

Application Number:	PL/2025/09920
Location:	Land South of Netherhampton Road, Salisbury, SP2 8RA
Proposal:	Variation of condition 2 (Approved Plans) relating to application PL/2023/09203 - To seek a revised design to the retail unit, reconfiguration of the layout and associated landscaping works

Proposal

The application seeks the variation of condition 2 on permission PL/2023/09203 which relate to the approved plans. The submitted revised plans relate to a revised design of the retail unit, a reconfiguration of the layout and associated landscaping works.

It is understood that the revised design of the unit is to reflect the operational requirements of the future operator.

The building has been positioned further east on the site providing a greater separation distance from the apartment block to the west.

Car and Cycle Parking

The Planning Statement states that one of the amendments to the scheme to be “Revised parking arrangements to provide 14 normal spaces and 2 EV charging bays”. However, the Site Plan indicates a total of 14 parking spaces, of which two are designated disabled bays and one is EV. The Detailed Landscape Design drawing also identifies a Parent and Child bay labelled as EV, creating inconsistency between documents.

The EV space should be available to all users, or alternatively, additional EV spaces should be provided to avoid restricting their use to specific user groups. It is also noted that there is inconsistency on Drawing Nos. 250099-0114 Rev P-00 (Electric Vehicle Charging Point Layout), CR3 Rev 0(Proposed Refrigeration Plant Layout), 250099-0102 Rev P-02 (Proposed Site Plan), and 250099-0111 Rev P-00 (Site Layout) in respect of the location and designation of disabled users, Parent and Child and EV spaces. These discrepancies should be clarified and, if necessary, plans amended.

The parking quantum has been amended to reduce the parking space numbers from 15 to 14, but the parking layout and the means of servicing the site by delivery vehicles has been much improved. Whilst there is a reduction in the parking spaces within the site, it is still considered that overall the parking meets the requirements of the Wiltshire Parking Strategy.

With regard to cycle parking, the scheme includes the provision of 3 cycle stands to accommodate parking for 6 cycles, together with a shelter, the details of which are considered acceptable.

Visibility

The landscape scheme indicates ornamental shrub planting to the front boundary of the site and adjoining the access. The height of the planting is indicated to be less the 600mm which would provide an acceptable level of intervisibility between pedestrians using the footway and vehicles exiting the access.

Summary and Recommendations

The amendments to the layout of the retail unit have resulted in an improved car parking and servicing arrangements. However, clarification is required regarding the assignment of parking spaces – specifically disabled bays, EV charging spaces, and any other designated bays – and confirmation the EV provision will be available for all users.

Subject to the receipt of a plan indicating an acceptable allocation of the parking spaces for disabled, EV charging and any other specified users, there would be no highway objections to this variation of condition application.

Alternatively, the following condition could be attached to any permission granted.

Car Parking Layout

A plan clearly showing the location of parking spaces for disabled users, EV charging, and any other designated users shall be submitted to and approved in writing prior to the commencement of the development. The approved spaces shall be provided prior to the retail unit being first brought into use.

Reason: To ensure the parking spaces are clearly identifiable and retained for use by visitors to the development in perpetuity.

Amanda Hall
Highways Development Management Engineer