types of waste for recycling and / or composting.

A waste management strategy has been submitted as part of the application setting out the principles of managing waste during the construction and the operation of the development. As this is a non-domestic/business application; it is appropriate for the applicant to choose how to manage waste (the waste management strategy states it is likely that waste will be managed through Biffa Waste Services).

***S106 Agreements:***

The original 1999/0721 outline permission was subject to conditions and planning obligation dated 26/01/2000.

A masterplan was agreed as part of the original permission S/1999/0721 which shows areas of public open space and structural planting.




With regards to landscaping and ecology, the S106 includes the following covenants:

4. **Landscaping**

4.1 The Developer hereby covenants that:

4.1.1 the Landscape Management Plan and details concerning the identification siting and layout of the proposed Open Space Areas shall be submitted to the Council for its approval in writing and the Development shall not be Commenced prior to such approval

4.1.2 the Landscape Management Plan shall be implemented in accordance with its terms

4.1.3 following notification by the Developer to the Council of completion of the Strategic Landscaping Areas the same shall be maintained in perpetuity in accordance with the approved Landscape Management Plan

Some of the subsequent consents included strategic landscaping within the red line of the respective application sites, requiring Deed of variations to the original S106. No strategic landscaping is involved in this particular application, so a Deed of variation is not required.

***EIA:***

The LPA issued a Screening Opinion for a similar scheme on the site attached at appendix A dated 16/08/2010 concluding *'whilst having some effects, would not be likely to have significant effects on the environment by virtue of factors such as its nature, size or location'* and *'the proposed development is not EIA development within the meaning of the 1999 Regulations'*

Whilst the site area is given as 23136 sq m on the application form, and therefore exceeds the 0.5 hectare Schedule 2.10(a) threshold for Industrial Estate development projects (in Schedule 2 - Column 2 Applicable thresholds and criteria of the 2017 EIA Regulations) in relation to industrial estate development projects; as development has previously been approved on the site of a similar scale and nature, it is considered that the proposed development is not likely to have a significant effect on the environment (including Schedule 3 criteria and considerations of traffic, emissions or noise) and an Environmental Impact Assessment is not required.

**RECOMMENDATION: APPROVE SUBJECT TO CONDITIONS**

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2 The development hereby permitted shall be carried out in accordance with the following approved plans:
Plan Ref: 2248-CFL-ZZ-ZZ-PL-A-P-0101 dated 17/08/2018, Existing Site Location Plan, received by this office 12/09/2018
Plan Ref: 2248-CFL-ZZ-ZZ-PL-A-P-0201 dated 17/08/2018, Existing Site Plan, received by this office 12/09/2018
Plan Ref: 2248-CFL-ZZ-ZZ-PL-A-P-0501 Rev P02 dated 17/08/2018, Proposed Site Plan Phase 1, received by this office 12/09/2018
Plan Ref: 2248-CFL-ZZ-ZZ-PL-A-P-0502 dated 17/08/2018, Proposed Site Plan Phase 2, received by this office 12/09/2018
Plan Ref: 2248-CFL-00-00-PL-A-P-0601 Rev P02 dated 17/08/2018, ProposedGround Floor Plan Ph1, received by this office 12/09/2018
Plan Ref: 2248-CFL-00-00-PL-A-P-0605 dated 17/08/2018, Proposed Ground Floor Plan Ph2, received by this office 12/09/2018
Plan Ref: 2248-CFL-00-03-PL-A-P-0603 dated 17/08/2018, Proposed Roof Plan Ph1, received by this office 12/09/2018
Plan Ref: 2248-CFL-00-03-PL-A-P-0606 dated 17/08/2018, Proposed Roof Plan Ph2, received by this office 12/09/2018
Plan Ref: 1090 001 A Phase 1 Landscape Strategy dated 27/07/2018, received by this office 12/09/2018
Plan Ref: 1090 002 Phase 2 Landscape Strategy dated 27/07/2018, received by this office 12/09/2018
Plan Ref: 2248-CFL-00-XX-PL-A-P-2561 dated 17/08/2018, Proposed Fence Details, received by this office 12/09/2018
Plan Ref: 2248-CFL-00-XX-PL-A-P-4092 dated 17/08/2018, Prop. Cycle & Smoking Shelter, received by this office 12/09/2018
Plan Ref: 2248-CFL-00-XX-PL-A-P-4093 dated 17/08/2018, Prop. Sprinkler Tanks & Pump House, received by this office 12/09/2018
Plan Ref: 2248-CFL-00-XX-PL-A-P-4096 dated 12/09/2018 Prop. Signage Details Sheet 1, received by this office 12/09/2018
Plan Ref: 2248-CFL-00-XX-PL-A-P-4097 dated 12/09/2018 Prop. Signage Details Sheet 2, received by this office 12/09/2018
Plan Ref: 2248-CFL-ZZ-ZZ-PL-A-P-4095 dated 12/09/2018 Proposed Signage Location Plan, received by this office 12/09/2018
Plan Ref: 2248-CFL-00-ZZ-PL-A-P-0703 dated 17/08/2018, Proposed Sections Phase 1 Sht 3, received by this office 12/09/2018
Plan Ref: 2248-CFL-00-ZZ-PL-A-P-0701 dated 17/08/2018, Proposed Sections Phase 1 Sht 1, received by this office 12/09/2018
Plan Ref: 2248-CFL-00-ZZ-PL-A-P-0702 dated 17/08/2018, Proposed Sections Phase 1 Sht 2, received by this office 12/09/2018
Plan Ref: 2248-CFL-00-ZZ-Pl-A-P-0704 dated 17/08/2018, Proposed Section Phase 2 Sht 1, received by this office 12/09/2018
Plan Ref: 2248-CFL-00-ZZ-PL-A-P-0707 dated 17/08/2018, Prop. Site Sections Phase 1 Sht 4, received by this office 12/09/2018

Plan Ref: 2248-CFL-00-ZZ-PL-A-P-0708 dated 17/08/2018, Prop. Site Sections Phase 2 Sht 4, received by this office 12/09/2018
Plan Ref: 2248-CFL-00-ZZ-PL-A-P-0801 P02 dated 17/08/2018, Proposed Elevations Phase 1, received by this office 12/09/2018
Plan Ref: 2248-CFL-00-ZZ-PL-A-P-0802 dated 17/08/2018, Proposed Elevations Phase 2, received by this office 12/09/2018
Plan Ref: P2018-025 03 P1 dated 17/08/2018 Site Drainage Layout, received by this office 12/09/2018
DSA Associates Landscape Design Statement 12th November 2018
Preliminary Ecological Appraisal (Middlemarch Environmental, 12th November 2018)
AM/2216/10.70 Waste Management Strategy 12th September 2018
PFA Consulting Transport Assessment dated August 2018
Wardell-armstrong Flood Risk Assessment dated August 2018
REASON: For the avoidance of doubt and in the interests of proper planning.

3 No development shall commence on site until details of the provision of biodiversity enhancement measures to include bat roosting features and nesting opportunities for birds for each part (one part being Phase 1 development and the other part being Phase 2 development) of the development have been submitted to and approved in writing by the local planning authority, including a plan showing the location(s) and type(s) of feature(s). The approved details for each part shall be implemented before each part (one part being Phase 1 development and the other part being Phase 2 development) of the development hereby approved is first brought into use.
REASON: To provide additional roosting for bats and nesting birds as a biodiversity enhancement, in accordance with paragraph 175 of the National Planning Policy Framework and Section 40 of the Natural Environment and Rural Communities Act 2006.

4 No development shall commence on site above ground floor slab level until the exact details and samples of the materials and finishes to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
REASON: In order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area.

5 No development shall commence on site above ground floor slab level until a scheme of hard and soft landscaping for each part (one part being Phase 1 development and the other part being Phase 2 development) of the development has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:-
o a detailed planting specification showing all plant species, supply and planting sizes and planting densities;
o all hard and soft surfacing materials;
All soft landscaping comprised in the approved details of landscaping for each part (one part being Phase 1 development and the other part being Phase 2 development) of the development shall be carried out in the first planting and seeding season following the first use or the completion of each part of the development hereby permitted, whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season

with others of a similar size and species, unless otherwise agreed in writing by the local planning authority.
The approved hard landscaping details for each part shall be implemented before each part (one part being Phase 1 development and the other part being Phase 2 development) of the development hereby approved is first brought into use, or in accordance with a programme to be agreed in writing with the Local Planning Authority.
REASON: To ensure a satisfactory landscaped setting for the development and to provide a biodiversity enhancement, in accordance with paragraph 175 of the National Planning Policy Framework and Section 40 of the Natural Environment and Rural Communities Act 2006.

6 The development hereby approved shall be carried out in accordance with the recommendations made in Section 7. Recommendations of the Preliminary Ecological Appraisal (Middlemarch Environmental, 12th November 2018).
REASON: To ensure adequate protection and mitigation for protected species / priority species / priority habitats through the implementation of detailed mitigation measures that were prepared and submitted with the application before determination.

7 No external lighting shall be installed on site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light have been submitted to and approved in writing by the Local Planning Authority. The approved lighting shall be installed and shall be maintained in accordance with the approved details and no additional external lighting shall be installed.
REASON: To minimise unnecessary light spillage above and outside the development site. Many species are active at night (bats, badgers, otters) are sensitive to light pollution. The introduction of artificial light might mean such species are disturbed and/or discouraged from using their breeding and resting places, established flyways or foraging areas. Such disturbance can constitute an offence under relevant wildlife legislation.

8 No part (one part being Phase 1 development and the other part being Phase 2 development) of the development hereby permitted shall be first brought into use until the parking and servicing areas shown on the approved plans have been consolidated, surfaced and laid out in accordance with the approved details. Those areas shall be maintained and remain available for those uses at all times thereafter.
REASON: To ensure that adequate provision is made for parking within the site in the interests of highway safety.

9 No part (one part being Phase 1 development and the other part being Phase 2 development) of the development hereby permitted shall be first brought into use until the cycle parking facilities shown on the approved plans have been provided in full and made available for use. The cycle parking facilities shall be retained for use in accordance with the approved details at all times thereafter.
REASON: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car.

10 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), the site shall be used solely for

purposes within Class B8 (with ancillary B1 uses) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended)(or in any provisions equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification).
REASON: The proposed use is acceptable but the Local Planning Authority wish to consider any future proposal for a change of use, other than a use within the same class(es), having regard to the circumstances of the case.

INFORMATIVE TO APPLICANT: Surface and Foul Water Drainage
The applicant's attention is drawn to the comments of the Council's drainage engineer:
Application form states storm water drainage disposal to soakaway and main sewer and foul drainage to main sewer.
Could not see connection point of storm drainage to main sewer (in fact WW records show no storm water sewers in the area) - plan does show a considerable matrix of geocells attenuation/soakaways
All other sites on Solstice Park have used only soakaways as any storm system in road was designed to solely serve the road
There is some concern over the location of some of the soakaway system as the chalk around them can dissolve leaving voids which could collapse

INFORMATIVE TO APPLICANT: Environmental Protection Act 1990
The applicant should be aware that Councils must investigate complaints about issues that could be a 'statutory nuisance' (a nuisance covered by the Environmental Protection Act 1990). If a complaint of statutory nuisance is justified an Abatement Notice can be served upon the person responsible, occupier or owner of the premises requiring that the nuisance be abated.
In light of this legislation, the Public Protection team recommend the following:
- No burning of waste or other materials shall take place on the development site.
- Measures should be taken to reduce and manage the emission of noise, vibration and dust
- No construction or demolition work should take place on Sundays or Public Holidays or outside the hours of 07:30 to 18:00 Monday to Friday and 08:00 to 13:00 onSaturdays.

INFORMATIVE TO APPLICANT:
Please note that Council offices do not have the facility to receive material samples. Please deliver material samples to site and inform the Planning Officer where they are to be found.

# APPENDIX A EIA Screening Opinion

Date :16/8/2010

Mr A McCall
Cox Freeman
4th Floor Penthouse
39 Stoney Street
The Lace market
Nottingham
NG1 1LX

Development Services
Wiltshire Council,
61 Wyndham Road, Salisbury,
Wiltshire SP1 3AH

Our Ref:PE/2010/0405

Dear ,Mr McCall

**PROPOSAL :Erection of new Bakery for Greggs the Bakers**

**LOCATION : Solstice Park, Amesbury, Wiltshire**

**TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) (ENGLAND AND WALES) REGULATIONS 1999.**

I write with regard to the above and further to your letter and plans which were received in this office on the 13th August 2010. Your letter asks the local planning authority for a screening opinion on whether a development as outlined in the plans and letter would in the local authority's opinion require an environmental impact assessment.

In considering the need for an environmental impact assessment the local planning authority has had regard to the planning application submitted for the distribution centre for Wisemans Dairies on which the secretary of state opined that an Environmental impact assessment was not required. Regard has also been had to the recent approval of the planning application for a regional distribution centre at Solstice Park and other developments at the park for which planning permission has been granted.

The application falls within the criteria of schedule 2 development – 10(b) in that the size of the site exceeds 0.5ha.

Circular 2/99 advises that a schedule 2 development will require an EIA if it is likely to have significant effects upon the environment by virtue of factors such as its size, nature or location.

The development falls below the thresholds identified in paragraph A19 of the circular and is not located within a sensitive area.

The development is located above an aquifer and is on a hillside within the catchment of the river Avon SSSI and European special area of conservation upon which the development may have an effect.

The development would be visible from scheduled ancient monuments (barrows) and is likely to impact upon traffic flows within the area, in particular the A303 trunk road.

Having considered the above effects along with other effects including noise both before and after construction and dust during construction the local authority concludes that the development, whilst having some effects, would not be likely to have significant effects on the environment by virtue of factors such as its nature, size or location.

The local authority therefore considers that the proposed development is not EIA development within the meaning of the 1999 Regulations.

I hope that this letter answers the queries raised in your correspondence of the 13th August 2010 and should you require anything further please do not hesitate to contact me.

Yours sincerely

**Adam Madge**
Principal planning officer
For head of unit

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