

REPORT OUTLINE FOR AREA PLANNING COMMITTEES**Report No.**

Date of Meeting	24 th September 2026
Application Number	PL/2021/04084
Site Address	Land to the west of Roger Way and Old Sarum Local Centre (Block C), Old Sarum, Salisbury
Proposal	Residential development of 49 no. new dwellings in total comprising development on land to the west of Roger Way to include the erection of 42no dwellings, alongside the change of use of the vacant ground floor unit at Block C of the Old Sarum Local Centre, to provide for 7no. affordable apartments.
Applicant	Permission Homes (Wessex) Ltd
Town/Parish Council	Laverstock and Ford
Electoral Division	Old Sarum and Lower Bourne Valley – (Lainey Barker)
Type of application	Full Planning
Case Officer	Joe Richardson

Reason for the application being considered by Committee

The application has been called-in before committee by Cllr Barker if officers are minded to approve on the basis of the use of the land, the impact on the amenity and infrastructure of the surrounding area.

1. Purpose of Report

The purpose of the report is to assess the merits of the proposal against the policies of the development plan and other material considerations and to consider the recommendation that the application be **approved** for the reason(s) set out below.

2. Report Summary

The issues in this case are:

- Principle of development/planning history and policy background;
- Site History including s106 clauses and the use of Block C as a Doctor's surgery;
- Current Housing Land Supply Position;
- Design and impact on character of area/landscape;
- Heritage Impacts including the Old Sarum Airfield;
- Amenity Impacts;
- Archaeological Impact;
- Access and Highway safety/parking;
- Drainage;
- Ecological Impact including River Avon SAC neutrality/New Forest SPA/BNG;
- S106 contributions

3. Site Description

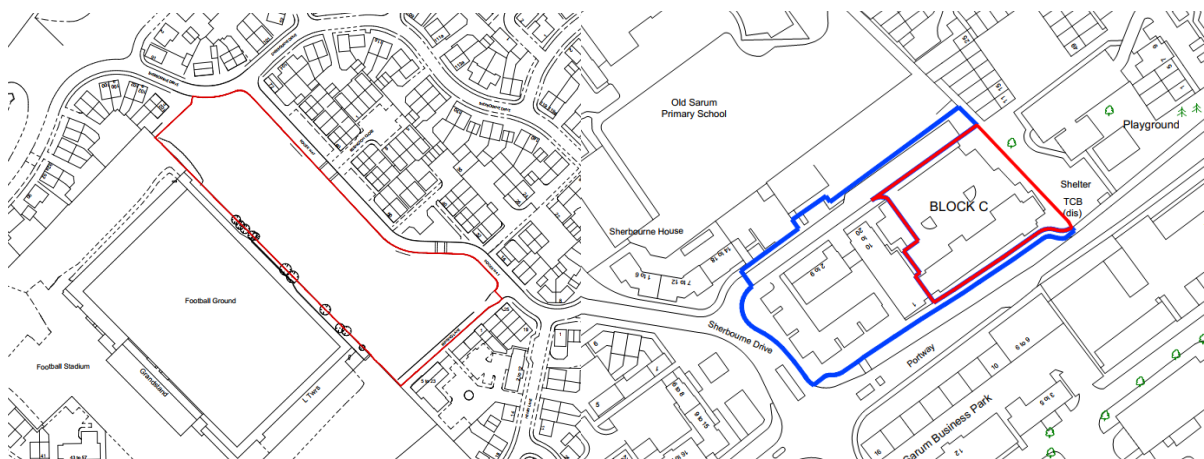
The application relates to two separate sites.

- The larger of the two sites lies immediately to the east of the Salisbury City Football Club. It comprises of a parcel of land approximately 1.02 hectares of undeveloped vacant land, left over following the building out of the wider Old Sarum development. Vehicular access to the site is via Roger Way that connects to Sherbourne Drive, the main bus route for the Old Sarum Development site. The parcel of land is mainly flat following earthworks undertaken as part of the wider development site for Old Sarum with the exception of a mound of topsoil. The site was used as the construction site compound for the wider development and is covered by low quality scrub vegetation.
- The second site relates to the vacant ground floor of the local centre complex. Block C is located to the east of the existing Old Sarum Local Centre shop and flats. Vehicular access is achieved from Crosier Close which links onto Sherbourne Drive and to the Portway.

Below, the site locations plans show the location of these development proposals.

Roger Way below:

Block C local centre below:



Old Sarum is located approximately 2 miles north of Salisbury. The Old Sarum development sits to the north of Portway which separates the site from the Old Sarum Airfield Conservation Area and its listed buildings.

Some distance to the west is the Conservation Area surrounding the Old Sarum Ancient Monument. The site is also located within the River Avon SAC Catchment Area and is within the 15km zone of influence of the New Forest SPA.

4. Planning History

There is a significant planning history related to the Old Sarum site that relates to the various housing parcels, and the development of the community and employment infrastructure. Below is the history considered directly relevant to the current application:

S/2005/0211 - Mixed use development comprising new residential development, employment uses and community facilities and associated infrastructure (the associated Development Brief and Design Code document refers to this site as Area D) A.C 19.06.07

S/2012/1829 – Reserved matters application for 3 retail units, a doctors surgery and 30 apartments including parking, landscaping and recycling centre (following approval of outline application S/2005/0211) REF - Appeal upheld and permission granted 06.12.13

15/11244/FUL – Erection of three storey building comprising of 21 affordable housing apartments with parking, bin and cycle stores, associated infrastructure (alterations to S/2012/01829) REF 08.04.16

5. The Proposal

Planning permission is sought for the erection of 49 new dwellings in total. 42 dwellings are proposed on the land at Rogers Way. 7 affordable dwellings would be provided by the change of use of the vacant ground floor unit at Block C of the Old Sarum Local Centre.

6. Local and National Planning Policy

National Planning Policy Framework

Chapter 3 Decision making policies (DM1-DM10)

Chapter 4 Achieving Sustainable Development (Policies S1-S6)

Chapter 6 Delivering a sufficient supply of homes (Policies HO1-HO13)

Chapter 12 Making Effective Use of Land (Policies L1-L3)

Chapter 14 Achieving Well Designed Places (Policies DP1-DP4)

Chapter 15 Promoting sustainable transport (Policies TR1-TR8)

Chapter 17 Public protection (Policies P3 - 4)

Chapter 19 Conserving and enhancing the natural environment (Policies N1-N6)

Chapter 20 Heritage matters (Policies HE4-HE10)

Wiltshire Core Strategy

Core Policy 1 Settlement Strategy

Core Policy 2 Delivery Strategy

Core Policy 3 Infrastructure Requirements

Core Policy 20 Salisbury Community Area

Core Policy 35 Existing Employment Sites

Core Policy 43 Affordable Housing

Core Policy 49 Protection of rural services and community facilities

Core Policy 50 Biodiversity and Geodiversity

Core Policy 51 Landscaping

Core Policy 57 Ensuring high quality design and place shaping

Core Policy 58 Conserving the historic environment

Core Policy 61 Transport and New Development

Core Policy 67 Flood Risk

Core Policy 69 Protection of the River Avon SAC

Policy WCS6 – Waste Core Strategy

Wiltshire Local Transport Plan 2015-2026:

Car Parking Strategy

Saved Salisbury District Local Plan

Policy H2D – Allocation for Old Sarum development

7. Summary of consultation responses

Laverstock and Ford Parish Council – Objection with the following comments received:

Laverstock and Ford Parish Council OBJECTS to this application and approves the response:- Having looked at the plans it is very clear that nothing much has changed since September 2024.

Regarding residential development of the land to the west of Roger Way.
1. The Parish Council strongly supports the land remaining as employment land as defined in the 2007 S106 agreement, being “6ha of employment land principally comprising uses B1 and B2”. No evidence has been provided of sufficient effort made in marketing or developing the land, to encourage take up for this use.

2. The noise and light from the neighbouring Salisbury Football Club, being immediately adjacent to the site, would have a significant adverse effect on any residential properties. We totally agree with the Public Protection Officers report as to the intrusion by light and noise, in summer there is no way to stop this as many properties will have their windows open. The Ray Mac is a well-attended stadium, a valued community asset and plays an important role within the wider South Wiltshire Area. Its operation should not be compromised by potential noise and light complaints by residents who may move in the proposed properties.

3. The roads approaching the site are already overcrowded. Many cars are parking along both sides of Sherbourne Drive, including near junctions and blind corners. The bus already has great difficulty negotiating this area, and concerns have been raised about access for Emergency Services. Tandem parking is still in the application despite evidence around various developments that this does not work as residents prefer to park on the road. Also, with the increase in some car sizes, the spaces are often compromised when opening car doors., again causing drivers to park on the roads. The traffic issues and parking on roads are getting worse and this development would potentially increase these issues.

4. This road is part of the route for many children to nearby Old Sarum Primary School. The lack of parking spaces, and poor parking on the road combined with the increase in traffic to a residential development would make this an extremely hazardous area.

Regarding the Old Sarum Local Centre. Not enough has been done to make this area an easy enough option for any consideration of Community use. We have seen no evidence of any marketing of this area for Community use, and the units have been left empty and unmaintained for some time. With increased development planned in Old Sarum and Longhedge, the demand for units at the local centre for community use and facilities will only increase. Possibly if the units were properly fitted out, as in Longhedge Village, then the uptake would be greater. However, Persimmon seem unwilling to address this. Whilst they maintain this stance, I see no reason to alter the previous objection.

WC Highways – No objection subject to conditions with the following comments stating:

I refer to the revised drawings received in respect of the proposed residential development on the vacant land at Old Sarum off Roger Way. I am satisfied that the comments I raised in my previous Highways correspondence dated 18th September 2024 have been addressed. From a Highways perspective I am happy for this proposal to proceed to a positive outcome subject to the conditions being applied.

WC Drainage – No objection subject to conditions required a surface water drainage strategy to be provided

WC Ecology – No objection subject to conditions. Please refer to the Ecology section of this report for full comments but the following conditions are to be imposed onto any consent:

- Compliance the submitted plans/drawings;
- Submission of a CEMP requiring a walkover of the site;
- Details of bird/bat boxes;
- Water usage;
- Compliance with the River Avon mitigation scheme

WC Public Protection - Following further information, No objection subject to conditions

(Full comments are referred to in the amenity section of this report).

WC Archaeology – No objection subject to a condition requiring a programme of archaeological investigation.

WC Public Open Space – Comments received stating:

The revised requirements based on a total of 49 dwellings:

Land to the west of Roger Way (42 dwellings):

- 8 x 1 bed dwellings
- 15 x 2 bed dwellings
- 18 x 3 bed dwellings
- 1 x 4+ bed dwelling
-

Old Sarum Local Centre (7 dwellings):

- 2 x 1 bed dwellings
- 5 x 2 bed dwellings

Updated requirements:

- **628 m²** of Open Space (excluding equipped play)
- 471 m² of equipped play, which equates to an off-site contribution of **£67,824**, which would be sought in lieu of on-site provision
- 2826 m² of Youth and Adult provision, which equates to an off-site contribution of **£28,260**, which would be sought instead of on-site provision

WC Drainage – No objection subject to conditions

WC Education – No objection - we are not seeking contributions in respect of early years, primary or secondary education.

WC Housing Enabling – Comments received stating:

Parking and EVCP:

I have noted from the Parking Plan that a sufficient number of parking allocations have been made for the Affordable Housing units, as well as sufficient Electric Vehicle Charging Points.

M4(2) Units: *It has been requested in my previous consultation response that the 2 units to be delivered to M4(2) standard should be identified on a layout plan, which has not been included in this amended Planning Layout. It should also be noted that parking spaces allocated to the M4(2) units should also be identified on a layout plan and will be expected to meet the required standard with respect to location and width. These details should be included in future amended plans.*

Floorplans: *It has been requested in my previous consultation response that detailed floorplans should be provided for each Affordable Housing unit. These should include internal dimensions (sqm) as well as confirmation that each house type used for Affordable Housing meets the minimum person criteria as set out below:*

- 1-bedroom / 2-person
- 2-bedroom / 3-person
- 3-bedroom / 5-person
- 4-bedroom / 6-person

These details have not yet been confirmed for all Affordable Housing unit types. This should be included in future amended plans.

WC Waste – No objection subject to a s106 contribution

WC Spatial Planning – Comments received stating:

The proposal lies within Salisbury's urban area's development limits and seeks to generate housing on land designated for employment uses. In spite of the employment land designation, the location in question is not a protected 'principle employment area' within the development plan and has not hitherto attracted employment-generating uses.

Finally, whilst the Council is unable to demonstrate a 5YHLS, careful consideration should be applied as regards balancing the need to boost housing land supply against other impacts of the proposal, most notably in respect of community facilities and the aims of ensuring sustainable communities. The potential loss of community space at this location is dependent upon suitable and adequate provision being secured within the local area.

Environment Agency – No objection subject to conditions

8. Publicity

The application has been advertised by way of letters to near neighbours of the site. Over the consultation periods, the publicity has generated 27 letters of objection in total and 1 letter of support with comments received summarised as the following:

27 letters of objection with comments summarised as the following:

- Overdevelopment of the site;
- Loss of allocated Doctor's surgery/lack of access to medical facilities;
- Lack of green/open space within the vicinity;
- Over populated area with minimal shop/school networks;
- Parking congestions/vehicular movements impacting on the wider highway network;
- Lack of pedestrian footways or cycle lanes;
- Noise and light pollution from adjacent football ground;
- Fencing required to be erected to stop errant footballs;
- Persimmon still have not made good on the initial development within the area;
- Lack of additional shops;

- Change of use of building by the Co-op is farcical and planned from the start by the developers;
- Concerns over existing stability of building to converted to apartments;
- Ecological concerns about in adequate bird enhancement provisions;
- Archaeological concerns;
- Potential loss/impact to aviation heritage

Objection comments received from Salisbury Football Club summarised as:

- Future stadium changes not accounted for;
- Noise Impact concerns;
- Ball retention and boundary treatment issues;
- Discrepancies with the submitted Lighting Assessment;
- Inaccurate crowd figures quoted in the Noise Assessment;

1 x letter of support with comments summarised as:

Site should be allocated to first time buyers given the demand for affordable housing to allow person(s) onto the housing ladder.

9. Planning Considerations

9.1 Principle of development/planning history and policy background

Applications must be determined in accordance with the development plan unless material considerations indicate otherwise. (Section 70(2) of the Town and Country planning Act and Section 38(6) of the Planning and Compensation Act 2004). The NPPF 2026 and its policies are also a significant material consideration, and due weight should be given to the relevant policies in existing plans according to their degree of consistency of the framework. The Wiltshire Core Strategy (WCS) sets out a Settlement Strategy and a Delivery Strategy for the sustainable delivery of new development within the County.

General Policy history

The application sites were historically allocated for development by saved policy H2D of the Salisbury District Local Plan. This policy and allocation still forms part of the adopted and current WCS.

The sites were then included as development sites within the adopted Old Sarum Development Brief. The use of each site was then further detailed as part of the outline planning permission and subsequent reserved matters consents.

More recently, the Old Sarum site as a whole (i.e. both sites) was included with the settlement boundary following the Wiltshire Housing Site Allocations Plan (WHSAP) 2020.

Roger Way site

This site is shown in the Development Brief plans as being part of housing application for the Old Sarum site. However, during the course of the original outline planning application, and

following concerns raised by the Council's Public Protection Team regards the impact the operation of the football club use on any planned housing, plans were shown in the outline applications suggesting that the site could be used for employment purposes. The intention being that any employment use would not be affected by the operation of the football club, and also, that the built form of an employment use could be used to mitigate other dwellings from the impact of the football club use, in terms of general noise and lighting.

However, at outline approval stage, no firm details were provided or approved for the employment use of the site, and the land then remained vacant with no formal application submitted in relation to it until this current application for housing was submitted.

Marketing

In terms of the Roger Way site, Core Policy CP35 (Existing Employment Sites) is not directly of relevance to this scheme, as the site does not form part of any identified Principal Employment Area, to which sites CP35 particular refers, although the supporting text of that policy does refer to other employment sites.

Notwithstanding, in line with the criterion requirements of Core Policy CP35 of the WCS, this planning application is accompanied by a Marketing Report that sets out in relation to criterion v of the policy that confirms there has been little or no interest in the land for employment uses.

The report provides evidence that the site was marketed for employment purposes over a substantial period and forms the basis upon which compliance with criterion (v) of Core Policy CP35 of the WCS has been assessed.

Core Policy CP35 does not require employment land to remain on the market indefinitely, nor does it require marketing to continue throughout the determination of an application. Rather, the policy requires evidence demonstrating that there is insufficient demand for the site to be retained for employment purposes, and this is provided through the submitted Marketing Report.

The marketing evidence submitted within the application, which demonstrates that reasonable steps were taken to market the site for employment purposes and that the requirements of Core Policy CP35 were satisfied at that time.

As a result, and notwithstanding that the site is not actually allocated as a Principal Employment site, officers are satisfied that sufficient evidence has been provided to demonstrate compliance with Core Policy CP35.

The use of the Roger Way site for alternative uses

Notwithstanding the current marketing evidence of the site, the Development Brief for Old Sarum, retained a degree of flexibility for either employment use or residential use. In line with paragraph 6.16 of the WCS CP35 policy, if older employment areas that are no longer fit for

purpose or their role has changed, changes of use can invigorate an area and in some circumstances, may be appropriate to allow for an alternative use.

The site has remained undeveloped for employment use throughout the implementation of the wider scheme. The site is now effectively enclosed by residential development and community infrastructure and therefore its role and arguably the attraction of the parcel of land for employment uses is limited. Officers are not aware of any evidence demonstrating a strategic requirement for the retention of this specific parcel of land for employment purposes. Indeed the Council policy officer has stated:

*The proposal lies within Salisbury's urban area's development limits and seeks to generate housing on land designated for employment uses. In spite of the employment land designation, **the location in question is not a protected 'principle employment area' within the development plan and has not hitherto attracted employment-generating uses** (officer emphasis).*

No potential employment user has been identified or come forward as part of this current application process as outlined within the marketing report undertaken.

Block C local centre ground floor space

In 2005, an outline application (S/2005/0211) was approved for mixed development on the allocated land. Following the grant of outline planning permission, the details of the Local Centre were approved under the recent Approval of Reserved Matters (S/2012/1829). This included space for three shop units and doctors surgery at ground floor and residential units above controlled by a planning condition on that appeal decision:

- 2) The ground floor uses hereby approved shall be restricted to Class A1 retail uses (within the three retail/shop units shown on the approved plan), and a Class D1 doctors surgery use, (within the doctors surgery unit shown on the approved plan), of the Town and Country Planning (Use Classes) Order, and no other uses within or outside the Use Classes, unless otherwise permitted following a formal planning application for change of use in that regard.

REASON: In order to safeguard the proposed community facilities to ensure the vitality and viability of the local centre and the wider community, to contribute to a sustainable pattern of development and to limit any harm caused to adjacent residential and general amenities from other uses.

Loss of doctors surgery space and marketing history

The above consents are also subject to a S106 legal agreement as part of the original outline consent, which included clauses related directly to the doctors surgery. These relate to the marketing of the Surgery Land, and also go on to relate to what happens if no suitable offer is received for the Land.

A suitable marketing scheme was submitted to the Council around 2007, and it appears that marketing has been carried out by the applicants up until recent times, as outlined below.

In particular, application reference 15/11244/FUL was submitted for the erection of three storey building comprising of 21 affordable housing apartments with parking, bin and cycle stores, associated infrastructure (alterations to S/2012/01829). Whilst officers recommended approval at the time, Members of the then Southern Area Planning Committee considered the matter, and refused for the following reason:

The wider Old Sarum development was permitted on the basis that it would be served by a number of community facilities, including a doctor's surgery. The S106 legal Agreement associated with the development requires a suitable scheme of marketing in respect of a doctor's surgery use and an alternative community use, prior to a scheme being submitted for a residential or other non-community use. Adopted Wiltshire Core Strategy (WCS) policy CP49 indicates that proposal's involving the loss of community uses will only be permitted as a last resort where it has been proven that the community use is no longer economically viable and where all other options have been exhausted.

Whilst some marketing appears to have been undertaken in relation to a doctor's surgery use, no alternative marketing scheme has been formally submitted relating to the use of the space for an alternative community use. It is not clear whether the ground floor space has been marketed in a flexible and open manner, or at an appropriate price which reflects the desire for a community use of the space, and which takes account of the likely future demand for a community uses as a result of a growing population in the Old Sarum area. Furthermore, the evidence submitted and the public consultation process has been challenged by several third parties and local Parish Councils, and hence, the robustness of the applicant's evidence is unclear at this time.

Whilst the provision of affordable housing is supported by policy CP43 of the WCS, the additional seven housing units being proposed are not considered to be a suitable replacement for a community facility, particularly as the additional housing will create a need and demand for additional facilities, whilst reducing the available space for any such community uses to be provided within the growing community.

The Local Planning Authority therefore remains to be convinced that the aims of the associated S106 Agreement have been fully complied with or that the requirements of policy CP49 in relation to the submission of a comprehensive marketing plan have been fully addressed. Consequently, the current proposal is considered to be contrary to the aims and criteria of the original housing allocation and saved policy H2D, the associated S106 Agreement, and contrary to policy CP49 of the WCS, and the aims of the NPPF to promote the retention and development of community facilities.

The above refusal was against officer advice at the time. Members attention is drawn to the following extracts taken from the officer report for application 15/11244/FUL on this same matter that state:

Whilst the S106 makes it clear that prior to the completion of the S106 in 2007 there may have been a perceived need for a doctors surgery as part of this development, since that time, and to the best of officers knowledge there has been little if any interest from relevant parties in creating a doctors surgery at the old sarum housing development. The developers submission seems to confirm this, and a submitted letter from a local property agents states that:

"...The marketing of the whole Local Centre Site commenced in January 2008 and during that year we wrote to the doctors' practices in Salisbury and Amesbury. At that stage we

received some interest from one or two practices who wanted to have further information once the development of houses was well underway.

The Local Centre Site continued to be marketed and in March 2011 a further letter was sent out to all the medical practices to see whether there was now interest as the housing development was taking place. By that stage the PCT was no longer offering any support to doctors' practices in terms of funding and the one or two responses we did receive was that no one could see a viable GP surgery opening at the development due to the lack of financial support. The only interest came from one practice offering a pharmacy facility within a retail unit...

...The Local Centre Site including the Doctor's Surgery continued to be marketed throughout 2012, 2013 and 2014. We have now received several offers from developers for the retail part of the site but there continues to be no interest in the Doctor's Surgery."

Whilst it is clear from the third party letters submitted as part of the application that there is understandably a desire to have a surgery or community facility at the site, no third party evidence has been forthcoming which indicates that there is an actual need for a doctors surgery at this location, or that any party wishes to operate such a facility.

In contrast, the applicant has supported its application by submitting a letter from NHS estates which appears to clearly indicate that there is no need for a doctors surgery at this location. In particular, the submitted letter indicates thus:

".....NHS England has recently approached obvious practices in the Salisbury area regarding this potential proposal to develop an approx. 500m2 doctors practice scheme within the 'district centre' on commercial terms. Whilst there are concerns that the new patient numbers generated by your development will impact on local surgeries (in particular Bishopdown which is the closest) there does not seem to be a requirement from the GP community for a new surgery in this particular location. The practice that operates the Bishopdown surgery does not have any plans to relocate as they feel it serves their existing population well.."

The contents of the above letter are considered by officers to carry significant weight, given that they are the comments of professionals separate from the developers, and who would be the most likely third parties to ordinarily support the establishment of a medical facility. Similarly, officers note that the separate third party submission by Salisbury Medical Practice (to which the NHS estates letter refers) which run a small medical facility at Bishopdown Farm estate, does not explicitly object to the replacement of a doctors surgery space/facility at the Old Sarum estate, and does not make any case that one is feasible in that location.

On the basis of the above evidence, it would appear that there is little if any demand for a doctors surgery use within the local centre building or at the old sarum site, and hence, a refusal of this application on the basis of the loss of this potential use would seem difficult to justify based on currently available evidence.

As above, as part of that 2015 application, it was evident at that time that a lack of interest from NHS providers to use the ground floor of this building has resulted in this section of the building remaining vacant for a considerable period of time. It appears that the NHS interest in such matters had switched to the provision of joint "super" surgeries and similar shared facilities, rather than localised small doctors' practices. There is nothing to suggest that this emphasis on larger joint and shared services and facilities has changed as of 2026 and the compilation of this report.

Loss of alternative Community Use space

Members should note that some flexibility was built into the S106 for this site, and the S106 indicates that the applicant is “entitled to submit” a revised marketing scheme which allows for a community use other than a doctors surgery to operate from the site. The S106 then contains a further clause that **should all marketing exercises be unsuccessful, then the applicant be permitted subject to a planning application to develop the doctors surgery site for another use** (officer emphasis).

Core Policy 49 seeks to protect community facilities and requires evidence that existing or alternative community uses are not viable before their loss can be supported. This element of the scheme seeks to change the use of the ground floor of the building referred to as Block C from a doctor’s surgery to 7 affordable housing units.

Policy HC6 of the NPPF refers to the retention of key community facilities and public service infrastructure and should not result in the loss of any such facilities/infrastructure unless:

- a. It can be demonstrated that there is no reasonable prospect of the use being retained, either due to there being insufficient community support for the service it provides, or because it is no longer viable or feasible to operate (in the case of shops and public houses where commercial viability is an issue, evidence should be provided that reasonable steps have been taken to market the property for its existing use without success, for a period of at least 12 months); or*
- b. The loss resulting from the proposed development would be replaced by equivalent or better provision, in a location which offers comparable or improved accessibility for the community it serves; or*
- c. The decision-maker is satisfied that there is sufficient alternative provision of the type of use concerned in the local area, such that its loss will not diminish access to key community facilities and public service infrastructure.*

The Old Sarum housing area, in officers opinion, currently benefits from a community hall and school, both of which can be used by various groups. There is also a church close by at West side Close, and a children’s activity business at the adjacent industrial commercial site, as well as public use/bar type offering at the airfield complex. Other provisions are also located in the adjacent Longhedge site to the west. Officers are not aware that there is any community users for this vacant ground floor space.

As a result, and given the considerable time this space has remained unoccupied it is considered that there appears to be no reasonable prospect of a community use utilising this vacant space, particularly as such uses and spaces are already available in the vicinity. Thus, the provisions of policy HC6 above, and the aims of CP49, are considered to be met.

Need for housing and Affordable Housing provision (both sites)

In regard to the above, the proposal would bring a long-vacant unit into productive use through the delivery of seven affordable apartments. The provision of affordable housing is strongly supported by national policy which prescribes “**substantial weight**” to the provision in NPPF policy HO7, and Core Policy CP43 of the WCS, and the Council's Housing Enabling Team supports the scheme.

The Local Planning Authority (LPA) Wiltshire Council can currently demonstrate a 2.8 year which represents a significant shortfall against the requirement to maintain a five-year supply

of deliverable housing sites. Policy S3 of the National Planning Policy Framework establishes the Presumption in Favour of Sustainable Development. Policy HO7 confirms that where a local planning authority cannot demonstrate a five-year supply of deliverable housing sites, substantial weight should be given to the benefits of housing delivery. For proposals within settlement boundaries, Policy S4 is the relevant decision-making policy. The Framework further confirms that an evidenced unmet housing need exists where a local planning authority cannot demonstrate a five-year supply of deliverable housing sites and that **substantial weight** should be given to the benefits of providing homes.

The proposal would contribute 49 dwellings towards addressing this shortfall, including the delivery of affordable housing units. Accordingly, the benefits of housing delivery attract **substantial weight** in accordance with Policy HO7 of the National Planning Policy Framework and weigh in favour of the proposal under the Presumption in Favour of Sustainable Development contained within Policy S3.

Summary of principle and policy issues

Roger Way site

The provision of housing is of significant weight, and accords with NPPF policies on housing provision. The site was earmarked for employment use primarily as a way to mitigate issues arising from the football club usage, and is not formally allocated as a Principal Employment site under policy CP35 of the WCS.

Given the passage of time, and the lack of any significant interest in the land from potential employment users either as part of past marketing exercises, or as part of any response to this planning application, there appears to be no actual demand for the use of this site for employment use, and given the constrained location of the site directly adjacent residential properties and residential road system, officers consider that this site may not be suitable for most forms of “employment use” due to the likely impacts on amenity. The proposal is therefore not considered to be contrary to the aims of NPPF policies regards employment facilities.

The use of the site for residential use would therefore accord with national and local housing policies, particularly given the Council's current lack of a 5 year housing land supply.

Local centre affordable housing site

The unit has been vacant for many years.

Whilst local concerns have been raised regarding the loss of a potential community facility during the consultation of this planning application, there is also limited evidence of demand for any alternative community use. The wider Old Sarum area is already served by a school, community hall and other meeting facilities, and no specific alternative use has been identified in recent years or as part of this application.

In summary of the above, it can be stated that whilst the provision of a doctor's surgery formed part of the approved local centre, the evidence demonstrates that there has been no meaningful demand for such a facility despite the unit being available and marketed for a prolonged period. Previous consideration of application 15/11244/FUL concluded that changes in NHS funding and service delivery models had reduced the viability of a standalone surgery at this location, whilst NHS Estates confirmed that local GP practices had no identified requirement for a new facility at Old Sarum. In the absence of any healthcare provider willing to occupy the unit, and with no evidence that circumstances have materially changed since that assessment, officers conclude that there is no demonstrable demand for a doctor's surgery at this location.

The provision of affordable housing is of significant weight and accords with NPPF policies on housing provision. The proposed reuse of the long-vacant unit for affordable housing therefore represents a practical and policy-supported alternative use in line with the requirements of Core Policy CP43 of the WCS. The proposal would not result in the loss of an existing operational community facility and, having regard to the requirements of Core Policy 49 of the WCS and Policy HC6 (Retention of Key Community Facilities) of the NPPF, there is insufficient evidence to demonstrate that the approved community use remains viable or deliverable. Given the prolonged vacancy of the existing unit, the absence of demand for healthcare provision, and the recognised need for affordable housing, the proposed change of use is considered acceptable in principle.

9.2 Design and impact on character of area/landscape

The proposal should aim to conform to the objectives of Core Policy 57 of the Wiltshire Core Strategy (WCS) which aims to achieve a high standard of design in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complimentary to the locality. CP51 relates to landscape impact.

The new NPPF contains a chapter on design and landscape matters, namely Chapters 14 and 19.

The total number of dwellings proposed are 49. The proposal is broken down into two elements. The first element relates to Block C at the local centre, the vacant ground floor unit of the Old Sarum Local Centre and the change of use of this ground floor unit for the provision of 7 affordable housing apartments. The existing layout is shown below.



The scheme seeks to utilise the ground floor of Block C and does not propose any alterations to the floor space. To accommodate the proposed affordable housing units on the ground floor and to protect amenity issues, the existing bin/cycle store on the eastern elevation of Block C is to be demolished and relocated to the north within the car parking area. Some minor fenestration changes are proposed.

The change of use of the building in design terms would require minimal works and would utilise an existing empty floor providing 7 additional units. The principle of the site as a sustainable location for development has been established through the previous reserved matters permission and would provide additional affordable housing in this area.

The second element of the proposal is for the erection of 42 dwellinghouses at Roger Way.

A site layout scheme has been provided showing the layout of the proposed dwellinghouses at Rogers Way. The scheme will involve the provision of 42 dwellings in total 13 affordable housing units and the remaining 29 as market tenure units. The dwellinghouses proposed are a mixture of 2 storey and 3 storey dwellinghouses. The layout is shown below.



Building heights and similar to that of the other developments approved within Old Sarum and would consist of generally two and two and a half storey dwellinghouses. The proposed dwellings are to be of a traditional form and reflect the character and vernacular of the neighbouring developments. The dwellinghouses would consist of a mixture of red and buff brick and cream render used within key points of the development proposal. Doors and windows would be white UPVC. The use of these materials in the opinion of the case officer would be in keeping with the wider area and other recent developments within Old Sarum.

In landscape terms, the site is located within the urban area of Old Sarum and does not form part of any designated landscape. The land is enclosed by existing development and associated infrastructure and does not perform an important landscape setting function. The development would therefore not result in any significant adverse impact upon the wider landscape character of the area. Appropriate landscaping is proposed throughout the site and would further assist in integrating the development into its surroundings.

The proposal is therefore in accordance with the aims of WCS policies CP51, 57 and design and landscape Chapters 14 and 19 of the NPPF 2026.

9.3 Heritage Impacts including the Old Sarum Airfield

Core Policy 58 states that development should protect, conserve and where possible enhance the historic environment. Policies HE4, HE5, HE6 and HE9 of the National Planning Policy Framework are of relevance to this proposal.

The application site lies within the wider Old Sarum urban development and is physically separated from Old Sarum Airfield and the Grade II listed former World War II hangars by existing residential development, roads and associated infrastructure. Whilst the airfield and hangars are designated heritage assets of historic and evidential significance, the site does not form part of their immediate setting and there is only a limited visual and functional relationship between the application site and these assets. The same assessment is considered appropriate when having regard for the location of the development proposals in relation to the Old Sarum Ancient Monument.

The proposed development would introduce additional residential development within an area already characterised by modern housing and would not result in the loss of any historic fabric, important views, or key elements that contribute to the significance of the listed hangars or the historic character of the airfield. Given the contained nature of the site and its location within an established residential environment, the proposal would preserve the significance and setting of these designated heritage assets. Accordingly, officers conclude that the development would result in no harm to the significance of the Old Sarum Ancient Monument, the Old Sarum Airfield or the Grade II listed World War II hangars and is consistent with the objectives of Policies HE4, HE5, HE6 and HE9 of the NPPF, together with Core Policy 58 of the Wiltshire Core Strategy.

9.4 Amenity Impacts

Core Policy 57 also requires that development should ensure the impact on the amenities of existing occupants is acceptable, and ensuring that appropriate levels of amenity are achievable within the development itself. Policies P3, and DP3 of the National Planning Policy Framework requires development to create high quality places and ensure a high standard of amenity for existing and future occupiers. DP5 of the NPPF is also relevant in terms of the relationship with the existing football club and its operations.

With regards to the 42 house scheme at Roger Way, the application is accompanied by a Noise Assessment and Lighting Assessment. The layout of the dwellings have been altered due to comments received from the Council's Public Protection Team around noise and lighting emanating from the nearby Salisbury Football Club. This has resulted in several consultations with the Council's Public Protection Team following the submission of additional information in an attempt to address these concerns raised.

A key consideration throughout the determination of the application has been the relationship between the proposed 42 dwellings and the adjoining Salisbury Football Club. Earlier iterations of the scheme attracted objections from Public Protection Officers in respect of noise and lighting impacts originating from football matches, public address systems and floodlighting. These concerns formed a significant part of the previous recommendation for refusal.

However, the scheme has been revised and is now supported by additional acoustic and lighting mitigation measures. Public Protection Officers have reviewed the updated submissions and no longer object to the development subject to planning conditions securing the mitigation package. This package includes a continuous 3-metre-high acoustic barrier

along the site boundary adjoining the football ground, mechanical ventilation to specified dwellings, integrated blackout blinds to affected elevations, and associated management measures. Public Protection Officers conclude that whilst some adverse effects will remain during football matches and events, the residual impacts would fall between the Lowest Observed Adverse Effect Level (LOAEL) and Significant Observed Adverse Effect Level (SOAEL) thresholds and would not give rise to significant adverse effects on health or quality of life. They further conclude that the residual noise and lighting impacts are not sufficient to justify refusal of planning permission.

The Public Protection consultation response acknowledges that future residents will be aware of the presence of an established football ground and that all dwellings benefit from access to quieter elevations away from the stadium. It is also noted that the revised scheme provides a materially improved mitigation strategy compared with previous versions of the proposal, including meaningful reductions in predicted noise levels through the introduction of the continuous acoustic barrier. Subject to the recommended conditions securing these measures, Public Protection Officers are satisfied that acceptable living conditions can be achieved for future occupiers.

Officers have also considered the relationship of the development to Old Sarum Airfield. The application sites for the 49 dwellings are located some distance from the operational airfield and is separated from it by existing residential development and associated infrastructure. There is also a sufficient separation distance between the airfield and Block C at the local centre. Given these separation distances, any noise associated with aircraft movements is unlikely to materially affect the living conditions of future occupiers. Equally, the proposal is not considered likely to prejudice the continued operation of the airfield, as future residents would be purchasing and occupying dwellings within an established environment where aviation activity is an existing and well-established feature. In this regard, the proposal is consistent with the principles of policies DP5 and P4 of the National Planning Policy Framework, which seeks to ensure that new development does not place unreasonable restrictions on existing lawful uses and activities.

Having regard to the revised layout, design, appearance and mitigation measures proposed, it is considered that the development would not result in unacceptable impacts on the amenity of future occupiers. The proposal is therefore considered to accord with Core Policy 57 of the Wiltshire Core Strategy and the relevant policies of the National Planning Policy Framework, including P3.

With regards to the proposals affecting the ground floor of block C at the local centre, the proposed conversion of the vacant ground floor unit to provide seven affordable apartments would require only limited external alterations, largely confined to minor fenestration changes and the relocation of the existing cycle and refuse storage facilities. The proposal would make effective use of an existing vacant unit and would not result in any demonstrable amenity related impacts either on existing residents above, or proposed residents of the 7 apartments. To accommodate the proposed affordable housing units on the ground floor and to protect amenity issues, the existing bin/cycle store on the eastern elevation of Block C is to be demolished and relocated to the north within the car parking area. Some minor fenestration

changes are proposed. This part of the proposal is also considered to be in accordance with WCS policy CP57 and policies P3 of the NPPF.

9.5 Archaeological Impact

A heritage assessment including a review of archaeological impacts has been provided within the submission of this planning application. Comments received from the Council's Archaeologist to this proposal are detailed below. In relation to the area for 42 dwellings, the following comment is provided.

This site was included within the archaeological evaluation of a larger area in 2006, that included much of the housing and leisure facilities that now surround it. A single evaluation trench was excavated within what is currently determined as Areas A&F and did not record any archaeological features. I note that the Heritage Assessment (which has been included among the supporting documentation attached to this application) sees the negative results from this single trench as grounds for not carrying out any further archaeological work within the site. I disagree with this conclusion.

A single trench within an area this size is wholly ineffective in assessing the archaeological potential of the site and I note that trenching to the north east of the site recorded a series of undated pits that extended into the proposed development area itself. Considering the high archaeological potential of the immediate area around this under-evaluated site (with Bronze Age funerary monuments and later prehistoric settlement to the north east), I would advise that a further trial trench evaluation be carried out, this work to be secured via a condition attached to any planning permission that may be issued.

In relation to Local Centre site the Council's Archaeologist has confirmed that "there are no archaeological issues that I would wish to raise in this instance".

Subject to the imposing of a suitably worded condition onto any consent if Members are minded to approve this scheme, any impact to archaeological heritage or artefacts would be suitably mitigated.

The aims of WCS policy CP58 and NPPF policies HE 4,5 and 6 are therefore met.

9.6 Access and Highway safety/parking

Due to changes in the number of dwellinghouses proposed, the layout of the dwellinghouses for 42 dwellings has been altered throughout the course of this planning application. These alterations have resulted in changes to the number of parking spaces required to be provided to support the scheme. A total of 85 parking spaces is proposed by way of the development proposal within this area.

In regard to the Local Centre proposal and the 7 additional apartments proposed, this will generate a requirement for 12 parking spaces. The approved Doctor's surgery provided provision for 20 parking spaces and these spaces will be used by the proposed 7 apartments with the remaining used for visitor parking.

The Highways Officer in her comments dated September 2024 requested the following alterations to the submitted plans:

- Bollards to be added to the entrance to Bunting Lane to restrict vehicular traffic;

- The inclusion of a 500mm buffer strip around the internal loop road of the site should be included should the road be offered up for adoption at any point in the future;
- The landscaping adjacent to driveways should not exceed 600mm especially within the vicinity of the footway crossing points.

Comments received in regard to the conversion of Block C had no objection subject to adequate cycle parking being provided.

Further information was provided in March 2025 following the summary of the comments above by the agent for this scheme. The Highways Officer has reviewed this additional information and now has no objection to this proposal subject to the imposing of suggested conditions.

On the basis of the above and the suggested conditions being imposed onto any consent as outlined from the Highways Officer, the proposal is unlikely to have any adverse impact on highway safety or highway users that would warrant the refusal of planning permission. The proposal is therefore considered to be in accordance with the aims of WCS policies CP60-64, and similar NPPF policies TR3,4 and 6.

9.7 Drainage and flooding

The application is accompanied by a Flood Risk Assessment (FRA) and Drainage Strategy undertaken by Cole Easdon Consultants. The site is located within the Old Sarum development and the site forms part of the wider Old Sarum mixed use development. Areas A&F are an undeveloped parcel of land with Block C developed through the existing buildings set out as a Doctor's surgery in the previous planning history. The site is located within Flood Zone 1 and is identified as a low flood risk area.

Drainage proposals for this scheme will seek to manage runoff within the site with only adoptable road areas draining off-site to the existing strategic network and infiltration basin. It is concluded from the submitted information that the new development at Rogers Way (Areas A&F) will appropriately manage surface water runoff and will not increase flood risk within the site or surrounding area.

The submitted FRA associated drainage strategy plans and accompanying information that includes a Flood Risk and Drainage Technical Note, Hydraulic Calculations and covering letter has been assessed by the Council's Drainage Team. Following queries raised by the Council's Drainage Team in regard to the proposal following the Wiltshire Council Surface Water Soakaway Guidance and querying the proposed drainage scheme, further information has been provided by the agent for this scheme. This information has been assessed and no objection is raised to this proposal subject to the imposing of several conditions onto any consent for surface water drainage details. If Members are minded to grant planning permission for this scheme, conditions can be imposed onto any consent requiring further details of the drainage strategy of the site in line with the suggested conditions of the Council's Drainage Team.

The proposal would therefore accord with the aims of WCS policy CP67, and the aims of the NPPF chapter 18 and relevant policies F4 - F8.

9.8 Ecological Impacts

CP50 and CP52 of the Wiltshire Core Strategy and the National Planning Policy Framework require 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. It will therefore be necessary to assess the site for its potential to support habitats and species of importance to nature conservation.

Policy N6 of the National Planning Policy Framework requires development affecting internationally designated habitats sites to demonstrate that there would be no adverse effect on the integrity of such sites. The proposal has been accompanied by nutrient neutrality information and appropriate mitigation measures which have been reviewed by the Council's Ecologist.

There have been several consultations with the Council's Ecology for the purposes of this planning application. Following the submission of additional information to support this proposal, the following comments have been provided by the assigned Ecologist.

The following submitted documentation was reviewed to inform this response:

- Planning Layout. August 2023. Persimmon
- Nutrient Neutrality Assessment. Betts Hydro
- Ecological Impact Assessment. July 2024. GE Consulting
- Detailed Landscape Proposals Plan GL2113 01F. April 2023. Golby and Luck • Fencing and Enclosures. August 2023. Persimmon
- BNG Statement and Assessment. July 2024. GE Consulting
- Natural England Nutrient Calculator -Apartments
- Natural England Nutrient Calculator- Rogers Way- received by email 01/08/2025
- Environmental Lighting Impact Assessment Report. June 2025. SHD Lighting Consultancy

Protected and Notable Species/Habitats

We note the proposal to create additional accommodation at Roger Way and convert an existing building at Crosier Close. We welcome the additional information submitted in the updated ecology report. Although no protected or notable species were recorded on site during the surveys, there is potential for the site to support reptiles and nesting birds together with foraging and commuting routes for bats.

Due to the adjacent lighting at the sports pitches, it is anticipated that lighting impacts already occur at the site. However, section 6.1.6 of the ecology report recommends sensitive lighting in accordance with current guidance to ensure continued use of the site by bats which is welcomed and could be secured by condition.

The site was assessed as having low potential to support reptile species and although no surveys were undertaken at the site, precautionary working methods to reduce impacts to reptiles has been included, this method should be included within a construction environment management plan and secured by condition.

In ensuring no net loss of biodiversity on site in accordance with Core Policy 50, we welcome the proposed habitats to be created as outlined within the landscape plan together with the enhancements outlined in section 8 of the ecology report. These enhancements, to include bird boxes, bat boxes and hedgehog passes could be secured by condition.

Officers note the comments above in respect of protected species and a condition requiring the bird/bat boxes and hedgehog passes can be imposed by condition onto any consent.

Habitat Regulations Assessment: River Avon Special Area of Conservation (SAC) Hampshire Catchment

This development falls within the catchment of the River Avon SAC and has potential to cause adverse effects alone or in combination with other developments through discharge of phosphorus in wastewater. Appropriate Assessment must be carried out by the relevant Competent Authority (the LPA) to determine the potential significant effects and the suitability of any measures proposed to avoid or mitigate those effects.

The submitted nutrient calculations calculated a total phosphorus budget of 4.24kg TP/year pre 2030 and 1.06kg TP/year post 2030 for the Rogers Way Site and 0.68kg TP/year pre 2030 and 0.17kg TP/year post 2030 for the apartments site. Giving a total budget of 4.92kg TP/year pre 2030 and 1.23kg TP/year post 2030 for the combined sites. The budget has been approved by Wiltshire Council.

A Council-led scheme of phosphorus credits will be available for development which meets certain criteria at a fixed cost per kilogram of phosphorus, provided supply of mitigation is available. A completed Hampshire Avon Credit Screening Approval Certificate is required to apply for this scheme. The ecology section of this certificate has been completed by the Council's ecology team for this application. This certificate can only be issued by the case officer if the application meets the two deliverability tests. Further details of the Council-led scheme, including eligibility criteria, current cost to purchase credits, and details of how to apply, is available on our website [Phosphorus and nitrogen mitigation - Wiltshire Council](#).

Ecology officer approval	Document reviewed – 13/08/2025
	Pre 2030 budget - 4.92 kg TP/year
Approval of Nutrient Budget	Budget approved - Yes
	Date - 13/08/2025

A strategic Appropriate Assessment (AA) has been prepared for qualifying planning applications for residential and non-residential development, within sewered and non-sewered areas of the River Avon SAC catchment. The AA reached a conclusion of no adverse effects on the integrity of the SAC or its qualifying features and has been endorsed by Natural England (NE) provided that the council's mitigation strategy continues to be implemented.

The submitted Ecological Impact Assessment accompanying this application was undertaken in July 2024. Officers note that a significant passage of time has passed since the ecological comments provided by the Council's Ecologist as outlined above were provided (August 2025). As ecological conditions can change over time, there is potential for the ecological baseline and species interest of the site to differ from that recorded in the original surveys. It is therefore reasonable and necessary to secure updated ecological checks, and where required further survey work, prior to the commencement of development to ensure that mitigation measures remain appropriate and that ecological interests are adequately protected.

In regard to the above, officers have sought further advice from the Council's Ecologist on this matter. The following comments have been provided:

With respect to application PL/2021/04084, my most recent consultation response was provided in August 2025, in which I recommended a number of ecological planning conditions.

Given the passage of time since that consultation response, it is likely that the ecological baseline may have changed and previously submitted surveys may no longer fully reflect the current ecological value of the site.

Whilst ecological surveys remain a material consideration in the determination of planning applications, in this instance due to the nature and location of the site, I consider that the approved mitigation measures should be supplemented by a requirement for updated ecological checks and any necessary survey work prior to the commencement of development.

I therefore recommend that the previously suggested Construction Environmental Management Plan (CEMP) condition is amended to ensure that the current ecological interest of the site is appropriately considered before any site clearance, vegetation removal, groundworks or other development activities commence.

Prior to the commencement of works, including demolition, ground works/excavation, site clearance, vegetation clearance and boundary treatment works, a Construction Environmental Management Plan (CEMP) shall be submitted to the local planning authority for approval in writing. The Plan shall provide details of the avoidance, mitigation and protective measures to be implemented before and during the construction phase, including but not necessarily limited to, the following:

- a. Completion of a pre commencement ecological walkover by a suitably qualified ecologist to identify any material changes in the ecological value of the site since the previous surveys were completed. Where the walkover identifies a reasonable likelihood of the presence of protected, priority or otherwise notable species, or changes to habitats which may affect the validity of the submitted ecological assessment, any necessary updated ecological surveys shall be completed prior to the submission and approval of the Construction Environmental Management Plan.*
- b. Identification of ecological protection areas/buffer zones and tree root protection areas and details of physical means of protection, e.g. exclusion fencing.*
- c. Working method statements for protected/priority species, such as nesting birds and reptiles.*
- d. Mitigation strategies already agreed with the local planning authority prior to determination, such as for great crested newts, dormice or bats; this should comprise the pre-construction/construction related elements of strategies only.*
- e. Work schedules for activities with specific timing requirements in order to avoid/reduce potential harm to ecological receptors; including details of when a licensed ecologist and/or ecological clerk of works (ECoW) shall be present on site.*
- f. Key personnel, responsibilities and contact details (including Site Manager and ecologist/ECoW).*
- g. Timeframe for provision of compliance report to the local planning authority;*

to be completed by the ecologist/ECoW and to include photographic evidence. Development shall be carried out in strict accordance with the approved CEMP.

REASON: To ensure adequate protection and mitigation for ecological receptors prior to and during construction, and that works are undertaken in line with current best practice and industry standards and are supervised by a suitably licensed and competent professional ecological consultant where applicable.

The Council's Ecologist has advised that, given the passage of time since the previous consultation response and supporting ecological surveys, the ecological baseline of the site may have changed and the submitted survey information may no longer fully reflect current

site conditions. As such, it is recommended that a pre-commencement ecological walkover be undertaken by a suitably qualified ecologist to identify any material changes in habitats or species interest. Should the walkover identify evidence of protected, priority or notable species, or changes that affect the validity of the original ecological assessment, updated ecological surveys would be required before development commences. This requirement can be secured through the revised Construction Environmental Management Plan (CEMP) condition as set out above to ensure ecological mitigation and protection measures remain appropriate and effective at the time development is implemented.

In respect of the phosphorous financial contributions for the River Avon SAC, the agent has advised that the financial contribution required is acceptable and will be secured as part of the s106 agreement.

New Forest SPA

Officers note the requirement for Strategic Access Management and Monitoring (SAMM) measures for all residential and tourism / visitor accommodation development within the 13.8 km zone of influence for the New Forest protected sites to be funded by developer contributions at a rate of £660 (plus legal and admin fees) per unit of residential or tourism accommodation. This revision applies to all development coming forward through planning permission or permitted development which results in a net increase in residential/ accommodation units within 13.8 km of the New Forest protected sites. However, as the development proposal is located within the 15km zone of influence for the New Forest SPA RAMSAR sites and is for 49 dwellings, there is no financial contribution requirement to be paid. For larger developments lying within the 13.8 km to 15 km zone over 50+ dwellings, mitigation may be required on a site by site basis if they risk impacting the protected sites. The extract below taken from the Council's website page entitled biodiversity and development confirms this.

Table 1: New arrangements for mitigating development near the New Forest protected sites

Development class	Distance from protected sites	Development type	Mitigation approach
Residential	0 - 13.8 km	Greenfield and brownfield sites of 1-49 units	Contribution of £660 per dwelling for <u>SAMM</u> (via S106 or S111).
Residential	0 - 13.8 km	Greenfield and brownfield sites of 50+ units	Provision of <u>SANG</u> and contribution of £660 per dwelling for <u>SAMM</u> (via S106 or S111).
Residential	13.8 - 15 km	Greenfield and brownfield sites of 50+ units	Mitigation to be determined on a site by site basis for EIA scale development and / or where HRA demonstrates potential for adverse effects.

BNG

This application was submitted prior to Biodiversity Net Gain (BNG) becoming mandatory on 12th February 2024, therefore BNG *per se* is not obligatory. However, Core Policy 50 of the Wiltshire Core Strategy requires all development to demonstrate no net loss of biodiversity and to seek opportunities to enhance biodiversity. The NPPF encourages development proposals to secure measurable gains for biodiversity and the proposal incorporates biodiversity enhancement measures accordingly.

Summary

By way of the imposition of the suggested conditions as outlined within the responses by the Council's Ecologist, the proposals will adhere with the criterion requirements of Core Policies CP50 and CP69 of the WCS should Members be minded to approve the development proposal.

9.9 S106 Agreement

The application requires a Section 106 Agreement to secure the necessary planning obligations required to make the development acceptable in planning terms.

The proposal includes the provision of affordable housing across the development together with the change of use of the vacant ground floor unit within Block C local centre site to provide seven affordable apartments. The Council's Housing Enabling Team has been consulted on the proposal and the affordable housing provision is proposed to be secured through the Section 106 Agreement.

In addition, contributions towards public open space, equipped play and outdoor sports provision are required as a consequence of the development. The Council's Public Open Space Officer has confirmed that the development generates a requirement for open space, play space and sports pitch contributions in accordance with adopted policy requirements.

The Council's Waste Services Team has also confirmed that a contribution is required towards waste and recycling infrastructure necessary to serve the development.

The development lies within the catchment of the River Avon SAC and is required to achieve nutrient neutrality. The Council's Ecologist has confirmed that mitigation can be secured through the Council-led credit scheme or an alternative approved mitigation mechanism. Appropriate legal securing of the approved mitigation measures will be required prior to the issue of any planning permission.

Accordingly, should Members be minded to approve the application, planning permission should be subject to the completion of a Section 106 Agreement securing, where applicable:

- Affordable housing provision;
- Public open space contributions;
- Equipped children's play contributions;

- Outdoor sports contributions;
- Waste and recycling contributions;
- River Avon SAC nutrient neutrality mitigation; and
- A monitoring fee for the agreement as required by Core policy CP3 of the Wiltshire core strategy.

Subject to the satisfactory completion of the Section 106 Agreement, officers consider that the development would provide appropriate mitigation for its impacts and would accord with Core Policies 3, 43, 50 and 69 of the Wiltshire Core Strategy and the provisions of the NPPF.

10. Conclusion and Planning Balance

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. In this instance, the application seeks planning permission for the erection of 42 dwellings at land on Rogers Way together with the change of use of the vacant ground floor unit at Block C to provide 7 affordable apartments, resulting in a total of 49 residential units.

The application site lies within a settlement boundary and forms part of the wider Old Sarum development, whether provision of commercial or residential development is considered acceptable. The original Design Brief for the site envisaged the site being used for residential use. Whilst the Roger Way site was subsequently envisaged for employment use within the wider masterplan of the outline consent, this was principally related to the potential for conflict between residential uses in this location and the operation of the football club.

However, the site has remained undeveloped and marketing exercises have demonstrated limited market interest in bringing the land forward for employment purposes. It remains officers opinion that the use of the site for employment uses would be less appropriate than a residential use of the site, due to the surrounding tight knit residential area.

Furthermore, following the submission of additional technical information, revised mitigation measures and amendments to the scheme, the Council's Public Protection Officer has withdrawn the previous objection and now raises no objection subject to conditions securing a comprehensive package of noise and lighting mitigation measures. The Public Protection Officer concludes that the residual impacts would not amount to significant adverse effects and do not justify refusal of the application. This is a material consideration that carries substantial weight in favour of the proposed residential use of the site.

Significant weight is attached to the delivery of additional housing at a time when Wiltshire Council is unable to demonstrate a five-year housing land supply, with the Council's published position indicating a supply of approximately 2.8 years. The proposal would contribute 49 dwellings towards addressing this shortfall, including the delivery of affordable housing units. These benefits attract substantial positive weight in accordance with Policy HO7 of the National Planning Policy Framework. The proposal must therefore be assessed in the context of the Presumption in Favour of Sustainable Development contained within Policy S3 of the Framework.

The development has been assessed in relation to design, heritage matters including the Old Sarum Airfield, amenity, highways, drainage, archaeology and ecology. The proposed development is considered to integrate successfully with the surrounding built form of Old Sarum and would not result in unacceptable harm to the character or appearance of the area or impact upon heritage matters including the Airfield or Old Sarum Ancient Monument. The proposal would provide an acceptable standard of accommodation for future occupiers and would not result in unacceptable impacts upon neighbouring properties.

Furthermore, no objections are raised by the Highway Authority, Drainage Engineers, Archaeology Officer or Ecology Officer subject to the imposition of appropriate planning conditions and mitigation measures. Ecological mitigation, biodiversity enhancements and nutrient neutrality measures can be secured through planning conditions and the accompanying Section 106 Agreement.

The benefits of the proposal include:

- The delivery of 49 dwellings in total, including 7 affordable housing units, within a sustainable urban location.
- A contribution towards addressing Wiltshire's significant housing land supply shortfall.
- The re-use of a long-vacant ground floor unit within Block C to provide affordable housing accommodation.
- Economic benefits associated with construction activity and future occupation.
- Secured ecological enhancements and nutrient neutrality mitigation.

Against these benefits, the proposal would result in the loss of an undeveloped parcel originally intended for employment purposes and the loss of the consented doctor's surgery/community use at Block C. However, having regard to the site's planning history, the submitted marketing evidence, the lack of delivery of the envisaged uses over a prolonged period, and the significant housing benefits arising from the scheme, these harms are not considered to significantly and demonstrably outweigh the benefits identified.

Overall, and having regard to the Development Plan as a whole, the material considerations in this case, and the Presumption in Favour of Sustainable Development contained within Policy S3 of the National Planning Policy Framework, officers conclude that the adverse impacts of the proposal would not outweigh the significant benefits arising from the delivery of housing, including affordable housing, on a sustainable urban site. The proposal is therefore considered to represent sustainable development and is recommended for approval subject to the completion of a Section 106 Agreement and the conditions set out below.

11. RECOMMENDATION: That subject to completion of a s106 Agreement to secure the following:

- **Affordable housing provision;**
- **Public open space contributions;**
- **Equipped children's play contributions;**
- **Outdoor sports contributions;**
- **Waste and recycling contributions;**

- **River Avon SAC nutrient neutrality mitigation; and**
- **A monitoring fee for the agreement as required by Core policy CP3 of the Wiltshire core strategy.**

That Planning Permission be granted with the imposition of the following 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:

DWG No: 103 Site Location Plan Date Received 20.04.21

DWG No: 162.100 Rev E Proposed Planning Layout (Area A & F) Date Received 09.07.26

DWG No: 149.002-1 Rev B Existing and Proposed Ground Floor Layout Block C Date Received 11.05.26

DWG No: 149.001 Rev C Proposed Site Layout Block C (Area G) Date Received 11.05.26

DWG No: 162.107 Rev C Site Enclosure Details Date Received 11.05.26

DWG No: 162.105 Rev C Affordable Housing Layout Plan Date Received 11.05.26

DWG No: 162.111 Noise and Light Mitigation Plan Date Received 11.05.26

DWG No: 162.120.1 Rev A House Type: Alnmouth Proposed Floor and Elevation Plans Plot 35 Date Received 03.03.26

DWG No: 162.121.1 House Type: Ashdown Proposed Floor and Elevation Plans Plot 4 Date Received 03.03.26

DWG No: 162.122.1 House Type Ashdown Crn Proposed Floor and Elevation Plans Plot 6 Date Received 03.03.26

DWG No: 162.122.2 House Type Ashdown Crn Proposed Floor and Elevation Plans Plot 2 Date Received 03.03.26

DWG No: 162.123 House Type: Ashdown FG Proposed Floor and Elevation Plans Date Received 03.03.26

DWG No: 162.124 House Type: Barnwood Proposed Floor and Elevation Plans Date Received 03.03.26

DWG No: 162.124-2 House Type: Barnwood Alt Proposed Floor and Elevation Plans Plot 7 Date Received 03.03.26

DWG No: 162.125.1 House Type: Charnwood Proposed Floor and Elevations Plans Plots 31 and 32 Date Received 03.03.26

DWG No: 162.125.1 House Type: Charnwood Proposed Floor and Elevations Plan Plot 8 Date Received 03.03.26

DWG No: 162.126.1 Rev A House Type: Proposed Danbury Floor Plan and Elevations Plan Plots 23 and 25 Date Received 03.03.26

DWG No: 162.128.2 House Type: WU1BF Proposed Floor and Elevations Plan Plots 29 and 30 Date Received 03.03.26

DWG No: 162.128.1 House Type: WU1BF Proposed Floor and Elevations Plan Plots 9/10 and 27/28 Date Received 03.03.26

DWG No: 162.129.1 House Type: Redhill Proposed Floor and Elevations Plan Plot 12 Date Received 03.03.26

DWG No: 162.129.2 House Type: Redhill Proposed Floor and Elevations Plan Plot 34 Date Received 03.03.26

DWG No: 162.130 House Type: Haldon Proposed Floor and Elevations Plan Plots 18,37 and 39 Date Received 03.03.26

DWG No: 162.131 House Type: Rendlesham Proposed Floor and Elevations Plan
Plots 21 and 41 Date Received 03.03.26
 DWG No: 162.132 House Type: Ennerdale Proposed Floor and Elevations Plan Plot
42 Date Received 03.03.26
 DWG No: 162.231.2 Triple Carport Proposed Floor and Elevation Plans Date
Received 03.03.26
 DWG No: 162.231.1 Single Garages Proposed Floor and Elevation Plans Plots 7 and
8 Date Received 03.03.26
 DWG No: 162.231.3 Double Garages/Double Car Ports Proposed Floor and
Elevation Plans Date Received 03.03.26
 DWG No: 162.232-1 Timber Cycle Sheds Proposed Floor and Elevation Plans Date
Received 03.03.26
 DWG No: 162.110 Rev B Proposed Street Scenes Date Received 03.03.26
 DWG No: 162.104 Rev C Proposed Parking Plan Date Received 03.03.26
 DWG No: 162.102 Rev C Materials Key Plan Date Received 03.03.26
 DWG No: 162.103 Rev C Proposed Bin Storage and Collection Plan Date Received
03.03.26
 DWG No: GL211301G Proposed Landscaping Plan Date Received 03.03.26
 River Avon Nutrient Calculator Rogers Way Date Received 01.08.25
 River Avon Nutrient Calculator Block C Date Received 01.08.25
 Biodiversity Net Gain Statement Dated Date Received 28.08.24
 Ecological Impact Assessment undertaken by GE Consulting Date Received
28.08.24
 Nutrient Neutrality Assessment undertaken by Betts Hydro Date Received 12.03.25
 DWG No: P23-295 SK106 Rev P02 Impermeable Area Plan Date Received 28.08.24
 DWG No: P23-295 SK100 Rev P3 Levels Strategy Sheet 1 of 2 Date Received
28.08.24
 DWG No: P23-295 SK101 Rev P2 Levels Strategy Sheet 2 of 2 Date Received
28.08.24
 Environmental Lighting Impact Assessment Report Date Received 12.06.25

REASON: For the avoidance of doubt, in the interests of proper planning and for the protection, mitigation and enhancement of biodiversity.

3. No development shall commence within Areas A and F as shown on approved plan DWG No: 103 until:
 - a) A Written Scheme of Archaeological Investigation has been submitted to and approved in writing by the Local Planning Authority and;
 - b) The approved programme of archaeological work has been carried out in accordance with the approved details.

REASON: To ensure appropriate recording of any matters of archaeological interest.

4. No development shall commence until a detailed surface water drainage scheme, based on the approved Flood Risk Assessment and Drainage Strategy, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:
 - BRE365 infiltration testing;

- Confirmation of groundwater levels demonstrating a minimum 1 metre separation between the highest groundwater level and the base of any soakaway/infiltration feature;
- Hydraulic calculations demonstrating that infiltration features are designed to accommodate the 1 in 100-year rainfall event plus 45% climate change allowance;
- Evidence that an appropriate factor of safety has been incorporated in accordance with current CIRIA guidance;
- Details of all infiltration basins, soakaways and associated drainage infrastructure, including cross-sections and construction details;
- Details of exceedance flow routing for rainfall events exceeding the design standard.

The approved scheme shall be implemented in full prior to first occupation of the development and thereafter retained and maintained in accordance with the approved details.

REASON: To ensure the satisfactory disposal of surface water, prevent increased flood risk and safeguard people and property.

5. No development shall commence until details have been submitted to and approved in writing by the Local Planning Authority demonstrating that the proposed drainage system provides an appropriate level of water quality treatment in accordance with current best practice guidance. The approved measures shall be implemented prior to first occupation and retained thereafter.

REASON: To prevent pollution of groundwater and receiving water environments.

6. No development shall commence until a Construction Surface Water Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall include:

- Temporary drainage arrangements during construction;
- Measures to prevent sediment and pollution entering watercourses or drainage infrastructure;
- Measures for the protection and retention of existing vegetation relevant to surface water management;
- Monitoring and maintenance arrangements during the construction phase.

The development shall thereafter be carried out in accordance with the approved plan.

REASON: To ensure surface water quantity and quality are appropriately managed during construction and to prevent increased flood risk.

7. Prior to first occupation of the development, a management and maintenance plan for all drainage infrastructure shall be submitted to and approved in writing by the Local

Planning Authority. The approved arrangements shall be implemented upon occupation and maintained thereafter.

REASON: To ensure the long-term operation and effectiveness of the approved drainage system.

8. No part of the development hereby permitted shall be occupied until the visibility splays shown on approved plan DWG No: P23-295 SK107 P2 have been provided with no obstruction to visibility at or above a height of 600mm above the nearside carriageway level. The splays shall always be maintained free of obstruction thereafter.

REASON: In the interests of highway safety.

9. The roads, including footpaths and turning spaces, shall be constructed so as to ensure that, before it is occupied, each dwelling has been provided with a properly consolidated and surfaced footpath and carriageway to at least base course level between the dwelling and existing highway

REASON: To ensure that the development is served by an adequate means of access.

10. No part of the development hereby permitted shall be first occupied until the access, turning areas and parking spaces have been completed in accordance with the details shown on the approved plans. The areas shall be maintained for those purposes at all times thereafter.

REASON: In the interests of highway safety.

11. No dwelling hereby approved shall be first occupied until a continuous 3m high acoustic barrier has been erected along the full boundary with the adjacent football ground in accordance with the approved Noise and Light Mitigation Plan (DWG No: 162.111) and the approved Proposed Site Layout Plan (DWG No: 162.100 Rev E). The barrier shall:

- Be continuous with no gaps or openings;
- Be constructed from materials with a minimum superficial mass of 10kg/m²; and
- Be installed in full prior to first occupation of any dwelling.

The acoustic barrier shall thereafter be retained and maintained for the lifetime of the development.

REASON: To protect the amenity of future occupiers from noise associated with the adjacent sports use.

12. No development above slab level shall take place until details of a mechanical ventilation scheme for the rooms identified on the approved Noise and Light Mitigation

Plan (DWG No: 162.111) requiring mechanical ventilation have been submitted to and approved in writing by the Local Planning Authority. The scheme shall:

- Provide adequate ventilation with windows closed;
- Demonstrate the mechanical ventilation will comply with the Acoustics, Ventilation and Overheating residential Design Guide (Association of Noise Consultants, 2020);
- Include details of installation, operation and maintenance.

The approved scheme shall be fully installed prior to the first occupation of the relevant dwellings and thereafter retained and maintained in accordance with the approved details.

REASON: To ensure suitable internal living conditions are achieved without reliance on open windows in a high-noise environment.

13. Prior to first occupation of the relevant dwelling, integral blackout blinds shall be installed in all habitable room windows identified in orange on the approved Noise and Light Mitigation Plan (DWG No: 162.111). The blinds shall:

- Be designed to minimise the ingress of artificial light from the adjacent sports facility; and
- Be retained and maintained for the lifetime of the development.

REASON: To mitigate the impact of artificial lighting from the adjacent sport use and residential amenity.

14. No development shall commence on site until an assessment of the risks posed by any contamination (including gases and water quality) has been submitted to and approved in writing by the Local Planning Authority. The assessment must be undertaken by a suitably qualified contaminated land practitioner, in accordance with British Standard BS 10175: Investigation of potentially contaminated sites – Code of Practice and the Environment Agency – Land Contamination Risk Management (LCRM) (or equivalent British Standard and Model Procedures if replaced), and shall assess any contamination on the site, whether or not it originates on the site. The assessment shall include:

- A survey of the extent, scale and nature of contamination;
- The potential risks to: human health; property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes; adjoining land; ground waters and surface waters; ecological systems; and archaeological sites and ancient monuments.

REASON: To ensure that any contamination present on the site is adequately identified and assessed, having regard to the site's previous uses, and to ensure that risks to human health, controlled waters, ecological receptors, property, archaeology and the

wider environment are properly understood and mitigated prior to the commencement of development.

15. No development shall commence where land affected by contamination is found which poses risks identified as unacceptable in the risk assessment, until a detailed remediation scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include an appraisal of remediation options, identification of the preferred option(s), the proposed remediation objectives and remediation criteria, and a description and programme of the works to be undertaken including the verification plan. The remediation scheme shall be sufficiently detailed and thorough to ensure that upon completion the site will not qualify as contaminated land under Part IIA of the Environmental Protection Act 1990 in relation to its intended use. The approved remediation scheme shall be carried out and upon completion a verification report by a suitably qualified contaminated land practitioner shall be submitted to and approved in writing by the Local Planning Authority before any dwelling is occupied.

REASON: To ensure that any contamination present on the site is adequately identified and assessed, having regard to the site's previous uses, and to ensure that risks to human health, controlled waters, ecological receptors, property, archaeology and the wider environment are properly understood and mitigated for.

16. No development shall take place until a Construction Management Statement has been submitted to and approved by the Local Planning Authority. The statement shall provide for:
- A description of the construction programme;
 - The parking of vehicles of site operatives and visitors;
 - Loading and unloading of plant and materials;
 - Storage of plant and materials used in construction of the development;
 - The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - Wheel washing facilities;
 - Measures to control the emission of noise/vibration, dust and dirt during construction;
 - The location of generators;
 - A scheme for the recycling/disposing of waste resulting from demolition and construction works;
 - Delivery, demolition and construction working hours;
 - A named person and telephone number for residents and the Local Planning Authority to contact in the event that complaints are received;

The approved Construction Method Statement shall be adhered to throughout the construction period for the development.

There shall be no burning undertaken on site at any time.

Construction works shall take place between the hours 08:00-18:00 on Monday to Friday, 08:00-13:00 Saturdays and shall not take place at any time on Sundays or on Bank or Public Holidays.

REASON: In the interests of residential amenity.

17. Prior to the commencement of works, including demolition, ground works/excavation, site clearance, vegetation clearance and boundary treatment works, a Construction Environmental Management Plan (CEMP) shall be submitted to the local planning authority for approval in writing. The Plan shall provide details of the avoidance, mitigation and protective measures to be implemented before and during the construction phase, including but not necessarily limited to, the following:
 - a. Completion of a pre commencement ecological walkover by a suitably qualified ecologist to identify any material changes in the ecological value of the site since the previous surveys were completed. Where the walkover identifies a reasonable likelihood of the presence of protected, priority or otherwise notable species, or changes to habitats which may affect the validity of the submitted ecological assessment, any necessary updated ecological surveys shall be completed prior to the submission and approval of the Construction Environmental Management Plan.
 - b. Working method statements for protected/priority species, such as nesting birds and reptiles.
 - c. Mitigation strategies already agreed with the local planning authority prior to determination, such as for great crested newts, dormice or bats; this should comprise the pre-construction/construction related elements of strategies only.
 - d. Work schedules for activities with specific timing requirements in order to avoid/reduce potential harm to ecological receptors; including details of when a licensed ecologist and/or ecological clerk of works (ECoW) shall be present on site.
 - e. Key personnel, responsibilities and contact details (including Site Manager and ecologist/ECoW).
 - f. Timeframe for provision of compliance report to the local planning authority; to be completed by the ecologist/ECoW and to include photographic evidence.

Development shall be carried out in strict accordance with the approved CEMP.

REASON: To ensure adequate protection and mitigation for ecological receptors prior to and during construction, and that works are undertaken in line with current best practice and industry standards and are supervised by a suitably licensed and competent professional ecological consultant where applicable.

18. Prior to the commencement of any works, including vegetation removal and demolition, details of the number, design and locations of bat roosts and nesting opportunities for birds (i.e. bat and bird boxes) shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to occupation of the dwellinghouses.

REASON: To provide mitigation/enhancement for biodiversity.

19. The residential development hereby approved shall be designed to ensure it does not exceed 110 litres per person per day water consumption levels (which includes external water usage).

REASON: To ensure compliance with the prevailing mitigation strategy for nutrient neutrality.

20. Prior to the occupation of the identified affordable housing units, the approved M4(2) dwellings shall be constructed and certified as meeting Building Regulations Requirement M4(2) (Accessible and Adaptable Dwellings). Evidence of compliance shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure the provision of accessible and adaptable housing and associated accessible parking facilities to meet identified housing needs in accordance with Core Policy 43 of the Wiltshire Core Strategy.

21. All soft landscaping as shown on approved plan DWG No: GL211301G shall be carried out in the first planting and seeding season following the first occupation of the dwelling or the completion of the development 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, hedgerow 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. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development 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.

INFORMATIVE(S) TO APPLICANT(S):

1. The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy

2. The applicant is advised that the development is located adjacent to an operational football ground. As a result, occupants of the approved dwellings are likely to experience noise and artificial lighting associated with matches, training and other events.

Prior to the exchange of contracts or first occupation, all prospective purchasers and occupiers of the dwellinghouses must be made aware of the proximity of the football ground and the potential for disturbance arising from its operation.

Where dwellings have been fitted with mitigation measures as part of the approved Noise and Light Mitigation Plan (including mechanical ventilation systems, and/or blackout blinds), the following must be provided in writing to purchasers and occupiers:

- Confirmation of the presence and purpose of these mitigation measures; and
- Clear instructions on their correct operation and maintenance, to ensure the intended levels of residential amenity are achieved.

Failure to utilise these measures as designed may reduce their effectiveness in mitigating noise and lighting impacts.

3. All British birds, their nests and eggs are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000 while birds are nesting, building nests and sitting on eggs. The applicant is advised to check any structure or vegetation capable of supporting breeding birds and delay removing or altering such features until after young birds have fledged. Damage to extensive areas that could contain nests/breeding birds should be undertaken outside the breeding season. This season is usually taken to be the period between 1st March and 31st August but some species are known to breed outside these limits.
4. There is a residual risk that great reptiles could occur on the application site. These species are legally protected and planning permission does not provide a defence against prosecution. In order to minimise the risk of these species occurring on the site, the developer is advised to clear vegetation during the winter, remove all waste arising from such clearance and maintain vegetation as short as possible in line with the recommendations made in (insert details of ecological report). If these species are found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or the Council Landscape and Design Team (ecologyconsultations@wiltshire.gov.uk).
5. The surface water drainage strategy must comply with Wiltshire Council's Surface Water Soakaway Guidance, which sets out the standards that must be met for planning approval and adoption.