

Salis_P40

Salisbury Consultation Response Form

Ref:

(For official use only)

A series of 'Planning for' documents break down the work undertaken so far for each Principal Settlement and Market Town. Within these documents, information is presented, and questions asked to help shape proposals for each place.

To view these documents please visit the Council's Local Plan Review Consultation page on its website at: <https://www.wiltshire.gov.uk/planning-policy-local-plan-review-consultation>

Please return to Wiltshire Council, by 5pm on Monday 8th March 2021.

By post to: Spatial Planning, Economic Development and Planning, Wiltshire Council, County Hall, Bythesea Road, Trowbridge, Wiltshire, BA14 8JN.

By e-mail to: spatialplanningpolicy@wiltshire.gov.uk

This form has two sections:

Section One – Personal details

Section Two – Your response to the questions. Please use a separate sheet for each representation.

Section One – Personal details

*if an agent is appointed, please fill in your Title, Name and Organisation but the full contact details of the agent must be completed.

	1. Personal details	2. Agent's details (if applicable)*
Title	█	
First name	██████	
Last name	██████	
Job title (where relevant)	██████████	
Organisation (where relevant)	Laverstock and Ford Parish Council	
Address Line 1	3 Pilgrims Way	
Address Line 2	Laverstock	
Address Line 3	Salisbury	
Address Line 4	Wiltshire	

Section Two – Questions

SB1. What do you think to the scale of growth? Should there be a brownfield target?

Should this figure be higher or lower?

Answer:

SB1. What do you think to this scale of growth?

Focusing growth on the principal settlements for environmental and economic reasons as laid out in the Emerging Spatial Strategy is a sensible policy and Salisbury currently has a healthy supply of new homes in the pipeline. However, the economic and working practice impacts of the current pandemic, and of government policy to preferentially support economic growth in the northern regions of England, would suggest that lower growth may be expected in future, so scaled back development may be inevitable. The scale of growth quoted is therefore probably optimistic and may need to be reduced as the future situation becomes clearer. Furthermore, the bulk of the housing requirement is proposed to be met by development on greenfield sites continuing a pattern in place for many years. WC acknowledge the ongoing problem associated with further expansion of the city outwards, in particular the adverse impact on its landscape setting and the views when approaching the city, so any further greenfield growth needs to be very carefully planned to avoid permanent damage to the city's visitor attractiveness.

Should there be a brownfield target?

Certainly, and it should be more ambitious than that included in the proposed strategy. Rather than turning immediately to greenfield sites as a solution to providing additional housing land and treating brownfield site availability as a contingency/windfall, the identification of brownfield sites should be given the highest priority. Much effort has gone into planning and consulting on the Central Area Framework for Salisbury (including the Maltings/Central Car Park redevelopment), which shows the potential to easily achieve the proposed 410 target (incidentally, how is this figure reconciled with the "around an additional 300" quoted in the later section 30?). In response to the pandemic driven changes, there is a major opportunity - and necessity - to undertake a fundamental review of the CAF and to systematically assess the scope for additional housing development within the city generally.

Should they be higher or lower?

The likelihood is that the pandemic impact on office based working and town centre retail will release far more brownfield opportunities than anticipated, since the CAF planning preceded the pandemic. As soon as the future effect of this impact is understood, the brownfield target should be revised upwards. Related to this is, as the document recognises, the effect of the changed business environment on the future demand for employment land. There are a number of employment land sites with outline or full planning permissions around Salisbury which remain undeveloped, including sites in Old Sarum, Fugglestone Red, and the "Asda" site at Hampton Park. The likely future demand for these as business sites needs to be re-evaluated in the light of the above circumstances and with the decision not to reduce employment use of parts of the Churchfields commercial area. The document says, "Planning positively for brownfield sites, however, can also work alongside allocations of greenfield land". It would seem prudent to instead put a moratorium on progressing the allocation of greenfield sites and concentrate effort on a wide ranging brownfield plan.

SB2. Are these the right priorities? What priorities may be missing? How might these place shaping priorities be achieved?

Answer:

SB2. Are these the right priorities?

i. Delivering opportunity sites, including The Maltings and the Railway Station, to ensure long-term city centre resilience

Yes, but the CAF will need to be refined to take account of the long term behavioural shifts around business and retail so that it better addresses the long term future opportunities.

ii. Realising Salisbury Central Area Framework measures to maximise the visitor economy and secure the place as a cultural destination

Yes, the visitor economy will continue to be important for the city.

iii. Conserving the landscape setting of Salisbury, notably in terms of the city skyline and views to / from the cathedral and Old Sarum

Essential if ii is to be achieved. Also, conserving the landscape setting of Salisbury should include that of Laverstock and Ford parish, due to its proximity to the city and the potential impact of development in the parish on the landscape setting of both settlements

iv. Maintaining separation and distinctiveness between Salisbury and Wilton, and between Salisbury and adjacent settlements, notably Ford, Laverstock, Britford, Netherhampton and Quidhampton

Essential if the city is to maintain its current “human scale” and avoid coalescence. Hence Old Sarum/Longhedge settlement should be added to the list. There is currently the opportunity to centre foot and cycle tourism on the city with routes out of the city which quickly open up into semi-rural surroundings.

v. Expanding affordable housing provision, notably for education and healthcare personnel

Yes, but why limited to these? Workers providing other essential services should not be forgotten.

vi. Identifying suitable locations in the area to facilitate around 5ha of business growth that responds to needs

No, for reasons explained above. If there proves to be a need for additional land, it needs to be clear what type of business growth is envisaged. As WC’s own Economic Land report in 2018 pointed out, there is little economic incentive to build smaller scale business units for sale or lease. If this is what is needed, it must be planned as part of mixed development with the units cross subsidised by the profit on the housing. If a larger scale site is required for a specific purpose it is likely to dictate the choice of site, most probably within a large business park if industrial.

vii. Improving Churchfields such that it integrates better within the city, particularly for non-vehicular access, and presents a more accessible and attractive location to a greater diversity of businesses

A long term plan is now required for Churchfields, including improved vehicular access as well as non-vehicular, if it is to be the longer term commercial area of Salisbury

viii. Facilitating the regeneration of the District Hospital site to underpin its key role in the community and as a University-level skills provider for Salisbury

Yes. Some development adjacent to the hospital site could also deliver priority (v) above

ix. Providing infrastructure to improve air quality, flood resilience and connectivity

Yes, all important. Connectivity has many connotations, and may need to be clarified

What priorities may be missing?

Improving the network of footpaths and cycleways to improve connectivity from existing and newer settlements (both new and established) to the city centre and to and along existing and proposed “Green and Blue Network and Improvement Corridors”. This then links to the comment on iv above regarding opportunities to expand the tourism offering. Making the improvement of this network a priority would contribute towards the achievement of other key WC objectives, notably improving health and well-being and reducing car usage.

How might these place shaping priorities be achieved?

Shift the balance of future housing development much further towards brownfield sites closer to the centre of Salisbury and away from greenfield sites located on the periphery. This would require a fundamental review of existing plans especially for the Salisbury Central Area.

SB3. Do you agree these sites are the most appropriate upon which to build?

If not, why not?

Answer:

SB3. Do you agree these sites are the most appropriate upon which to build? If not, why not?

Accepting that a robust methodology has been developed for site selection, we nonetheless have reservations on how it has been applied. We question:

- Can greenfield development be avoided, as queried in the previous responses?
- If not, is the scale of development appropriate for the proposed sites. The answers below only address site 1 at Old Sarum (SHELAA S80) which is within our parish.
- Has the methodology been consistently applied?

Regarding our third question, The WC assessment of site S80 in its Housing Site Allocations Plan Sustainability Appraisal Report February 2020 was that it was less sustainable and should not be considered for development. This changed in the January 2021 assessment to it being the most sustainable option for development in the Salisbury area. The table below shows the change in the assessment of the individual objectives making up the 12 point sustainability assessment (the Objectives numbering changed between the two assessments and one of the 2020 objectives has been dropped and the renewable energy one added). The direct comparison is:

Objective	February 2020 Rating	January 2021 Rating
1 Protect and enhance all biodiversity and geological features and avoid irreversible losses	Moderate Adverse	Minor Adverse
2 Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings	Moderate Adverse	Minor Adverse
3 Use and manage water resources in a sustainable manner	Moderate Adverse	Moderate Adverse
4 Improve air quality and reduce all sources of environmental pollution	Minor Adverse	Moderate Adverse
5 Minimise our impacts on climate change (mitigation) and reduce our vulnerability to future climate change effects (adaptation)	Minor Adverse	Minor Adverse
6 Increase the proportion of energy generated by renewable and low carbon sources of energy	Not assessed	Moderate Positive
7 Protect, maintain and enhance the historic environment	Moderate Adverse	Minor Adverse
8 Conserve and enhance the character and quality of rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place	Moderate Adverse	Minor Adverse
9 Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures	Major Positive	Major Positive

10 Reduce poverty and deprivation and promote more inclusive communities with better services and facilities	Minor Positive	Moderate Positive
11 Reduce the need to travel and promote more sustainable transport choices	Minor Adverse	Minor Adverse
12 Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth	Moderate Positive	Moderate Positive

Why over such a short period of time should the assessment have changed on so many criteria, in particular from moderate adverse to minor adverse on four of the 12 objectives (1,2,7 & 8) where physically nothing has changed on or around the site?

It is particularly difficult to understand the rationale for assessing the potential impact of large scale development as “Minor Adverse” in relation to Objective 8. The Landscape Sensitivity Assessment recently commissioned by our Parish Council assessed the area as High/Medium sensitivity, and unsuitable for large scale development, even if mitigation measures were put in place.

It is understandable that as additional development land is required progressively less sustainable sites will need to be chosen, but altering the evaluation rating is not appropriate when nothing has changed regarding these factors. A minor adverse implies that less mitigation is required than for a moderate adverse – this is not the impression which should be conveyed, especially to the developer.

We also have difficulty with the conclusions of the Place Shaping assessment as summarised in the table below. Again, the conclusions stated would give a developer entirely the wrong impression of the sensitivity with which this site would need to be developed. Our views of each PSP are given, together with our rating using the same colour coding as your document.

	Wiltshire Council Assessment/Rating		Our Comment/Rating	
PSP1 City Centre and Visitor Economy	A benefit for this Priority group would be an increased quantum of Site 1 residents able to support city-centre patronage		But WC acknowledges poor connectivity and adding to congestion on Castle Road, the route into the city	
PSP2 Landscape Setting	A benefit for this Priority would be an improved urban edge and countryside transition at Site 1; Further effects depend upon effective mitigation and detailed design and master planning to retain settings to nearby heritage assets - including views from Old Sarum and the setting of Ende Burgh scheduled monument. The urban -rural transition at Old Sarum when approaching along The Portway from the NE could be improved. On balance, strengths and opportunities are more likely than weaknesses and threats against this SP.		Definitely not the case with the proposed scheme as explained in the response to SB4 below. The urban edge would become much harder and visible from a greater distance with the proposed concept plan. This statement is clearly not correct	

PSP3 Separation and Distinctiveness	<p>An advantage for this Priority would be the designation of a countryside gap between the urban area and The Winterbournes, albeit the separation between which would be reduced following development.</p> <p>On balance, strengths and opportunities are more likely than weaknesses and threats against this SP.</p>	<p>An interesting but illogical argument! What is the planning significance of “designating” this gap? Does it mean that no further development will be permitted between Old Sarum and the Winterbournes? Are gaps to be “designated” around other settlements eg Ford or is this an exceptional designation?</p> <p>Neutral at best</p>
PSP4 Employment	<p>A benefit for this Priority group would be an increased quantum of Site 1 residents able to support growth and resilience in general at Salisbury, as well as at specific locations including Churchfields and the District Hospital;</p> <p>strengths and opportunities are more likely than weaknesses and threats against this SP group.</p>	<p>Why Churchfields and the District Hospital would be mentioned when they are on the opposite side of Salisbury is unclear, especially with the Castle Road traffic issues. In particular, the likely contribution to the growth and resilience of the District Hospital would be minimal. For those living in Old Sarum, the hospital is not a particularly favoured employment destination: according to the 2011 Census, only 5% of Old Sarum employed residents worked at the hospital, a lower proportion than for either the Parish or Salisbury. For those employed at the hospital, Old Sarum is not a particularly attractive residence location, with less than 1 per cent of employees choosing to live in Old Sarum (2011 Census).</p>
PSP5 Affordable Housing and Infrastructure	<p>Benefits for this Priority group would be the ability of Site 1 to yield a range of affordable housing products and to support required infrastructure; On balance, strengths and opportunities are more likely than weaknesses and threats against this SP group.</p>	<p>No additional infrastructure appears to be proposed, and no indication is given that the promised but undelivered infrastructure in Old Sarum will finally be provided. The village centre in the adjacent Longhedge is at the diametrically opposite corner of the combined sites, so it is unclear whether it will support that. Affordable housing provision is a given on this scale of development</p>

Regarding the other site within the parish considered for development, site 3554b, we would agree with its exclusion from further consideration due to traffic and heritage issues.

SB4. What are the most important aspects to consider if these sites are going to be built on?

Answer:

SB4. What are the most important aspects to consider if these sites are going to be built on?

Site 1 lies at the very northern edge of our parish and the greater Salisbury area. It lies just over a slight ridge as you approach Old Sarum along the Portway from the north east. At the moment Old Sarum is hidden by the ridge so the approach along the Portway by car is in a rural setting until the ridge is crossed. The transition into the built environment is then currently softened by the country park with its recently planted trees, which lies in front of the existing housing to the right and there is Throgmorton Hall with its surrounding mature trees to the left. If Site 1 is built on it appears likely to be seen over the ridge on the approach along the Portway. The height and positioning of houses and any screening planting will need to be carefully planned and modelled to ensure that the approach views are not spoiled. Similarly, care will need to be taken with the first view of the built environment to maintain the current soft transition, by providing a green buffer between the road and the housing, as described above. A further concern is that the Monarch's Way long distance national footpath runs on the ridge along the north east boundary of the site. This is also identified as a key green corridor in the Green Blue Infrastructure mapping on p23 of the Planning for Salisbury Local Plan paper. The adjoining Longhedge Village to the north west has a country park in the equivalent field to Site 1 separating the housing from the Monarch's Way and forming part of this green corridor. Development of this site will bring housing much closer to the Monarch's Way and cause a blockage to the green corridor. Great care will be needed to maintain the rural feel of the footpath and avoid significant biodiversity harm (even before providing the 10% net gain requirement). A WW2 pill box is situated on the site adjacent to the Portway. This would need to be preserved, together with its context, in any development.

Finally, parts of this site are visible from Old Sarum scheduled monument and, due to the elevation of the field rising away from the monument the roofs of any houses will be higher than the current roof line. Again, scale of development, roof heights and mitigation will require careful thought and questioning of whether the site can support 275 houses without excessive impact. The concept plans do not appear to adequately address any of these issues.

For the identified preferred development sites at principal settlements, concept plans have been developed. Concept plans for each area show a way the land identified can be developed. They show the undeveloped land, areas suggested for development and possible locations for uses within them.

Please state which concept plan your answer is in relation to.

If your comments relate to both sites, please make it clear in each answer to which site your comments relate

The Portway, Old Sarum Site 1

SB5. How can these concept plans be improved?

SB5. How can these concept plans be improved?

The concept plans are very simplistic. Much more detail is required to judge the actual landscape visual impact, biodiversity impact, etc., but since they are part of a document setting out the proposed spatial strategy for the next 15 years effort in this direction is probably inappropriate as much can change in that timeframe. What is required is consultation on detailed plans in the year or so before sites are considered for planning permission. Responses at this stage need to help formulate the constraints within which the scheme needs to be developed. These constraints should include, but not be limited to:

- Housing set back from the Portway in a similar way to the current Old Sarum north east boundary
- Reducing housing density and height, preferably to single storey, across the development towards the Monarch's Way
- Adequate green space and planting adjacent to the Monarchs Way to provide visual screening and suitable habitat for its green corridor status.

SB6. Do you agree with the range of uses proposed? Which other uses should be considered?

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There is no apparent suggestion of mixed residential/commercial use on site 1. A range of community facilities and opportunity for self-build is appropriate. However, there is no indication of the range of facilities which are envisaged.

SB7. Do you agree with the location of the proposed uses? What should be located where and why?

SB7. Do you agree with the location of the proposed uses? What should be located where - and why?

The layout needs to be guided by a detailed landscaping and ecological study and 3D modelling of the development to enable its impact from various viewpoints to be evaluated **before** it is progressed to the planning application stage.

SB8. Do you agree with the proposed locations for self-build and custom-build housing? Would you prefer alternative locations?

If so, please explain

SB8. Do you agree with the proposed locations for self-build and custom-build housing?

Would you prefer alternative locations? If so, please explain

These are likely to be more heterogeneous in design/appearance than those of a volume builder. This may be positive, provided adequate guidance on and control of design features is in place (the parish would expect to contribute to the guidance). If such guidance is not envisaged, they would be better sited away from the north-eastern perimeter of the housing development, in order to minimise their impact on views of the development.

SB9. Is there any other issues or infrastructure requirements that should be identified?

Answer:

SB9. Are there any other issues or infrastructure requirements that should be identified?

There have been major issues in the adjoining Old Sarum development regarding non-delivery of promised amenities, such as GP surgery, pharmacy (apparently driven by a wish to centralise provision of these facilities close to the centre of Salisbury itself?), and other facilities. Will this development address any of these issues and contribute towards their provision and will this be implemented before/during the construction, rather than left until after completion and then forgotten? The absence of these amenities contributes to the pressure on the road system into Salisbury and exacerbates problems of air pollution, and also results in the failure to establish new vibrant local communities – a WC aim which is clearly not met in the recent developments in the parish. A long term master plan to achieve this seems to have been lacking. We would encourage Wiltshire Council to engage with the relevant NHS authorities in relation to their refusal to allow the establishment of pharmacies at Longhedge and/or Old Sarum.

A village centre has been constructed in Longhedge (the premises are not yet occupied), but this is at the diagonally opposite corner of the developed area, so hardly convenient.

During construction of Longhedge an upgrade of the sewer along Green Lane was needed to cope with the additional load. Has the capacity for a further addition been checked? It is worth noting that there are significant odour issues from the manholes along Green Lane, which will presumably get progressively worse as Longhedge is built out and if this site is added.

Over the past decade, continued expansion of housing in the north of the parish has put considerable strain on the existing traffic infrastructure as shown in the Transport Review supporting document. The with and without mitigation morning peak period volume/capacity maps for Salisbury (on p28) show Ford Road is at 100% capacity, as is Castle Road.

Development of Site 1 (SHELAA S80) would further exacerbate the problems. The site allocation notes suggest that there would be secondary school capacity at Sarum Academy, but the reality is that students from this site would probably displace out of area students in the Laverstock schools or go to the city's grammar schools. Some of the former would undoubtedly be taken by car along Ford Road and perhaps some of the latter along Castle Road, although public transport is available in the latter case. Travel to city centre amenities and attractions, as encouraged by this Plan, would further exacerbate the problems. There does not appear to be any proposed mitigation of these traffic issues other than the proposed cycle ways shown in Fig. 3.3 of the Transport Review. Regarding foot and cycle travel, we believe that there is insufficient street lighting along the Old Sarum stretch of the Portway, and, if development of S80 were to take place this lighting would need to be extended along any connecting foot/cycle paths.

Our final and most important comment is that there is currently sufficient green field development planned or in progress around Salisbury, including in our parish at Longhedge, to be able to defer any further firm allocation of green field sites until a full evaluation of brownfield availability or ability to re-designate allocated employment land to housing has been completed. An acknowledgement that there is the potential for limited green field expansion as a last resort is all that should be necessary at this stage.

If you have any further comments you wish to make, please detail them below.

Land Supply Issues

We agree with the Wiltshire Area Localism and Planning Alliance that the aim of this Plan - to create a framework for coherent future development based on Housing Market Areas through to 2036 - is undermined by the continuing absence of a 5 year land supply for housing.

We believe you can do so much more to facilitate a shared action plan to tackle the issues preventing Wiltshire having a 5year land supply for housing. The statement by the Leader of Wiltshire Council in August 2020 that "I think we've got a problem with developers not building out the planning permissions they've got." must be followed up. In particular we would like the opportunity to propose a number of practical steps that will enable us together to more quickly achieve the aim that 'The views of the local community, particularly those of Town and Parish councils will be important in considering potential benefits and impacts of proposals when planning applications are determined.'

Brownfield sites

The document's greater emphasis on using brownfield sites to help meet the future housing requirements for Salisbury is very welcome. However, brownfield site utilisation needs to be at the heart of WC housing delivery strategy, rather than just playing a subsidiary role. Accordingly, high priority should be given to a fundamental review of the scope for additional housing development inside the Salisbury Settlement Boundary, notably in and around the city centre.

Infrastructure

Continuation of the policy of locating housing development within or immediately adjacent to the Salisbury Settlement Boundary has the clear benefit of making use of extensive existing infrastructure, facilities and amenities. However, continued housing development has put considerable strain on the existing infrastructure, including, but not restricted to, the existing road system. This has led to increased air pollution, "rat running" through residential areas and traffic delays on major routes such as Castle Road. In addition, new developments have not seen the provision of facilities originally promised by developers for various reasons, including the consequences of various government agencies pursuing their own planning strategies e.g.:

- the promised primary school at Longhedge has yet to be built due to the decision of WC Education department to defer its provision until capacity elsewhere is fully utilised
- there is still no surgery or pharmacy at Old Sarum or Longhedge Village due to the NHS strategy of centralising provision of facilities close to the centre of Salisbury itself.

This has impaired the development of local community identity and appears to be contrary to Wiltshire Council's stated aim. Continuation of the current approach to infrastructure/facilities provision will exacerbate the problems highlighted above. Accordingly, if further development is to take place on greenfield sites located at the edge of the Salisbury Settlement Boundary, it is vital that WC Spatial Planning work with other WC departments, government agencies and developers in order to ensure that the required investment in infrastructure and local facilities/amenities takes place in a timely fashion.

Future notification

I wish to be notified of any future updates relating to the Local Plan Review:

YES: y NO:

Clicking yes will add you to the planning policy contact database. This will mean you are kept informed of any future planning policy updates and consultations.

Further information on how the Spatial Planning Department treats your personally identifiable information can be found by reading the privacy notice available via the link below:

<https://www.wiltshire.gov.uk/planning-privacy-notice>

Here you will also find information about how and why your data may be processed and your rights under the Data Subject Information Notice section further down the page.

Signature:

Date:

Thank you for completing this form.

Data Protection

Wiltshire Council has a duty to protect personal information and will process personal data in accordance with Data Protection legislation. The personal data you provide on this form will only be used for the purpose of the Wiltshire Development Framework. It may also be used for the prevention or detection of fraud or crime and in an anonymised form for statistical purposes. The data will be stored on computer and/or manual files. You have a right to a copy of your information held by any organisation, with some exemptions. To gain access to your personal data held by Wiltshire Council or if you have any Data Protection concerns please contact Wiltshire Council's Data Protection Officer on 01225 713000 (switchboard) or e-mail to dataprotection@wiltshire.gov.uk ."

Salis_P85







Salis_P90b

FORD FARM OBJECTION 1

The Emerging Spatial Strategy Consultation Response Form

The overarching 'Emerging Spatial Strategy' paper identifies the proposed overall level of new homes and employment land for each

Ref:

(For official use only)

main settlement and rural part of the HMA, over the plan period, together with what remains to be planned for once existing housing completions and commitments have been accounted for.

To view the Emerging Spatial Strategies paper please visit the Council's Local Plan Review Consultation page on it's website at: <https://www.wiltshire.gov.uk/planning-policy-local-plan-review-consultation>

Please return to Wiltshire Council, by 5pm on Monday 8th March 2021.

By post to: Spatial Planning, Economic Development and Planning, Wiltshire Council, County Hall, Bythesea Road, Trowbridge, Wiltshire, BA14 8JN.

By e-mail to: spatialplanningpolicy@wiltshire.gov.uk

This form has two sections:

Section One – Personal details

Section Two – Your comments on the Emerging Spatial Strategy. Please use a separate sheet for each representation.

Section One – Personal details

*if an agent is appointed, please fill in your Title, Name and Organisation but the full contact details of the agent must be completed.

	1. Personal details	2. Agent's details (if applicable)*
Title		█
First name		██████
Last name		██████████
Job title (where relevant)		Director
Organisation (where relevant)	FORD FARM, SALISBURY c/o agent	Benchmark Development Planning Ltd
Address Line 1		Benchmark House
Address Line 2		3 Harnwood Rd
Address Line 3		Salisbury
Address Line 4		Wiltshire
Postcode		SP2 8DD
Telephone Number		██████████
Email Address		████████████████████

Section Two – Please enter any comments you have regarding the Emerging Spatial Strategy in the box below.

Comment:

Objection on behalf of FORD FARM, SALISBURY

We object to the LPR (Jan '21). This objection is more specifically in respect of all the draft Emerging Spatial Strategy and all the draft INTERIM SUSTAINABILITY APPRAISAL DOCUMENTATION because it fails to include or assess the FORD FARM proposal and is therefore incomplete and unsound.

- 1) **Introduction:** FORD FARM was submitted to Wiltshire Council in March 2020 as a separate self-contained strategic major proposal for South Wiltshire without encroaching upon or extending the villages of Ford and Laverstock. It is a proposal to deliver, with a developer, a mixed use sustainable and green development (see our FORD FARM Opportunity Framework at our **Appendix 1** – attached to this objection). Our template will be net zero carbon. It will assist in tackling climate change and also bring forward community participation on local energy generation and sharing.
- 2) People will be able to live and work in one place to reduce the need for the private car. This excellent and innovative scheme has been designed by leading master planners.
- 3) Our proposals are being submitted to Wiltshire Council to be included in their Local Plan Review to 2036. It is a ground-breaking paradigm proposal that seeks to address Wiltshire Council's objectives, that include:
 - tackling the climate emergency;
 - delivering sustainable mixed-use development; and,
 - building homes of a design, tenure and size that are not only much needed but would lead the way forward in terms of energy efficiency.
- 4) We expect Ford Farm to deliver up to 600 homes over several phases, with employment land and buildings (up to 5 ha), self and custom build and community facilities to include recreational facilities and a Heritage Park, over the next 10 to 15 years.
- 5) There will be a community hub including a farm shop partly sourced with healthy home-grown crops from our proposed vertical farm buildings. Power and heat will come from an Anaerobic Digestion Plant together with other renewable energy sources, fuelled by crops grown on the surrounding fields, resulting in a fully integrated **carbon zero** infrastructure.
- 6) The new Ford Farm will enable a much more sustainable way to live and work whilst building on the existing excellent connections to Salisbury, and also nearby Porton Down and Boscombe Down centres of international excellence.

I wish to be notified of any future updates relating to the Local Plan Review:

YES: NO:

Clicking yes will add you to the planning policy contact database. This will mean you are kept informed of any future planning policy updates and consultations.

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APPENDIX 1

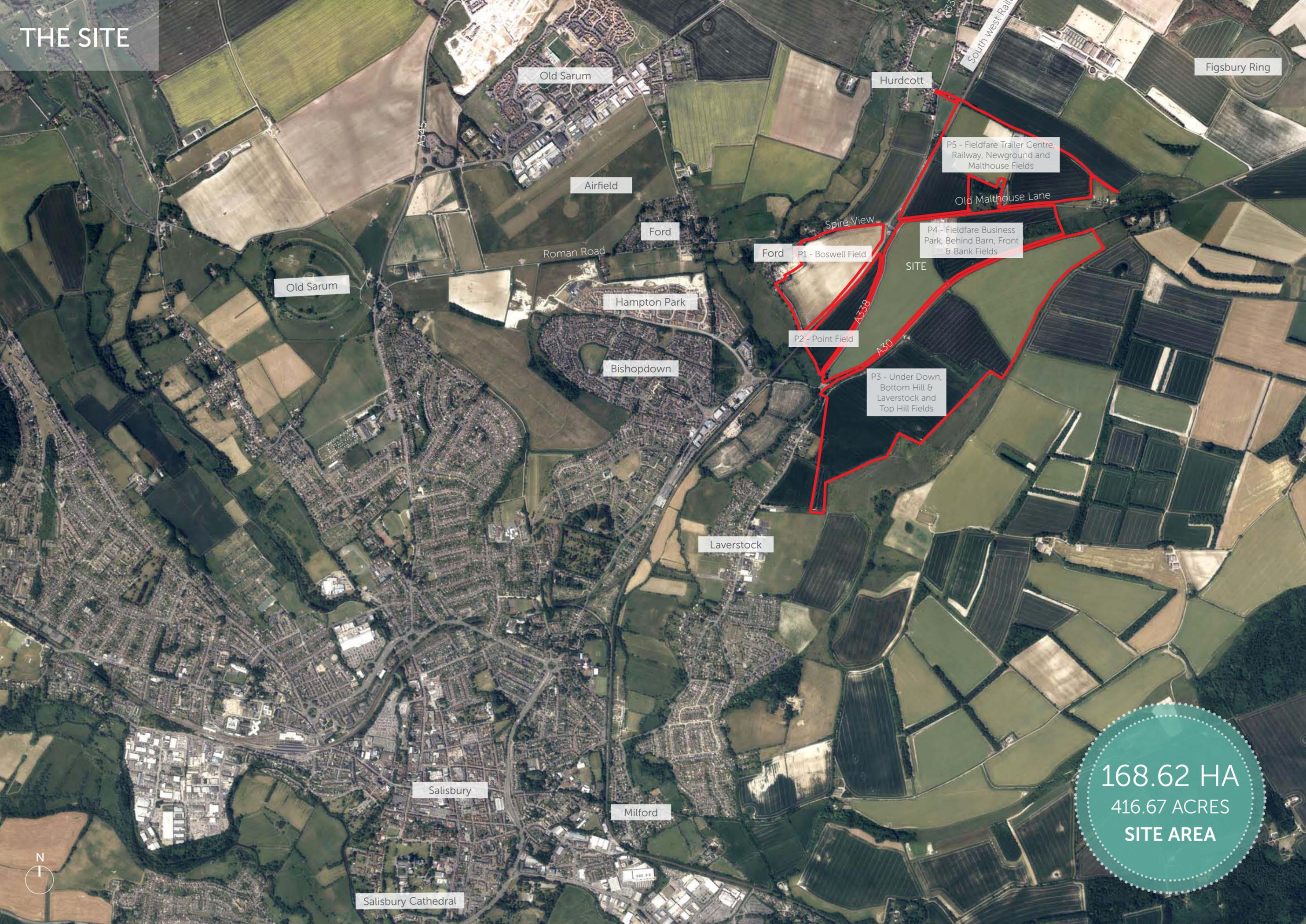
Ford Farm Opportunity Framework (February 2021)

FORD FARM

Ford, Wiltshire

Preliminary Opportunity Framework | February 2021 (V.2)

THE SITE



Old Sarum

Hurdcott

Figsbury Ring

Airfield

P5 - Fieldfare Trailer Centre, Railway, Newground and Malthouse Fields

Old Malthouse Lane

Ford

Spire View

P4 - Fieldfare Business Park, Behind Barn, Front & Bank Fields

Roman Road

Ford

P1 - Boswell Field

SITE

Old Sarum

Hampton Park

P2 - Point Field

Bishopdown

P3 - Under Down, Bottom Hill & Laverstock and Top Hill Fields

Laverstock

Salisbury

Milford

168.62 HA
416.67 ACRES
SITE AREA

Salisbury Cathedral



PLANNING CONTEXT

We are seeking an allocation for Ford Farm in the emerging Wiltshire Local Plan Review (LPR) 2016 – 2036 because Ford Farm has the ability to deliver a much needed beautiful and sustainable mixed development for Salisbury and South Wiltshire.

But the Local Plan Review is emerging at a time of uncertainty and change. There is the Pandemic and Brexit. And Government, partly as a reaction to the Pandemic and partly as a long-talked of goal, want to change the planning system.

The Government's summer 2020 White Paper proposes significant reforms to the planning system, which will require, if they are to come forward after consultation, significant amendments to the law; and this may take 1 or 2 years, at least. The Paper seeks to streamline and modernise the planning system. There is also a new emphasis on design and sustainability. One of the three proposed pillars promotes "planning for beautiful and sustainable places" (the other two pillars focus on planning for: "development"; and, "infrastructure and connected places").

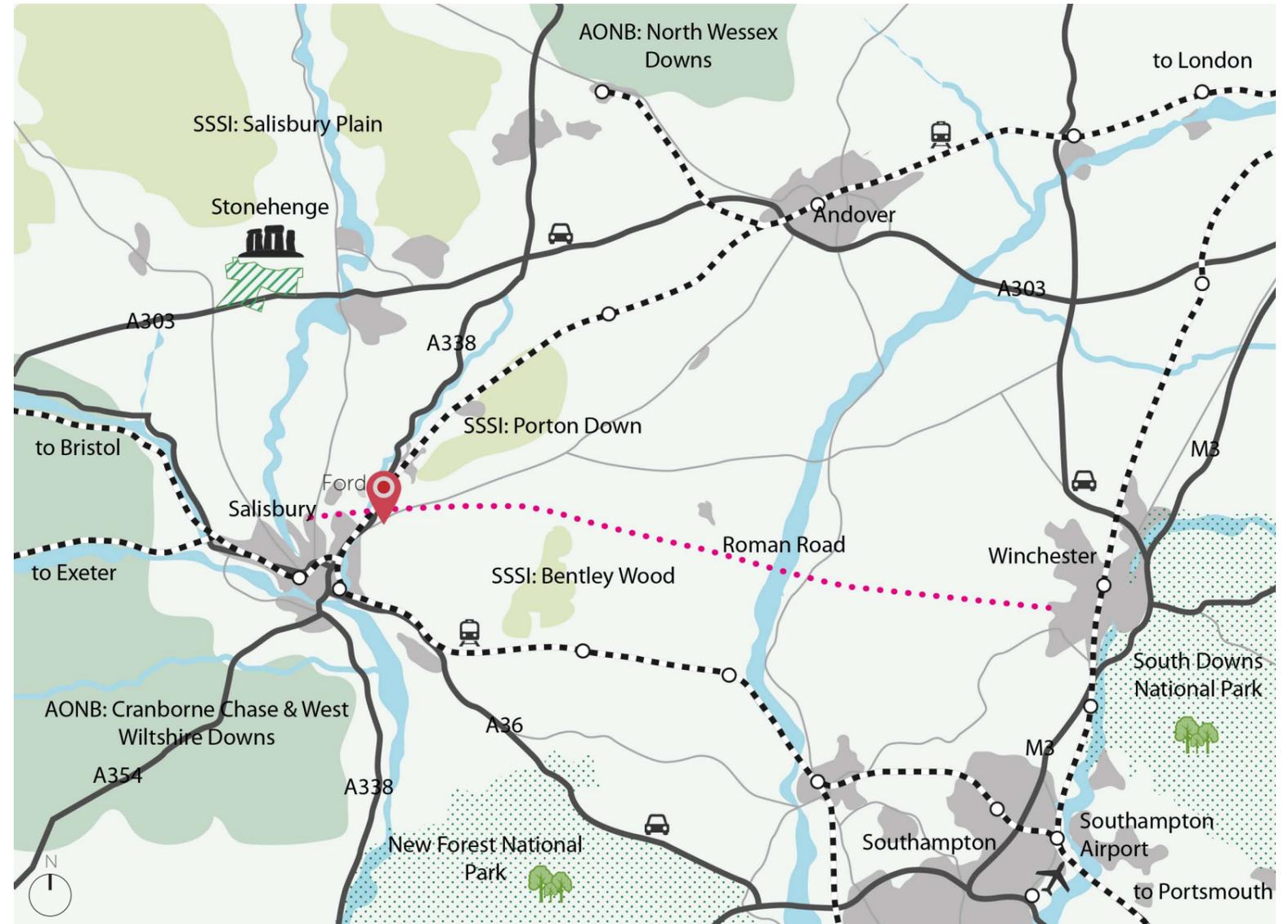
Of course, there is uncertainty and change in the air. But there are already 'pillars' and 'overarching objectives' that support and guide development nationally and in south Wiltshire.

We know the emerging White Paper's pillars encourage beautiful design and sustainability, but those concepts are based on the overarching existing objectives within the National Policy Framework (February 2019). The NPPF already promotes net economic, social and environment gains and the creation of high-quality buildings and places, by engagement between applicants, communities, planning authorities and other interest groups. There is already significant weight placed on supporting economic growth and productivity. We must expect that 'weight' to be even greater, as we emerge from the Pandemic and Brexit, through sustainable and responsible economic growth, investment, and development: a green agenda.

Wiltshire Council has much more recently (Feb 2019) resolved to acknowledge the climate emergency and make the Council carbon neutral by 2030. Carbon reduction will be a key theme in the Council's recovery from COVID-19 and will be integral to the Local Plan Review and fourth Local Transport Plan.

This proposal for Ford Farm is in the vanguard of the green agenda. It seeks to lead the way with a new sustainable and beautiful development full of the best technology and newest ideas - to create a 'net zero carbon' 21st century model community.

Ford Farm will tackle head-on, the climate emergency.



Wider context plan showing the location of the site

FORD FARM

Ford, Wiltshire

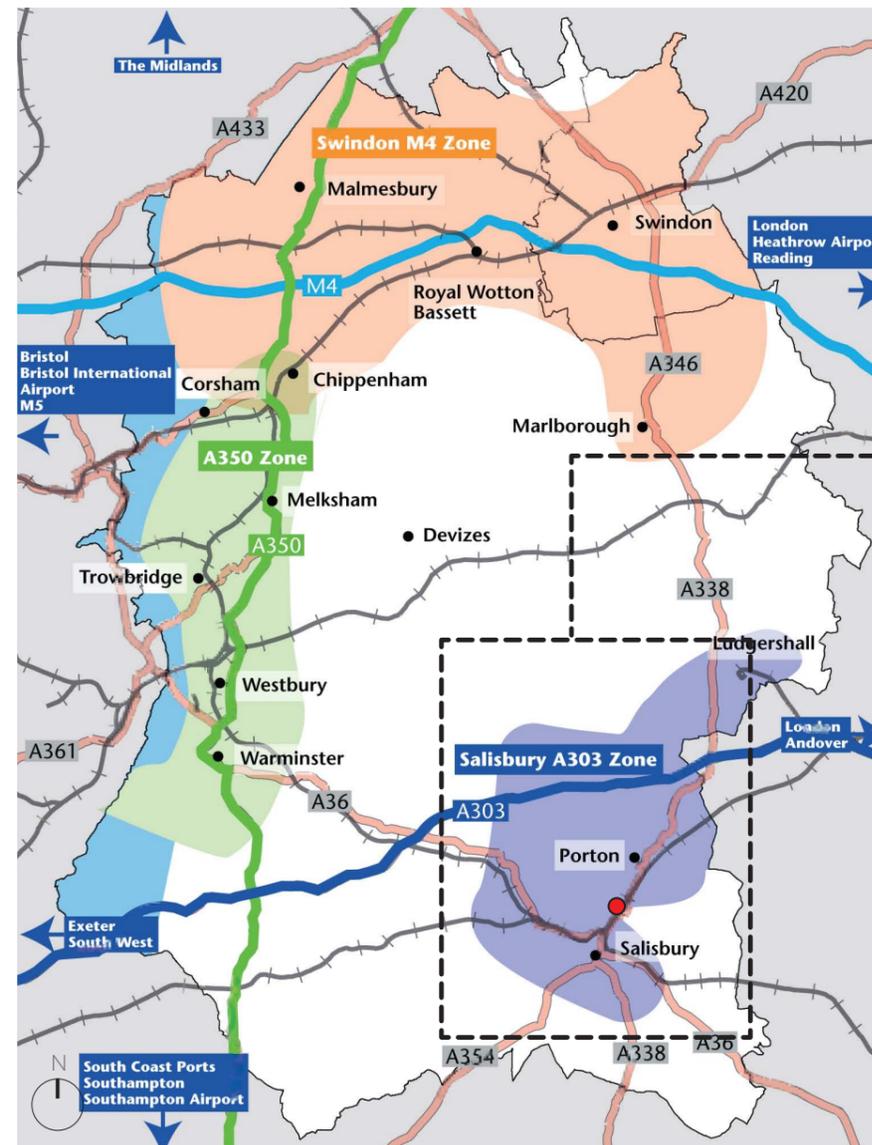
SWINDON WILTSHIRE STRATEGIC ECONOMIC PLAN

Wiltshire Council's 2014 Strategic Economic Plan (SEP) identifies the Salisbury and South Wiltshire A303 Zone for economic growth. The site at Ford Farm is in the Zone.

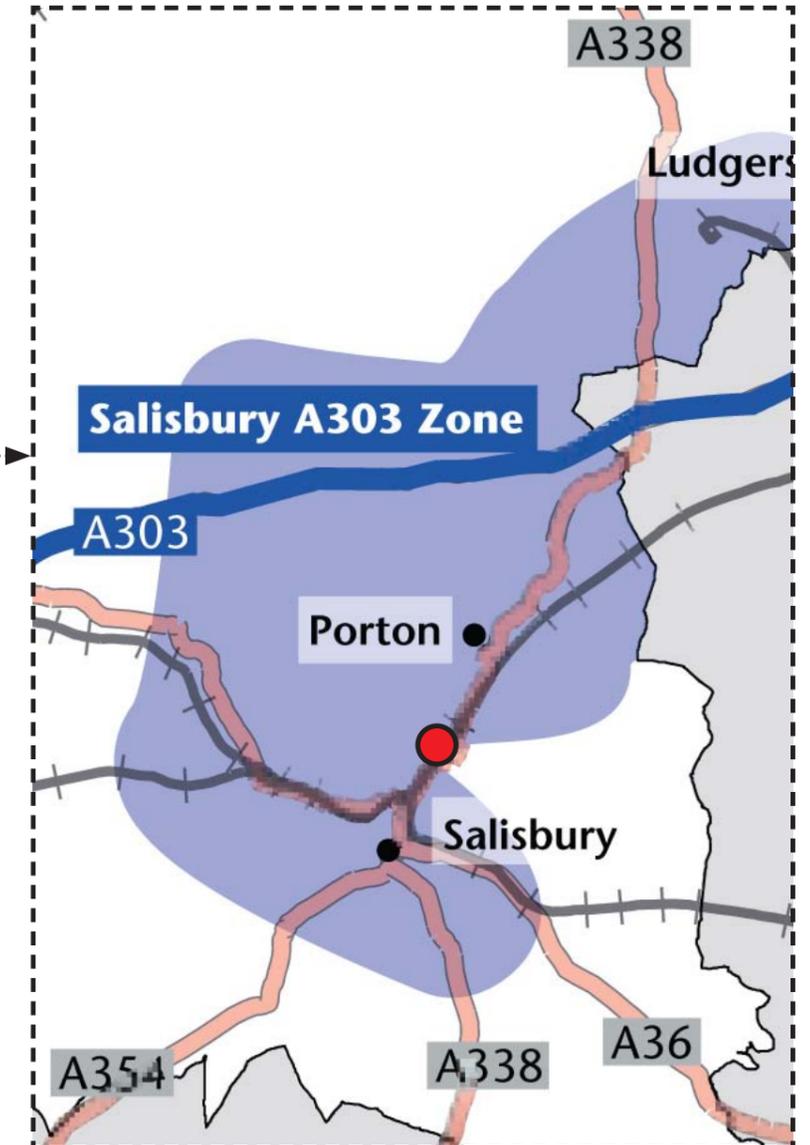
The SEP recognises potential of the Swindon Wiltshire Growth Corridor because of its pivotal central southern location and geographic proximity to major economic centres including London, key airports, and coastal ports. It would contribute to the resilient and attractive local rural economy, the dynamic knowledge based economy in the area and the strong small and medium sized enterprise (SME) growth to create wealth, bring higher value jobs to the area and create new business opportunities across various sectors.

Ford Farm therefore has the advantage of being located in close proximity to Salisbury and playing a wider role through its location along the A338/A30 corridor, which will link to the Growth Zone.

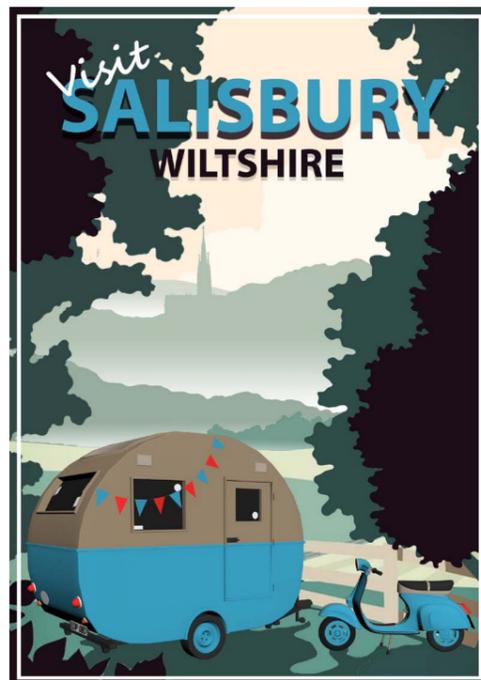
Set within a working agricultural landscape that provides the best of both worlds and an exceptional quality of life, the site at Ford Farm will offer the opportunity to contribute to the success of the Salisbury-A303 Growth Zone, therefore contributing to the economic sustainability of the local and wider area and acting as the vital link between the two.



Growth Zones in Swindon & Wiltshire



Salisbury A303 Growth Zone



FORD FARM

Ford, Wiltshire

FORD FARM | THE VISION MAP

We want to address the climate emergency. We want to work with you to create the next chapter for Ford Farm - a first of its kind, **a nationally inspiring 'Model Community' for the 21st century**. A sustainable place with people at its heart; an inspiring place to live, work and visit.

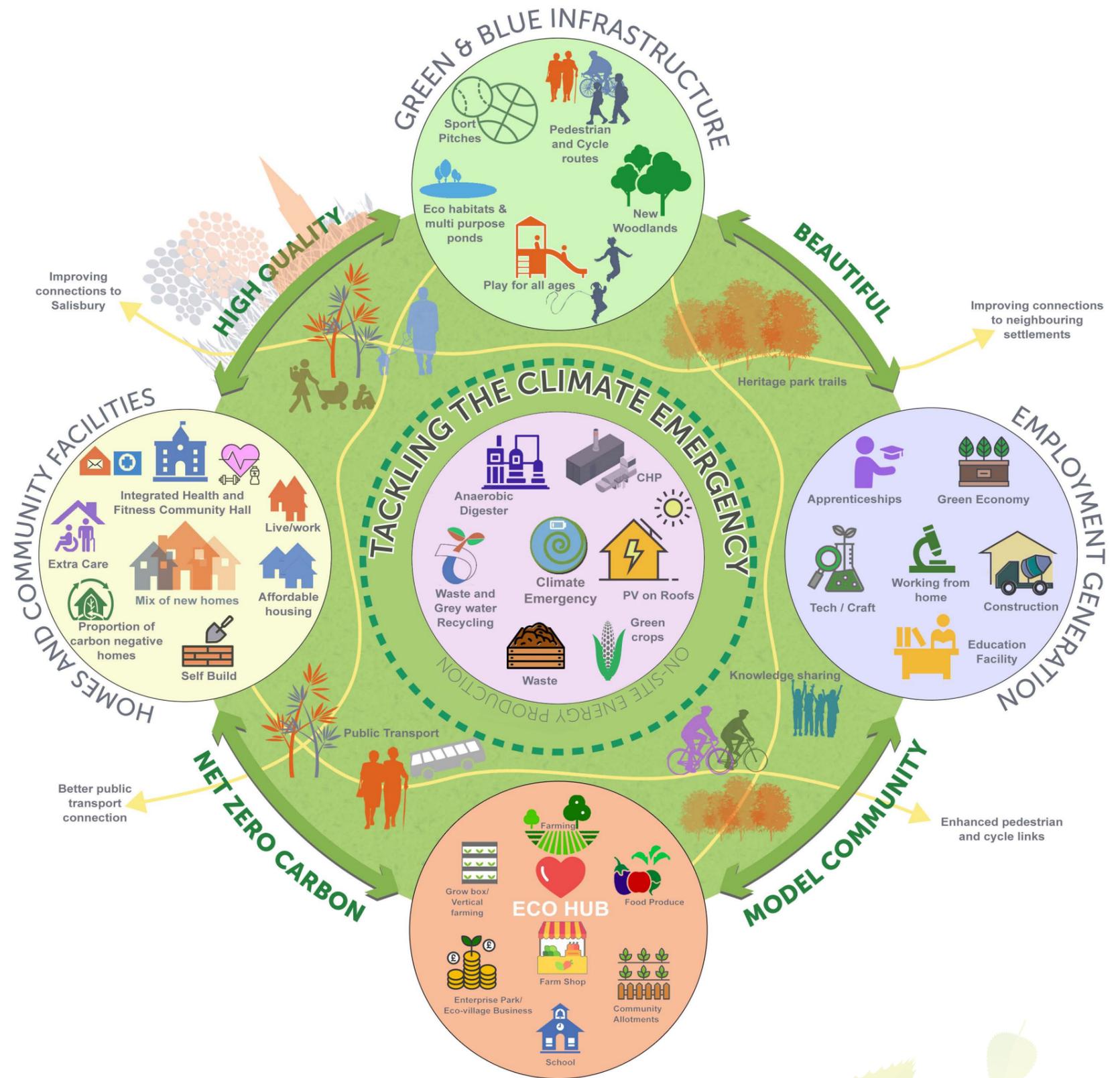
Our land lies to the immediate south and east of the settlement of Ford and is currently used for agricultural purposes with two established employment areas known as Fieldfare Business Park and Fieldfare Trailer Centre and associated business operations centred around Ford Farm, our family home.

Instead of creating a single landuse suburb extension, Ford Farm will be centred around a cycle that includes 'green harvesting' the sun's energy that falls on our land by converting the crops into energy; the generated energy will then feed into the various components and benefits of the scheme including an Eco-hub consisting of an enterprise park, a vertical farm, a farm shop along with high quality mix of homes for local people, all set within biodiverse habitats, doorstep green and a Community Heritage Park. The model will centre around on-site energy and resource production along with waste management and recycling to create a complete self-sustaining cycle. This will provide benefits to our community instead of extracting further resources from available supply. The Vision Map to the right encapsulates the essence of this vision.

We have already invested in solar energy, wood pellet heating and have diversified into the supply of trailers, storage and business units for local companies. We now want to extend the existing enterprise park and start a vertical farm as the first step of implementing this model. We want to create local economic growth and attract investment, jobs for local people, affordable high quality homes for our community to live in, food for our community and publicly accessible open space for us to enjoy.

Our land lies two miles north east of the city of Salisbury and falls predominantly within the Parish of Laverstock & Ford and within the administrative area of the unitary authority of Wiltshire Council. The area of land we own is available, viable and deliverable. Our vision for the 21st century 'Model Community' would create a legacy for the next generation for Ford and for Salisbury - a community that will grow organically, settle into the surrounding Wiltshire landscape and meet our future needs. This will be a place we would be proud to live, work and visit, a place we can leave as a legacy for the next generation to benefit from.

We want to engage with you and work collaboratively to understand the community needs in order to provide the required health and social benefits along with infrastructure improvements and significant biodiversity benefits to the local area. The farm is already part of a Higher Level Stewardship environmental scheme and we want to continue to maintain these high levels of sustainable design and management as well as look for innovative ways to significantly reduce our environmental impact.





FORD FARM | SUSTAINABILITY STRATEGY

Environmental, Social and Economic Sustainability will be at the heart of the design and development of Ford Farm. To achieve our vision for a 21st century Model Community, **The Ford Farm Project** has a number of key sustainability objectives for this project encapsulated through the **Ford Farm Sustainability Strategy Checklist** as set out. Some of these objectives will only be viable and deliverable subject to the quantum of proposed development. We would like to develop this strategy further with you and consult with stakeholders to ensure buy-in from all parties and its phased implementation.

The key aim of this strategy will be to **control and minimise carbon emissions**. There are various components where carbon emissions can be significantly reduced within the development process. These include movement and transport, buildings, waste and water utilities, emissions created through the manufacture of construction materials and construction methods, distribution of food, livelihood needs and lastly lifestyle choices of those who live and use buildings and spaces within the development.

The sustainability objectives aimed at minimising carbon emissions for a **'Net-Zero' Carbon community** will be woven through our overall development strategy and will influence the environmental measures and create positive social and economic impacts at Ford Farm and on the local community. The objectives under the three pillars - Environmental, Social and Economic Sustainability are as follows.

A. ENVIRONMENTAL SUSTAINABILITY

The environmental sustainability strategy encompasses the measures below:

NATURAL ENVIRONMENT



A1. Protection of existing landscape features, habitat protection and enhancement implemented through a Green Infrastructure Strategy.



A2. Creation of new 'productive landscape', green corridors and bio-diverse habitats.



A3. Provision of safe open space amenities accessible to the public such as sports, recreation and play areas.



A4. Minimising light and air pollution that can cause harm to the natural environment through a considered lighting strategy and air quality management.

MOVEMENT AND TRANSPORT



A5. Creating walkable neighbourhoods with good cycling and pedestrian routes. Electric bikes and scooters could also provide sustainable modes of transport.



A6. Supporting effective and efficient public transport and encouraging emerging alternative shared transport opportunities.



A7. All homes and facilities will be located within easy walking distance of a bus stop. Doorstep green/play facilities will be located within easy walking distance of any home.



A8. Every home will have a car charging point and all properties will be provided with easy access to communal car charging points.



A9. Improvements to wider transport network will be considered with required highways improvements along with safe crossings to encourage movement through soft modes.



A10. Shared parking such as car clubs and travel plans for non-residential buildings, overall ensuring everyday needs are met by easy access to public transport or shared use facilities and use of footpaths and cycle routes.

ENERGY USE WITHIN BUILDINGS



A11. Ensuring energy efficiency of new buildings through improvements to fabric insulation and air tightness as per the latest Building Regulations and evolving Future Homes standards.



A12. Masterplan and detailed design of the scheme to optimise good daylighting and natural ventilation; the need for cooling buildings will be designed out and incorporated into the early stages of design.



A13. Low energy lighting and energy efficient appliances will be specified for all building types, public realm and communal spaces.

RENEWABLE ENERGY



A14. Renewable energy for electricity and heating will be generated from on-site measures. This will be unique to the model for Ford Farm. Crops and other waste products will feed into an Anaerobic Digestion Plant (ADP). The bio-gas produced from the plant will be used to fire a community heating network through a Combined Heat and Power Plant (CHP) which will be at the heart of the energy supply chain. This can be implemented through a clustered approach i.e. energy centre hubs catering to 70-100 units each or a single energy centre supplying the whole development.

The energy centre approach will feed into the cycle of setting an ambitious renewable energy target and will significantly contribute towards meeting the total thermal demand, provided the model is viable and deliverable based on its demand from the quantum of new homes built.



A15. In addition, solar hot water (SHW) panels and photovoltaics (PVs) could be integrated in the design of all new homes to contribute towards the overall energy demand.



A16. Overall the energy generated on-site can be made available to the new community through a green energy supplier.



A17. All non-residential buildings will be designed to exceed best practice standards in alignment with BREEAM (Building Research Establishment Environmental Assessment Method).

WASTE RECYCLING



A18. On a site wide scale, a waste recycling facility will also be considered as part of the masterplan design. This can feed into the energy cycle of generating raw materials for energy production from communal waste to be recycled back into the process.



A19. Domestic measures such as recycling facilities for all households, storage of recyclable waste from commercial premises and compost bins for household gardens and community allotments will be provided.

WATER EFFICIENCY AND UTILITIES



A20. Ford Farm is at present primarily used as agricultural fields and benefits from a private water supply and sewage system which serves existing residential and commercial areas within the site. This can be supplemented through a well considered drainage strategy that utilises surface run-off from green areas and recycled to provide non-potable water supply to existing residents. Grey water recycling can provide means for a non-potable water supply.

There is an existing sewage treatment plant further north east of the site. A comprehensive sewage treatment strategy will support the provision of new facilities to minimise or remove any dependance on the existing facility. The sewage generated from the site can potentially be connected to the ADP as raw material. As part of the on-site sewage treatment strategy, our ambition will be that no phosphates or nitrates leave the site.



A21. Water Harvesting will also form a critical part of the water and drainage cycle. Opportunities on a site wide scale will include multi-functional sustainable drainage systems, rainwater harvesting and use of permeable paving; this will be used for maintenance of landscaped areas and public realm. Use of low water consumption modes such as low flow fittings and aerator shower heads in residential buildings along with intelligent water control systems in non-residential buildings will provide means for water harvesting and recycling.

CONSTRUCTION CHOICES AND MATERIALS



A22. Choice of materials will form an essential part of the strategy to responsibly use natural resources. Housebuilders will be required to consider use of local materials and suppliers, materials with low environmental impact, use of reclaimed materials and those that are durable. Efforts will be made to maximise the use of lime based products and other carbon capturing materials.



A23. During construction, a good waste management strategy will aim to reduce the waste that construction materials generate, re-use waste materials where practical, recycle materials which can be re-used and dispose any remaining waste in a responsible manner.



A24. Through a robust Environmental and Construction Management Plan, off-site construction methods will be maximised where practical in order to reduce waste of construction materials, ensure improved quality and less impact to the natural environment. However this will be balanced alongside the carbon footprint related to transportation and effect on local skilled labour. We want to ensure that all constructions have to be validated through a carbon calculator to achieve the net zero carbon ambition of the development.

B. SOCIAL SUSTAINABILITY

The social sustainability strategy encompasses the measures below:

INCLUSIVE COMMUNITY



B1. Ford Farm is the opportunity to provide a successful extension to the settlement of Ford and provide residents with much needed facilities. To be successful, creating an inclusive community for everyone regardless of age, ability, gender, race and personal life circumstances is a key ingredient. This will inform the general development strategy, concept design and all the way through to implementation. Through provision of a Community Heritage Park, Ford Farm will also be able to bring communities together



B2. A wide mix of new homes will be provided from discounted first-time-buyer market houses, subsidised second time buyers with growing families, family housing with generous gardens, special needs housing and downsizer homes. All new homes must be built to Nationally Described Space Standards (NDSS).

AFFORDABLE HOUSING



B3. 40% of all new homes will be affordable and available to the local community to include rented and shared ownership homes. Appropriate integration of affordable housing within the masterplan will also be central to ensuring that the masterplan can cater to a broad spectrum of socio-economic backgrounds. All affordable homes will be built to Lifetime Homes Standard.



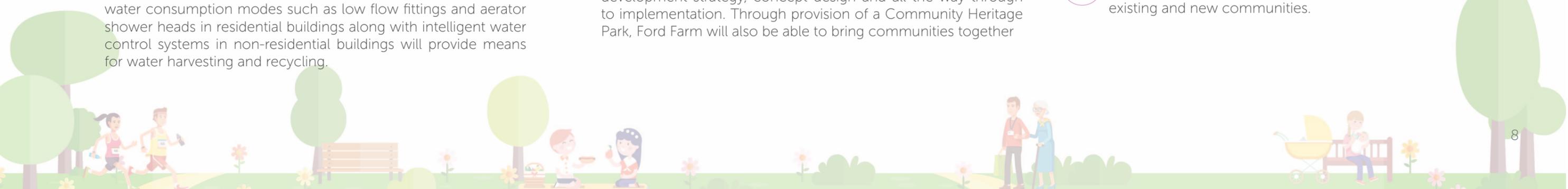
B4. Provision of truly affordable housing through a Self build programme will also form a key element of the overall provision.



B5. Provision of live/work units located close to transport and network of routes will provide mixed use housing typologies, where part of the building is work-space and part is residential. Live/work units can be in many forms, such as new homes designed with a home-office space, or a single building with ground floor office / workshop space and upper floors living space, home office over garages, or a 'Loft style' unit with flexible space for work and living. Live/work units will enable a more sustainable way of living considering the current social climate beyond the Covid 19 pandemic. This will support agile lifestyle through reducing the need to travel, allowing more time to be spent with family, providing activity during the day time and greater participation in community life. A serviced meeting space can be designed within the Community/Village Hall. This can offer access to shared resources and services such as photocopying and post office.



B6. Provision of extra care living will ensure positive integration of the ageing population to try to better combat loneliness into the existing and new communities.



FORD FARM

Ford, Wiltshire

SECOND HOMES



B7. Consideration will be given to developing a practical method to legally deter acquisition of new build properties within the development as second homes and ensure that the new homes are available for the local community to invest and live at Ford Farm.

EDUCATION PROVISION



B8. The development can provide a serviced site for the provision of a primary school. This will ensure the development supports local education provision. The school will be well connected to public transport facilities and local community.

COMMUNITY FACILITIES



B9. The development will provide and support local facilities for the village of Ford. A central multi-purpose building located close to the village of Ford will be the 'integrated health, well-being and fitness hub' providing access to healthcare at the doorstep. This will also ensure that the new community is not reliant on existing resources and is in fact able to contribute to the existing community's needs. The building can also be used as a village hall in close proximity to the village of Ford which will provide a multi-use space for community gatherings, a place for reflection and worship, serviced meeting space and a post office facility. Outdoor space associated with the Village Hall can be used for local village fetes and community events.

INFORMATION TECHNOLOGY



B10. To support a flexible lifestyle, all new homes and facilities on the development will be supplied with "full fibre/ Fibre to the Premises" (FTTP) broadband ISP or 5G network, based on availability. Wireless hotspots will also be considered in key locations.

HEALTH AND WELL-BEING



B11. Physical, mental and spiritual health and well being of all is at the heart of the social sustainability platform for Ford Farm.

To enable this to happen, green infrastructure will form the main spine of the Ford farm masterplan. Community Heritage Park, central green swathe, sports provision, play areas, streets and spaces will be designed to encourage social interaction. Alongside the above doorstep green and pocket parks along with footpaths, cycle routes and health trails for all ages will foster a sense of communal health and well being and will bring residents together with the existing community.

ECO-HUB



B12. The heart of the development will be the 'eco-hub' at the centre of which will be the Farm Shop where all users assemble. The eco-hub may consist of the primary school, enterprise park, Fieldfare business park and vertical farming facility and will be located at the intersection of green corridors, this will symbolise the environmental, social and economic hub of Ford Farm.

The proposed eco-hub including the Farm shop will be positioned to serve Ford Farm residents, workers and visitors.

C. ECONOMIC SUSTAINABILITY

The economic sustainability strategy encompasses the measures below:

DIVERSIFY AND STRENGTHENING THE LOCAL ECONOMY



C1. To develop a truly sustainable community, job creation within the development and in the wider area is essential. Ford Farm will be a mixed use development.

With the provision of vertical farming, various mix of uses, buildings and landscape spaces, we will work with the local community to understand the local needs and develop a flexible plan that will generate significant number of local jobs and apprenticeship opportunities through the lifespan of the construction of the development and much further beyond.

VERTICAL FARMING | SUSTAINABLE FOOD PROVISION



C2. Creating a 21st century hub for vertical farming in the south-west of England. This will include advanced and efficient Grow Box farming technology, complementary artisan products such as cheese, beer, gin and an overall farming based commerce hub which will be at the core of the Ford Farm 21st century self-sustaining model community. This model will also ensure the supply of healthy and affordable food produce and supply at the doorstep of the local community, limiting the population's greenhouse gas emissions and ecological footprint. This will also help to generate local employment opportunities, apprenticeships and training programmes for young people and facilitate beneficial partnerships between various regional and national institutions.

ENTERPRISE PARK | GATEWAY FOR THE STRATEGIC ECONOMIC CORRIDOR TO SALISBURY



C3. A state-of-the-art zero carbon Enterprise Park based on a 'year round business' will be part of the Eco-Hub - the heart of the community. This will be located along the A338/Growth route to and from Salisbury and will help to create job opportunities aligned with the growth aspirations of the local area.

CREATING AND SUSTAINING VALUE



C4. Lastly to enable Ford Farm to be a success, consideration needs to be given to the value of the development, both for those developing it and mainly for those who will occupy it.

Ford Farm offers the opportunity to create a nationally inspiring 21st century net zero carbon model community.

We want to work with you to make this an exemplar award winning scheme for Wiltshire and one that we can be proud of. To enable this to happen, collaboration will be crucial from conception through delivery to promoting a greener lifestyle for those who live in and around Ford Farm. Over time this will lead to a long term market value uplift for the community itself, Ford and the wider area as a whole.



FORD FARM

A 21ST CENTURY NET ZERO CARBON MODEL COMMUNITY QUALITY CHARTER AND WORKING WITH YOU

The land at Ford Farm is in single ownership and is available, viable and deliverable.

The Ford Farm Project wants to work with you to progress towards our shared goal of tackling the climate emergency and creating a successful community that responds to this challenge.

Ford Farm will be the first of its kind - a 21st century Model Community. To ensure a high quality delivery strategy and long term stewardship of the proposed development, we would like to collaborate with you to firstly form a 'Quality Charter'.

The 'Quality Charter' will be a statement of intent. It will be used as a tool to guide and grow our shared vision into a comprehensive long term masterplan. The Quality Charter will be reviewed, developed and shaped regularly with your input.

With our commitment to high quality, sustainability and carbon neutrality, the masterplan for Ford Farm will through time shape into a very special place. This will be of its time and one we can be proud to leave as our legacy for the next generation.

For further details, please contact us at -

www.fordfarm.uk

Produced by

Boyer

RIBA 

Chartered Practice

Salis_P90c

Section Two – Questions

SB1. What do you think to the scale of growth? Should there be a brownfield target?
Should this figure be higher or lower?

Answer:

We object to the DRAFT “Planning for Salisbury” and “Site selection report for Salisbury” reports, both dated January 2021, because they are incomplete and fail to address or include FORD FARM. They are unsound.

The proposed scale of growth is too low for the Salisbury HMA to meet the clear quantitative and qualitative need for sustainable new homes and jobs and goods/services, if the Authority is to tackle the climate emergency. Ford Farm is an opportunity to meet this need – see attached at Appendix 1 to this objection our report titled: Ford Farm Opportunity Framework – for this new development in the NE sector of Salisbury, including brownfield land, close to Salisbury, and Porton and Boscombe Downs.

SB2. Are these the right priorities? What priorities may be missing? How might these place shaping priorities be achieved?

Answer:

We support the i) to ix) priorities listed – but suggest adding:

x) enabling a new sustainable urban quarter at Ford Farm as an exemplar of sustainable mixed-use development, to assist in tackling housing need and the climate emergency.

SB3. Do you agree these sites are the most appropriate upon which to build?
If not, why not?

Answer:

Wiltshire Council have been aware of Ford Farm since March 2020 and in the SHELAA for several years. The Authority needs to now complete its SEA and SA and include an assessment of Ford Farm before a judgment can be made that the draft January 2021 sites are the only ‘most appropriate’ sites.

SB4. What are the most important aspects to consider if these sites are going to be built on?

Answer:

See the answers above.

Ford Farm needs to be included as soon as possible, to complete the need for a systematic and comprehensive assessment of all reasonable alternatives.

been developed. Concept plans for each area show a way the land identified can be developed. They show the undeveloped land, areas suggested for development and possible locations for uses within them.

Please state which concept plan your answer is in relation to.

If your comments relate to both sites, please make it clear in each answer to which site your comments relate

Ford Farm needs to be included as soon as possible, to complete the need for a systematic and comprehensive assessment of all reasonable alternatives.

SB5. How can these concept plans be improved?

Ford Farm needs to be included as soon as possible, to complete the need for a systematic and comprehensive assessment of all reasonable alternatives.

SB6. Do you agree with the range of uses proposed? Which other uses should be considered?

Ford Farm needs to be included as soon as possible, to complete the need for a systematic and comprehensive assessment of all reasonable alternatives.

SB7. Do you agree with the location of the proposed uses? What should be located where and why?

Ford Farm needs to be included as soon as possible, to complete the need for a systematic and comprehensive assessment of all reasonable alternatives.

SB8. Do you agree with the proposed locations for self-build and custom-build housing? Would you prefer alternative locations? If so, please explain

Ford Farm needs to be included as soon as possible, to complete the need for a systematic and comprehensive assessment of all reasonable alternatives.
NB Ford Farm includes self and custom build land.

SB9. Is there any other issues or infrastructure requirements that should be identified?

Answer:

Ford Farm needs to be included as soon as possible, to complete the need for a systematic and comprehensive assessment of all reasonable alternatives.

If you have any further comments you wish to make, please detail them below.

Ford Farm needs to be included as soon as possible, to complete the need for a systematic and comprehensive assessment of all reasonable alternatives. **We object to the DRAFT “Planning for Salisbury” and “Site selection report for Salisbury” reports, both dated January 2021, because they are incomplete and fail to address or include FORD FARM. They are unsound.**

- 1) **Introduction:** FORD FARM was submitted to Wiltshire Council in March 2020 as a separate self-contained strategic major proposal for South Wiltshire without encroaching upon or extending the villages of Ford and Laverstock. It is a proposal to deliver, with a developer, a mixed use sustainable and green development (see our FORD FARM Opportunity Framework at our **Appendix 1** – attached to this objection). Our template will be net zero carbon. It will assist in tackling climate change and also bring forward community participation on local energy generation and sharing.
- 2) People will be able to live and work in one place to reduce the need for the private car. This excellent and innovative scheme has been designed by leading master planners.
- 3) Our proposals are being submitted to Wiltshire Council to be included in their Local Plan Review to 2036. It is a ground-breaking paradigm proposal that seeks to address Wiltshire Council's objectives, that include:
 - tackling the climate emergency;
 - delivering sustainable mixed-use development; and,
 - building homes of a design, tenure and size that are not only much needed but would lead the way forward in terms of energy efficiency.
- 4) We expect Ford Farm to deliver up to 600 homes over several phases, with employment land and buildings (up to 5 ha), self and custom build and community facilities to include recreational facilities and a Heritage Park, over the next 10 to 15 years.
- 5) There will be a community hub including a farm shop partly sourced with healthy home-grown crops from our proposed vertical farm buildings. Power and heat will come from an Anaerobic Digestion Plant together with other renewable energy sources, fuelled by crops grown on the surrounding fields, resulting in a fully integrated **carbon zero** infrastructure.
- 6) The new Ford Farm will enable a much more sustainable way to live and work whilst building on the existing excellent connections to Salisbury, and also nearby Porton Down and Boscombe Down centres of international excellence.

Future notification

I wish to be notified of any future updates relating to the Local Plan Review:

YES: NO:

Clicking yes will add you to the planning policy contact database. This will mean you are kept informed of any future planning policy updates and consultations.

Further information on how the Spatial Planning Department treats your personally identifiable information can be found by reading the privacy notice available via the link below:

<https://www.wiltshire.gov.uk/planning-privacy-notice>

Here you will also find information about how and why your data may be processed and your rights under the Data Subject Information Notice section further down the page.

Signature:



Date:

02/03/21

Thank you for completing this form.

Data Protection

Wiltshire Council has a duty to protect personal information and will process personal data in accordance with Data Protection legislation. The personal data you provide on this form will only be used for the purpose of the Wiltshire Development Framework. It may also be used for the prevention or detection of fraud or crime and in an anonymised form for statistical purposes. The data will be stored on computer and/or manual files. You have a right to a copy of your information held by any organisation, with some exemptions. To gain access to your personal data held by Wiltshire Council or if you have any Data Protection concerns please contact Wiltshire Council's Data Protection Officer on 01225 713000 (switchboard) or e-mail to dataprotection@wiltshire.gov.uk ."

APPENDIX 1

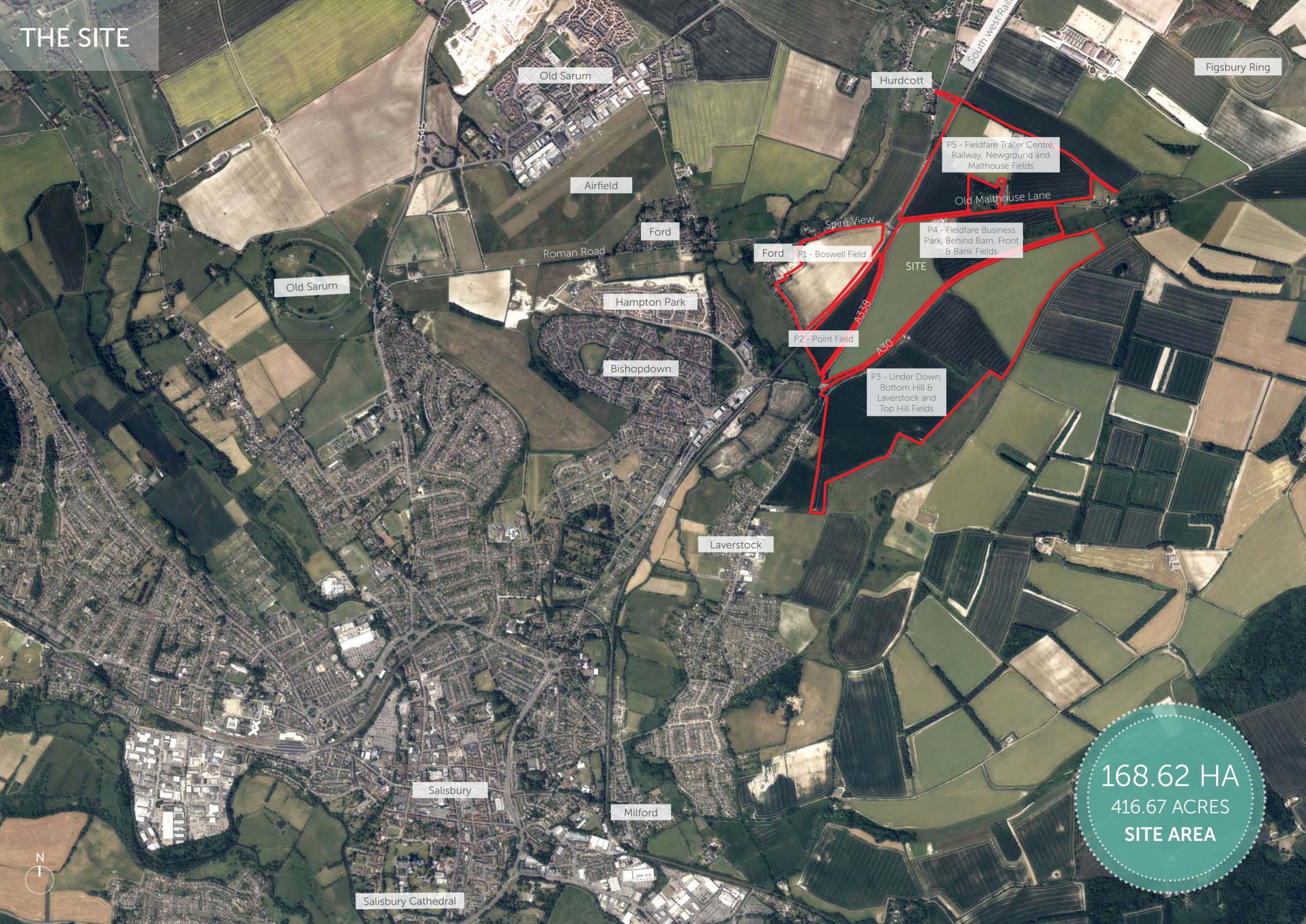
FORD FARM OPPORTUNITY FRAMEWORK
FEBRUARY 2021

FORD FARM

Ford, Wiltshire

Preliminary Opportunity Framework | February 2021 (V.2)

THE SITE



168.62 HA
416.67 ACRES
SITE AREA





FORD FARM

A 21ST CENTURY NET ZERO CARBON MODEL COMMUNITY
MISSION STATEMENT

We, the Ford Farm Project, want to address the climate emergency.

We own and farm c.165 hectares/408 acres of land around Ford Farm, east of Ford. By 'green harvesting' the sun's energy that falls on our land, we wish to create the next life for Ford Farm.

Our land has been long associated with the history and evolution of the local area and we now want to work with you to create its next chapter - a first of its kind, a nationally inspiring 'Model Community' for the 21st century. A sustainable development with people at its heart, an inspiring place to live, work and visit.

PLANNING CONTEXT

We are seeking an allocation for Ford Farm in the emerging Wiltshire Local Plan Review (LPR) 2016 – 2036 because Ford Farm has the ability to deliver a much needed beautiful and sustainable mixed development for Salisbury and South Wiltshire.

But the Local Plan Review is emerging at a time of uncertainty and change. There is the Pandemic and Brexit. And Government, partly as a reaction to the Pandemic and partly as a long-talked of goal, want to change the planning system.

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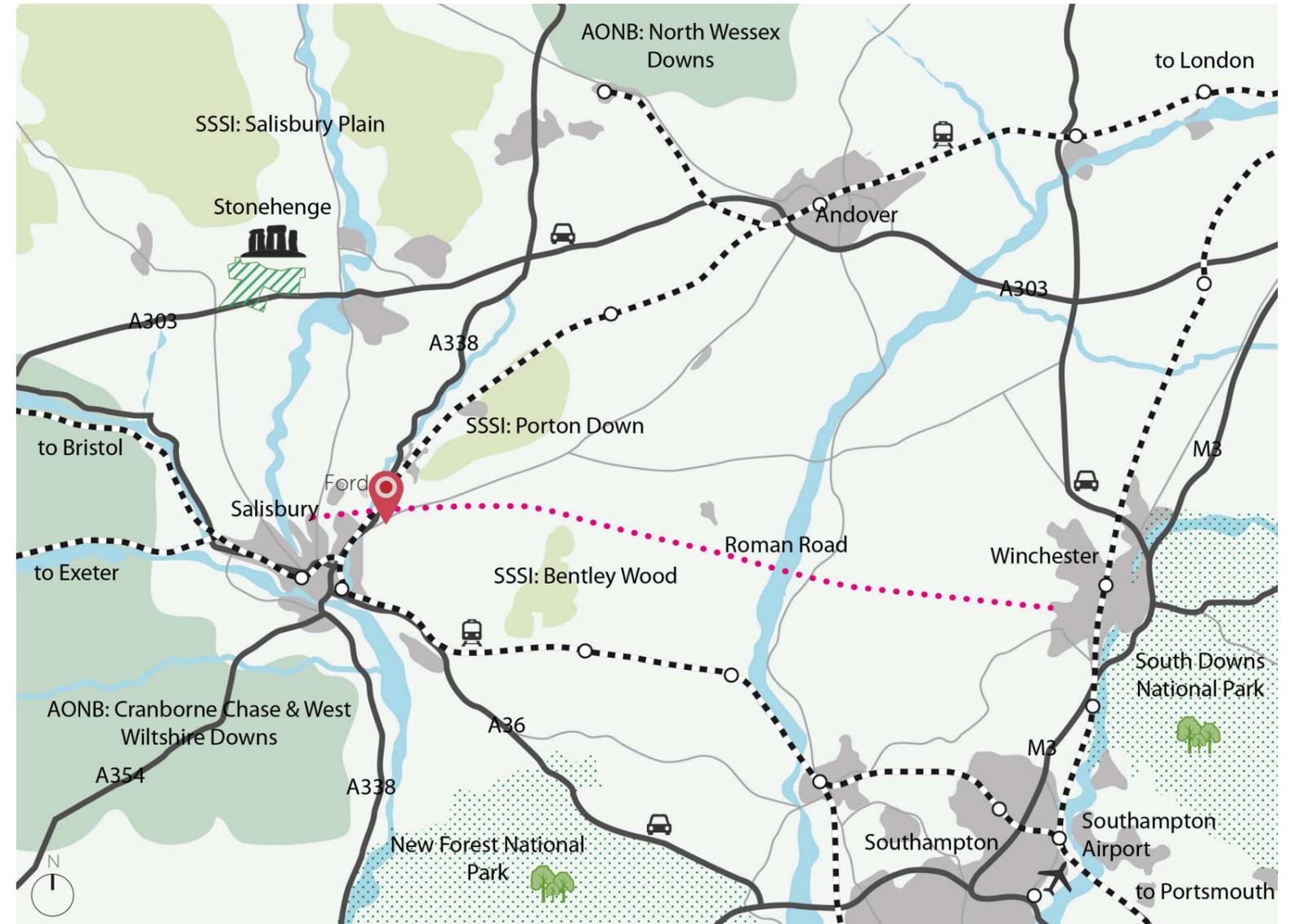
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This proposal for Ford Farm is in the vanguard of the green agenda. It seeks to lead the way with a new sustainable and beautiful development full of the best technology and newest ideas - to create a 'net zero carbon' 21st century model community.

Ford Farm will tackle head-on, the climate emergency.



Wider context plan showing the location of the site

FORD FARM

Ford, Wiltshire

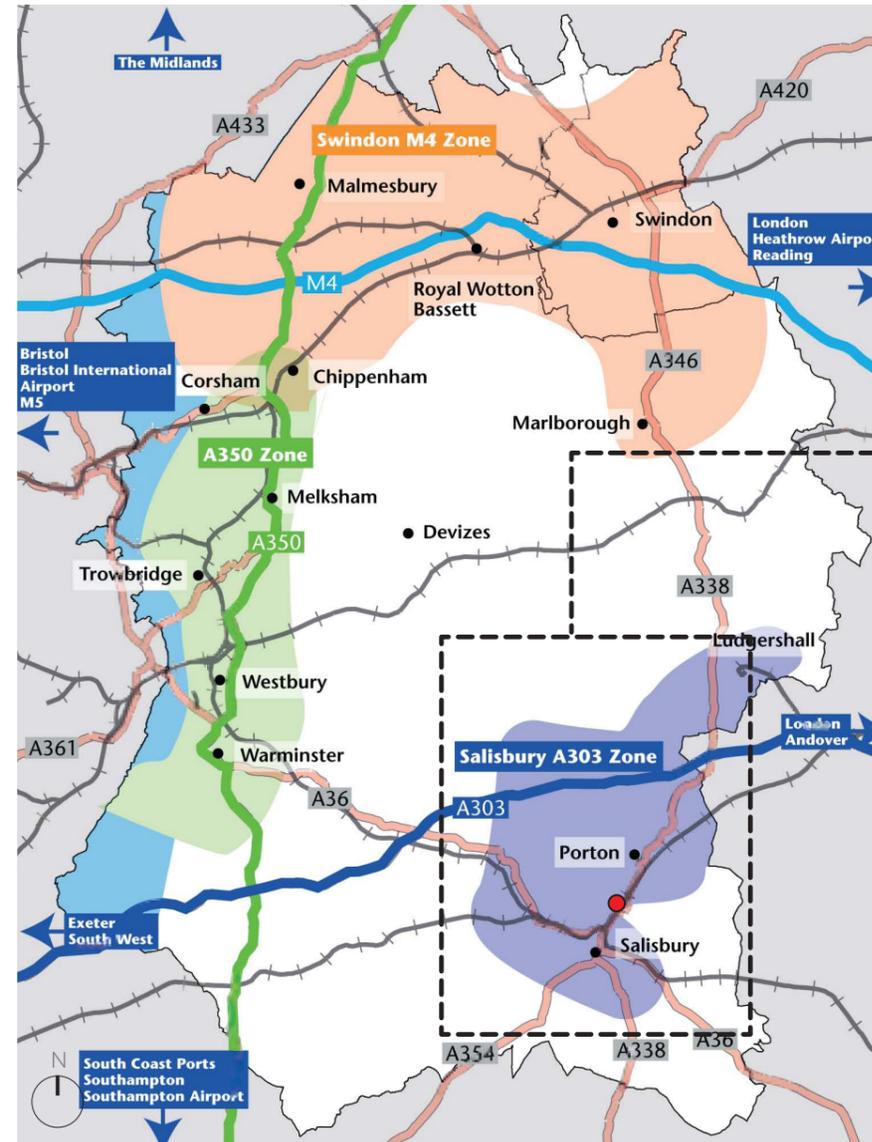
SWINDON WILTSHIRE STRATEGIC ECONOMIC PLAN

Wiltshire Council's 2014 Strategic Economic Plan (SEP) identifies the Salisbury and South Wiltshire A303 Zone for economic growth. The site at Ford Farm is in the Zone.

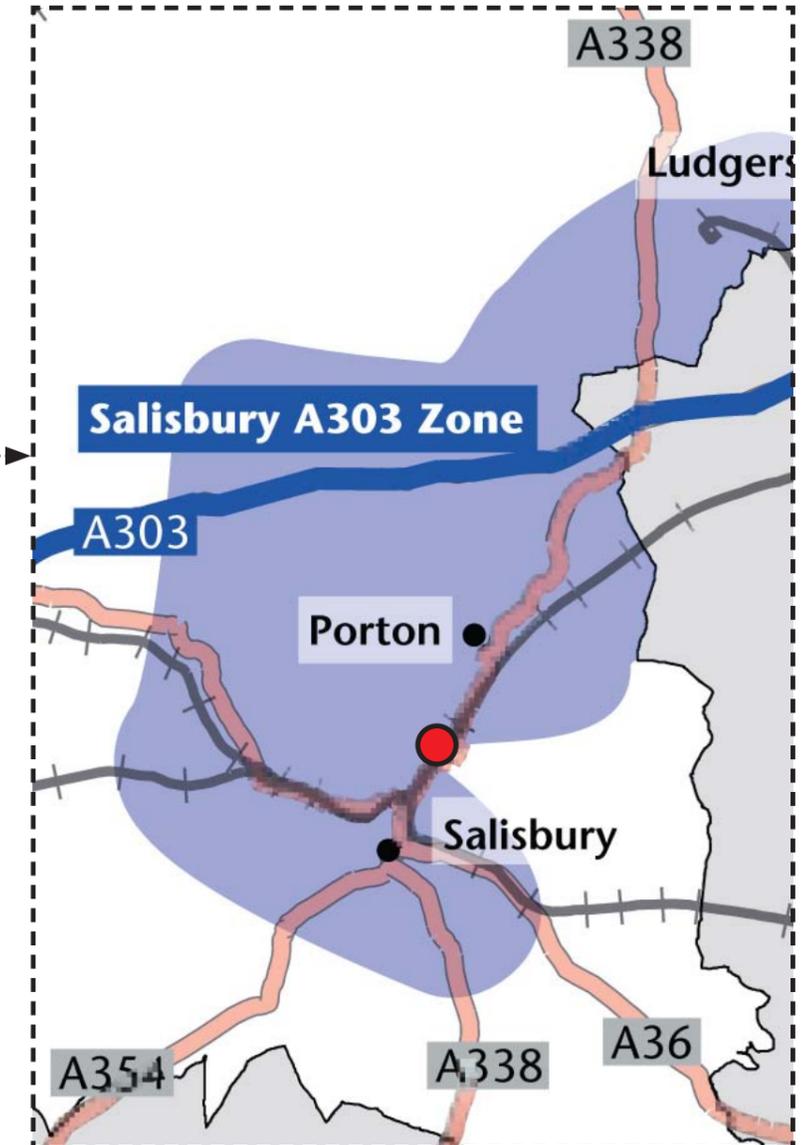
The SEP recognises potential of the Swindon Wiltshire Growth Corridor because of its pivotal central southern location and geographic proximity to major economic centres including London, key airports, and coastal ports. It would contribute to the resilient and attractive local rural economy, the dynamic knowledge based economy in the area and the strong small and medium sized enterprise (SME) growth to create wealth, bring higher value jobs to the area and create new business opportunities across various sectors.

Ford Farm therefore has the advantage of being located in close proximity to Salisbury and playing a wider role through its location along the A338/A30 corridor, which will link to the Growth Zone.

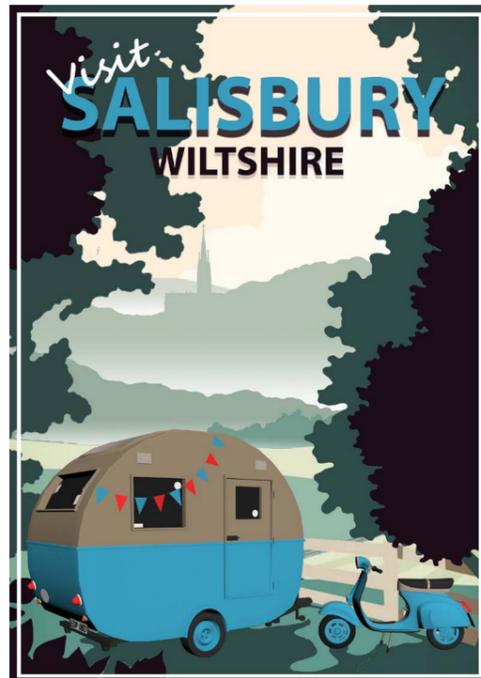
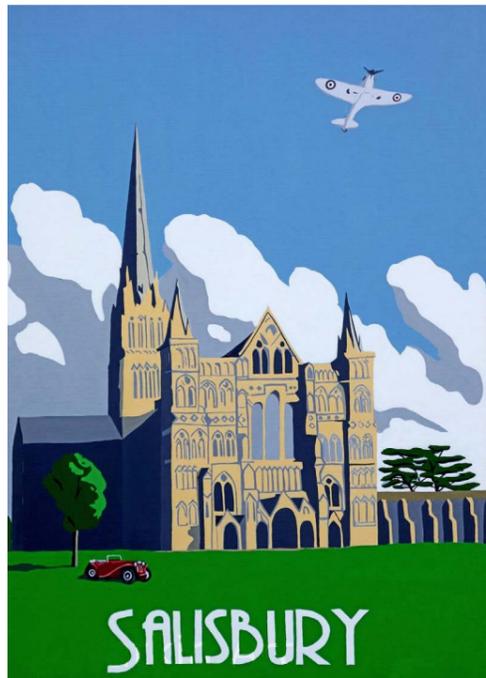
Set within a working agricultural landscape that provides the best of both worlds and an exceptional quality of life, the site at Ford Farm will offer the opportunity to contribute to the success of the Salisbury-A303 Growth Zone, therefore contributing to the economic sustainability of the local and wider area and acting as the vital link between the two.



Growth Zones in Swindon & Wiltshire



Salisbury A303 Growth Zone



FORD FARM

Ford, Wiltshire

FORD FARM | THE VISION MAP

We want to address the climate emergency. We want to work with you to create the next chapter for Ford Farm - a first of its kind, **a nationally inspiring 'Model Community' for the 21st century**. A sustainable place with people at its heart; an inspiring place to live, work and visit.

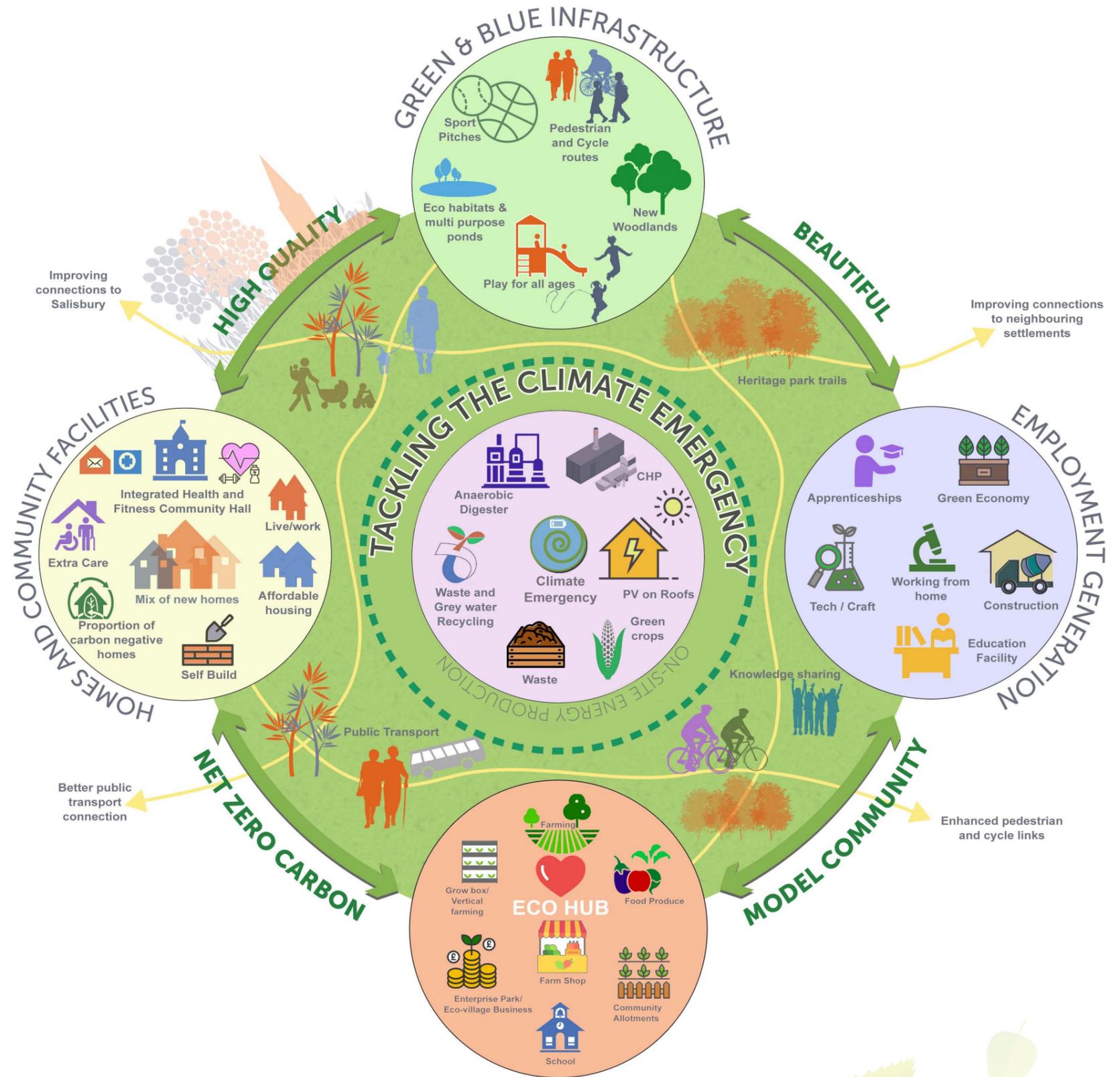
Our land lies to the immediate south and east of the settlement of Ford and is currently used for agricultural purposes with two established employment areas known as Fieldfare Business Park and Fieldfare Trailer Centre and associated business operations centred around Ford Farm, our family home.

Instead of creating a single landuse suburb extension, Ford Farm will be centred around a cycle that includes 'green harvesting' the sun's energy that falls on our land by converting the crops into energy; the generated energy will then feed into the various components and benefits of the scheme including an Eco-hub consisting of an enterprise park, a vertical farm, a farm shop along with high quality mix of homes for local people, all set within biodiverse habitats, doorstep green and a Community Heritage Park. The model will centre around on-site energy and resource production along with waste management and recycling to create a complete self-sustaining cycle. This will provide benefits to our community instead of extracting further resources from available supply. The Vision Map to the right encapsulates the essence of this vision.

We have already invested in solar energy, wood pellet heating and have diversified into the supply of trailers, storage and business units for local companies. We now want to extend the existing enterprise park and start a vertical farm as the first step of implementing this model. We want to create local economic growth and attract investment, jobs for local people, affordable high quality homes for our community to live in, food for our community and publicly accessible open space for us to enjoy.

Our land lies two miles north east of the city of Salisbury and falls predominantly within the Parish of Laverstock & Ford and within the administrative area of the unitary authority of Wiltshire Council. The area of land we own is available, viable and deliverable. Our vision for the 21st century 'Model Community' would create a legacy for the next generation for Ford and for Salisbury - a community that will grow organically, settle into the surrounding Wiltshire landscape and meet our future needs. This will be a place we would be proud to live, work and visit, a place we can leave as a legacy for the next generation to benefit from.

We want to engage with you and work collaboratively to understand the community needs in order to provide the required health and social benefits along with infrastructure improvements and significant biodiversity benefits to the local area. The farm is already part of a Higher Level Stewardship environmental scheme and we want to continue to maintain these high levels of sustainable design and management as well as look for innovative ways to significantly reduce our environmental impact.





FORD FARM | SUSTAINABILITY STRATEGY

Environmental, Social and Economic Sustainability will be at the heart of the design and development of Ford Farm. To achieve our vision for a 21st century Model Community, **The Ford Farm Project** has a number of key sustainability objectives for this project encapsulated through the **Ford Farm Sustainability Strategy Checklist** as set out. Some of these objectives will only be viable and deliverable subject to the quantum of proposed development. We would like to develop this strategy further with you and consult with stakeholders to ensure buy-in from all parties and its phased implementation.

The key aim of this strategy will be to **control and minimise carbon emissions**. There are various components where carbon emissions can be significantly reduced within the development process. These include movement and transport, buildings, waste and water utilities, emissions created through the manufacture of construction materials and construction methods, distribution of food, livelihood needs and lastly lifestyle choices of those who live and use buildings and spaces within the development.

The sustainability objectives aimed at minimising carbon emissions for a **'Net-Zero' Carbon community** will be woven through our overall development strategy and will influence the environmental measures and create positive social and economic impacts at Ford Farm and on the local community. The objectives under the three pillars - Environmental, Social and Economic Sustainability are as follows.

A. ENVIRONMENTAL SUSTAINABILITY

The environmental sustainability strategy encompasses the measures below:

NATURAL ENVIRONMENT



A1. Protection of existing landscape features, habitat protection and enhancement implemented through a Green Infrastructure Strategy.



A2. Creation of new 'productive landscape', green corridors and bio-diverse habitats.



A3. Provision of safe open space amenities accessible to the public such as sports, recreation and play areas.



A4. Minimising light and air pollution that can cause harm to the natural environment through a considered lighting strategy and air quality management.

MOVEMENT AND TRANSPORT



A5. Creating walkable neighbourhoods with good cycling and pedestrian routes. Electric bikes and scooters could also provide sustainable modes of transport.



A6. Supporting effective and efficient public transport and encouraging emerging alternative shared transport opportunities.



A7. All homes and facilities will be located within easy walking distance of a bus stop. Doorstep green/play facilities will be located within easy walking distance of any home.



A8. Every home will have a car charging point and all properties will be provided with easy access to communal car charging points.



A9. Improvements to wider transport network will be considered with required highways improvements along with safe crossings to encourage movement through soft modes.



A10. Shared parking such as car clubs and travel plans for non-residential buildings, overall ensuring everyday needs are met by easy access to public transport or shared use facilities and use of footpaths and cycle routes.

ENERGY USE WITHIN BUILDINGS



A11. Ensuring energy efficiency of new buildings through improvements to fabric insulation and air tightness as per the latest Building Regulations and evolving Future Homes standards.



A12. Masterplan and detailed design of the scheme to optimise good daylighting and natural ventilation; the need for cooling buildings will be designed out and incorporated into the early stages of design.



A13. Low energy lighting and energy efficient appliances will be specified for all building types, public realm and communal spaces.

RENEWABLE ENERGY



A14. Renewable energy for electricity and heating will be generated from on-site measures. This will be unique to the model for Ford Farm. Crops and other waste products will feed into an Anaerobic Digestion Plant (ADP). The bio-gas produced from the plant will be used to fire a community heating network through a Combined Heat and Power Plant (CHP) which will be at the heart of the energy supply chain. This can be implemented through a clustered approach i.e. energy centre hubs catering to 70-100 units each or a single energy centre supplying the whole development.

The energy centre approach will feed into the cycle of setting an ambitious renewable energy target and will significantly contribute towards meeting the total thermal demand, provided the model is viable and deliverable based on its demand from the quantum of new homes built.



A15. In addition, solar hot water (SHW) panels and photovoltaics (PVs) could be integrated in the design of all new homes to contribute towards the overall energy demand.



A16. Overall the energy generated on-site can be made available to the new community through a green energy supplier.



A17. All non-residential buildings will be designed to exceed best practice standards in alignment with BREEAM (Building Research Establishment Environmental Assessment Method).

WASTE RECYCLING



A18. On a site wide scale, a waste recycling facility will also be considered as part of the masterplan design. This can feed into the energy cycle of generating raw materials for energy production from communal waste to be recycled back into the process.



A19. Domestic measures such as recycling facilities for all households, storage of recyclable waste from commercial premises and compost bins for household gardens and community allotments will be provided.

WATER EFFICIENCY AND UTILITIES



A20. Ford Farm is at present primarily used as agricultural fields and benefits from a private water supply and sewage system which serves existing residential and commercial areas within the site. This can be supplemented through a well considered drainage strategy that utilises surface run-off from green areas and recycled to provide non-potable water supply to existing residents. Grey water recycling can provide means for a non-potable water supply.

There is an existing sewage treatment plant further north east of the site. A comprehensive sewage treatment strategy will support the provision of new facilities to minimise or remove any dependance on the existing facility. The sewage generated from the site can potentially be connected to the ADP as raw material. As part of the on-site sewage treatment strategy, our ambition will be that no phosphates or nitrates leave the site.



A21. Water Harvesting will also form a critical part of the water and drainage cycle. Opportunities on a site wide scale will include multi-functional sustainable drainage systems, rainwater harvesting and use of permeable paving; this will be used for maintenance of landscaped areas and public realm. Use of low water consumption modes such as low flow fittings and aerator shower heads in residential buildings along with intelligent water control systems in non-residential buildings will provide means for water harvesting and recycling.

CONSTRUCTION CHOICES AND MATERIALS



A22. Choice of materials will form an essential part of the strategy to responsibly use natural resources. Housebuilders will be required to consider use of local materials and suppliers, materials with low environmental impact, use of reclaimed materials and those that are durable. Efforts will be made to maximise the use of lime based products and other carbon capturing materials.



A23. During construction, a good waste management strategy will aim to reduce the waste that construction materials generate, re-use waste materials where practical, recycle materials which can be re-used and dispose any remaining waste in a responsible manner.



A24. Through a robust Environmental and Construction Management Plan, off-site construction methods will be maximised where practical in order to reduce waste of construction materials, ensure improved quality and less impact to the natural environment. However this will be balanced alongside the carbon footprint related to transportation and effect on local skilled labour. We want to ensure that all constructions have to be validated through a carbon calculator to achieve the net zero carbon ambition of the development.

B. SOCIAL SUSTAINABILITY

The social sustainability strategy encompasses the measures below:

INCLUSIVE COMMUNITY



B1. Ford Farm is the opportunity to provide a successful extension to the settlement of Ford and provide residents with much needed facilities. To be successful, creating an inclusive community for everyone regardless of age, ability, gender, race and personal life circumstances is a key ingredient. This will inform the general development strategy, concept design and all the way through to implementation. Through provision of a Community Heritage Park, Ford Farm will also be able to bring communities together



B2. A wide mix of new homes will be provided from discounted first-time-buyer market houses, subsidised second time buyers with growing families, family housing with generous gardens, special needs housing and downsizer homes. All new homes must be built to Nationally Described Space Standards (NDSS).

AFFORDABLE HOUSING



B3. 40% of all new homes will be affordable and available to the local community to include rented and shared ownership homes. Appropriate integration of affordable housing within the masterplan will also be central to ensuring that the masterplan can cater to a broad spectrum of socio-economic backgrounds. All affordable homes will be built to Lifetime Homes Standard.



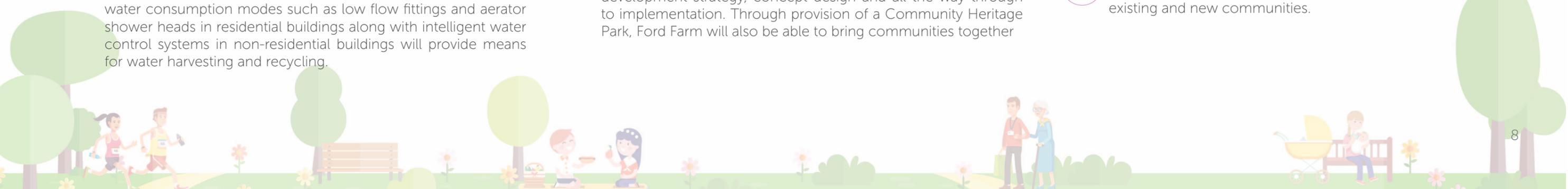
B4. Provision of truly affordable housing through a Self build programme will also form a key element of the overall provision.



B5. Provision of live/work units located close to transport and network of routes will provide mixed use housing typologies, where part of the building is work-space and part is residential. Live/work units can be in many forms, such as new homes designed with a home-office space, or a single building with ground floor office / workshop space and upper floors living space, home office over garages, or a 'Loft style' unit with flexible space for work and living. Live/work units will enable a more sustainable way of living considering the current social climate beyond the Covid 19 pandemic. This will support agile lifestyle through reducing the need to travel, allowing more time to be spent with family, providing activity during the day time and greater participation in community life. A serviced meeting space can be designed within the Community/Village Hall. This can offer access to shared resources and services such as photocopying and post office.



B6. Provision of extra care living will ensure positive integration of the ageing population to try to better combat loneliness into the existing and new communities.



FORD FARM

Ford, Wiltshire

SECOND HOMES



B7. Consideration will be given to developing a practical method to legally deter acquisition of new build properties within the development as second homes and ensure that the new homes are available for the local community to invest and live at Ford Farm.

EDUCATION PROVISION



B8. The development can provide a serviced site for the provision of a primary school. This will ensure the development supports local education provision. The school will be well connected to public transport facilities and local community.

COMMUNITY FACILITIES



B9. The development will provide and support local facilities for the village of Ford. A central multi-purpose building located close to the village of Ford will be the 'integrated health, well-being and fitness hub' providing access to healthcare at the doorstep. This will also ensure that the new community is not reliant on existing resources and is in fact able to contribute to the existing community's needs. The building can also be used as a village hall in close proximity to the village of Ford which will provide a multi-use space for community gatherings, a place for reflection and worship, serviced meeting space and a post office facility. Outdoor space associated with the Village Hall can be used for local village fetes and community events.

INFORMATION TECHNOLOGY



B10. To support a flexible lifestyle, all new homes and facilities on the development will be supplied with "full fibre/ Fibre to the Premises" (FTTP) broadband ISP or 5G network, based on availability. Wireless hotspots will also be considered in key locations.

HEALTH AND WELL-BEING



B11. Physical, mental and spiritual health and well being of all is at the heart of the social sustainability platform for Ford Farm.

To enable this to happen, green infrastructure will form the main spine of the Ford farm masterplan. Community Heritage Park, central green swathe, sports provision, play areas, streets and spaces will be designed to encourage social interaction. Alongside the above doorstep green and pocket parks along with footpaths, cycle routes and health trails for all ages will foster a sense of communal health and well being and will bring residents together with the existing community.

ECO-HUB



B12. The heart of the development will be the 'eco-hub' at the centre of which will be the Farm Shop where all users assemble. The eco-hub may consist of the primary school, enterprise park, Fieldfare business park and vertical farming facility and will be located at the intersection of green corridors, this will symbolise the environmental, social and economic hub of Ford Farm.

The proposed eco-hub including the Farm shop will be positioned to serve Ford Farm residents, workers and visitors.

C. ECONOMIC SUSTAINABILITY

The economic sustainability strategy encompasses the measures below:

DIVERSIFY AND STRENGTHENING THE LOCAL ECONOMY



C1. To develop a truly sustainable community, job creation within the development and in the wider area is essential. Ford Farm will be a mixed use development.

With the provision of vertical farming, various mix of uses, buildings and landscape spaces, we will work with the local community to understand the local needs and develop a flexible plan that will generate significant number of local jobs and apprenticeship opportunities through the lifespan of the construction of the development and much further beyond.

VERTICAL FARMING | SUSTAINABLE FOOD PROVISION



C2. Creating a 21st century hub for vertical farming in the south-west of England. This will include advanced and efficient Grow Box farming technology, complementary artisan products such as cheese, beer, gin and an overall farming based commerce hub which will be at the core of the Ford Farm 21st century self-sustaining model community. This model will also ensure the supply of healthy and affordable food produce and supply at the doorstep of the local community, limiting the population's greenhouse gas emissions and ecological footprint. This will also help to generate local employment opportunities, apprenticeships and training programmes for young people and facilitate beneficial partnerships between various regional and national institutions.

ENTERPRISE PARK | GATEWAY FOR THE STRATEGIC ECONOMIC CORRIDOR TO SALISBURY



C3. A state-of-the-art zero carbon Enterprise Park based on a 'year round business' will be part of the Eco-Hub - the heart of the community. This will be located along the A338/Growth route to and from Salisbury and will help to create job opportunities aligned with the growth aspirations of the local area.

CREATING AND SUSTAINING VALUE



C4. Lastly to enable Ford Farm to be a success, consideration needs to be given to the value of the development, both for those developing it and mainly for those who will occupy it.

Ford Farm offers the opportunity to create a nationally inspiring 21st century net zero carbon model community.

We want to work with you to make this an exemplar award winning scheme for Wiltshire and one that we can be proud of. To enable this to happen, collaboration will be crucial from conception through delivery to promoting a greener lifestyle for those who live in and around Ford Farm. Over time this will lead to a long term market value uplift for the community itself, Ford and the wider area as a whole.



FORD FARM

A 21ST CENTURY NET ZERO CARBON MODEL COMMUNITY QUALITY CHARTER AND WORKING WITH YOU

The land at Ford Farm is in single ownership and is available, viable and deliverable.

The Ford Farm Project wants to work with you to progress towards our shared goal of tackling the climate emergency and creating a successful community that responds to this challenge.

Ford Farm will be the first of its kind - a 21st century Model Community. To ensure a high quality delivery strategy and long term stewardship of the proposed development, we would like to collaborate with you to firstly form a 'Quality Charter'.

The 'Quality Charter' will be a statement of intent. It will be used as a tool to guide and grow our shared vision into a comprehensive long term masterplan. The Quality Charter will be reviewed, developed and shaped regularly with your input.

With our commitment to high quality, sustainability and carbon neutrality, the masterplan for Ford Farm will through time shape into a very special place. This will be of its time and one we can be proud to leave as our legacy for the next generation.

For further details, please contact us at -

www.fordfarm.uk

Produced by

Boyer

RIBA 

Chartered Practice

Salis_P90d

FORD FARM OBJECTION 3 (v.2)

Addressing Climate Change and Biodiversity Net Gain through the Local Plan Consultation Response Form

Ref:

(For official use only)

The paper 'Addressing climate change and biodiversity net gain through the Local Plan - raising the ambition' outlines the challenge of climate change, describing how the preparation of the Wiltshire Local Plan can, in part, help address the issue.

To view the paper please visit the Council's Local Plan Review Consultation page on its website at:
<https://www.wiltshire.gov.uk/planning-policy-local-plan-review-consultation>

Please return to Wiltshire Council by Tuesday 9th March 2021.

By post to: Spatial Planning, Economic Development and Planning, Wiltshire Council, County Hall, Bythesea Road, Trowbridge, Wiltshire, BA14 8JN.

By e-mail to: spatialplanningpolicy@wiltshire.gov.uk

This form has two sections:

Section One – Personal details

Section Two – Your response to the questions. Please use a separate sheet for each representation.

Section One – Personal details

*if an agent is appointed, please fill in your Title, Name and Organisation but the full contact details of the agent must be completed.

	1. Personal details	2. Agent's details (if applicable) *
Title		████
First name		██████
Last name		████████
Job title (where relevant)		Director
Organisation (where relevant)	FORD FARM c/o agent	Benchmark Development Planning Ltd
Address Line 1		Benchmark House
Address Line 2		3 Harnwood Rd
Address Line 3		Salisbury
Address Line 4		Wiltshire
Postcode		SP2 8DD
Telephone Number		██████████
Email Address		████████████████████

Section Two – Questions

Consultation Question A1: Land-use policies need to be evidence based, realistic, viable and achievable. Is it reasonable to assume that the Local Plan can deliver outcomes that significantly reverse existing carbon emission trends before 2030?

Answer:

This is a complex question and we believe that the climate change emergency will have to be addressed with radical new land use policies. However, we are answering the question here only in terms of proposed site and land use allocations.

- 1) FORD FARM was submitted to Wiltshire Council in March 2020 as a separate self-contained strategic major proposal for South Wiltshire without encroaching upon or extending the villages of Ford and Laverstock. It is a proposal to deliver, with a developer, a mixed use sustainable and green development. Our template will be net zero carbon. It will assist in tackling climate change and also bring forward community participation on local energy generation and sharing.
- 2) People will be able to live and work in one place to reduce the need for the private car. This excellent and innovative scheme has been designed by leading master planners.
- 3) Our proposals are being submitted to Wiltshire Council to be included in their Local Plan Review to 2036. It is a ground-breaking paradigm proposal that seeks to address Wiltshire Council's objectives, that include:
 - tackling the climate emergency;
 - delivering sustainable mixed use development; and,
 - building homes of a design, tenure and size that are not only much needed but would lead the way forward in terms of energy efficiency.
- 4) We expect Ford Farm to deliver up to 600 homes over several phases, with employment land and buildings (up to 5 ha), self and custom build and community facilities to include recreational facilities and a Heritage Park, over the next 10 to 15 years.
- 5) There will be a community hub including a farm shop partly sourced with healthy home-grown crops from our proposed vertical farm buildings. Power and heat will come from an Anaerobic Digestion Plant together with other renewable energy sources, fuelled by crops grown on the surrounding fields, resulting in a fully integrated **carbon zero** infrastructure.
- 6) The new Ford Farm will enable a much more sustainable way to live and work whilst building on the existing excellent connections to Salisbury, and also nearby Porton Down and Boscombe Down centres of international excellence.

Consultation Question A2:

What practical and achievable steps should the Local Plan take to significantly reduce carbon emissions by 2030?

Answer:

Assess and then allocate Ford Farm.

Consultation Question A3:

How should these actions be delivered and measured?

Answer:

Assess and then allocate Ford Farm and then measure its performance.

Consultation Question B1:

If we are to successfully tackle flood risk and promote sustainable water management, would the measures set out above go far enough?

Please explain your answer

Answer:

Assess and then allocate Ford Farm. Step in the right direction.

Consultation Question B2:

If we are to successfully enhance our natural capital through place shaping and nature based solutions, would the measures set out above go far enough?

Please explain your answer

Answer:

Assess and then allocate Ford Farm. Step in the right direction.

Consultation Question B3:

If we are to successfully plan for a net zero carbon future through sustainable design and construction, would the measures set out above go far enough?

Please explain your answer

Answer:

Assess and then allocate Ford Farm. Step in the right direction.

Consultation Question B4:

Is the move to a position where all new development is rated as zero carbon achievable from the date the Local Plan is adopted (i.e. from 2023)? How might this be achievable and if not, why not?

Please explain your answer

Answer:

Assess and then allocate Ford Farm. Step in the right direction.

Consultation Question B5:

Would a move to support the delivery of zero carbon new development materially affect scheme viability?

Please explain your answer

Answer:

Assess and then allocate Ford Farm. Step in the right direction. Viability is hugely complex for schemes that would emerge 2024 – 2036, as technology, knowledge, the law and implementation advances.

Consultation Question B6:

In terms of performance standards for new buildings, what method(s) should the Council aim to implement?

For example, should we rely on current Building Regulations, or the Government's proposed 'New Homes Standards' (or any successor scheme, such as that promoted through the Planning White Paper) to achieve an uplift in the performance of new buildings?

Answer:

Complex question – to be answered in due course.

Consultation Question B7:

How should the Council support the retrofitting and modernisation of existing buildings to achieve higher performance and reduce carbon emissions?

Please explain your answer

Answer:

Complex question – to be answered in due course.

Consultation Question B8:

If we are to make headway in terms of decarbonising energy production, consumption and emissions, would the measures outlined above go far enough? If not, what are we missing and how would additional measures be delivered?

Please explain your answer

Answer:

Complex question – to be answered in due course.

Consultation Question B9:

Should the Council set out policies that favour particular technologies, or should it encourage all technologies to provide green energy in Wiltshire?

Please explain your answer

Answer:

Complex question – to be answered in due course – but see also the Ford Farm Opportunity Framework (Feb 2021).

Consultation Question B10:

Should the Local Plan set targets for the production and use of renewable energy? If so, what might they be and how would they be measured?

Please explain your answer

Answer:

Complex question – to be answered in due course – but see also the Ford Farm Opportunity Framework (Feb 2021).

Consultation Question B11:

What steps should be taken to retrofit existing buildings with ultra-low or zero carbon forms of energy production? In particular, how could such technology be incorporated into buildings within sensitive locations such as Conservation Areas and/or Listed Buildings?

Please explain your answer

Answer:

No comment.

Consultation Question B12:

If we are to tackle issues associated with air quality would the measures set out above go far enough and be effective in improving air quality in Wiltshire? If not, what measures are we missing and how should they be framed in land-use planning policy?

Please explain your answer

Answer:

No comment.

What practical policy steps should the Local Plan take to significantly increase modal shift to public and active transport, and speed up the transition to greener fuelled vehicles?

Please explain your answer

Answer:

Complex question – to be answered in due course – but see also the Ford Farm Opportunity Framework (Feb 2021).

Consultation Question B14:

The electricity grid system may not be able to cope with a rapid take-up of electric vehicles and the charging infrastructure needed to power them? What measures should the Council explore with Distribution Network Operators/Distribution Service Operators to resolve this?

Please explain your answer

Answer:

Complex question – to be answered in due course – but see also the Ford Farm Opportunity Framework (Feb 2021).

Consultation Question B15:

If all new development is to be future proof promote zero carbon living in energy production and consumption terms, what impact would this have on the design and viability of schemes?

Please explain your answer

Answer:

Complex question – to be answered in due course – but see also the Ford Farm Opportunity Framework (Feb 2021).

If you have any further comments you wish to make, please detail them below.

See the Ford Farm Opportunity Framework (Feb 2021).

Future notification

I wish to be notified of any future updates relating to the Local Plan Review:

YES: NO:

Clicking yes will add you to the planning policy contact database. This will mean you are kept informed of any future planning policy updates and consultations.

Further information on how the Spatial Planning Department treats your personally identifiable information can be found by reading the privacy notice available via the link below:

<https://www.wiltshire.gov.uk/planning-privacy-notice>

Here you will also find information about how and why your data may be processed and your rights under the Data Subject Information Notice section further down the page.

Signature:

Date:

Thank you for completing this form.

Data Protection

Wiltshire Council has a duty to protect personal information and will process personal data in accordance with Data Protection legislation. The personal data you provide on this form will only be used for the purpose of the Wiltshire Development Framework. It may also be used for the prevention or detection of fraud or crime and in an anonymised form for statistical purposes. The data will be stored on computer and/or manual files. You have a right to a copy of your information held by any organisation, with some exemptions. To gain access to your personal data held by Wiltshire Council or if you have any Data Protection concerns please contact Wiltshire Council's Data Protection Officer on 01225 713000 (switchboard) or e-mail to dataprotection@wiltshire.gov.uk.

APPENDIX 1

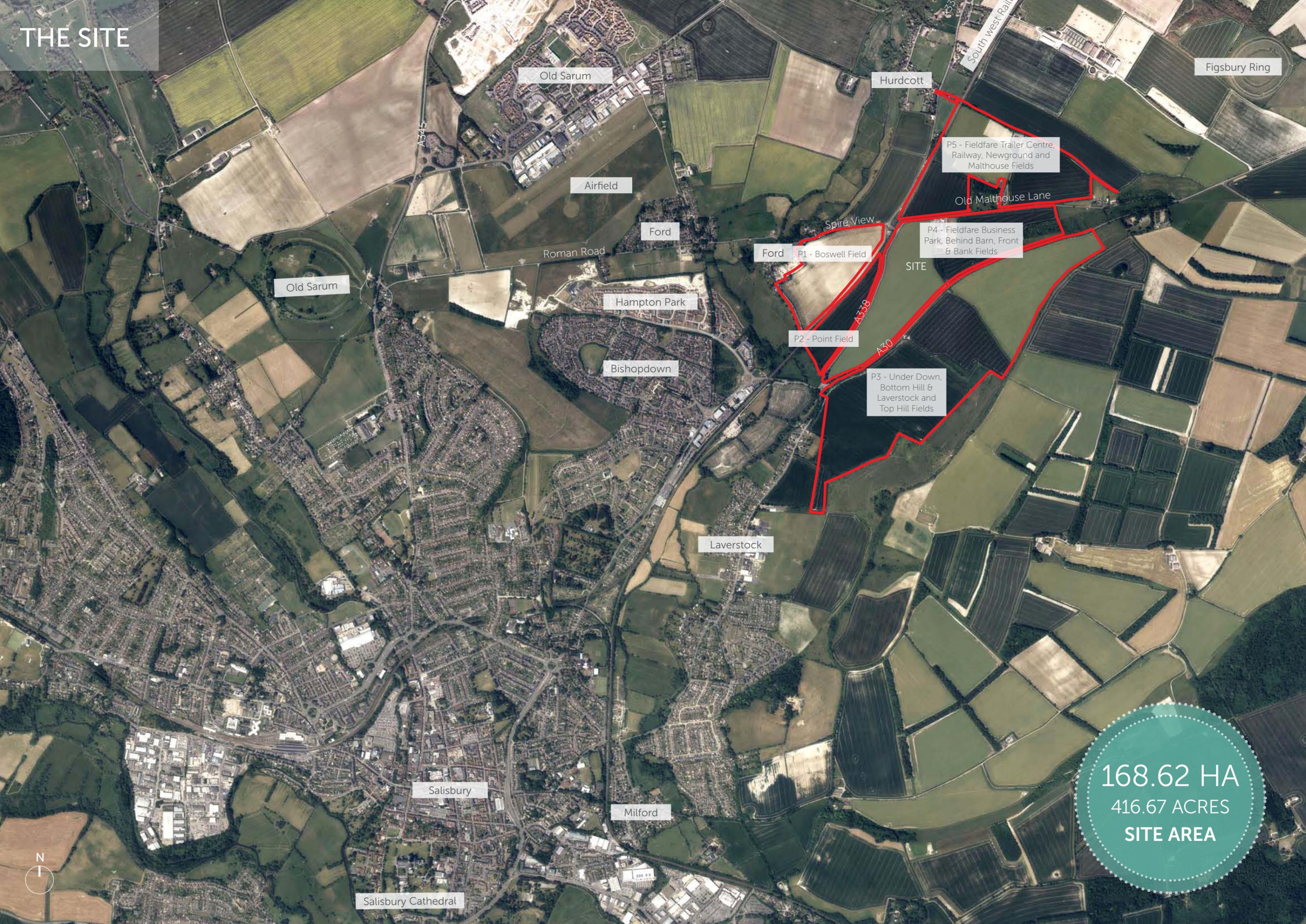
FORD FARM OPPORTUNITY FRAMEWORK
FEBRUARY 2021

FORD FARM

Ford, Wiltshire

Preliminary Opportunity Framework | February 2021 (V.2)

THE SITE



Old Sarum

Hurdcott

Figsbury Ring

Airfield

P5 - Fieldfare Trailer Centre, Railway, Newground and Malthouse Fields

Ford

Old Malthouse Lane

Roman Road

Ford

P4 - Fieldfare Business Park, Behind Barn, Front & Bank Fields

Old Sarum

Spire View

SITE

Hampton Park

P1 - Boswell Field

Bishopdown

P2 - Point Field

P3 - Under Down, Bottom Hill & Laverstock and Top Hill Fields

Laverstock

Salisbury

Milford

168.62 HA
416.67 ACRES
SITE AREA

Salisbury Cathedral





FORD FARM

A 21ST CENTURY NET ZERO CARBON MODEL COMMUNITY
MISSION STATEMENT

We, the Ford Farm Project, want to address the climate emergency.

We own and farm c.165 hectares/408 acres of land around Ford Farm, east of Ford. By 'green harvesting' the sun's energy that falls on our land, we wish to create the next life for Ford Farm.

Our land has been long associated with the history and evolution of the local area and we now want to work with you to create its next chapter - a first of its kind, a nationally inspiring 'Model Community' for the 21st century. A sustainable development with people at its heart, an inspiring place to live, work and visit.

PLANNING CONTEXT

We are seeking an allocation for Ford Farm in the emerging Wiltshire Local Plan Review (LPR) 2016 – 2036 because Ford Farm has the ability to deliver a much needed beautiful and sustainable mixed development for Salisbury and South Wiltshire.

But the Local Plan Review is emerging at a time of uncertainty and change. There is the Pandemic and Brexit. And Government, partly as a reaction to the Pandemic and partly as a long-talked of goal, want to change the planning system.

The Government's summer 2020 White Paper proposes significant reforms to the planning system, which will require, if they are to come forward after consultation, significant amendments to the law; and this may take 1 or 2 years, at least. The Paper seeks to streamline and modernise the planning system. There is also a new emphasis on design and sustainability. One of the three proposed pillars promotes "planning for beautiful and sustainable places" (the other two pillars focus on planning for: "development"; and, "infrastructure and connected places").

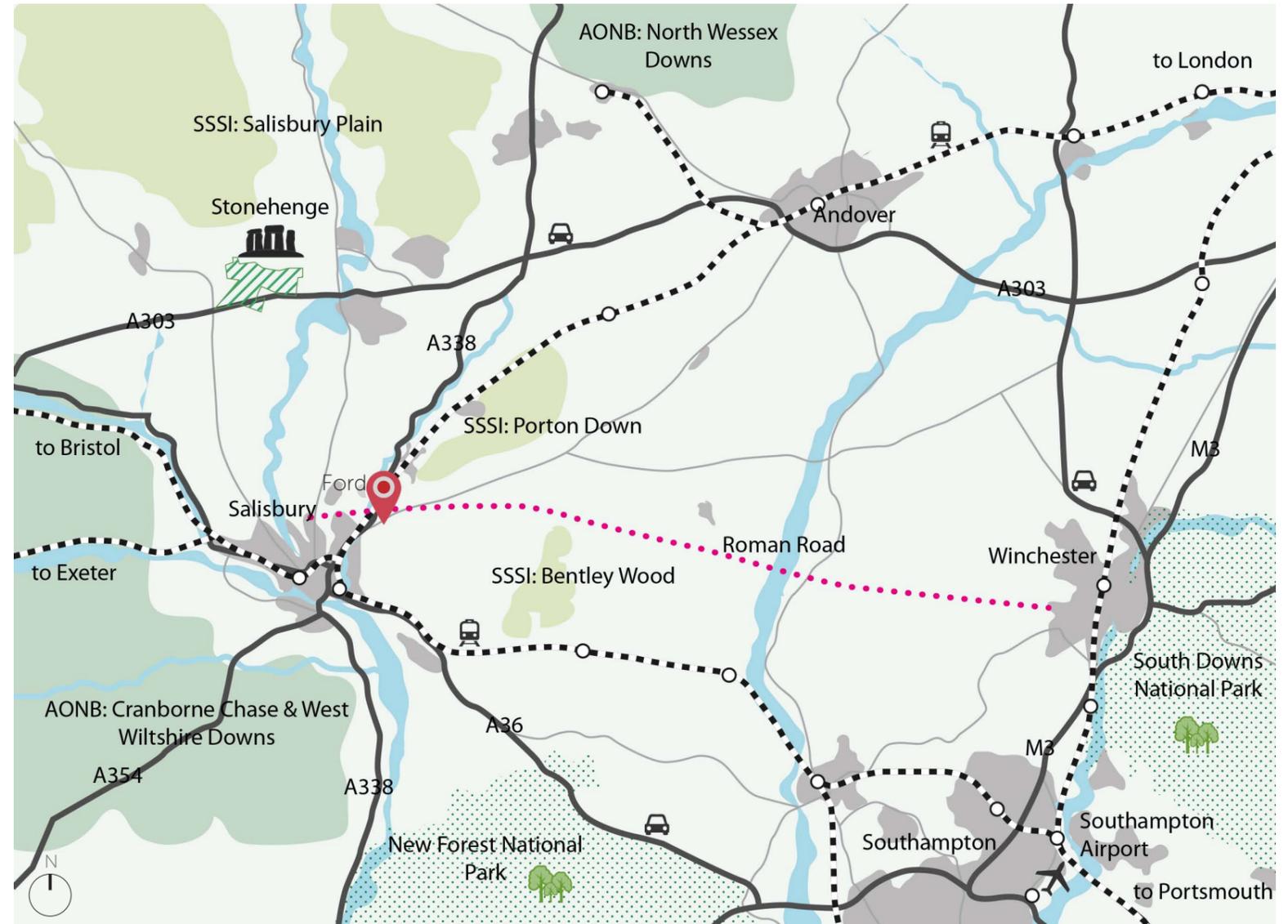
Of course, there is uncertainty and change in the air. But there are already 'pillars' and 'overarching objectives' that support and guide development nationally and in south Wiltshire.

We know the emerging White Paper's pillars encourage beautiful design and sustainability, but those concepts are based on the overarching existing objectives within the National Policy Framework (February 2019). The NPPF already promotes net economic, social and environment gains and the creation of high-quality buildings and places, by engagement between applicants, communities, planning authorities and other interest groups. There is already significant weight placed on supporting economic growth and productivity. We must expect that 'weight' to be even greater, as we emerge from the Pandemic and Brexit, through sustainable and responsible economic growth, investment, and development: a green agenda.

Wiltshire Council has much more recently (Feb 2019) resolved to acknowledge the climate emergency and make the Council carbon neutral by 2030. Carbon reduction will be a key theme in the Council's recovery from COVID-19 and will be integral to the Local Plan Review and fourth Local Transport Plan.

This proposal for Ford Farm is in the vanguard of the green agenda. It seeks to lead the way with a new sustainable and beautiful development full of the best technology and newest ideas - to create a 'net zero carbon' 21st century model community.

Ford Farm will tackle head-on, the climate emergency.



Wider context plan showing the location of the site

FORD FARM

Ford, Wiltshire

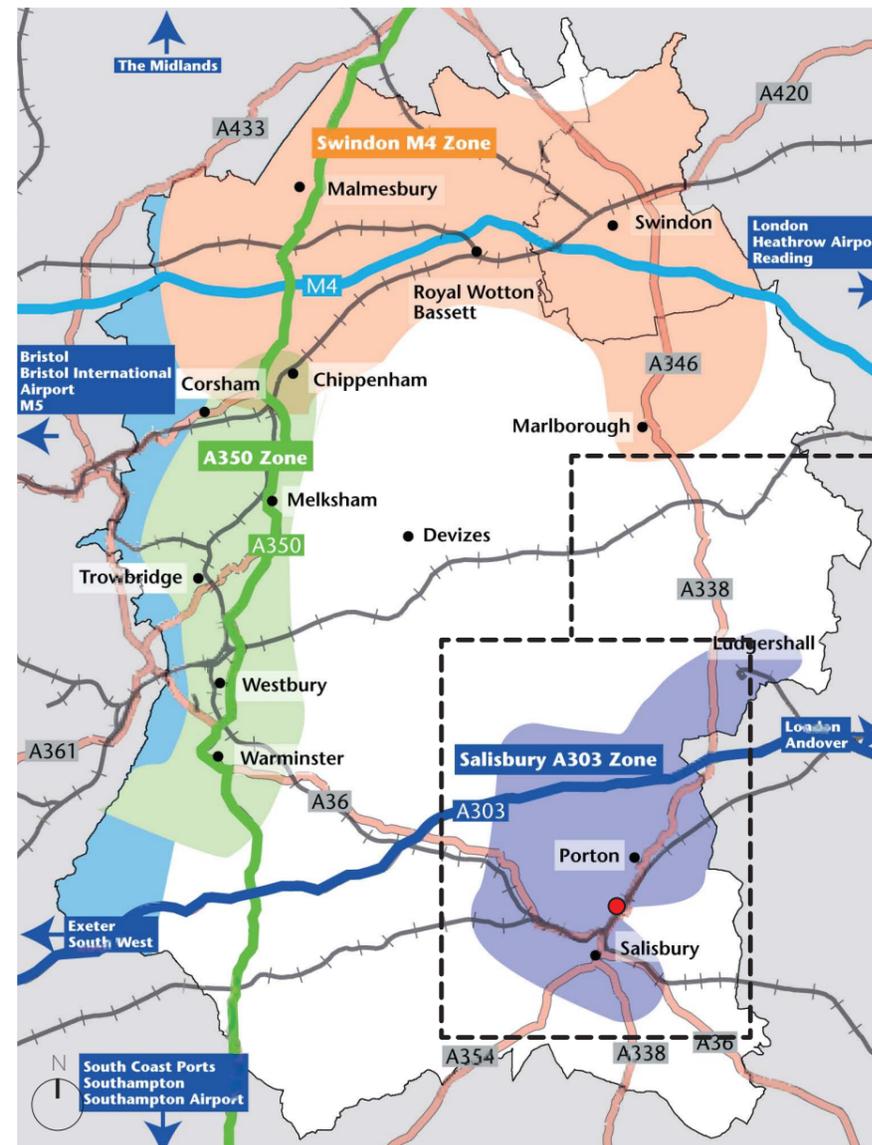
SWINDON WILTSHIRE STRATEGIC ECONOMIC PLAN

Wiltshire Council's 2014 Strategic Economic Plan (SEP) identifies the Salisbury and South Wiltshire A303 Zone for economic growth. The site at Ford Farm is in the Zone.

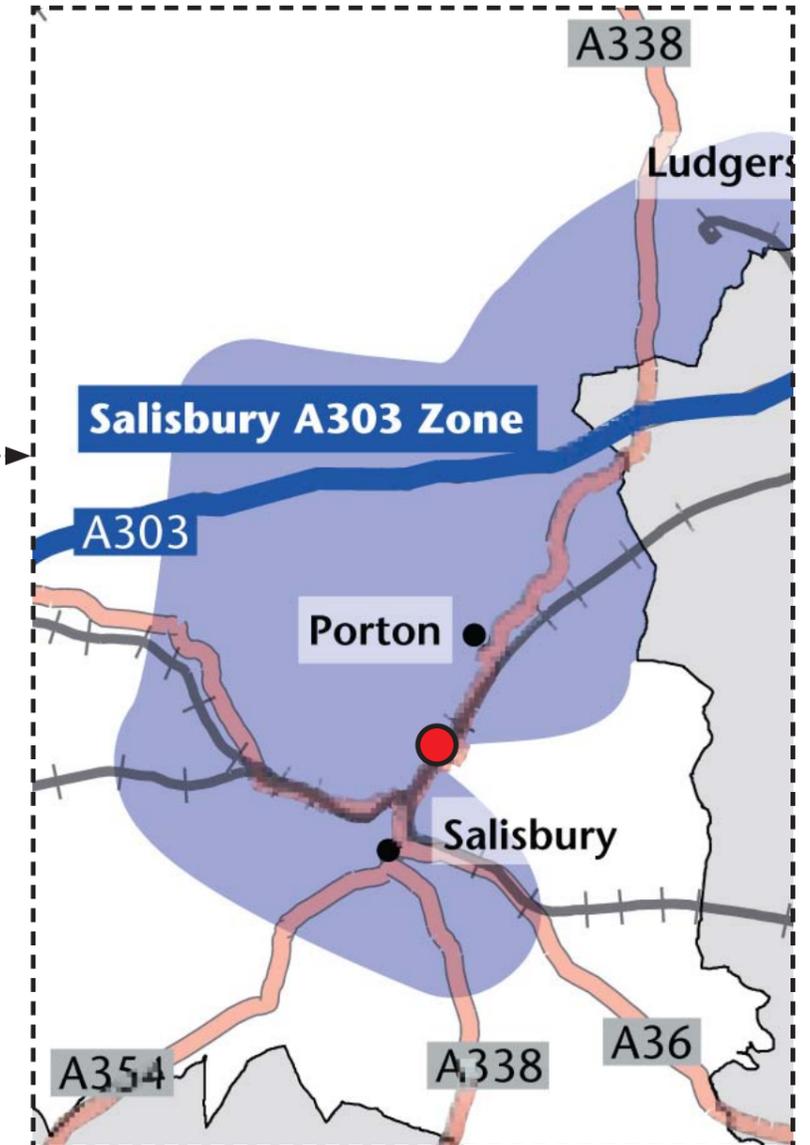
The SEP recognises potential of the Swindon Wiltshire Growth Corridor because of its pivotal central southern location and geographic proximity to major economic centres including London, key airports, and coastal ports. It would contribute to the resilient and attractive local rural economy, the dynamic knowledge based economy in the area and the strong small and medium sized enterprise (SME) growth to create wealth, bring higher value jobs to the area and create new business opportunities across various sectors.

Ford Farm therefore has the advantage of being located in close proximity to Salisbury and playing a wider role through its location along the A338/A30 corridor, which will link to the Growth Zone.

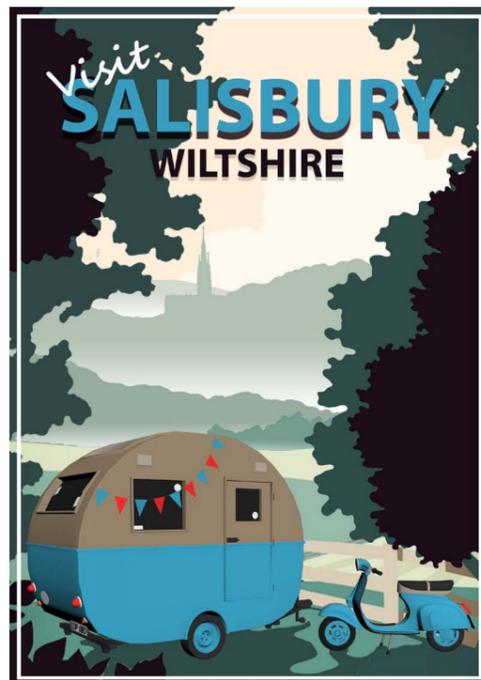
Set within a working agricultural landscape that provides the best of both worlds and an exceptional quality of life, the site at Ford Farm will offer the opportunity to contribute to the success of the Salisbury-A303 Growth Zone, therefore contributing to the economic sustainability of the local and wider area and acting as the vital link between the two.



Growth Zones in Swindon & Wiltshire



Salisbury A303 Growth Zone



FORD FARM | THE VISION MAP

We want to address the climate emergency. We want to work with you to create the next chapter for Ford Farm - a first of its kind, **a nationally inspiring 'Model Community' for the 21st century**. A sustainable place with people at its heart; an inspiring place to live, work and visit.

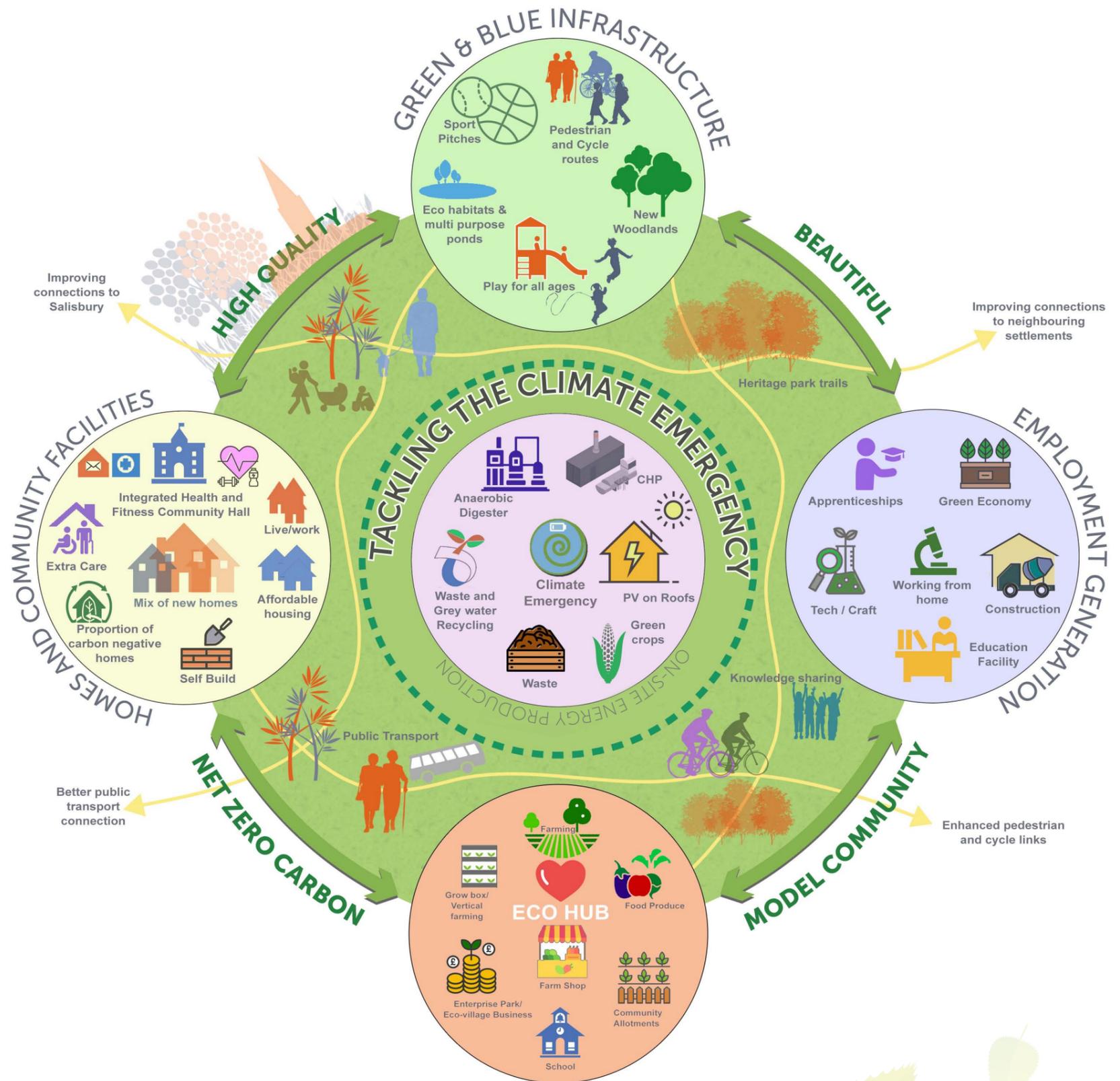
Our land lies to the immediate south and east of the settlement of Ford and is currently used for agricultural purposes with two established employment areas known as Fieldfare Business Park and Fieldfare Trailer Centre and associated business operations centred around Ford Farm, our family home.

Instead of creating a single landuse suburb extension, Ford Farm will be centred around a cycle that includes 'green harvesting' the sun's energy that falls on our land by converting the crops into energy; the generated energy will then feed into the various components and benefits of the scheme including an Eco-hub consisting of an enterprise park, a vertical farm, a farm shop along with high quality mix of homes for local people, all set within biodiverse habitats, doorstep green and a Community Heritage Park. The model will centre around on-site energy and resource production along with waste management and recycling to create a complete self-sustaining cycle. This will provide benefits to our community instead of extracting further resources from available supply. The Vision Map to the right encapsulates the essence of this vision.

We have already invested in solar energy, wood pellet heating and have diversified into the supply of trailers, storage and business units for local companies. We now want to extend the existing enterprise park and start a vertical farm as the first step of implementing this model. We want to create local economic growth and attract investment, jobs for local people, affordable high quality homes for our community to live in, food for our community and publicly accessible open space for us to enjoy.

Our land lies two miles north east of the city of Salisbury and falls predominantly within the Parish of Laverstock & Ford and within the administrative area of the unitary authority of Wiltshire Council. The area of land we own is available, viable and deliverable. Our vision for the 21st century 'Model Community' would create a legacy for the next generation for Ford and for Salisbury - a community that will grow organically, settle into the surrounding Wiltshire landscape and meet our future needs. This will be a place we would be proud to live, work and visit, a place we can leave as a legacy for the next generation to benefit from.

We want to engage with you and work collaboratively to understand the community needs in order to provide the required health and social benefits along with infrastructure improvements and significant biodiversity benefits to the local area. The farm is already part of a Higher Level Stewardship environmental scheme and we want to continue to maintain these high levels of sustainable design and management as well as look for innovative ways to significantly reduce our environmental impact.





FORD FARM | SUSTAINABILITY STRATEGY

Environmental, Social and Economic Sustainability will be at the heart of the design and development of Ford Farm. To achieve our vision for a 21st century Model Community, **The Ford Farm Project** has a number of key sustainability objectives for this project encapsulated through the **Ford Farm Sustainability Strategy Checklist** as set out. Some of these objectives will only be viable and deliverable subject to the quantum of proposed development. We would like to develop this strategy further with you and consult with stakeholders to ensure buy-in from all parties and its phased implementation.

The key aim of this strategy will be to **control and minimise carbon emissions**. There are various components where carbon emissions can be significantly reduced within the development process. These include movement and transport, buildings, waste and water utilities, emissions created through the manufacture of construction materials and construction methods, distribution of food, livelihood needs and lastly lifestyle choices of those who live and use buildings and spaces within the development.

The sustainability objectives aimed at minimising carbon emissions for a **'Net-Zero' Carbon community** will be woven through our overall development strategy and will influence the environmental measures and create positive social and economic impacts at Ford Farm and on the local community. The objectives under the three pillars - Environmental, Social and Economic Sustainability are as follows.

A. ENVIRONMENTAL SUSTAINABILITY

The environmental sustainability strategy encompasses the measures below:

NATURAL ENVIRONMENT



A1. Protection of existing landscape features, habitat protection and enhancement implemented through a Green Infrastructure Strategy.



A2. Creation of new 'productive landscape', green corridors and bio-diverse habitats.



A3. Provision of safe open space amenities accessible to the public such as sports, recreation and play areas.



A4. Minimising light and air pollution that can cause harm to the natural environment through a considered lighting strategy and air quality management.

MOVEMENT AND TRANSPORT



A5. Creating walkable neighbourhoods with good cycling and pedestrian routes. Electric bikes and scooters could also provide sustainable modes of transport.



A6. Supporting effective and efficient public transport and encouraging emerging alternative shared transport opportunities.



A7. All homes and facilities will be located within easy walking distance of a bus stop. Doorstep green/play facilities will be located within easy walking distance of any home.



A8. Every home will have a car charging point and all properties will be provided with easy access to communal car charging points.



A9. Improvements to wider transport network will be considered with required highways improvements along with safe crossings to encourage movement through soft modes.



A10. Shared parking such as car clubs and travel plans for non-residential buildings, overall ensuring everyday needs are met by easy access to public transport or shared use facilities and use of footpaths and cycle routes.

ENERGY USE WITHIN BUILDINGS



A11. Ensuring energy efficiency of new buildings through improvements to fabric insulation and air tightness as per the latest Building Regulations and evolving Future Homes standards.



A12. Masterplan and detailed design of the scheme to optimise good daylighting and natural ventilation; the need for cooling buildings will be designed out and incorporated into the early stages of design.



A13. Low energy lighting and energy efficient appliances will be specified for all building types, public realm and communal spaces.

RENEWABLE ENERGY



A14. Renewable energy for electricity and heating will be generated from on-site measures. This will be unique to the model for Ford Farm. Crops and other waste products will feed into an Anaerobic Digestion Plant (ADP). The bio-gas produced from the plant will be used to fire a community heating network through a Combined Heat and Power Plant (CHP) which will be at the heart of the energy supply chain. This can be implemented through a clustered approach i.e. energy centre hubs catering to 70-100 units each or a single energy centre supplying the whole development.

The energy centre approach will feed into the cycle of setting an ambitious renewable energy target and will significantly contribute towards meeting the total thermal demand, provided the model is viable and deliverable based on its demand from the quantum of new homes built.



A15. In addition, solar hot water (SHW) panels and photovoltaics (PVs) could be integrated in the design of all new homes to contribute towards the overall energy demand.



A16. Overall the energy generated on-site can be made available to the new community through a green energy supplier.



A17. All non-residential buildings will be designed to exceed best practice standards in alignment with BREEAM (Building Research Establishment Environmental Assessment Method).

WASTE RECYCLING



A18. On a site wide scale, a waste recycling facility will also be considered as part of the masterplan design. This can feed into the energy cycle of generating raw materials for energy production from communal waste to be recycled back into the process.



A19. Domestic measures such as recycling facilities for all households, storage of recyclable waste from commercial premises and compost bins for household gardens and community allotments will be provided.

WATER EFFICIENCY AND UTILITIES



A20. Ford Farm is at present primarily used as agricultural fields and benefits from a private water supply and sewage system which serves existing residential and commercial areas within the site. This can be supplemented through a well considered drainage strategy that utilises surface run-off from green areas and recycled to provide non-potable water supply to existing residents. Grey water recycling can provide means for a non-potable water supply.

There is an existing sewage treatment plant further north east of the site. A comprehensive sewage treatment strategy will support the provision of new facilities to minimise or remove any dependance on the existing facility. The sewage generated from the site can potentially be connected to the ADP as raw material. As part of the on-site sewage treatment strategy, our ambition will be that no phosphates or nitrates leave the site.



A21. Water Harvesting will also form a critical part of the water and drainage cycle. Opportunities on a site wide scale will include multi-functional sustainable drainage systems, rainwater harvesting and use of permeable paving; this will be used for maintenance of landscaped areas and public realm. Use of low water consumption modes such as low flow fittings and aerator shower heads in residential buildings along with intelligent water control systems in non-residential buildings will provide means for water harvesting and recycling.

CONSTRUCTION CHOICES AND MATERIALS



A22. Choice of materials will form an essential part of the strategy to responsibly use natural resources. Housebuilders will be required to consider use of local materials and suppliers, materials with low environmental impact, use of reclaimed materials and those that are durable. Efforts will be made to maximise the use of lime based products and other carbon capturing materials.



A23. During construction, a good waste management strategy will aim to reduce the waste that construction materials generate, re-use waste materials where practical, recycle materials which can be re-used and dispose any remaining waste in a responsible manner.



A24. Through a robust Environmental and Construction Management Plan, off-site construction methods will be maximised where practical in order to reduce waste of construction materials, ensure improved quality and less impact to the natural environment. However this will be balanced alongside the carbon footprint related to transportation and effect on local skilled labour. We want to ensure that all constructions have to be validated through a carbon calculator to achieve the net zero carbon ambition of the development.

B. SOCIAL SUSTAINABILITY

The social sustainability strategy encompasses the measures below:

INCLUSIVE COMMUNITY



B1. Ford Farm is the opportunity to provide a successful extension to the settlement of Ford and provide residents with much needed facilities. To be successful, creating an inclusive community for everyone regardless of age, ability, gender, race and personal life circumstances is a key ingredient. This will inform the general development strategy, concept design and all the way through to implementation. Through provision of a Community Heritage Park, Ford Farm will also be able to bring communities together



B2. A wide mix of new homes will be provided from discounted first-time-buyer market houses, subsidised second time buyers with growing families, family housing with generous gardens, special needs housing and downsizer homes. All new homes must be built to Nationally Described Space Standards (NDSS).

AFFORDABLE HOUSING



B3. 40% of all new homes will be affordable and available to the local community to include rented and shared ownership homes. Appropriate integration of affordable housing within the masterplan will also be central to ensuring that the masterplan can cater to a broad spectrum of socio-economic backgrounds. All affordable homes will be built to Lifetime Homes Standard.



B4. Provision of truly affordable housing through a Self build programme will also form a key element of the overall provision.



B5. Provision of live/work units located close to transport and network of routes will provide mixed use housing typologies, where part of the building is work-space and part is residential. Live/work units can be in many forms, such as new homes designed with a home-office space, or a single building with ground floor office / workshop space and upper floors living space, home office over garages, or a 'Loft style' unit with flexible space for work and living. Live/work units will enable a more sustainable way of living considering the current social climate beyond the Covid 19 pandemic. This will support agile lifestyle through reducing the need to travel, allowing more time to be spent with family, providing activity during the day time and greater participation in community life. A serviced meeting space can be designed within the Community/Village Hall. This can offer access to shared resources and services such as photocopying and post office.



B6. Provision of extra care living will ensure positive integration of the ageing population to try to better combat loneliness into the existing and new communities.



FORD FARM

Ford, Wiltshire

SECOND HOMES



B7. Consideration will be given to developing a practical method to legally deter acquisition of new build properties within the development as second homes and ensure that the new homes are available for the local community to invest and live at Ford Farm.

EDUCATION PROVISION



B8. The development can provide a serviced site for the provision of a primary school. This will ensure the development supports local education provision. The school will be well connected to public transport facilities and local community.

COMMUNITY FACILITIES



B9. The development will provide and support local facilities for the village of Ford. A central multi-purpose building located close to the village of Ford will be the 'integrated health, well-being and fitness hub' providing access to healthcare at the doorstep. This will also ensure that the new community is not reliant on existing resources and is in fact able to contribute to the existing community's needs. The building can also be used as a village hall in close proximity to the village of Ford which will provide a multi-use space for community gatherings, a place for reflection and worship, serviced meeting space and a post office facility. Outdoor space associated with the Village Hall can be used for local village fetes and community events.

INFORMATION TECHNOLOGY



B10. To support a flexible lifestyle, all new homes and facilities on the development will be supplied with "full fibre/ Fibre to the Premises" (FTTP) broadband ISP or 5G network, based on availability. Wireless hotspots will also be considered in key locations.

HEALTH AND WELL-BEING



B11. Physical, mental and spiritual health and well being of all is at the heart of the social sustainability platform for Ford Farm.

To enable this to happen, green infrastructure will form the main spine of the Ford farm masterplan. Community Heritage Park, central green swathe, sports provision, play areas, streets and spaces will be designed to encourage social interaction. Alongside the above doorstep green and pocket parks along with footpaths, cycle routes and health trails for all ages will foster a sense of communal health and well being and will bring residents together with the existing community.

ECO-HUB



B12. The heart of the development will be the 'eco-hub' at the centre of which will be the Farm Shop where all users assemble. The eco-hub may consist of the primary school, enterprise park, Fieldfare business park and vertical farming facility and will be located at the intersection of green corridors, this will symbolise the environmental, social and economic hub of Ford Farm.

The proposed eco-hub including the Farm shop will be positioned to serve Ford Farm residents, workers and visitors.

C. ECONOMIC SUSTAINABILITY

The economic sustainability strategy encompasses the measures below:

DIVERSIFY AND STRENGTHENING THE LOCAL ECONOMY



C1. To develop a truly sustainable community, job creation within the development and in the wider area is essential. Ford Farm will be a mixed use development.

With the provision of vertical farming, various mix of uses, buildings and landscape spaces, we will work with the local community to understand the local needs and develop a flexible plan that will generate significant number of local jobs and apprenticeship opportunities through the lifespan of the construction of the development and much further beyond.

VERTICAL FARMING | SUSTAINABLE FOOD PROVISION



C2. Creating a 21st century hub for vertical farming in the south-west of England. This will include advanced and efficient Grow Box farming technology, complementary artisan products such as cheese, beer, gin and an overall farming based commerce hub which will be at the core of the Ford Farm 21st century self-sustaining model community. This model will also ensure the supply of healthy and affordable food produce and supply at the doorstep of the local community, limiting the population's greenhouse gas emissions and ecological footprint. This will also help to generate local employment opportunities, apprenticeships and training programmes for young people and facilitate beneficial partnerships between various regional and national institutions.

ENTERPRISE PARK | GATEWAY FOR THE STRATEGIC ECONOMIC CORRIDOR TO SALISBURY



C3. A state-of-the-art zero carbon Enterprise Park based on a 'year round business' will be part of the Eco-Hub - the heart of the community. This will be located along the A338/Growth route to and from Salisbury and will help to create job opportunities aligned with the growth aspirations of the local area.

CREATING AND SUSTAINING VALUE



C4. Lastly to enable Ford Farm to be a success, consideration needs to be given to the value of the development, both for those developing it and mainly for those who will occupy it.

Ford Farm offers the opportunity to create a nationally inspiring 21st century net zero carbon model community.

We want to work with you to make this an exemplar award winning scheme for Wiltshire and one that we can be proud of. To enable this to happen, collaboration will be crucial from conception through delivery to promoting a greener lifestyle for those who live in and around Ford Farm. Over time this will lead to a long term market value uplift for the community itself, Ford and the wider area as a whole.



FORD FARM

A 21ST CENTURY NET ZERO CARBON MODEL COMMUNITY QUALITY CHARTER AND WORKING WITH YOU

The land at Ford Farm is in single ownership and is available, viable and deliverable.

The Ford Farm Project wants to work with you to progress towards our shared goal of tackling the climate emergency and creating a successful community that responds to this challenge.

Ford Farm will be the first of its kind - a 21st century Model Community. To ensure a high quality delivery strategy and long term stewardship of the proposed development, we would like to collaborate with you to firstly form a 'Quality Charter'.

The 'Quality Charter' will be a statement of intent. It will be used as a tool to guide and grow our shared vision into a comprehensive long term masterplan. The Quality Charter will be reviewed, developed and shaped regularly with your input.

With our commitment to high quality, sustainability and carbon neutrality, the masterplan for Ford Farm will through time shape into a very special place. This will be of its time and one we can be proud to leave as our legacy for the next generation.

For further details, please contact us at -

www.fordfarm.uk

Produced by

Boyer

RIBA 

Chartered Practice

Salis_P122a

Salisbury Consultation Response Form

Ref:

(For official use only)

A series of 'Planning for' documents break down the work undertaken so far for each Principal Settlement and Market Town. Within these documents, information is presented, and questions asked to help shape proposals for each place.

To view these documents please visit the Council's Local Plan Review Consultation page on its website at: <https://www.wiltshire.gov.uk/planning-policy-local-plan-review-consultation>

Please return to Wiltshire Council by Tuesday 9th March 2021.

By post to: Spatial Planning, Economic Development and Planning, Wiltshire Council, County Hall, Bythesea Road, Trowbridge, Wiltshire, BA14 8JN.

By e-mail to: spatialplanningpolicy@wiltshire.gov.uk

This form has two sections:

Section One – Personal details

Section Two – Your response to the questions. Please use a separate sheet for each representation.

Section One – Personal details

*if an agent is appointed, please fill in your Title, Name and Organisation but the full contact details of the agent must be completed.

	1. Personal details	2. Agent's details (if applicable)*
Title		████
First name		██████
Last name		████████
Job title (where relevant)		Planning Consultant
Organisation (where relevant)	J.S Whittle & Son	Woolley & Wallis
Address Line 1		51-61 Castle Street
Address Line 2		Salisbury
Address Line 3		Wiltshire
Address Line 4		
Postcode		SP1 3SU

Telephone Number		██████████
Email Address		████████████████████

Section Two – Questions

SB1. What do you think to the scale of growth? Should there be a brownfield target?
Should this figure be higher or lower?

Answer:

We agree that the focus of growth should be aimed at the Principal Settlement of Salisbury. However, it is important to ensure that a contingency is allowed for in addition to the scale of growth, due to the historic under provision of housing delivery in south Wiltshire.

SB2. Are these the right priorities? What priorities may be missing? How might these place shaping priorities be achieved?

Answer:

At paragraph 32, the Site Selection report starts that the site selection process stopped as other options were not considered to be suitable. However, the sites submitted into the SHLAA by J.S Whittle and Sons were not assessed as part of this process.

SB3. Do you agree these sites are the most appropriate upon which to build?
If not, why not?

Answer:

Two sites were submitted into SHLAA for assessment, but the Council has failed to do so. The Council has a duty to consider all reasonable alternative sites and as such we request that these two sites are urgently assessed as part of the Local Plan Review. These sites would offer a reasonable alternative, and/or provide a contingency allocation. The Sites are:
Land South of Netherhampton Road and **Land off Old Blandford Road**. Details of these sites have been re-submitted as part of these representations.

SB4. What are the most important aspects to consider if these sites are going to be built on?

Answer:

For the identified preferred development sites at principal settlements, concept plans have been developed. Concept plans for each area show a way the land identified can be developed. They show the undeveloped land, areas suggested for development and possible locations for uses within them.

Please state which concept plan your answer is in relation to.

If your comments relate to both sites, please make it clear in each answer to which site your comments relate

SB5. How can these concept plans be improved?

SB6. Do you agree with the range of uses proposed? Which other uses should be considered?

SB7. Do you agree with the location of the proposed uses? What should be located where and why?

SB8. Do you agree with the proposed locations for self-build and custom-build housing? Would you prefer alternative locations?

If so, please explain

SB9. Is there any other issues or infrastructure requirements that should be identified?

Answer:

If you have any further comments you wish to make, please detail them below.

Future notification

I wish to be notified of any future updates relating to the Local Plan Review:

YES: NO:

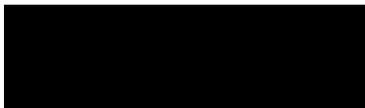
Clicking yes will add you to the planning policy contact database. This will mean you are kept informed of any future planning policy updates and consultations.

Further information on how the Spatial Planning Department treats your personally identifiable information can be found by reading the privacy notice available via the link below:

<https://www.wiltshire.gov.uk/planning-privacy-notice>

Here you will also find information about how and why your data may be processed and your rights under the Data Subject Information Notice section further down the page.

Signature:



Date:

04.03.2021

Thank you for completing this form.

Data Protection

Wiltshire Council has a duty to protect personal information and will process personal data in accordance with Data Protection legislation. The personal data you provide on this form will only be used for the purpose of the Wiltshire Development Framework. It may also be used for the prevention or detection of fraud or crime and in an anonymised form for statistical purposes. The data will be stored on computer and/or manual files. You have a right to a copy of your information

held by any organisation, with some exemptions. To gain access to your personal data held by Wiltshire Council or if you have any Data Protection concerns please contact Wiltshire Council's Data Protection Officer on 01225 713000 (switchboard) or e-mail to dataprotection@wiltshire.gov.uk .”

Salis_P122b

Monitoring & Evidence
Development & Planning
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
BA14 8JD

Our Ref: SM/AW

Via email: spatialplanningpolicy@wiltshire.gov.uk

24 July 2020

Dear Sirs

Site: Land at Old Blandford Road, Harnham, Salisbury

Proposal: SHELAA 'Call for Sites' Submission July 2020

On behalf of my client, J.S Whittle & Son, I am pleased to enclose a completed 'Call for Sites' Submission Form in respect of Land at Old Blandford Road, Harnham, Salisbury, as identified on the enclosed site location plan. The completed form provides an overview of the suitability of the site for consideration through the Local Plan review process.

In addition to the completed Submission Form, I also provide a brief overview of this site and its wider context in support of this site being advanced for consideration within the next Local Plan.

Site Description and Context

The submitted site comprises circa 2.3ha of agricultural land which runs parallel to the A354/Old Blandford Road on its southern boundary. The eastern boundary of this site directly abuts the Salisbury settlement boundary with existing residential properties beyond accessed via Old Blandford Road. Also located to the east of the submitted site, on the south side of Old Blandford Road, is the relatively recent development served by Lywood Close (comprising 13 dwellings – S/2008/0171).

The northern boundary of this site is defined by Green Lane Byway (BRIT19) which joins with Old Shafestbury Drove to the west and extends into existing residential development to the east served by Shaftsbury Drove. Beyond this Byway is open agricultural fields which extend north to the Harnham Slope County Wildlife Site and the built up area of Harnham, at a distance of circa 500 metres from the northern boundary of the site. Agricultural fields also extend to the North West of the site. Directly west of the site the boundary is defined by Old Shaftesbury Drove which provides access to a small number of residential properties.

The topography of this site can be characterised by a landform rising east along the A354 / Old Blandford Road towards East Harnham. As a consequence, it is considered that the landscape sensitivity of the site varies throughout the site and therefore any development proposals would need to respond accordingly.

Whilst the site comprises circa 2.5ha, it is considered that development would need to be limited to the eastern area in order to ensure that there is no unacceptable landscape harm caused by development. The 2.5ha site is promoted through this Call for Sites process in order to demonstrate that there is sufficient land within the control of my client to allow for an appropriate and effective landscaping regime to be implemented in order to protect the overall quality of the landscape and landscape character.

The role of Salisbury

In the wider strategic context, it is long established that Salisbury is a strategic location for additional development and, as one of the county's three top tier (Principal) settlements, it is expected to continue to accommodate significant levels of development.

Notwithstanding this, the South Wiltshire Housing Market Area has consistently failed to accommodate the scale of development set out in the Wiltshire Core Strategy. As explained in the Wiltshire Housing Site Allocations Plan (WHSAP) Inspectors Report, even with the allocations identified there remains a shortfall of around 647 dwellings (see paragraph 30 of IR).

The WHSAP Inspectors Report acknowledges that in order to meet the housing requirements identified in the Wiltshire Core Strategy, the Council is relying on windfall. Notwithstanding this, the WHSAP Inspector was eager to see the WHSAP progress, mindful of the fact that the review of the Local Plan is underway which will provide the opportunity to consider the need for additional sites and an up to date assessment of the scale of development that is to be provided across the county and at specific settlements.

Through the Local Plan review process Salisbury will continue to attract levels of development commensurate with its role and function. In doing so it is considered that this will necessitate the identification and eventual allocation of strategic sites to accommodate future growth requirements. It is recognised within the National Planning Policy Framework (paragraph 72) that the supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns.

However, it is also recognised within the NPPF (paragraph 68) that small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. Therefore, whilst large strategic sites represent an important component of housing delivery, this should not be at the expense of planning policies providing a positive framework that facilitates the delivery of housing from small sites. It is within this context that land at Old Blandford Road is promoted through the SHELAA process.

Taking into account the specific opportunities and constraints present at this site, it is considered that a suitable scale of development can be secured which will assist in ensuring that future housing land supply is based on good mix of site sizes. Including such a range of sites within the Local Plan Review this will help to provide a robust and flexible supply of sites to meet the identified housing needs.

For the avoidance of doubt there are no legal or ownership constraints which would prevent the site from coming forward within the plan period of the local plan review.

Should you have any questions on this submission I would be delighted to discuss this with you.

Yours faithfully



Woolley & Wallis

Enc. Complete 'Call for Sites' Submission Form.

Salis_P122c

Monitoring & Evidence
Development & Planning
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
BA14 8JD

Our Ref: SM/AW

Via email: spatialplanningpolicy@wiltshire.gov.uk

24 July 2020

Dear Sirs

Site: Land South of Netherhampton Road, Salisbury
Proposal: SHELAA 'Call for Sites' Submission July 2020

On behalf of my client, J.S Whittle & Son, I am pleased to enclose a completed 'Call for Sites' Submission Form in respect of land to the south of Netherhampton Road, Salisbury, as identified on the enclosed site location plan. The completed form provides an overview of the suitability of the site for consideration through the Local Plan review process.

In addition to the completed Submission Form, I also provide a brief overview of this site and its wider context in order to provide additional information in support of this site being advanced for consideration for its potential inclusion as a specific allocation with the next Local Plan.

Site Description and Context

The site extends to 34ha of agricultural land to the south of Netherhampton Road (see site location plan). The northern boundary of the site runs parallel to the West Harnham Chalk Pit and the recently consented 'County Park' area which forms part of the Netherhampton Road allocation site. The eastern boundary is defined by a hedgerow field boundary, beyond which is further agricultural land which extends the western edge of Harnham.

The southern boundary is defined by the Old Shaftestbury Drove road. A number of residential dwellings also front on to Old Shaftesbury Drove, to the rear of which a small woodland is located which accommodates a redundant dairy building.

The western boundary abuts open agricultural land with land to the north/north west allocated for residential development within the recently adopted Wiltshire Housing Site Allocations Plan (WHSAP).

The Strategic Housing Allocation at Netherhampton Road (WHSAP - H3.1) abuts the north western boundary of this site. This allocation will provide approximately 640 dwellings alongside a two-form entry primary school, 2 hectares of employment, playing pitches, a local centre and a Country Park of at least 10ha. The Outline planning application pursuant to this allocation was granted on the 25th June 2020 (LPA Ref: 19/05824/OUT).

As explained in the Officers Report the site extends to circa 46ha with the indicative masterplan providing details to the how this allocation will be brought forward through the detailed matters stages. It is noted that the Country Park is located to the south east of the application area, as shown below.



Indicative Masterplan for H3.1 Allocation: Source: 19/05824/OUT

It is also noted that proposals to redevelop Harnham Business Park, which fronts on to Netherhampton Road, were approved in March 2019 to provide for 82 new homes (LPA Ref: 18/04067/OUT).

In general terms it is considered that additional development in the locality would not be unacceptable in principle. On this specific point, it is noted that land to the south of Netherhampton road and to the west of Harnham was identified in the South Wiltshire Core Strategy evidence base as a broad area of growth which, if developed, would provide for sustainable patterns of development (See Topic Paper 19 of South Wiltshire Core Strategy).

Whilst the evidence base behind the South Wiltshire Core Strategy is some years old, it is noted that the WHSAP Inspector in his report (January 2020) concluded that the H3.1 allocation would extend the built form along Netherhampton Road, but it would still be well related to the edge of Harnham and a main route into Salisbury itself (paragraph 119). The WHSAP Inspectors Report also goes on to conclude that allocation H3.1 is:

“in a relative accessible location and, whilst it will have a significant impact on the character of the area, such change can take place without unacceptable harm.” (paragraph 125).

In broad location terms, the allocation of land at Netherhampton Road (H3.1) reinforces the previous work undertaken by the Council in the preparation of the South Wiltshire Core Strategy and the recognition that the south of Salisbury, within the area west of Harnham and Netherhampton Road, represents a logical and sustainable area for future development.

In the wider strategic context, it is long established that Salisbury is a strategic location for additional development and, as one of the county’s three top tier (principal) settlements, it is expected to continue to accommodate significant levels of development.

Notwithstanding this, the South Wiltshire Housing Market Area has consistently failed to accommodate the scale of development set out in the Wiltshire Core Strategy. As explained in the WHSAP Inspectors Report, even with the allocations identified (including H3.1) there remains as shortfall around 647 dwellings (see paragraph 30 of IR).

The WHSAP Inspector acknowledges that in order to meet the housing requirements identified in the Wiltshire Core Strategy, the Council is relying on windfall sites to come forward. Notwithstanding this, the WHSAP Inspector was eager to see the WHSAP progress, mindful of the fact that the review of the Local Plan

will provide the opportunity to consider the need for additional sites and an up to date assessment of the scale of development that is to be provided across the county and at specific settlements.

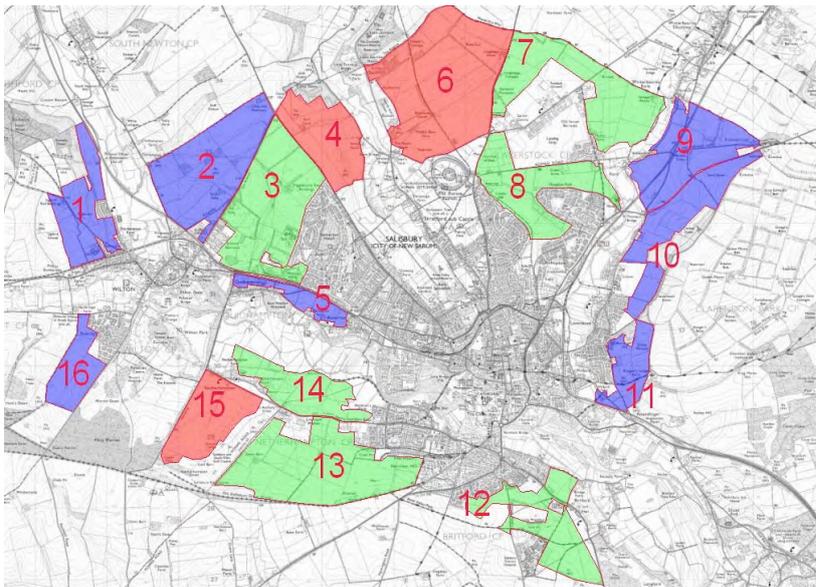
Through the Local Plan review process, Salisbury will continue to attract levels of development commensurate with its role and function. In doing so, it is considered that this will necessitate the identification and eventual allocation of strategic sites to accommodate future growth requirements. Land promoted on behalf of my client to the south of Netherhampton Road is submitted within this context.

The site provides a genuine opportunity to deliver growth at the strategic scale in a broad location that has previously been considered sustainable and recognised for its potential to accommodate development over the Plan period.

The adopted Wiltshire Core Strategy (paragraph 5.112) recognised that if further land for development is required in the future, then sites at Netherhampton, alongside additional growth at Longhedge should be considered as part of the Council's ongoing monitoring process. This, at least in part, is referenced by the Council as a justification for the H3.1 allocation, as set out in the recently adopted WHSAP.

During the preparation of the South Wiltshire Core Strategy, Topic Paper 19 set out the approach to the identification of allocations at Salisbury. The Topic Paper explains the process through which broad locations for strategic growth were identified at Salisbury. Within the 2007 consultation of the Salisbury "Our Place in the Future", a number of 'Housing Growth Areas' were identified which the 2007 Interim Sustainability Appraisal concluded represented sustainable options. These options included – 'To the west at Harnham on land to the south of Netherhampton Road'.

The specific area is identified within the South Wiltshire Core Strategy Topic Paper 19 (Identification of strategic growth areas: Paper 2) as Areas 13 and 14 (to the south of the city around Harnham), as shown below.



Extract from Topic Paper 19: Identification of areas 13 and 14 as areas of growth to the south of Salisbury

Although land at 13 and 14 was not taken forward, the evidence base of the South Wiltshire Core Strategy recognised the suitability of these locations to accommodate growth.

The promoted site is of sufficient scale to bring forward development that responds sensitively and appropriately to the constraints and opportunities at this location. The Chalk Pit SSSI and Harnham Slope County Wildlife Site represents key considerations in the masterplanning process, alongside wider landscape and heritage considerations, such as the protection of Salisbury Cathedral.

Paragraph 120 of the WHSAP Inspectors Report which considered the appropriateness of the H3.1 allocation is of particular relevance in this case, where it states:

While the development would significantly alter the urban edge, such impacts are an inevitable consequence of seeking to meet large housing needs in the area. The development would lead to additional pressures on roads and other local infrastructure, including schools, but as noted elsewhere this should not result in severe problems. The site is beyond a reasonable walking distance to most day-to-day facilities, but the provision of a primary school and local centre would provide some scope to reduce journeys over time. There is a bus stop some 600 metres from the site, which would provide some opportunities for public transport use. The scale of development is such that there may be opportunities for public transport to access the site directly once a critical mass has been established. Nevertheless, a development of this scale would inevitably lead to increased car use. However, the relative proximity of Salisbury and associated services, facilities and employment should help to ensure trip lengths are not unduly lengthy.

Such an approach is consistent with Paragraph 103 of the National Planning Policy Framework which confirms that significant development should be focused on locations which are or can be made sustainable.

Set within the context of the recently consented outline planning permission at the H3.1 allocation, the context within which my client's site should be considered must reflect what has been permitted. Alongside significant levels of housing (640 new homes) the H3.1 allocation will also provide for employment, a primary school and a local centre. All of which enhance the sustainability credentials of land controlled by my client.

It is within this context that Land south of Netherhampton Road is promoted through the SHELAA for consideration in the Local Plan Review. It provides a genuine opportunity to bring forward strategic development in a location which has been identified previously as a suitable broad area of growth.

For the avoidance of doubt there are no legal or ownership constraints which would prevent the site from coming forward within the plan period of the local plan review.

Should you have any questions on this submission I would be delighted to discuss this with you.

Yours faithfully



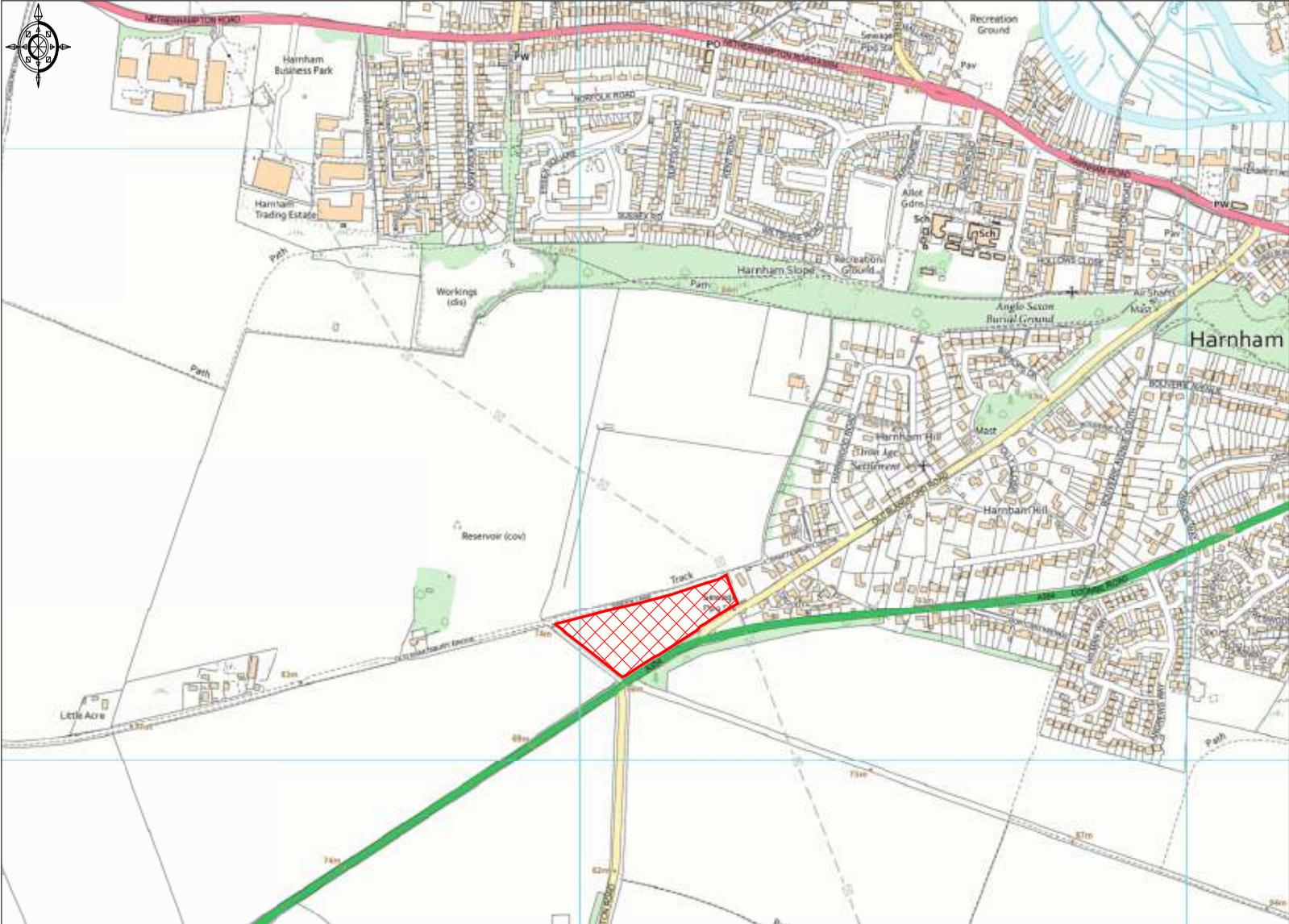
Woolley & Wallis

Enc. Complete 'Call for Sites' Submission Form.

Salis_P122d

Salis_P122e

Land off Old Blandford Road, Salisbury



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Salis_P122f

Wiltshire 'Call for sites' submission form

Strategic Housing Land Availability Assessment

National policy requires local authorities to produce a Strategic Housing Land Availability Assessment (SHLAA) for their housing market area. This builds on previous studies and is designed to provide a more realistic and justifiable indication of capacity. It will ensure that the new planning policies within the Local Development Framework (LDF) are based on reliable evidence and are, therefore, deliverable.

In order to create a comprehensive list of sites with the potential to deliver new land uses, information has been aggregated from the previous district councils. The sites included have been identified through the ongoing 'call for sites exercise' undertaken by the former and current authorities, and other relevant data sources. Information on any further sites is gratefully received.

It is intended to gather information on all potential land uses so that the evidence is in place to address any current or future needs. As such, the sites submitted will not only contribute to the SHLAA (if they relate to housing) but also build an evidence base for other land uses. The study will identify potential sites, the sites' potential capacity and any constraints that may exist. It will also identify the actions that may be needed to be taken to make sites available, suitable and viable for development.

If a site is identified as having potential it does not necessarily mean that planning permission will be granted, or that the land will be allocated for development. We will be assessing the constraints and deciding whether sites should be developed as part of work on the Local Development Framework. Similarly, if the assessment indicates that a site is undeliverable, that is not to say that the constraints identified could not be overcome, but rather that further work would be required to realise the potential of this site, and, as such, it is not currently considered to be developable.

Guidance on submitting information

Please use the following proforma to suggest sites that you think Wiltshire Council should consider for development over the next 20 years.

Please return this form, together with a map that clearly identifies the boundary of the site. All sites will be added to the database. The Strategic Housing Land Availability Assessment is undertaken annually and so any housing site will be included in the following published assessment. For other land uses, assessments will be produced as necessary. However, all sites will be considered in any future planning work once the site has been recorded. All site information should be submitted to:

**Monitoring & Evidence, Economic Development & Planning, Wiltshire Council, County Hall,
Bythesea Road, Trowbridge, BA14 8JD, or email: spatialplanningpolicy@wiltshire.gov.uk**

In completing the form please:

- use a separate form for each site
- complete the form as comprehensively as possible
- submit sites that are likely to become available for development or redevelopment in the next 20 years
- submit sites that could accommodate more than five dwellings, and are 0.25 hectares or greater.

Do not submit sites that:

- already have planning permission for residential or employment development unless different proposals are identified
- are outside of Wiltshire Council's boundary
- are within the remit of the New Forest National Park for planning purposes
- have previously been submitted to the previous or current authorities.

Please note that the information submitted using this pro forma will be made public as it will form part of the evidence base to the LDF and will inform where future development may be delivered in the future. The only elements that will remain confidential are the names

Site submission pro forma

For a site to be considered the pro forma must:

- include details of the person submitting the site, the landowner and the appropriate contact
- be accompanied by a map clearly detailing the boundaries of the site
- be legible

Details

Person/s submitting the site for consideration

Name: [REDACTED]

Company: **Woolley & Wallis**

Address: **51-61 Castle Street, Salisbury, Wiltshire, SP1 3SU**

Telephone number: [REDACTED]

e-mail address: [REDACTED]

What is your interest in the land? **Land Agent**

Landowner

Name: [REDACTED]

Address: [REDACTED]

Telephone Number: c/o Agent

e-mail address: c/o Agent

Contact

Name	
Address	Woolley & Wallis 51-61 Castle Street Salisbury Wiltshire SP1 3SU
Telephone number	
e-mail address	

Site details

Site name: **Land at South of Netherhampton Road**

Site address: **Land South of Netherhampton Road**

Site postcode: **SP5 4JS**

Is the site in multiple or single ownership? **Single**

Current and previous use of the land: **Agricultural**

Estimated site area (ha): **34.10ha**

A clear map of the site should be enclosed with this pro forma in order for the site to be accepted

Site Location Plan enclosed

Potential constraints to development

By identifying such constraints they may be able to be addressed and development realised sooner than otherwise.

Are there any physical constraints (such as topology, pylons, marshland, or access to utilities) that would limit development?	This c.34ha site represents an opportunity to bring forward strategic scales of development to the south of Salisbury, in a location that has previously been identified as a sustainable broad area of growth (see cover letter). Typical of a site of this scale, through the preparation of a constraints and opportunities plan, the extent of the area suitable for development will be finalised as the technical analysis is concluded. Notwithstanding, it is considered that the key constraints that will need to be taken into account through the masterplanning process are as follows:
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	<ol style="list-style-type: none"> 1. Electricity pylon which crosses the site towards to the north east corner. 2. The proximity of the Chalk Pit SSSI and Harnham Slope County Wildlife Site to the northern extent of the site. 3. The site topography and potential for adverse landscape and visual impacts. <p>The scale of the land promoted is such that identified constraints do not render the site undevelopable or unsuitable. An appropriate development scheme which is based on a detailed understanding of site constraints will ensure that only those areas most appropriate will be brought forward.</p> <p>Notwithstanding the likely constraints which have been set out above, to the north west of the site lies the allocated site (H3.1 – Netherhampton Road). This has planning permission and represents a major and tangible change to the local context and reinforces our view that this broad area to the south of Salisbury continues to provide genuine development opportunities, particularly at the strategic scale.</p>
Is there direct access to the land from the primary road network?	As a strategic development opportunity, this broad area has the potential to make an important contribution to housing need through the Local Plan Review over the plan period. In doing so, providing opportunities to facilitate infrastructure improvements to deliver a connected and logical extension in this area.
If not, has the cost of access been considered and if so is the site still considered to be economically viable?	There is nothing to suggest that development at this location could not be delivered in a viable manner.
Is the land contaminated?	There are no known land contamination issues associated with this site.

Are there any covenants on the land, which may prevent development?	No
Does the site have ransom strips?	No
Are there any factors that might make part/all of the site unavailable for development?	<p>The site is under single ownership.</p> <p>The site is promoted as a future development within a broad location where strategic scale development can come forward, responding appropriately to the specific opportunities and constraints of the site. This site will help to ensure that there is a range of sites necessary to meet identified needs over the plan period.</p>
Has the economic viability of the land been assessed by a developer? If so, what was the outcome?	An economic viability assessment has not been undertaken. However, the circumstances of the site are not considered to raise any specific technical constraints that would render development unviable.
Are there any other issues that the council should be aware of that are not identified above?	<p>No.</p> <p>The site provides a genuine opportunity to bring forward strategic scale development within a broad area which the Council has previously identified as been sustainable (see cover letter).</p> <p>The opportunity exists for the Council to plan comprehensively for strategic development in this location and in doing so, facilitating infrastructure improvements to deliver a connected and logical extension in this area.</p> <p>Through site specific technical studies, the ability of the site to accommodate appropriate scales of development in a manner that responds sensitively to identified constraints, will be demonstrated.</p>
Has work been undertaken to consider how these constraints may be overcome? If so please explain.	Initial baseline site surveys are underway to ensure that the extent of suitable developable land within the site can be identified.
<p>By identifying this site you are giving permission for an officer of the council to access the site to ascertain site suitability. Are there any access issues, if so please provide a contact number below.</p>	
Phone number for access	01722 424515 (Mr Simon Male)

Ambitions for the site

Please detail the proposed uses for the site and the scale of this development. Provide as much detail as possible. If a mix of uses are proposed please detail each use and the relative scales.

Residential (housing):

The site provides a genuine opportunity to bring forward strategic scale development within a broad area which the Council has previously identified as been sustainable (see cover letter).

The opportunity exists for the Council to plan comprehensively for strategic development in this location and in doing so, facilitating infrastructure improvements to deliver a connected and logical extension in this area, supporting the role and function of Salisbury as a top tier Principal Settlement.

If the site is proposed for residential uses, how many dwellings are considered to be appropriate?	Subject to site specific assessments, it is considered that this site is capable of accommodating in the region of 300-600 dwellings in a manner which responds sensitively to site specific constraints.
If the site is proposed for other uses, how much floor space and how many units are proposed?	The opportunity exists to work collaboratively with the Council, as a constructive partner, in the comprehensive planning for future growth at this broad location. In doing so, this will determine the requirements for non-residential uses, which can then be identified through the masterplanning process.
Is there the potential to provide any community infrastructure as part of the site?	Any consented development will be subject to the standard CIL levy as per the up-to-date Charging Schedule and any other relevant planning obligations secured through the S106 process.
How many dwellings or buildings for other uses are anticipated to be developed on an annual basis (from 1 April to 31 March) subject to approval by the council?	
2016/17	
2017/18	
2018/19	
2019/20	
2020/21	
2021/22	
2022/23	
2023/24	
2024/25	
2025/26	
2026/27	50 (Indicative only)
2027/28	75 (Indicative only)
2028/29	75 (Indicative only)
2029/30	75 (Indicative only)
2030/31	75 (Indicative only)
2031/32	75 (Indicative only)
Please provide any comments on the proposed delivery timetable.	Precise details on the scale and timings of any development will be subject to confirmation.

	Notwithstanding, development at this location has the potential to make a significant and important contribution to housing delivery over the plan period.
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Further information related to the SHLAA

For additional information on the Strategic Housing Land Availability Assessment and its role in the development plan process please contact:

Monitoring & Evidence, Economic Development & Planning, Wiltshire Council, County Hall, Bythesea Road, Trowbridge, BA14 8JD, or email: spatialplanningpolicy@wiltshire.gov.uk

Further information related to Data Protection

Wiltshire Council has a duty to protect personal information and will process personal data in accordance with the Data Protection Act 1998 and any amendments to the Act.

The personal data you provide on this form will only be used for the purpose of the Strategic Housing Land Availability Assessment and related purposes, it may also be used for the prevention or detection of fraud or crime and in an anonymised form for statistical purposes. The data will be stored on computer and/or manual files.

In order to administrate this Wiltshire Council may share your personal data with

- Monitoring & Evidence, Economic Development & Planning, Wiltshire Council

You have a right to a copy of your information held by any organisation, with some exemptions. To gain access to your personal data held by Wiltshire Council or if you have any data protection concerns please contact Wiltshire Council's Corporate Information Team:

dataprotection@wiltshire.gov.uk.

Salis_P122g

Wiltshire 'Call for sites' submission form

Strategic Housing Land Availability Assessment

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In order to create a comprehensive list of sites with the potential to deliver new land uses, information has been aggregated from the previous district councils. The sites included have been identified through the ongoing 'call for sites exercise' undertaken by the former and current authorities, and other relevant data sources. Information on any further sites is gratefully received.

It is intended to gather information on all potential land uses so that the evidence is in place to address any current or future needs. As such, the sites submitted will not only contribute to the SHLAA (if they relate to housing) but also build an evidence base for other land uses. The study will identify potential sites, the sites' potential capacity and any constraints that may exist. It will also identify the actions that may be needed to be taken to make sites available, suitable and viable for development.

If a site is identified as having potential it does not necessarily mean that planning permission will be granted, or that the land will be allocated for development. We will be assessing the constraints and deciding whether sites should be developed as part of work on the Local Development Framework. Similarly, if the assessment indicates that a site is undeliverable, that is not to say that the constraints identified could not be overcome, but rather that further work would be required to realise the potential of this site, and, as such, it is not currently considered to be developable.

Guidance on submitting information

Please use the following proforma to suggest sites that you think Wiltshire Council should consider for development over the next 20 years.

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Bythesea Road, Trowbridge, BA14 8JD, or email: spatialplanningpolicy@wiltshire.gov.uk**

In completing the form please:

- use a separate form for each site
- complete the form as comprehensively as possible
- submit sites that are likely to become available for development or redevelopment in the next 20 years
- submit sites that could accommodate more than five dwellings, and are 0.25 hectares or greater.

Do not submit sites that:

- already have planning permission for residential or employment development unless different proposals are identified
- are outside of Wiltshire Council's boundary
- are within the remit of the New Forest National Park for planning purposes
- have previously been submitted to the previous or current authorities.

Please note that the information submitted using this pro forma will be made public as it will form part of the evidence base to the LDF and will inform where future development may be delivered in the future. The only elements that will remain confidential are the names

Site submission pro forma

For a site to be considered the pro forma must:

- include details of the person submitting the site, the landowner and the appropriate contact
- be accompanied by a map clearly detailing the boundaries of the site
- be legible

Details

Person/s submitting the site for consideration

Name: [REDACTED]

Company: **Woolley & Wallis**

Address: **51-61 Castle Street, Salisbury, Wiltshire, SP1 3SU**

Telephone number: [REDACTED]

e-mail address: [REDACTED]

What is your interest in the land? **Land Agent**

Landowner

Name: [REDACTED]

Address: [REDACTED]

Telephone Number: c/o Agent

e-mail address: c/o Agent

Contact

Name	[REDACTED]
Address	Woolley & Wallis 51-61 Castle Street Salisbury Wiltshire SP1 3SU
Telephone number	[REDACTED]
e-mail address	[REDACTED]

Site details

Site name: **Land at Old Blandford Road**

Site address: **Blandford Road**

Site postcode: **SP2 8DA**

Is the site in multiple or single ownership? **Single**

Current and previous use of the land: **Agricultural**

Estimated site area (ha): **2.30**

A clear map of the site should be enclosed with this pro forma in order for the site to be accepted

Site Location Plan enclosed

Potential constraints to development

By identifying such constraints they may be able to be addressed and development realised sooner than otherwise.

Are there any physical constraints (such as topography, pylons, marshland, or access to utilities) that would limit development?	<p>There are no physical constraints that indicate that this site is not capable of accommodating development. An electricity pylon is located at the eastern boundary of the site which will be taken into account as the layout of future development is finalized.</p> <p>The topography of the site, and the change in levels do not prevent development from coming forward, rather the topography and associated landscape and visual impacts assist in identifying those sensitive areas within the site.</p>
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	Constraints present on this site do not render the site undevelopable. The ability to respond appropriately to such constraints, as well as opportunities, will be a key aspect of the masterplanning process.
Is there direct access to the land from the primary road network?	The southern boundary of the site runs adjacent to Old Blandford Road and the A354 (Coombe Road). It is therefore considered that safe and convenient vehicular access arrangements can be secured to serve this site.
If not, has the cost of access been considered and if so is the site still considered to be economically viable?	N/A
Is the land contaminated?	There are no known land contamination issues associated with this site.

Are there any covenants on the land, which may prevent development?	No
Does the site have ransom strips?	No
Are there any factors that might make part/all of the site unavailable for development?	The site is under single ownership. The site is promoted as a future development location within which small scale development can come forward, responding appropriately to the specific opportunities and constraints of the site. This site will help to ensure that there is a range of sites necessary to meet identified needs over the plan period.
Has the economic viability of the land been assessed by a developer? If so, what was the outcome?	An economic viability assessment has not been undertaken. However, the circumstances of the site are not considered to raise any specific technical constraints that would render development unviable.
Are there any other issues that the council should be aware of that are not identified above?	No. The site provides a genuine opportunity to bring forward a small-scale site in a sustainable location as a logical extension to built development at Old Blandford Road. It is not considered that the entirety of this 2.30ha site will be suitable for development owing to the topography of this site. However, through site specific technical studies, the ability of the site to accommodate appropriate scales of development in a manner that responds sensitively to identified constraints, will be demonstrated.
Has work been undertaken to consider how these constraints may be overcome? If so please explain.	Initial baseline site surveys are underway to ensure that the extent of suitable developable land within the site can be identified.
By identifying this site you are giving permission for an officer of the council to access the site to ascertain site suitability. Are there any access issues, if so please provide a contact number below.	
Phone number for access	01722 424515 (Mr Simon Male)

Ambitions for the site

Please detail the proposed uses for the site and the scale of this development. Provide as much detail as possible. If a mix of uses are proposed please detail each use and the relative scales.

Residential (housing):

The site is promoted as a small-scale residential development opportunity as a logical extension to existing development at Old Blandford Road.

It is noted that redevelopment of the former haulage yard (to the immediate south-east) to provide 13 new homes (LPA: S/2008/0171) is closely related to the site subject to this SHELAA promotion. Although this was principally a brownfield site, in location terms, there is a clear relationship with my client's site and the acceptance by the Council, through the grant of planning, that this is an accessible and sustainable location.

If the site is proposed for residential uses, how many dwellings are considered to be appropriate?	Subject to site specific assessments, it is considered that this site is capable of accommodating up to 15 dwellings in a manner which responds sensitively to site specific constraints.
If the site is proposed for other uses, how much floor space and how many units are proposed?	N/A
Is there the potential to provide any community infrastructure as part of the site?	Any consented development will be subject to the standard CIL levy as per the up-to-date Charging Schedule and any other relevant planning obligations secured through the S106 process.
How many dwellings or buildings for other uses are anticipated to be developed on an annual basis (from 1 April to 31 March) subject to approval by the council?	
2016/17	
2017/18	
2018/19	
2019/20	
2020/21	
2021/22	
2022/23	3
2023/24	6
2024/25	6
2025/26	
2026/27	
2027/28	
2028/29	
2029/30	
2030/31	
2031/32	
Please provide any comments on the proposed delivery timetable.	For the purposes of this SHELAA submission, it has been assumed that 15 dwellings will be delivered on site. It is likely that this final figure will change as the masterplanning process evolves. Notwithstanding, it is considered that the development can be built out in full within five years of the grant of planning permission.

Further information related to the SHLAA

For additional information on the Strategic Housing Land Availability Assessment and its role in the development plan process please contact:

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In order to administrate this Wiltshire Council may share your personal data with

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dataprotection@wiltshire.gov.uk.

Salis_P124a

Salisbury Consultation Response Form

Ref:

(For official use only)

A series of 'Planning for' documents break down the work undertaken so far for each Principal Settlement and Market Town. Within these documents, information is presented, and questions asked to help shape proposals for each place.

To view these documents please visit the Council's Local Plan Review Consultation page on its website at: <https://www.wiltshire.gov.uk/planning-policy-local-plan-review-consultation>

Please return to Wiltshire Council, by 5pm on Monday 8th March 2021.

By post to: Spatial Planning, Economic Development and Planning, Wiltshire Council, County Hall, Bythesea Road, Trowbridge, Wiltshire, BA14 8JN.

By e-mail to: spatialplanningpolicy@wiltshire.gov.uk

This form has two sections:

Section One – Personal details

Section Two – Your response to the questions. Please use a separate sheet for each representation.

Section One – Personal details

*if an agent is appointed, please fill in your Title, Name and Organisation but the full contact details of the agent must be completed.

	1. Personal details	2. Agent's details (if applicable)*
Title		
First name	██████	██████
Last name	██████████	██████████
Job title (where relevant)	Senior Planning Manager	Planner
Organisation (where relevant)	Bloor Homes South West	Pegasus Group
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Address Line 2	Swindon	Whitworth Road
Address Line 3	Wiltshire	Cirencester
Address Line 4		

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Email Address	████████████████████	████████████████████

Section Two – Questions

SB1. What do you think to the scale of growth? Should there be a brownfield target?
Should this figure be higher or lower?

Answer:

The Planning for Salisbury consultation document identifies that there is a residual need for an additional 940 homes in Salisbury in the plan period, up until 2036. For the reasons set out on the Emerging Spatial Strategy Consultation Response Form, on behalf of our Client, Bloor Homes, there are a number of reasons why this figure should be increased, such as the need to increase the plan period from 2036 to 2040. It is noted that continuing the current distribution of growth i.e. focussing growth on Salisbury, addresses carbon production.

The emerging Strategy acknowledges that some greenfield sites will be allocated at Salisbury and Amesbury in the Local Plan period (para 3.59), this is supported and land at Old Sarum is a sustainable site well placed to meet the needs of Salisbury and the wider HMA. However, it is noted that paragraph 13 of the Planning for Salisbury document states that *“Needs for development land should be met as far as possible on brownfield sites, in order in order to help minimise the loss of greenfield land.”* A brownfield target of 410 homes is suggested for the next 10 years. However, this would reduce the residual housing figure to approximately 530 homes based on the figures at April 2019. This residual will be further reduced by the update to the Housing Land Supply Statement for April 2020 when it is produced.

Pegasus object to the reliance upon brownfield sites, as explained in our response to the emerging Strategy, these sites take longer to deliver and are fraught with uncertainty, consequently a reliance on these sites at the expense of greenfield sites will undermine the delivery of the housing requirement and not necessarily provide the range and choice of sites needed.

The Salisbury area has a track record of housing delivery, recognising that there has been a demand for housing in this locality. Salisbury also has a large role to play in the spatial area of Wiltshire, serving a large hinterland of rural communities. Therefore, it is important to bolster and enhance the role of Salisbury, particularly through new housing. A residual need of 940 homes in the Principal Settlement of Salisbury appears to be low; given that Salisbury benefits from the highest position in the Settlement Hierarchy, recognising that it is one of the most sustainable locations in Wiltshire for Growth. Increasing the plan period would see this residual figure increased.

In addition to this, the Planning for Salisbury consultation document confirms that to accommodate some of the housing needs in the plan period, two sites have been identified as Preferred Allocations to accommodate two thirds of this need (the remainder being provided through Neighbourhood Plan allocations and windfall). However, Paragraph 31 recognises that there may be a need to increase greenfield allocations to provide a contingency. It is recommended that Wiltshire Council increase the number of allocations, in order to bridge the gap and provide a larger contingency. This approach would be consistent with the NPPF paragraph 59 and the Government’s objective of significantly boosting the housing supply. All figures should be pre-fixed by “at least” so that the housing figure is not seen as cap.

For the reasons set out in this response, it is apparent that Site 1 can accommodate up to 350 residential dwellings. As such, this would increase the total number of dwellings accommodated on the site, making a more efficient use of land (in accordance with the NPPF), whilst also ensuring that no additional greenfield land is required. This would help to bridge the gap between the allocations and the residual needs, particularly if the plan period is extended, thus increasing the residual housing requirements in the plan period.

SB2. Are these the right priorities? What priorities may be missing? How might these place shaping priorities be achieved?

Answer:

The Planning for Salisbury consultation document sets out a total of nine key priorities for Salisbury, relating to: delivering opportunity sites; realising the Salisbury Central Area Framework; conserving the landscape setting; maintaining separation and distinctiveness of Salisbury, with Wilton and other settlements; expanding affordable housing provision; land for business growth; improving Churchfields; facilitating regeneration of the District; and providing infrastructure.

All of the above priorities are supported. It is recommended that the provision of high quality, and well-designed new homes in Salisbury should be added as a further key priority, to secure sustainable development in Salisbury.

SB3. Do you agree these sites are the most appropriate upon which to build?

If not, why not?

Answer:

Three sites are set out in the Planning for Salisbury document as Preferred Options for Development. These sites include: Sites 1, 6 and 7.

On behalf of our Client, Bloor Homes, we are in full agreement that **Site 1 (Land North-East of Old Sarum (SHELAA ref S80))** presents the most appropriate site in Salisbury for allocation. Therefore, we are fully supportive of the identification of Site 1 as a Preferred Option in the Wiltshire Local Plan Review.

As Wiltshire Council will be aware, the site was originally promoted through a Call for Sites consultation in 2017, with further representations submitted in support of the site since. Through the representations submitted, it has been demonstrated that Site 1 is fully deliverable, in accordance with the NPPF's definition. Notably, the site is available now, offers a suitable location for development now, and is deliverable with a realistic prospect that housing will be delivered on the site within five years.

Site 1 presents a highly suitable and sustainable location for residential development. Site 1 has been through the various stages of detailed assessment work, as detailed in the 'Site Selection Report for Salisbury'. This Report further demonstrates the suitability of the site as an allocation for residential development, confirming that it is the most sustainable site in Salisbury for allocation.

Table I in the Site Selection Report for Salisbury confirms that Site 1 achieved the highest overall score, out of all eight sites in Salisbury assessed in the Sustainability Appraisal. Site 1 achieved an overall score of '-1' which confirms that mitigation is easily achievable for the site, with only two categories receiving 'moderate adverse effects' (water and air pollution). A further 5 categories were assessed as 'minor adverse effects' (biodiversity, land and soil, climate, heritage, landscape

and transport. Energy, inclusive communities and economic categories were all assessed as 'moderate positive', alongside housing which was assessed as a 'major positive effect'.

The Stage 4 'Assessment of Prospective Development Sites Against Place-Shaping Priorities for Salisbury' provided a further assessment of Site 1. Out of the three sites assessed, Site 1 was the only site to achieve 'strengths' in all categories when assessed against all place shaping priorities for Salisbury. The Stage 4 assessment confirms:

- **PSP2 Landscape Setting** – the site would provide an improved urban edge and countryside transition. Further effects depend on mitigation. Urban-rural transition could be improved.
- **PSP3 Separation and Distinctiveness** – strength of the site would be the designation of a countryside gap between the urban area and the Winterbournes.
- **PSP4 Employment** – Increased quantum of residentials would be able to support growth and resilience in Salisbury.
- **PSP5 Affordable Housing and Infrastructure** – site will provide benefits in form of a range of affordable housing.

Therefore, it is evident through the assessment work conducted in the Site Selection Report for Salisbury that the site represents a highly sustainable and suitable location for development and comprises the most sustainable site assessed and identified as a Preferred Option for allocation in Salisbury.

In addition to the above, we have also submitted a range of supporting information through the previous consultations, including a context plan; Ecological Appraisal; Drainage Appraisal; Heritage Appraisal; Landscape and Visual Assessment; Transport Statement; and a Illustrative Masterplan. All of these documents have demonstrated and reinforced the suitability of the site, alongside outlining how development could come forward on the site.

Based on the aforementioned, it is evident that Site 1 is entirely deliverable, in accordance with the NPPF's definition. Further to this, a range of supporting technical assessments have been provided through the previous Call for Sites consultation, which have demonstrated the suitability of the site for allocation. This has been further reinforced through Wiltshire Council's own assessment work, which has confirmed that the site is the most sustainable option for allocation in Salisbury.

On this basis, **Site 1 (Land North-East of Old Sarum)** should be carried forward as a residential allocation in the Wiltshire Local Plan Review.

SB4. What are the most important aspects to consider if these sites are going to be built on?

Answer:

It is important that the identified Preferred Option allocations achieve sustainable development. During the previous consultations, a range of supporting technical assessment work was submitted, and was used to inform and prepare the Illustrative Masterplan which was also submitted. This information has demonstrated that the site achieves the three objectives of sustainable development (social, economic and environment).

As outlined in response to Question SB3, Site 1 has also been subject to a range of assessment work by Wiltshire Council in the Site Selection Report for Salisbury. This work has also confirmed that the site will secure the three objections of sustainable development.

Overall, Site 1 will not give rise to any adverse impacts, and will enhance the site's edge of settlement location (through improving the transition from the urban to rural landscape). The site will result in the logical rounding off of Old Sarum, and will create a cohesive settlement through integration with neighbouring developments.

It is also important to ensure that the sites identified as Preferred Options are deliverable. As confirmed in response to Question SB3, Site 1 is fully deliverable, in accordance with the NPPF's definition. Notably, the site is available now, offers a suitable location for development now, and is deliverable with a realistic prospect that housing will be delivered on the site within five years.

For the identified preferred development sites at principal settlements, concept plans have been developed. Concept plans for each area show a way the land identified can be developed. They show the undeveloped land, areas suggested for development and possible locations for uses within them.

Please state which concept plan your answer is in relation to.

If your comments relate to both sites, please make it clear in each answer to which site your comments relate

This answer is provided solely in relation to **Site 1 (Land North-East of Old Sarum)**, the wording of the Preferred Allocation for Site 1, and the following Concept Plans:

- Figure 2, Concept Map for Site 1 – boundary, outline, proposed layout and uses;
- Figure 3, Concept Map for Site 1 – green and blue infrastructure;
- Figure 4, Concept Map for Site 1 - key movement routes to Site 1; and
- Figure 5, Concept Map for Site 1 - urban design principles.

Firstly, we welcome and support the identification of Site 1 as a Preferred Option for residential development. For the reasons explained in this representation and previous representations, the site is deliverable and a suitable location for growth.

General Concerns with Figures 2 – 5

It is appreciated that Wiltshire Council have endeavoured to prepare Concept Plans for each site in Principal Settlements to show how the sites could be developed. However, following a detailed review of Figures 2 – 5 (relating to Site 1), we have concerns regarding the Concept Plans that the Council have prepared and the level of detail that is provided. These concerns comprise:

1. It is surprising that Wiltshire Council have prepared a suite of Concept Plans, given that the Applicant has previously submitted an Illustrative Masterplan during previous consultations.
2. Concept Plans should be prepared and informed by a range of technical assessment work. It is a concern that these Concept Plans have been prepared without a full and comprehensive understanding of the site, and technical assessment work which has been conducted and previously submitted through various consultations.
3. The Concept Plans appear to be very detailed; a level of detail which would expect to be provided as part of an outline planning application for the site. This Concept Plans should be amended to be less detailed, and more indicative in nature. The Concept Plan should

be for illustrative purposes only and not be so prescriptive as to prematurely determine the concept plan that would be provided through the preparation of a planning application.

4. We are concerned that the local community will view the Concept Plans and assume that these plans constitute fixed 'parameter plans'. However, as confirmed, these plans have not been prepared by Bloor Homes, and do not appear to be based on technical assessment work of the site and surroundings. As such, it is inappropriate to provide these detailed Concept Plans in the Wiltshire Local Plan Review, which may result in the local community believing these are the fixed parameter plans for the site.

For the reasons detailed above, it is recommended that the Concept Plans are revised and/or omitted from the Wiltshire Local Plan Review.

Detailed Concerns with Figures 2 – 5 & Wording of Preferred Option 'Site 1'

Following the details included on Figures 2 – 5, our Client has a number of concerns over the level of details provided, but also some of the proposed uses, including:

1. Identification of land for Self-Build and Custom-Build Plots.

It is noted from the Concept Plans that an area of land is identified as being potentially suitable for self-build/custom-build provision. This land is located to the north of the site, totalling 0.8ha (equating to 20 dwellings), according to Figure 4.

Our Client objects to the allocation of any part of Site 1 as self-build/custom-build provision, due the practicalities of developing a site of this scale alongside self-build provision. From experience, our Client has advised that the inclusion of self-build plots within a large-scale residential housing development is both un-practical and unsuccessful. This is particularly due to health and safety issues, alongside access and construction traffic management issues.

In this case, it is evident that the identification of the northern part of Site 1 as self/custom build land will present these issues (particularly over the single point of access to the site, which may present phasing issues, and health and safety issues).

There are also concerns about allocating self-build/custom-build plots in a large-scale residential housing development from a design perspective, due to the need to create a cohesive and well-designed environment. Many self/custom builders are not looking for self-build plot incorporated into large-scale housing developments; they are typically looking for rural plots, of a more bespoke nature and feel.

Paragraph 12 of the Planning for Salisbury consultation document confirms that Neighbourhood Plans will also identify sites for new homes, and they could propose development on sites to meet specific needs, such as self/custom build provision. In our view, this would be the most appropriate and practical way to bring forward sites to meet self/custom build requirements, through allocations in Neighbourhood Plans.

2. Quantum of Development.

Figure 4 of the Concept Plans confirms that 8.3ha of the site is suitable for residential development, alongside a further 0.8 ha being suitable for self-build provision. Figure 4 suggests this would equate to 275 dwellings, at a 33dph average, plus the self-build provision (gross total of 295 dwellings).

As part of the previous consultation in 2017, we submitted an Illustrative Masterplan for the site, which confirmed that a total of 10.5 ha of the site could be residential development. Accordingly, the Concept Plans show a total residential area of 1.4 ha lower than the

Illustrative Masterplan prepared by Blood Homes, when deducting Figure 4's residential and self-build land allocations.

Based on a total residential site area of 10.5 ha (omitting the self-build provision), using the Council's average of 33dph, it would equate to a provision of 346 dwellings on the site. On this basis, it is requested that Wiltshire Council review the figures identified on the Concept Plans, and increase the amount of residential development proposed on Site 1 to up to 350 dwellings, in order to make an efficient use of land as required by the NPPF.

3. **Allotments and Public Open Space Provision.**

Figure 3 of the Concept Plans suggests that Site 1 could provide allotments, new planting, a community orchard and a LEAP.

Our Client would like to reiterate that at this stage, the Concept Plans should be very high level. Public open space provision and the specific breakdown of the public open space provision will be provided in accordance with the adopted Development Plan's policy requirements, at the time of submitting a planning application. The location of the public open spaces will be informed by detail assessment work of the site and surroundings, to inform the most suitable locations for public open space on the site, and to reinforce the creation of a high-quality development.

4. **Provision of pedestrian linkages to the north-west and west of Site 1, into the adjacent Longhedge Vistry Homes development and Old Sarum Persimmon Homes development.**

Our Client is fully supportive of creating accessible and connected environments. Notwithstanding this, due to the land required to achieve pedestrian connections to the adjacent Longhedge and Old Sarum development being outside of the Landowner's control, it will not be possible to provide these connections.

It is noted that the Longhedge Vistry Homes site previously provided contributions by way of a S106 Agreement to Wiltshire Council, for the Council to implement pedestrian connectivity improvements in the locality. It is sought to provide similar contributions as part of bringing forward Site 1.

5. **Identification of Swales.**

At this moment in time, a formal Surface Water Drainage Strategy has not been prepared. As such, it is presumptuous to suggest that swales would accommodate the site's surface water drainage at this stage, until such time that the Surface Water Drainage Strategy has been prepared, to accompany a planning application.

SB5. How can these concept plans be improved?

This answer is provided solely in relation to **Site 1 (Land North-East of Old Sarum)**, the wording of the Preferred Allocation for Site 1, and the associated Concept Plans.

Please see the detailed response provided above to Question SB4.

In summary, the Concept Plans for Site 1 could be improved by:

1. Revising the Concept Plans to be high level and illustrative only, with less prescriptive detail provided, or omitting the Concept Plans entirely.

2. Ensuring that any details provided on Concept Plans are fully justified by supporting technical assessment work provided by Bloor Homes, during previous consultations.
3. Omitting the identification of 0.8 ha of land for self/custom build.
4. Revising the residential land figures, increasing the overall allocation to be residential development of up to 350 dwellings (based on the Council's average of 33dph).
5. Ensuring that the Concept Plans confirm that public open space provision, and the detailed elements of the provision, will be confirmed in due course through compliance with policies contained in the adopted Development Plan, at the time of submitting any applications for the site.
6. Omitting the pedestrian linkages detailed to the north-west of the site, into the adjacent Longhedge development, for the reasons explained in response to Question SB3.
7. Omitting any surface water drainage features.

SB6. Do you agree with the range of uses proposed? Which other uses should be considered?

This answer is provided solely in relation to **Site 1 (Land North-East of Old Sarum)**, the wording of the Preferred Allocation for Site 1, and the associated Concept Plans.

For the reasons outlined above, the identification of self/custom build plots is not supported on Site 1. Accordingly, it is requested that this provision is omitted from Site 1.

Notwithstanding this, the identification of residential and public open space uses is supported on Site 1. The detailed quantum and mix of public open space will be provided in accordance with policies in the adopted Development Plan, at the time of submitting a planning application.

SB7. Do you agree with the location of the proposed uses? What should be located where and why?

This answer is provided solely in relation to **Site 1 (Land North-East of Old Sarum)**, the wording of the Preferred Allocation for Site 1, and the associated Concept Plans.

For the reasons outlined above, the identification of self/custom build plots is not supported on Site 1. Accordingly, it is requested that this provision is omitted from Site 1.

It is important to note that at this stage, the Concept Plans should be indicative. The location of the proposed uses on site will be determined by detailed assessment work of the site, and accordance with policies in the adopted Development Plan. This will, therefore, inform the location of proposed uses on the site, such as public open spaces and residential development.

SB8. Do you agree with the proposed locations for self-build and custom-build housing? Would you prefer alternative locations? If so, please explain

This answer is provided solely in relation to **Site 1 (Land North-East of Old Sarum)**, the wording of the Preferred Allocation for Site 1, and the associated Concept Plans.

Proposed Locations for Self-Build and Custom-Build Housing

Our Client objects to the proposed identification and location of land on Site 1 for the provision of self-build and custom-build housing. Our Client objects to the allocation of any part of Site 1 as self-build/custom-build provision, due the practicalities of developing a site of this scale alongside self-build provision. From experience, our Client has advised that the inclusion of self-build plots within a large-scale residential housing development is both un-practical and unsuccessful. This is particularly due to health and safety issues, alongside access and construction traffic management.

In this case, the identification of the northern part of Site 1 will present these issues. Particularly over the single point of access to the site, which may present phasing issues, and health and safety issues.

There are also concerns about allocating self-build/custom-build plots in a large-scale residential housing development due to creating a cohesive and well-designed environment. Many self/custom builders are not looking for self-build plots incorporated into large-scale housing developments; instead they are typically looking for rural plots.

Preference of Alternative Locations

Based on the above, it is suggested that an alternative strategy and locations for self/custom build housing are identified. It is recommended that Wiltshire Council consider identifying and allocation smaller scale sites, which could be allocated solely for self/custom build housing. In our view, this would be much better suited to the self/custom build market in meeting their demands and aspirations, but also would work better from a practicality point of view when developing residential developments.

Alternatively, there may be the opportunity to identify a discrete parcel of land which is part of a larger allocation, but could be subject to its own access arrangements (and therefore be developed independently of the larger residential development). Due to the shape and size of Site 1, Site 1 does not offer this potential.

Furthermore, Paragraph 12 of the Planning for Salisbury consultation confirms that Neighbourhood Plans will also identify sites for new homes, and they could propose development on sites to meet specific needs, such as self/custom build provision. In our view, this would be the most appropriate way to bring forward sites for self/custom build, through allocations in Neighbourhood Plans.

SB9. Is there any other issues or infrastructure requirements that should be identified?

Answer:

N/A

If you have any further comments you wish to make, please detail them below.

N/A

Future notification

I wish to be notified of any future updates relating to the Local Plan Review:

YES: NO:

Clicking yes will add you to the planning policy contact database. This will mean you are kept informed of any future planning policy updates and consultations.

Further information on how the Spatial Planning Department treats your personally identifiable information can be found by reading the privacy notice available via the link below:

<https://www.wiltshire.gov.uk/planning-privacy-notice>

Here you will also find information about how and why your data may be processed and your rights under the Data Subject Information Notice section further down the page.

Signature:

Date:

Thank you for completing this form.

Data Protection

Wiltshire Council has a duty to protect personal information and will process personal data in accordance with Data Protection legislation. The personal data you provide on this form will only be used for the purpose of the Wiltshire Development Framework. It may also be used for the prevention or detection of fraud or crime and in an anonymised form for statistical purposes. The data will be stored on computer and/or manual files. You have a right to a copy of your information held by any organisation, with some exemptions. To gain access to your personal data held by Wiltshire Council or if you have any Data Protection concerns please contact Wiltshire Council's Data Protection Officer on 01225 713000 (switchboard) or e-mail to dataprotection@wiltshire.gov.uk ."

Salis_P124b

HR/P17-1989

3rd March 2021

Wiltshire Council
Spatial Planning, Economic Development and Planning
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

By email only:
spatialplanningpolicy@wiltshire.gov.uk

Dear Sir/Madam,

**Wiltshire Local Plan Review – Regulation 18 Consultation
Representation Submission on behalf of Bloor Homes South West**

Pegasus Group have been instructed on behalf of our Client, Bloor Homes South West to submit representations in response to the Wiltshire Local Plan Review Regulation 18 Consultation.

Please find enclosed a copy of the following response forms:

- The Emerging Spatial Strategy Consultation Response Form.
- Salisbury Consultation Response Form.

It would be appreciated if you could confirm safe receipt of this letter and the attached response forms.

Yours faithfully,




Planner

Email: 

Enc.

Salis_P124c

The Emerging Spatial Strategy Consultation Response Form

Ref:

(For official use only)

The overarching 'Emerging Spatial Strategy' paper identifies the proposed overall level of new homes and employment land for each main settlement and rural part of the HMA, over the plan period, together with what remains to be planned for once existing housing completions and commitments have been accounted for.

To view the Emerging Spatial Strategies paper please visit the Council's Local Plan Review Consultation page on it's website at: <https://www.wiltshire.gov.uk/planning-policy-local-plan-review-consultation>

Please return to Wiltshire Council, by 5pm on Monday 8th March 2021.

By post to: Spatial Planning, Economic Development and Planning, Wiltshire Council, County Hall, Bythesea Road, Trowbridge, Wiltshire, BA14 8JN.

By e-mail to: spatialplanningpolicy@wiltshire.gov.uk

This form has two sections:

Section One – Personal details

Section Two – Your comments on the Emerging Spatial Strategy. Please use a separate sheet for each representation.

Section One – Personal details

*if an agent is appointed, please fill in your Title, Name and Organisation but the full contact details of the agent must be completed.

	1. Personal details	2. Agent's details (if applicable)*
Title		
First name	██████	██████
Last name	██████████	██████████
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Postcode	SN25 4DL	GL7 1RT
Telephone Number	██████████	██████████
Email Address	████████████████████	████████████████████

Section Two – Please enter any comments you have regarding the Emerging Spatial Strategy in the box below.

Comment:

Formulating the Spatial Strategy

In addition to the representations below, forms have also been completed in response to:

- Planning for Salisbury consultation document (using the Salisbury Principal Settlement Form).

The representations below focuses on the following:

- **Plan Period (start and end date);**
- **Housing Requirement; and**
- **Policies.**

Plan Period – Start Date

The plan period for the Wiltshire Local Plan Review is proposed as 2016-2036. An objection is made to this plan period, especially as the plan has a commencement date of 2016, by the time the plan is submitted to the Secretary of State, based on the Council's timescale, more than 25% of the plan period will have taken place.

Furthermore, it is not clear how the Plan will meet the requirements of the NPPF in terms of providing robust evidence of deliverability for those sites for the first 5 years of the Plan as more than five years will have passed.

“...prepare or update their Strategic Housing Land Availability Assessment jointly with the authorities within the defined area or individually to establish realistic assumptions about the suitability, availability, and achievability (including economic viability) of land to meet the identified need for housing over the plan period, including robust evidence of deliverability for those sites identified for the first 5 years of the Plan prepare a viability assessment in accordance with guidance to ensure that policies are realistic and the total cost of all relevant policies is not of a scale that will make the plan undeliverable.”

Paragraph: 039 Reference ID: 61-039-20190315 Revision date: 15 03 2019

The PPG states that *“Strategic policy-making authorities will need to calculate their local housing need figure at the start of the plan-making process. This number should be kept under review and revised where appropriate.... However, local housing need calculated using the standard method may be relied upon for a period of 2 years from the time that a plan is submitted to the Planning Inspectorate for examination.”*

Paragraph: 008 Reference ID: 2a-008-20190220 Revision date: 20 02 2019

End Date of Plan Period

In terms of the end date of the plan, it is considered that the plan period should be to 2040. The NPPF is clear that strategic policies should be prepared over a minimum 15 year period and a local planning authority should be planning for the full plan period. Paragraph 22 of the NPPF states that:

*“Strategic policies should look ahead **over a minimum 15 year period from adoption**, to anticipate and respond to long-term requirements and opportunities, such as those arising from major improvements in infrastructure.” (my emphasis)*

In order to accord with the NPPF, even based on the Council’s timescale for adoption, of Quarter 2 2023 for adoption, the plan period should be extended to 2038 as a minimum. Our preference would however be for the plan period to be 2020 – 2040. As proposed the Local Plan Review will only look ahead for a period of 13 years. It is recommended that the plan period is 2020-2040.

Housing Requirement

The Emerging Strategy explains that the Standard Method (SM) generates a figure of 40,840 homes over the plan period 2016-2036. The Local Housing Need Assessment (LHNA) of new homes taking into account longer term migration and economic forecasts produces a figure of 45,630 new homes (Table 15 of the LHNA April 2019).

The SM results in a figure which is significantly below the current adopted Core Strategy figure of at least 42,000 new homes in the plan period to 2026.

It should also be noted that the SM establishes a Wiltshire-wide LHN but it does not disaggregate LHN across Wiltshire. There is no standard methodology for disaggregation.

At the time of the examination of the Core Strategy it was acknowledged that the balance of evidence suggested that the objectively assessed housing need, to be disaggregated across the three Wiltshire HMAs, was in the region of 44,000 dwellings over the plan period. However, this was, at the time considered to be too much of an increase compared to delivery rates, the Inspector was *“mindful of the content of the LDS (partial CS Review), the subsequent intended early review of the CS, the Sites DPD, the Chippenham Site Allocation DPD and the neighbourhood planning processes will enable the Council to proactively seek to meet, and if necessary reassess, its objectively assessed housing need and plan for its provision accordingly.”*

The WCS Inspector identified that there was a need for 44,000 homes across Wiltshire (paragraph 78 of Inspectors Report, December 2014). However, the Inspector found a requirement of 42,000 homes to be sound as this would provide a significant boost whilst being achievable (paragraph 80) and that this would be reviewed by a SHMA in early 2016 (paragraph 81 states that he was mindful that the Council intends to produce a new SHMA by early 2016 which may raise the objectively assessed needs of the relevant HMAs affecting the county and which will inform its plan making process). Consequently, at that time the Inspector concluded that the figure of 42,000 homes over the plan period was appropriate.

Clearly, the PPG provides the guidance as to when it might be appropriate to plan for a higher housing need figure than the standard method indicates. Paragraph: 010 Reference ID: 2a-010-20201216 Revision date: 16 12 2020 . One of those circumstances is where the previous level of housing delivery in an area or previous assessments of need (such as a recently produced Strategic Housing Market Assessment) are significantly greater than the outcome from the standard method.

This is the case in Wiltshire where the adopted Core Strategy and SHMA include higher figures than the Standard Method. There is on this basis alone clear justification for a higher housing figure than in the SM.

There is further evidence to support a higher housing requirement when housing delivery is considered.

The PPG indicates that if previous housing delivery has exceeded the minimum LHN, the Council should consider whether this level of delivery is indicative of greater housing need (ID 2a-010-20190220). The 2020 Housing Delivery Test (HDT) Results identify housing completions of 2,406 dwellings in 2017/18, 2,766 dwellings in 2018/19 and 2,548 dwellings in 2019/20, which exceed the minimum LHN (2,042 dwellings per annum) as well as both adopted (2,100 dwellings per annum) and proposed (2,282 dwellings per annum) housing requirements.

The PPG states that total affordable housing need should be considered in the context of its likely delivery as a proportion of mixed market and affordable housing developments. The PPG states that:

“An increase in the total housing figures included in the plan may need to be considered where it could help deliver the required number of affordable homes.”

Paragraph: 024 Reference ID: 2a-024-20190220 Revision date: 20 02 2019

Neither the Emerging Strategy nor the Planning for each of the Principle Settlements/Market Towns identify affordable housing to a strategic priority for the Council. However, In the last decade housing affordability across the County has worsened from a median house price to workplace-based earnings ratio of 7.66 in 2009 to 9.63 in 2019, which is higher than in England (6.39 in 2009 / 7.83 in 2019) and in the South West (7.24 in 2009 / 8.79 in 2019). The ratio of 9.63 is a Wiltshire-wide figure, which may disguise a worse affordability ratio in individual Housing Market Areas (HMA) and / or towns, therefore the median house price of £257,000 may be much greater in rural areas. A housing requirement above the minimum LHN will make some contribution towards delivering a greater number of affordable housing even if not all affordable housing needs can be met. Affordable housing delivery should therefore be a key priority for the Council.

Consequently, given the above it is considered that to proceed with a lower figure than the adopted Core Strategy would not be in the spirit of the NPPF in terms of significantly boosting the housing supply through the local plan review.

The justification for a higher figure is in principle supported and such an approach is facilitated by the PPG Housing and Economic Needs Assessment:

“The standard method for assessing local housing need provides a minimum starting point in determining the number of homes needed in an area. It does not attempt to predict the impact that future government policies, changing economic circumstances or other factors might have on demographic behaviour. Therefore, there will be circumstances where it is appropriate to consider whether actual housing need is higher than the standard method indicates.”

Paragraph: 010 Reference ID: 2a-010-20201216 Revision date: 16 12 2020.

The Council have set out in the LHNA, the circumstances that support a higher level of growth. Figure 15 sets out the additional dwellings that would be needed to enable sufficient resident workers to live in each area based on the forecast job's growth.

It is noted that paragraph 4.22 states that:

“...to ensure that there will be sufficient resident workers to align with the jobs growth identified by the 2017 EDNA forecast on the basis of not change in the commuting rates identified by the 2011 Census, it would be necessary consider increasing the minimum LHN by up to 5,700 dwellings with most of this increase (at least 85%) being in Wiltshire. This would yield a total of around 67,300 dwellings over the 20-year plan period 2016-2036; comprising around 21,600 dwellings in Swindon (equivalent to an average of 1,080 dpa) and around 45,700 dwellings in Wiltshire (equivalent to an average of 2,285 dpa). These figures compare to an Objectively Assessed Need

(OAN) of 29,000 dwellings for Swindon Borough and 44,000 dwellings for Wiltshire identified by the 2017 SHMA.”

The Council has considered an alignment of future jobs / workers and housing scenario of 45,600 dwellings (2,281 dwellings per annum). This higher figure has also been disaggregated to the local HMAs using 5 or 10 years migration trends scenarios (see 4th and 7th columns of Figure 15). The Council's consideration of a higher figure is appropriate and supported.

Whilst the LHNA is based on the EDNA produced by Hardisty Jones Associates for the Council in December 2016 and indicates a level of growth of 1.1% for Wiltshire (this analysis predates the leave vote from the EU), however, the latest data for the period 2015 – 2019 from ONS, the Business Register and Employment Survey indicates a level of growth for Wiltshire of 1.3%. Therefore, continuing to support the increase in the number of dwellings to reflect a level of economic growth. It should be noted that these are baseline (policy off) forecasts and do not take account of any wider economic initiatives e.g. from the LEP etc.

The PPG also states that:

“The method provides authorities with an annual number, based on a 10 year base line, which can be applied to the whole plan period.

The National Planning Policy Framework requires strategic policies to look ahead over a minimum 15 year period from adoption, although authorities are required to keep their policies under review.”

Paragraph: 012 Reference ID: 2a-012-20190220 Revision date: 20 02 2019”

It is considered that there is a justification for including a housing requirement above the local housing need assessment. The figure of 45,600 dwellings provides an increase of just 3.6% compared to the 44,000 dwellings originally recognised in the Core Strategy; and 8.7% increase compared with the figure of 42,000 in the adopted Core Strategy. The Council propose an average of 2,280 dwellings over the plan period 2016-2036, however this is only a marginal increase compared with the average completions across the adopted Core Strategy plan period Table 1 Housing Land Supply Statement based date April 2019 and published in December 2020. The average completions over the plan period in Table 1 is 2,137 dwellings. Clearly an increase of 143 dwellings to 2,280 dwellings proposed does not equate to significantly boosting the housing supply.

Given the above there are clearly circumstances which are consistent with the PPG where it is appropriate to increase the housing figure in the Local Plan review. There is clear justification for increasing the housing requirement above the standard method, to significantly boost housing supply the figure should be expressed as a minimum and the plan period should be 2020 – 2040.

Reg 18 consultation - Local Plan policies

The LDS July 2020 indicates that the Local Plan Review will:

“ review and roll forward of the housing and employment requirements in the Wiltshire Core Strategy to relate to the period 2016 to 2036 and to maintain consistency with national planning policy. It will refine certain policies to assist in the determination of planning applications, a key area being a review of all remaining saved policies from previous district local plans, policies for town centres and recreation.”

Appendix A of the LDS refers to the scope of the review:

“ The review will also include:

- targeted updating of existing Wiltshire Core Strategy development management policies to ensure their continued consistency with national policy;

- the introduction of further detailed development management policies as part of a review of the saved development management policies not replaced by the Wiltshire Core Strategy; and
- developing additional locally distinctive policies to plan positively for all town centres in Wiltshire consistent with national policy.”

Whilst the PPG states that:

“There is considerable flexibility open to local planning authorities in how they carry out the initial stages of local plan production, provided they comply with the specific requirements in regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012, (‘the Local Plan Regulations’) on consultation, and with the commitments in their Statement of Community Involvement. It is important to make clear how any consultation fits within the wider local plan process.”

Paragraph: 034 Reference ID: 61-034-20190315 Revision date: 15 03 2019

However, the Reg 18 consultation does not include a list of policies which are to be retained or reviewed, so at this stage we are not aware of the policies to be retained in the plan or for that matter any new policies. According to the PPG which states that:

“A local planning authority will not necessarily need to revise their entire plan in whole and may publish a list of which policies they will update and which policies they consider do not need updating.”

Paragraph: 070 Reference ID: 61-070-20190315 Revision date:15 03 2019

At this stage no policies have been included and it is not clear what the strategic policies are. The NPPF para 17 states *“The development plan must include strategic policies to address each local planning authority’s priorities for the development and use of land in its area.”*

It is not clear which policies are to be retained and which are to be reviewed from the Wiltshire Core Strategy and the Site Allocations DPD since both these Plans precede NPPF 2019. It appears that the first sight of the policies to be included in the plan will be at the Reg 19 consultation stage.

It would be helpful if a schedule of policies was prepared setting which policies are retained, and which are to be reviewed. The PPG provides guidance on the process for publishing reasons not to update policies:

“If a local planning authority decides that they do not need to update their policies, they must publish the reasons for this decision within 5 years of the adoption date of the plan. A local planning authority will not necessarily need to revise their entire plan in whole and may publish a list of which policies they will update and which policies they consider do not need updating.”

Paragraph: 070 Reference ID: 61-070-20190315 Revision date:15 03 2019

It is acknowledged that there is considerable flexibility open to local planning authorities in how they carry out the initial stages of local plan production, provided they comply with the specific requirements in regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012, (‘the Local Plan Regulations’) on consultation, and with the commitments in their Statement of Community Involvement. It is important to make clear how any consultation fits within the wider local plan process.

Furthermore, it is not clear what the strategic policies are in accordance with Paragraphs 17, 20-23 of the NPPF or the non-strategic policies as per paragraph 28 of the NPPF.

There is no statement in respect of the Duty to Co-operate with neighbouring authorities – this is an ongoing process. The National Planning Policy Framework sets out that these authorities should produce, maintain, and update one or more statement(s) of common ground, throughout

the plan-making process. Local planning authorities are also bound by the statutory duty to cooperate.

Delivery Principles

There are 5 delivery principles included in the Emerging Strategy.

Delivery Principle 2 states that to maximise the use of Previously Developed Land and support urban renewal...each of the main settlements will have a target amount of new homes that will need to be planned for within its urban area.

Delivery Principle 5 states that where there are large greenfield sites, *“the Council may phase their construction to ensure a priority it maintained on brownfield land to ensure the co-ordination of all the infrastructure necessary to support such growth”* .

There seems to be an over emphasis on the use of brownfield/PDL at the expense of greenfield sites. Whilst the NPPF para 117 states that *“Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or ‘brownfield’ land.”* This should not occur where this would conflict with other policies in the NPPF, including where it would cause harm to designated sites of importance for biodiversity. It is also important to provide a range a choice of sites so that delivery is maintained (paragraph 59 of the NPPF).

It is noted that the brownfield target is derived from a “windfall allowance” for Wiltshire used in the housing land supply, which represents anticipated future delivery from brownfield sites which are not allocation in the development plan and calculated using a long-term assessment of the rate at which this type of development has come forward in the past. This appears to confuse housing needs with sources of land supply.

Paragraph 68 of the NPPF states that:

“Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should:

- a) *identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved;”*

It is a concern that the strategy is relying so much on brownfield sites and proposing a target for the period 2021- 2031. The Emerging Strategy proposes a brownfield target which *“will be the basis for housing requirements for designated neighbourhood areas at main settlement.”*

It should be noted that Start to Finish Second Edition February 2020 states that:

“large scale brownfield sites deliver at a slower rate than their greenfield equivalents: the average rate of build out for greenfield sites in our sample is 34% greater than the equivalent brownfield. In most locations, a good mix of types of site will be required.” The latest research confirmed that included in the First Edition that large greenfield sites build out a third faster than large brownfield.

The research has shown that:

“...our data also shows that greenfield sites had shorter planning to delivery periods (2.0 years compared to 2.3 for brownfield sites), although on average, longer planning approval periods (5.1 years compared to 4.6 for brownfield sites).”

The redevelopment of brownfield sites is generally beset with more abnormal costs than a typical greenfield site. This is often a major hurdle that can delay or even stymie the redevelopment of brownfield sites. The effect on viability needs to be understood.

In terms of delivery the NPPF 2019 has tightened the definition:

“sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years”. (emphasis added)

The emphasis running through the Emerging Strategy document appears to be on reducing the amount of greenfield land to be allocated for new homes. Pegasus object to the reliance upon brownfield sites, as explained above, these sites take longer to deliver and are fraught with uncertainty, consequently a reliance on these sites at the expense of greenfield sites will undermine the delivery of the housing requirement and not necessarily provide the range and choice of sites needed. The Council should not propose artificially phasing construction of large greenfield sites to ensure a priority is maintained on brownfield land. The 2019 NPPF’s promotion of the effective use of land, in a way that makes as much use as possible of PDL (paragraph 117) is not a brownfield first policy.

Emerging Spatial Strategy

The majority of growth being accommodated at the County’s three Principal Settlements is supported and continues the approach set out in the adopted Core Strategy.

Bloor Homes have land interests in Old Sarum, within the Salisbury HMA. As such, this response specifically focuses on the Salisbury HMA and alternative strategies that are presented. A separate form has been also completed and submitted in response to the ‘Planning for Salisbury’ consultation document.

Pegasus agree that the Salisbury HMA appears to have sufficient capacity, even at the higher end of the range of forecast needs. Site 1 (Land North-East of Old Sarum), which has been identified as a Preferred Option, could accommodate some of this need. Further details around the deliverability and suitability are provided on the attached Planning for Salisbury Response Form.

The conclusions from the Sustainability Appraisal are supported and these are addressed in the representation forms in response to the Planning for Salisbury consultation document.

It is noted at Paragraph 3.45 that reference is made to Neighbourhood Plans potentially allocating sites to *“help meet the strategic requirements and their housing and employment needs as well as the more detailed local part of the development plan.”*

This paragraph needs to be redrafted to make is clear that strategic policies will be included in the Local Plan and allocations identified on a policies map. In accordance with the NPPF:

“Strategic policies should provide a clear strategy for bringing sufficient land forward, and at a sufficient rate, to address objectively assessed needs over the plan period, in line with the presumption in favour of sustainable development. This should include planning for and allocating sufficient sites to deliver the strategic priorities of the area.”

Whereas non-strategic policies should be used by local planning authorities and communities to set out more detailed policies for specific areas, neighbourhoods or types of development. This can include allocating sites, the provision of infrastructure and community facilities at a local level, establishing design principles, conserving and enhancing the natural and historic environment and setting out other development management policies. The paragraph needs to clarify the role of Neighbourhood Plans.

Alternative Development Strategies – Salisbury

- **Option A (SA-A)** - is supported since this continues the current Wiltshire Core Strategy and supports the role of settlements in the settlement hierarchy and their potential to accommodate growth in the Salisbury HMA.
- **Option B (SA-B)** – is supported, as it would ensure that the residual need is met in Salisbury and Wilton, from 5,400 homes to about 6,700 homes.
- **Option C (SA-C)** - is not supported, as it seeks to focus the rest of the growth on the rural area. It is recognised that Salisbury and Old Sarum constitute a highly sustainable location, and are therefore suitable to accommodate future housing growth, as opposed to rural areas which are less sustainable.
- **Option D (SA-D)** – is not supported, as it would focus growth on the Boscombe/Porton New Community. As recognised in Paragraph 3.49, Option D scored the worst out of the options tested, although likely social, economic and environmental benefits were uncertain due to not knowing a specific location. In our view, growth should be focused on Salisbury, given how sustainable it is as an area.

Local Plan Policies

The LDS July 2020 indicates that the Local Plan Review will “*review and roll forward of the housing and employment requirements in the Wiltshire Core Strategy to relate to the period 2016 to 2036 and to maintain consistency with national planning policy. It will refine certain policies to assist in the determination of planning applications, a key area being a review of all remaining saved policies from previous district local plans, policies for town centres and recreation.*”

Appendix A of the LDS refers to the scope of the review:

“*The review will also include:*

- *targeted updating of existing Wiltshire Core Strategy development management policies to ensure their continued consistency with national policy;*
- *the introduction of further detailed development management policies as part of a review of the saved development management policies not replaced by the Wiltshire Core Strategy; and*
- *developing additional locally distinctive policies to plan positively for all town centres in Wiltshire consistent with national policy.*”

Whilst the PPG states that:

“*There is considerable flexibility open to local planning authorities in how they carry out the initial stages of local plan production, provided they comply with the specific requirements in regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012, (‘the Local Plan Regulations’) on consultation, and with the commitments in their Statement of Community Involvement. It is important to make clear how any consultation fits within the wider local plan process.*”

Paragraph: 034 Reference ID: 61-034-20190315 Revision date: 15 03 2019

The Regulation 18 consultation does not include a list of policies which are to be retained or reviewed, so at this stage we are not aware of the policies to be retained in the plan or for that matter any new policies. According to the PPG which states that: “*A local planning authority will not necessarily need to revise their entire plan in whole and may publish a list of which policies they will update and which policies they consider do not need updating.*”

Paragraph: 070 Reference ID: 61-070-20190315 Revision date: 15 03 2019

It appears that the first sight of the policies to be included in the plan will be at the Regulation 19 consultation stage.

At this stage no policies have been included and it is not clear what the strategic policies are. The NPPF para 17 states:

“The development plan must include strategic policies to address each local planning authority’s priorities for the development and use of land in its area.”

I wish to be notified of any future updates relating to the Local Plan Review:

YES:

NO:

Clicking yes will add you to the planning policy contact database. This will mean you are kept informed of any future planning policy updates and consultations.

Further information on how the Spatial Planning Department treats your personally identifiable information can be found by reading the privacy notice available via the link below:

<https://www.wiltshire.gov.uk/planning-privacy-notice>

Here you will also find information about how and why your data may be processed and your rights under the Data Subject Information Notice section further down the page.

Signature:

Date:

03/03/2021

Thank you for completing this form.

Data Protection

Wiltshire Council has a duty to protect personal information and will process personal data in accordance with Data Protection legislation. The personal data you provide on this form will only be used for the purpose of the Wiltshire Development Framework. It may also be used for the prevention or detection of fraud or crime and in an anonymised form for statistical purposes. The data will be stored on computer and/or manual files. You have a right to a copy of your information held by any organisation, with some exemptions. To gain access to your personal data held by Wiltshire Council or if you have any Data Protection concerns please contact Wiltshire Council’s Data Protection Officer on 01225 713000 (switchboard) or e-mail to dataprotection@wiltshire.gov.uk .”

Salis_P157

Dear Councillors,

**Wiltshire Council Local Plan for Salisbury, (Jan 2021)
Site 6 - Threat to Critical Heritage Landscape**

I write to bring to your attention an important conservation issue concerning "Site 6", one of three 'preferred sites' in the above document (https://www.wiltshire.gov.uk/media/5642/Planning-for-Salisbury/pdf/WLP_Principal_Settlement_Planning_for_Salisbury_FINAL_14-01-2021_.pdf?m=637462976308230000)

Below, I have also attached a copy of the DEFRA map, with the almost square field of Site 6 marked on it, adjacent to the horse-shoe-shaped lane of Britford with red icons marking listed properties. I also append photographs showing the area involved on the ground.

[REDACTED]
[REDACTED]
[REDACTED] We became expert in understanding the impact of a site's surroundings on our visitors' experience, and I have since lectured on the subject at Tourism conferences in Portugal, and as part of an MA in Cultural Tourism at the American University of Rome.

I believe a serious mistake is being made which could lead to substantial damage to the preservation of our historic landscape, both in terms of the conservation of the character of Britford as a unique rural village and for its contribution to the wider importance of Salisbury's own historic environment. This in turn is symptomatic of an underlying malaise in the way we approach the interface of conservation and planning.

Along with Stonehenge, Salisbury is the other "jewel in the crown" of Wiltshire tourism. Tourism is not merely of great importance economically, it is the principal means by which ordinary people can appreciate and understand our historic environment. The whole point of conservation is to allow generation after generation to appreciate our heritage.

A critical part of the attraction of Salisbury is its setting. The city is attractive to visitors on account not merely of the Cathedral but also the entire "package" consisting in the unspoiled Close, the fact of it being a planned mediaeval town, not to mention the beguilingly pretty setting among the water-meadows, made famous by Constable and countless others. Further building on its immediate environs, particularly in proximity to the water meadows, is increasingly destroying that status. Having spent my life bringing people to heritage sites, I can say confidently that first impressions are every bit as important as specific sites or buildings. The setting makes the site.

I was horrified to discover that Site 6 was included as a 'Preferred Site' in the proposals document. This site of around 12 ha sits precisely between the edge of the Salisbury Conservation Area and the Britford Conservation Area. Although it has no apparent immediate historic value (at least not above ground) it plays a vital role in providing the correct setting to the conservation areas at either side.

I ask for your help in ensuring that the Council protects this field, and in making quite clear that this site cannot be developed, and that attempted development will be opposed by the council.

The Background:

Fewer than seven years ago, Wiltshire Council agreed to separate the conservation area of Britford from that of Salisbury. The Salisbury conservation document (Dec 2014) records why this decision was taken :

"para 18.9 **Britford is a small village with a very rural character and its own identity**, even though it is just on the fringes of the suburbs of the city and forms part of the wider setting in terms of the watermeadows. It has a **very different character to anything within the city and is not considered to be a part of the city**" (throughout this letter, emboldened text represents my own emphasis)

A "very rural village" cannot exist within a few metres of a suburban housing development such as proposed. Such development would make an absurdity of the very reasons for which the Council adopted it for conservation in the first place. That is why the *nature of separation* which is required here is a piece of a farmland such as that which already exists.

Below is a screenshot of part of para. 4 of the Conservation schedule of Britford, also adopted in December 2014, which explains more precisely why the separation of the two conservation areas was considered necessary.

<p>4.0 Executive summary</p> <p>4.1 Part of Britford previously sat within the City of Salisbury Conservation Area, which was originally designated on 17 March 1970. One of the recommendations of this appraisal is that there should be a separate conservation area for Britford because of its distinct character.</p> <p>4.2 The character of a conservation area stems from: the landscape setting of the area; the grouping of traditional buildings and the resultant spaces and sense of enclosure; the scale, design, type and materials of the buildings; boundaries and the public realm; landmarks, views and vistas, and the interaction with natural features and the present and former pattern of activities and land uses.</p> <p>4.3 It is the particular mix of these elements that gives Britford its character, namely:</p> <ul style="list-style-type: none">• The open rural landscape setting• The loose but coherent groups of traditional domestic and farm buildings• The generally wide, low profile of the built form• The variety of boundary walls and hedges in the full range of vernacular materials, creating continuity of frontage and privacy• The rich palette of vernacular building materials

Summary

Your Council decided comparatively recently to separate Britford from Salisbury in recognition of many special aspects, not least because of its 'distinct character' and 'traditional domestic and farm buildings', but primarily because of its "open, rural, landscape setting".

Although the technical term "green separation" does not feature in the text, clearly that is what members had in mind just as importantly as the question of the setting for both of the conservation areas. I do not propose to enter into a separate discussion of green separation but I do ask you to bear in mind that this is a separate and equally important issue.

The Proposals do flag up serious and significant problems regarding Site Six on the Site Selection Report:

p. 37 "Heritage: development of the site would impact on the Salisbury Conservation Area, Britford Conservation Area, as well as impact upon the setting of the Grade II Listed Bridge Farmhouse and farm buildings in Britford. The site would impact on the rural setting of both conservation areas and approaches to medieval city. Development would contribute to erosion of the separate identity of Britford".

p. 37 "Landscapes: the site contributes to a sense of separation between the suburban edge of Salisbury and the rural, low-density, village of Britford. It forms part of the river valley setting and the rural approach to Salisbury from the southeast, across which there are clear views of Salisbury Cathedral. There is higher sensitivity to the north and east of the site due its contribution to the rural approach to Salisbury and historic water meadow landscape."

These two very real and significant objections appear then to be glibly dismissed:

p. 42 "Finally, concerns are also articulated about separation ... between Salisbury's urban area and Britford at Site 6. Once again it is believed that landscape mitigation and good urban design can accommodate such concerns for the longer-term."

This is manifestly not the case. If you are seeking to retain the "open, rural character" of an area, as Wiltshire Council agreed to do, you cannot build 220 modern houses and other buildings within a few metres of it:.....not even with a strip of modern plantation between.

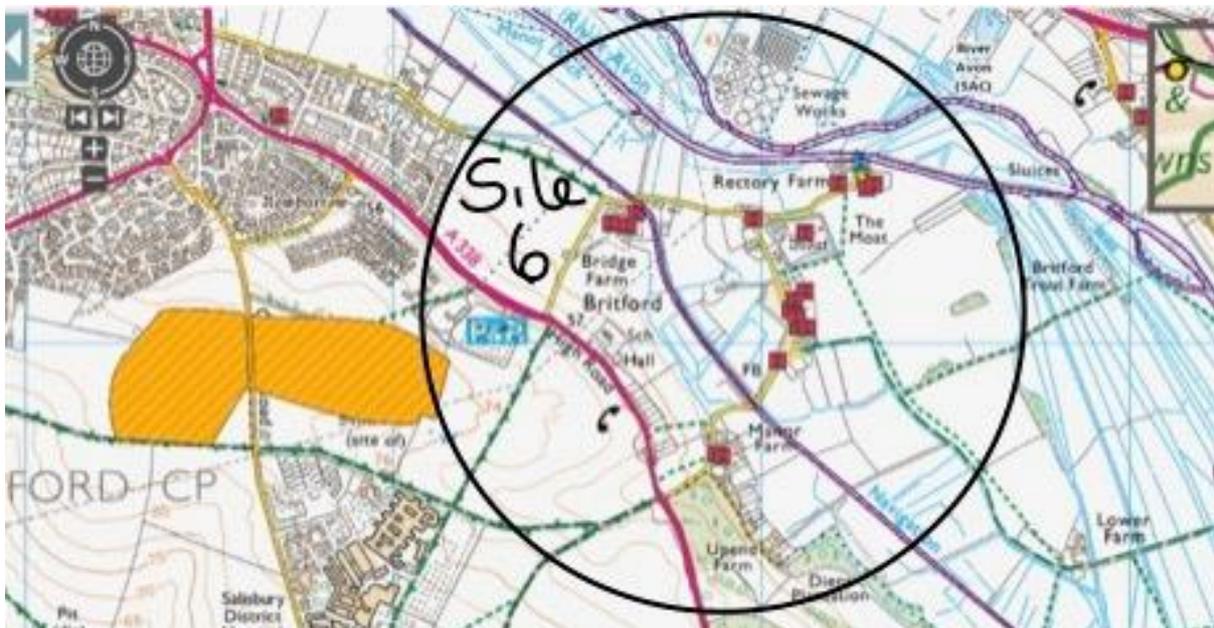


Figure 1 Site 6 is bordered on the NE by a footpath (green, known as the Coffin Path) and SW by the A338. It safe-guards the 'farmland setting' and the separation from Salisbury which the conservation document considers so critical. The yellow striated area shows the extent of the Scheduled Ancient Monument of the Woodbury Iron Age settlement. The red icons are listed buildings.

Historic England states that "[t]he purpose of **conservation area designation [] is to provide "a basis for planning policies whose objective is to conserve all aspects of character or appearance, including landscape and public spaces, that define an area's special interest."**

The Britford conservation document explains: para 1.3 "[]Designation is the **recognition of an area's special qualities, which the Council intends to safeguard as an important part of the district's heritage.**"

It points out in para 7.2.2 that "**The landscape setting of Britford is of great significance historically.**" and in para 12.2 that "[]**The farmland surrounding the settlement forms its setting** ...The glimpses of green spaces, farmland, trees or hedges between individual buildings or groups, are an essential feature which defines the low density, rural character of the settlement."

It could scarcely be more plain that the very nature of the separation from its surroundings, by open farmland, is part of what constitutes the 'open, rural character'.

There is one further aspect to this, which is of importance, and that is the way in which not just tourists, but the people of Salisbury enjoy and make use of their proximity to open countryside at Britford. It is one of the few easily accessible routes on foot from the city centre by which we can walk through the Close, along Britford Lane, past grazing cows, and then onto the "Coffin Path" which leads alongside Site 6, at present a much-loved track between fields along the river and into a truly rural village. The demographic of our city is older, but it is noticeable how many young families use this track as their chosen leisure route as well. Accessible countryside stops after Britford. There are no footpaths beyond and into the Longford Estates. Without this countryside lane, these walkers (of which I am one) will all have to get into our cars for our countryside walks.

I recognise that accommodating the housing requirement is problematic for you as Councillors, and that substantial penalties are involved for failing to meet it. However, the need to 'preserve and enhance' our heritage for future generations, by dealing with historic landscapes with care, especially in an area such as this, must be a priority. We must not pay lip service only to the notion of identifying areas worthy of conservation, but then disregard the nature of the conservation which is required. It matters very much indeed *what form* such separation takes. "Open, rural farmland" is what Britford requires, and one sole field already fulfils it admirably.

I do hope this synopsis is helpful in enabling you to use your influence to withdraw this site from designation as a possible development site, not just for the present, but for always. It makes no sense for so many people to needlessly waste time fighting the same battles over and over. The requirements of this heritage landscape will not change. I do hope you are able to persuade the Council to make some bold decisions now, to preserve and protect the heritage and landscapes identified for conservation - and move on.

With kind regards,

████████████████████
██

Appendices: photographs of The Coffin Path track enjoyed by so many in accessing open countryside which forms the southern boundary of Site 6. The ploughed brown field is Site 6.





Salis_P180

Salisbury Consultation Response Form

Ref:	(For official use only)
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A series of 'Planning for' documents break down the work undertaken so far for each Principal Settlement and Market Town. Within these documents, information is presented, and questions asked to help shape proposals for each place.

To view these documents please visit the Council's Local Plan Review Consultation page on its website at: <https://www.wiltshire.gov.uk/planning-policy-local-plan-review-consultation>

Please return to Wiltshire Council by Tuesday 9th March 2021.

By post to: Spatial Planning, Economic Development and Planning, Wiltshire Council, County Hall, Bythesea Road, Trowbridge, Wiltshire, BA14 8JN.

By e-mail to: spatialplanningpolicy@wiltshire.gov.uk

This form has two sections:

- Section One – Personal details
- Section Two – Your response to the questions. Please use a separate sheet for each representation.

Section One – Personal details

*if an agent is appointed, please fill in your Title, Name and Organisation but the full contact details of the agent must be completed.

	1. Personal details	2. Agent's details (if applicable)*
Title	████	████
First name	██████	████████
Last name	██████████	██████████
Job title (where relevant)		
Organisation (where relevant)		Woolley & Wallis
Address Line 1		51-61 Castle Street
Address Line 2		Salisbury
Address Line 3		
Address Line 4		
Postcode		SP1 3SU

Telephone Number		██████████
Email Address		████████████████████

Section Two – Questions

SB1. What do you think to the scale of growth? Should there be a brownfield target?

Should this figure be higher or lower?

Answer:

The suggested residual need for a further 940 homes for the planned period to 2036 falls well short of the current perceived housing needs and the housing numbers in the current Plan, bearing in mind that Salisbury is a Principal Settlement. This raises questions about the distribution between the four housing market areas in Wiltshire.

The Council's reliance as to the numbers of homes which they consider may come forward from brownfield sites within the Salisbury housing market area is considered over-optimistic.

The focus for growth for Salisbury set against the lack of a five-year land supply in South Wiltshire, leads one to conclude that the Council should be more robust in ensuring the required housing numbers will be achieved – especially if any additional allocated site is readily achievable, sustainable, and deliverable.

See also response to SB3 as to a proposed additional site allocation.

SB2. Are these the right priorities? What priorities may be missing? How might these place shaping priorities be achieved?

Answer:

No comment

SB3. Do you agree these sites are the most appropriate upon which to build?

If not, why not?

Answer:

No comments are being made with regard to the three sites set out in the Planning for Salisbury document as Preferred Options for Development.

However, we put forward a new site for your consideration as being an appropriate additional site in Salisbury to be allocated for development, namely **Land to the North of the Beehive Park & Ride, Salisbury**

This site has not previously been put forward for consideration for any development. However with the continuing growth and consolidation of the Longhedge development and the Old Sarum development area generally it is considered that the site would now form a logical natural extension and completion of the development at this southern end of the overall Old Sarum development area bounded between the A345 and the Portway.

It is also well placed to accommodate and meet local housing needs and further help to sustain the new community of Old Sarum/Longhedge.

A separate SHLAA has been submitted (a copy of which is attached to this submission for ease of reference).

The site, which is in single ownership, comprises of some 5 ha of currently arable agricultural land together with some 0.72 ha of woodland at the northern end of the site. The arable land lies in a natural bowl which would make it a very enclosed development site and also being screened from the Old Sarum Ancient Monument (SAM) from established woodland landscaping to the park-and-ride site, and also from the woodland at the northern end of the site. There is also the ability to plant, at an early stage, a 10 m wide landscape tree/shrub belt within the site adjacent to the A345 and which would further mitigate any adverse impact of the development from the views from the SAM and also views towards the SAM when travelling south on the A345. In addition it is considered that such enhanced landscaping could in time also reduce the impact of the roof lines from the Longhedge development from the more distant views from the SAM (see attached photograph). There is also the biodiversity net gain to be obtained from such additional landscaping.

The site is located within Flood Zone 1 (low risk) and there are no public rights of way nor any protected trees or hedges affecting the site.

Whilst there are two conservation areas within close proximity, it is considered that development on the site would not have any notable adverse impact on either of them.

The site has good connectivity with the ability to provide a single point of access directly onto the A345, which leads south to Salisbury and north to Amesbury and the A303. There are existing bus stops along the A345 within easy walking distance, as is the Park & Ride facility offering frequent bus services to the centre of Salisbury.

Connectivity for pedestrian access to the neighbouring development is important and understood. The land required to achieve the same is off-site and therefore outside the control of the landowner, however in the same way as the Council dealt with this for the Longhedge development, appropriate contributions by way of a S106 agreement can be sought.

There would also be the opportunity of dedicating the existing woodland as a Community Woodland Area. There is also the ability of providing a small area on site as a community orchard, and the development could also consider a small number of self build units, in addition to the normal requirements of public open space, children's play area being provided on-site. The Old Sarum development and the Longhedge development already provide (or are due to provide) other local facilities and in consequence it is considered that it is not justifiable to require any further on site facilities on this site – however the usual justifiable requirements as part of this development can be covered in the usual way through S106 contributions.

The proposal is that the housing density would be designed at the lower end of the Councils range in order to provide a more friendly post-Covid environment and resulting in a development of some 110–120 homes (of which 40% would be affordable in accordance with current policy). An illustrative Concept Plan is attached.

It is considered that (in the same way as both the adjacent old Sarum and Longhedge development areas have been developed) that this site would feature favourably in accordance with your Sustainability Appraisal criteria and also your Stage 4 Assessment as detailed within your Site Selection Report for Salisbury.

SB4. What are the most important aspects to consider if these sites are going to be built on?

Answer:

All sites need to ensure that their development is sustainable, achievable, and deliverable within the required time frame.

been developed. Concept plans for each area show a way the land identified can be developed. They show the undeveloped land, areas suggested for development and possible locations for uses within them.

Please state which concept plan your answer is in relation to.

If your comments relate to both sites, please make it clear in each answer to which site your comments relate

N/A

SB5. How can these concept plans be improved?

No comment.

SB6. Do you agree with the range of uses proposed? Which other uses should be considered?

No comment.

SB7. Do you agree with the location of the proposed uses? What should be located where and why?

No comment.

SB8. Do you agree with the proposed locations for self-build and custom-build housing? Would you prefer alternative locations? If so, please explain

No comment.

SB9. Is there any other issues or infrastructure requirements that should be identified?

Answer:

No comment.

If you have any further comments you wish to make, please detail them below.

N/A

Future notification

I wish to be notified of any future updates relating to the Local Plan Review:

YES: NO:

Clicking yes will add you to the planning policy contact database. This will mean you are kept informed of any future planning policy updates and consultations.

Further information on how the Spatial Planning Department treats your personally identifiable information can be found by reading the privacy notice available via the link below:

<https://www.wiltshire.gov.uk/planning-privacy-notice>

Here you will also find information about how and why your data may be processed and your rights under the Data Subject Information Notice section further down the page.

Signature: 

Date:

Thank you for completing this form.

Data Protection

Wiltshire Council has a duty to protect personal information and will process personal data in accordance with Data Protection legislation. The personal data you provide on this form will only be used for the purpose of the Wiltshire Development Framework. It may also be used for the prevention or detection of fraud or crime and in an anonymised form for statistical purposes. The data will be stored on computer and/or manual files. You have a right to a copy of your information held by any organisation, with some exemptions. To gain access to your personal data held by Wiltshire Council or if you have any Data Protection concerns please contact Wiltshire Council's Data Protection Officer on 01225 713000 (switchboard) or e-mail to dataprotection@wiltshire.gov.uk ."



Land to the North of the Beehive Park & Ride Site, Salisbury



Wiltshire 'Call for sites' submission form

Strategic Housing Land Availability Assessment

National policy requires local authorities to produce a Strategic Housing Land Availability Assessment (SHLAA) for their housing market area. This builds on previous studies and is designed to provide a more realistic and justifiable indication of capacity. It will ensure that the new planning policies within the Local Development Framework (LDF) are based on reliable evidence and are, therefore, deliverable.

In order to create a comprehensive list of sites with the potential to deliver new land uses, information has been aggregated from the previous district councils. The sites included have been identified through the ongoing 'call for sites exercise' undertaken by the former and current authorities, and other relevant data sources. Information on any further sites is gratefully received.

It is intended to gather information on all potential land uses so that the evidence is in place to address any current or future needs. As such, the sites submitted will not only contribute to the SHLAA (if they relate to housing) but also build an evidence base for other land uses. The study will identify potential sites, the sites' potential capacity and any constraints that may exist. It will also identify the actions that may be needed to be taken to make sites available, suitable and viable for development.

If a site is identified as having potential it does not necessarily mean that planning permission will be granted, or that the land will be allocated for development. We will be assessing the constraints and deciding whether sites should be developed as part of work on the Local Development Framework. Similarly, if the assessment indicates that a site is undeliverable, that is not to say that the constraints identified could not be overcome, but rather that further work would be required to realise the potential of this site, and, as such, it is not currently considered to be developable.

Guidance on submitting information

Please use the following proforma to suggest sites that you think Wiltshire Council should consider for development over the next 20 years.

Please return this form, together with a map that clearly identifies the boundary of the site. All sites will be added to the database. The Strategic Housing Land Availability Assessment is undertaken annually and so any housing site will be included in the following published assessment. For other land uses, assessments will be produced as necessary. However, all sites will be considered in any future planning work once the site has been recorded. All site information should be submitted to:

**Monitoring & Evidence, Economic Development & Planning, Wiltshire Council, County Hall,
Bythesea Road, Trowbridge, BA14 8JD, or email: spatialplanningpolicy@wiltshire.gov.uk**

In completing the form please:

- use a separate form for each site
- complete the form as comprehensively as possible
- submit sites that are likely to become available for development or redevelopment in the next 20 years
- submit sites that could accommodate more than five dwellings, and are 0.25 hectares or greater.

Do not submit sites that:

- already have planning permission for residential or employment development unless different proposals are identified
- are outside of Wiltshire Council's boundary
- are within the remit of the New Forest National Park for planning purposes
- have previously been submitted to the previous or current authorities.

Please note that the information submitted using this pro forma will be made public as it will form part of the evidence base to the LDF and will inform where future development may be delivered in the future. The only elements that will remain confidential are the names

Site submission pro forma

For a site to be considered the pro forma must:

- include details of the person submitting the site, the landowner and the appropriate contact
- be accompanied by a map clearly detailing the boundaries of the site
- be legible

Details	
Person/s submitting the site for consideration	
Name	Richard Sharland
Company	Woolley & Wallis
Address	51-61 Castle Street Salisbury SP1 3SU
Telephone number	07795 151517
e-mail address	r.sharland@w-w.co.uk
What is your interest in the land?	Agent
Landowner	
Name	Mrs H J Sharland
Address	c/o Agent
Telephone number	-
e-mail address	-

Contact	
Name	c/o Agent
Address	
Telephone number	
e-mail address	

Site details	
Site name	Land North of Beehive Park & Ride Salisbury SP4 6BT
Site address	Land North of Beehive Park & Ride Salisbury SP4 6BT
Site postcode	SP4 6BT
Is the site in multiple or single ownership?	Single ownership
Current and previous use of the land	Agricultural Arable Land and Woodland
Estimated site area (ha)	Arable 5.01 HA and Woodland 0.72 HA
A clear map of the site should be enclosed with this pro forma in order for the site to be accepted	

Potential constraints to development	
By identifying such constraints they may be able to be addressed and development realised sooner than otherwise.	
Are there any physical constraints (such as topology, pylons, marshland, or access to utilities) that would limit development?	The land is unconstrained except for Esso Pipeline in SW Corner
Is there direct access to the land from the primary road network?	Yes, access direct onto the A345

If not, has the cost of access been considered and if so is the site still considered to be economically viable?	N/A
Is the land contaminated?	No

Are there any covenants on the land, which may prevent development?	Not as far as we are aware
Does the site have ransom strips?	No
Are there any factors that might make part/all of the site unavailable for development?	No
Has the economic viability of the land been assessed by a developer? If so, what was the outcome?	Not at this stage
Are there any other issues that the council should be aware of that are not identified above?	The site is bordered by the P&R site, Sarum Centre and the Old Sarum and Longhedge residential developments. It is not within an AONB, conservation area, nor flood zone 2/3. The Old Sarum Scheduled Ancient Monument is some 0.8km to the south. Both the Stratford Sub Castle conservation area and The Old Sarum Airfield conservation area are close by.
Has work been undertaken to consider how these constraints may be overcome? If so please explain.	Although the site is already well screened from views from Old Sarum, some additional tree planting and landscaping along the boundary of the site to the A345 would further screen development on the site (and also screen the longer view of the Longhedge Development, see attached photo). It is considered that there will not be any notable adverse impacts on either conservation area.
By identifying this site you are giving permission for an officer of the council to access the site to ascertain site suitability. Are there any access issues, if so please provide a contact number below.	
Phone number for access	No access issues but out of courtesy please contact Richard Sharland - 07795 151517.

Ambitions for the site

Please detail the proposed uses for the site and the scale of this development. Provide as much detail as possible. If a mix of uses are proposed please detail each use and the relative scales.

Residential (housing)

Approx 110-120 dwellings

Employment (offices)	
Employment (industrial)	
Employment (warehousing)	
Retail	
Mixed uses	
Other uses	

If the site is proposed for residential uses, how many dwellings are considered to be appropriate?	110-120 dwellings (based on average of 30 dph on Net Developable Area)
If the site is proposed for other uses, how much floor space and how many units are proposed?	N/A
Is there the potential to provide any community infrastructure as part of the site?	Opportunity for the existing mature woodland to become a community asset.
How many dwellings or buildings for other uses are anticipated to be developed on an annual basis (from 1 April to 31 March) subject to approval by the council?	
2016/17	
2017/18	
2018/19	
2019/20	
2020/21	
2021/22	
2022/23	20
2023/24	50
2024/25	50
2025/26	
2026/27	
2027/28	
2028/29	
2029/30	
2030/31	
2031/32	
Please provide any comments on the proposed delivery timetable.	There are no constraints as to deliverability.

Further information related to the SHLAA

For additional information on the Strategic Housing Land Availability Assessment and its role in the development plan process please contact:

Monitoring & Evidence, Economic Development & Planning, Wiltshire Council, County Hall, Bythesea Road, Trowbridge, BA14 8JD, or email: spatialplanningpolicy@wiltshire.gov.uk

Further information related to Data Protection

Wiltshire Council has a duty to protect personal information and will process personal data in accordance with the Data Protection Act 1998 and any amendments to the Act.

The personal data you provide on this form will only be used for the purpose of the Strategic Housing Land Availability Assessment and related purposes, it may also be used for the prevention or detection of fraud or crime and in an anonymised form for statistical purposes. The data will be stored on computer and/or manual files.

In order to administrate this Wiltshire Council may share your personal data with

- Monitoring & Evidence, Economic Development & Planning, Wiltshire Council

You have a right to a copy of your information held by any organisation, with some exemptions. To gain access to your personal data held by Wiltshire Council or if you have any data protection concerns please contact Wiltshire Council's Corporate Information Team:

dataprotection@wiltshire.gov.uk.

Land to the North of the Beehive Park & Ride Site, Salisbury



Salis_P181

Salisbury Consultation Response Form

Ref:

(For official use only)

A series of 'Planning for' documents break down the work undertaken so far for each Principal Settlement and Market Town. Within these documents, information is presented, and questions asked to help shape proposals for each place.

To view these documents please visit the Council's Local Plan Review Consultation page on its website at: <https://www.wiltshire.gov.uk/planning-policy-local-plan-review-consultation>

Please return to Wiltshire Council by Tuesday 9th March 2021.

By post to: Spatial Planning, Economic Development and Planning, Wiltshire Council, County Hall, Bythesea Road, Trowbridge, Wiltshire, BA14 8JN.

By e-mail to: spatialplanningpolicy@wiltshire.gov.uk

This form has two sections:

Section One – Personal details

Section Two – Your response to the questions. Please use a separate sheet for each representation.

Section One – Personal details

*if an agent is appointed, please fill in your Title, Name and Organisation but the full contact details of the agent must be completed.

	1. Personal details	2. Agent's details (if applicable)*
Title	██████	████
First name	██████	██████
Last name	██████████	██████
Job title (where relevant)		
Organisation (where relevant)		Woolley & Wallis
Address Line 1		51-61 Castle Street
Address Line 2		Salisbury
Address Line 3		
Address Line 4		
Postcode		SP1 3SU

Telephone Number		██████████
Email Address		████████████████████

Section Two – Questions

**SB1. What do you think to the scale of growth? Should there be a brownfield target?
Should this figure be higher or lower?**

Answer:

The suggested residual need for a further 940 homes for the planned period to 2036 falls well short of the current perceived housing needs and the housing numbers in the current Plan, bearing in mind that Salisbury is a Principal Settlement. This raises questions about the distribution between the four housing market areas in Wiltshire.

The Council's reliance as to the numbers of homes which they consider may come forward from brownfield sites within the Salisbury housing market area is considered over-optimistic.

The focus for growth for Salisbury set against the lack of a five-year land supply in South Wiltshire, leads one to conclude that the Council should be more robust in ensuring the required housing numbers will be achieved – especially if any additional allocated site is readily achievable, sustainable, and deliverable.

See also response to SB3 as to a proposed additional site allocation.

SB2. Are these the right priorities? What priorities may be missing? How might these place shaping priorities be achieved?

Answer:

No comment

SB3. Do you agree these sites are the most appropriate upon which to build?

If not, why not?

Answer:

No comments are being made with regard to the three sites set out in the Planning for Salisbury document as Preferred Options for Development.

However, we put forward a new site for your consideration as being an appropriate additional site in Salisbury to be allocated for development, namely **Land to the North of the Beehive Park & Ride, Salisbury**

This site has not previously been put forward for consideration for any development. However with the continuing growth and consolidation of the Longhedge development and the Old Sarum development area generally it is considered that the site would now form a logical natural extension and completion of the development at this southern end of the overall Old Sarum development area bounded between the A345 and the Portway.

It is also well placed to accommodate and meet local housing needs and further help to sustain the new community of Old Sarum/Longhedge.

A separate SHLAA has been submitted (a copy of which is attached to this submission for ease of reference).

The site, which is in single ownership, comprises of some 5 ha of currently arable agricultural land together with some 0.72 ha of woodland at the northern end of the site. The arable land lies in a natural bowl which would make it a very enclosed development site and also being screened from the Old Sarum Ancient Monument (SAM) from established woodland landscaping to the park-and-ride site, and also from the woodland at the northern end of the site. There is also the ability to plant, at an early stage, a 10 m wide landscape tree/shrub belt within the site adjacent to the A345 and which would further mitigate any adverse impact of the development from the views from the SAM and also views towards the SAM when travelling south on the A345. In addition it is considered that such enhanced landscaping could in time also reduce the impact of the roof lines from the Longhedge development from the more distant views from the SAM (see attached photograph). There is also the biodiversity net gain to be obtained from such additional landscaping.

The site is located within Flood Zone 1 (low risk) and there are no public rights of way nor any protected trees or hedges affecting the site.

Whilst there are two conservation areas within close proximity, it is considered that development on the site would not have any notable adverse impact on either of them.

The site has good connectivity with the ability to provide a single point of access directly onto the A345, which leads south to Salisbury and north to Amesbury and the A303. There are existing bus stops along the A345 within easy walking distance, as is the Park & Ride facility offering frequent bus services to the centre of Salisbury.

Connectivity for pedestrian access to the neighbouring development is important and understood. The land required to achieve the same is off-site and therefore outside the control of the landowner, however in the same way as the Council dealt with this for the Longhedge development, appropriate contributions by way of a S106 agreement can be sought.

There would also be the opportunity of dedicating the existing woodland as a Community Woodland Area. There is also the ability of providing a small area on site as a community orchard, and the development could also consider a small number of self build units, in addition to the normal requirements of public open space, children's play area being provided on-site. The Old Sarum development and the Longhedge development already provide (or are due to provide) other local facilities and in consequence it is considered that it is not justifiable to require any further on site facilities on this site – however the usual justifiable requirements as part of this development can be covered in the usual way through S106 contributions.

The proposal is that the housing density would be designed at the lower end of the Councils range in order to provide a more friendly post-Covid environment and resulting in a development of some 110–120 homes (of which 40% would be affordable in accordance with current policy). An illustrative Concept Plan is attached.

It is considered that (in the same way as both the adjacent old Sarum and Longhedge development areas have been developed) that this site would feature favourably in accordance with your Sustainability Appraisal criteria and also your Stage 4 Assessment as detailed within your Site Selection Report for Salisbury.

SB4. What are the most important aspects to consider if these sites are going to be built on?

Answer:

All sites need to ensure that their development is sustainable, achievable, and deliverable within the required time frame.

been developed. Concept plans for each area show a way the land identified can be developed. They show the undeveloped land, areas suggested for development and possible locations for uses within them.

Please state which concept plan your answer is in relation to.

If your comments relate to both sites, please make it clear in each answer to which site your comments relate

N/A

SB5. How can these concept plans be improved?

No comment.

SB6. Do you agree with the range of uses proposed? Which other uses should be considered?

No comment.

SB7. Do you agree with the location of the proposed uses? What should be located where and why?

No comment.

SB8. Do you agree with the proposed locations for self-build and custom-build housing? Would you prefer alternative locations? If so, please explain

No comment.

SB9. Is there any other issues or infrastructure requirements that should be identified?

Answer:

No comment.

If you have any further comments you wish to make, please detail them below.

N/A

Future notification

I wish to be notified of any future updates relating to the Local Plan Review:

YES:

NO:

Clicking yes will add you to the planning policy contact database. This will mean you are kept informed of any future planning policy updates and consultations.

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Here you will also find information about how and why your data may be processed and your rights under the Data Subject Information Notice section further down the page.

Signature:

Date:

Thank you for completing this form.

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Land to the North of the Beehive Park & Ride Site, Salisbury



Wiltshire 'Call for sites' submission form

Strategic Housing Land Availability Assessment

National policy requires local authorities to produce a Strategic Housing Land Availability Assessment (SHLAA) for their housing market area. This builds on previous studies and is designed to provide a more realistic and justifiable indication of capacity. It will ensure that the new planning policies within the Local Development Framework (LDF) are based on reliable evidence and are, therefore, deliverable.

In order to create a comprehensive list of sites with the potential to deliver new land uses, information has been aggregated from the previous district councils. The sites included have been identified through the ongoing 'call for sites exercise' undertaken by the former and current authorities, and other relevant data sources. Information on any further sites is gratefully received.

It is intended to gather information on all potential land uses so that the evidence is in place to address any current or future needs. As such, the sites submitted will not only contribute to the SHLAA (if they relate to housing) but also build an evidence base for other land uses. The study will identify potential sites, the sites' potential capacity and any constraints that may exist. It will also identify the actions that may be needed to be taken to make sites available, suitable and viable for development.

If a site is identified as having potential it does not necessarily mean that planning permission will be granted, or that the land will be allocated for development. We will be assessing the constraints and deciding whether sites should be developed as part of work on the Local Development Framework. Similarly, if the assessment indicates that a site is undeliverable, that is not to say that the constraints identified could not be overcome, but rather that further work would be required to realise the potential of this site, and, as such, it is not currently considered to be developable.

Guidance on submitting information

Please use the following proforma to suggest sites that you think Wiltshire Council should consider for development over the next 20 years.

Please return this form, together with a map that clearly identifies the boundary of the site. All sites will be added to the database. The Strategic Housing Land Availability Assessment is undertaken annually and so any housing site will be included in the following published assessment. For other land uses, assessments will be produced as necessary. However, all sites will be considered in any future planning work once the site has been recorded. All site information should be submitted to:

**Monitoring & Evidence, Economic Development & Planning, Wiltshire Council, County Hall,
Bythesea Road, Trowbridge, BA14 8JD, or email: spatialplanningpolicy@wiltshire.gov.uk**

In completing the form please:

- use a separate form for each site
- complete the form as comprehensively as possible
- submit sites that are likely to become available for development or redevelopment in the next 20 years
- submit sites that could accommodate more than five dwellings, and are 0.25 hectares or greater.

Do not submit sites that:

- already have planning permission for residential or employment development unless different proposals are identified
- are outside of Wiltshire Council's boundary
- are within the remit of the New Forest National Park for planning purposes
- have previously been submitted to the previous or current authorities.

Please note that the information submitted using this pro forma will be made public as it will form part of the evidence base to the LDF and will inform where future development may be delivered in the future. The only elements that will remain confidential are the names

Site submission pro forma

For a site to be considered the pro forma must:

- include details of the person submitting the site, the landowner and the appropriate contact
- be accompanied by a map clearly detailing the boundaries of the site
- be legible

Details	
Person/s submitting the site for consideration	
Name	Richard Sharland
Company	Woolley & Wallis
Address	51-61 Castle Street Salisbury SP1 3SU
Telephone number	07795 151517
e-mail address	r.sharland@w-w.co.uk
What is your interest in the land?	Agent
Landowner	
Name	Mrs H J Sharland
Address	c/o Agent
Telephone number	-
e-mail address	-

Contact	
Name	c/o Agent
Address	
Telephone number	
e-mail address	

Site details	
Site name	Land North of Beehive Park & Ride Salisbury SP4 6BT
Site address	Land North of Beehive Park & Ride Salisbury SP4 6BT
Site postcode	SP4 6BT
Is the site in multiple or single ownership?	Single ownership
Current and previous use of the land	Agricultural Arable Land and Woodland
Estimated site area (ha)	Arable 5.01 HA and Woodland 0.72 HA
A clear map of the site should be enclosed with this pro forma in order for the site to be accepted	

Potential constraints to development	
By identifying such constraints they may be able to be addressed and development realised sooner than otherwise.	
Are there any physical constraints (such as topology, pylons, marshland, or access to utilities) that would limit development?	The land is unconstrained except for Esso Pipeline in SW Corner
Is there direct access to the land from the primary road network?	Yes, access direct onto the A345

If not, has the cost of access been considered and if so is the site still considered to be economically viable?	N/A
Is the land contaminated?	No

Are there any covenants on the land, which may prevent development?	Not as far as we are aware
Does the site have ransom strips?	No
Are there any factors that might make part/all of the site unavailable for development?	No
Has the economic viability of the land been assessed by a developer? If so, what was the outcome?	Not at this stage
Are there any other issues that the council should be aware of that are not identified above?	The site is bordered by the P&R site, Sarum Centre and the Old Sarum and Longhedge residential developments. It is not within an AONB, conservation area, nor flood zone 2/3. The Old Sarum Scheduled Ancient Monument is some 0.8km to the south. Both the Stratford Sub Castle conservation area and The Old Sarum Airfield conservation area are close by.
Has work been undertaken to consider how these constraints may be overcome? If so please explain.	Although the site is already well screened from views from Old Sarum, some additional tree planting and landscaping along the boundary of the site to the A345 would further screen development on the site (and also screen the longer view of the Longhedge Development, see attached photo). It is considered that there will not be any notable adverse impacts on either conservation area.
By identifying this site you are giving permission for an officer of the council to access the site to ascertain site suitability. Are there any access issues, if so please provide a contact number below.	
Phone number for access	No access issues but out of courtesy please contact Richard Sharland - 07795 151517.

Ambitions for the site

Please detail the proposed uses for the site and the scale of this development. Provide as much detail as possible. If a mix of uses are proposed please detail each use and the relative scales.

Residential (housing)

Approx 110-120 dwellings

Employment (offices)	
Employment (industrial)	
Employment (warehousing)	
Retail	
Mixed uses	
Other uses	

If the site is proposed for residential uses, how many dwellings are considered to be appropriate?	110-120 dwellings (based on average of 30 dph on Net Developable Area)
If the site is proposed for other uses, how much floor space and how many units are proposed?	N/A
Is there the potential to provide any community infrastructure as part of the site?	Opportunity for the existing mature woodland to become a community asset.
How many dwellings or buildings for other uses are anticipated to be developed on an annual basis (from 1 April to 31 March) subject to approval by the council?	
2016/17	
2017/18	
2018/19	
2019/20	
2020/21	
2021/22	
2022/23	20
2023/24	50
2024/25	50
2025/26	
2026/27	
2027/28	
2028/29	
2029/30	
2030/31	
2031/32	
Please provide any comments on the proposed delivery timetable.	There are no constraints as to deliverability.

Further information related to the SHLAA

For additional information on the Strategic Housing Land Availability Assessment and its role in the development plan process please contact:

Monitoring & Evidence, Economic Development & Planning, Wiltshire Council, County Hall, Bythesea Road, Trowbridge, BA14 8JD, or email: spatialplanningpolicy@wiltshire.gov.uk

Further information related to Data Protection

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In order to administrate this Wiltshire Council may share your personal data with

- Monitoring & Evidence, Economic Development & Planning, Wiltshire Council

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dataprotection@wiltshire.gov.uk.

Land to the North of the Beehive Park & Ride Site, Salisbury



Salis_P185

Section Two – Questions

**SB1. What do you think to the scale of growth? Should there be a brownfield target?
*Should this figure be higher or lower?***

Answer:

Higher.

SB2. Are these the right priorities? What priorities may be missing? How might these place shaping priorities be achieved?

Answer:

See submitted objections promoting sustainable mixed use development at Site 7 Salisbury

**SB3. Do you agree these sites are the most appropriate upon which to build?
*If not, why not?***

Answer:

Support Site 7 – subject to some additional comments – see attached.

SB4. What are the most important aspects to consider if these sites are going to be built on?

Answer:

Support Site 7 – subject to some additional comments – see attached.

For the identified preferred development sites at principal settlements, concept plans have been developed. Concept plans for each area show a way the land identified can be developed. They show the undeveloped land, areas suggested for development and possible locations for uses within them.

Please state which concept plan your answer is in relation to.

If your comments relate to both sites, please make it clear in each answer to which site your comments relate

SB5. How can these concept plans be improved?

Support Site 7 – subject to some additional comments – see attached.

SB6. Do you agree with the range of uses proposed? Which other uses should be considered?

Support Site 7 – subject to some additional comments – see attached.

SB7. Do you agree with the location of the proposed uses? What should be located where and why?

Support Site 7 – subject to some additional comments – see attached.

**SB8. Do you agree with the proposed locations for self-build and custom-build housing?
Would you prefer alternative locations?
*If so, please explain***

No comment.

SB9. Is there any other issues or infrastructure requirements that should be identified?

Answer:

Support Site 7 – subject to some additional comments – see attached.

If you have any further comments you wish to make, please detail them below.

Support Site 7 – subject to some additional comments – see attached.
These comments on this form and enclosed also relate to several LPR documents including:

- Emerging Spatial Strategy
- Principal Settlement Planning for Salisbury
- Principal Settlement Site Selection Report: Salisbury
- LPR Interim Sustainability Appraisal and its two Appendices (I + II) and Non-Technical Summary

Future notification

I wish to be notified of any future updates relating to the Local Plan Review:

YES: NO:

Clicking yes will add you to the planning policy contact database. This will mean you are kept informed of any future planning policy updates and consultations.

Further information on how the Spatial Planning Department treats your personally identifiable information can be found by reading the privacy notice available via the link below:

<https://www.wiltshire.gov.uk/planning-privacy-notice>

Here you will also find information about how and why your data may be processed and your rights under the Data Subject Information Notice section further down the page.

Signature:

Date:

Thank you for completing this form.

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Executive Summary of this objection:

1. The draft Interim Sustainability Assessment and its supporting Appendices I and II are complex and lengthy documents that seek to systematically compare the likely benefits and drawbacks of many very different sites. We support the Council's work in general and many detailed parts. However, there are some judgments that are probably too generic or that seem unreasonable or unsound that we need to identify.
2. The Martin Family own 7.2 ha of the 31.2 ha of Site 7 between Odstock and Downton Roads.
3. The Martin Family land includes the 2.6 ha Britford Park & Ride that is leased to Wiltshire Council until 2063. The rest of their land (4.6 ha) is arable land and it is suitable, viable and available for development: it is deliverable.
4. We are promoting mixed use development for about 200 houses and the Surgery and Nursery on all the Family's land, as part of the emerging proposals.
5. We think Site 7 is probably too large and complex and could be separated into two parts. Sites 7A and 7B have very different characters and topography.
6. The P&R, Salisbury Caravans and agricultural land could be known as Site 7A. Site 7A includes The Martin Family land (7.2 ha) and Longford Estate and Salisbury Caravans land 3.6 = 10.8 ha. (NB We are not acting for, in any way, the Longford Estate or Salisbury Caravans.)
7. The remaining land to be known as Site 7B includes the Little Woodbury Scheduled Monument and adjoining grazing land – roughly with an area of about 20.4 ha.
8. In our opinion, Site 7A would have a positive SA "score" – higher than Site 7B and all of Site 7:

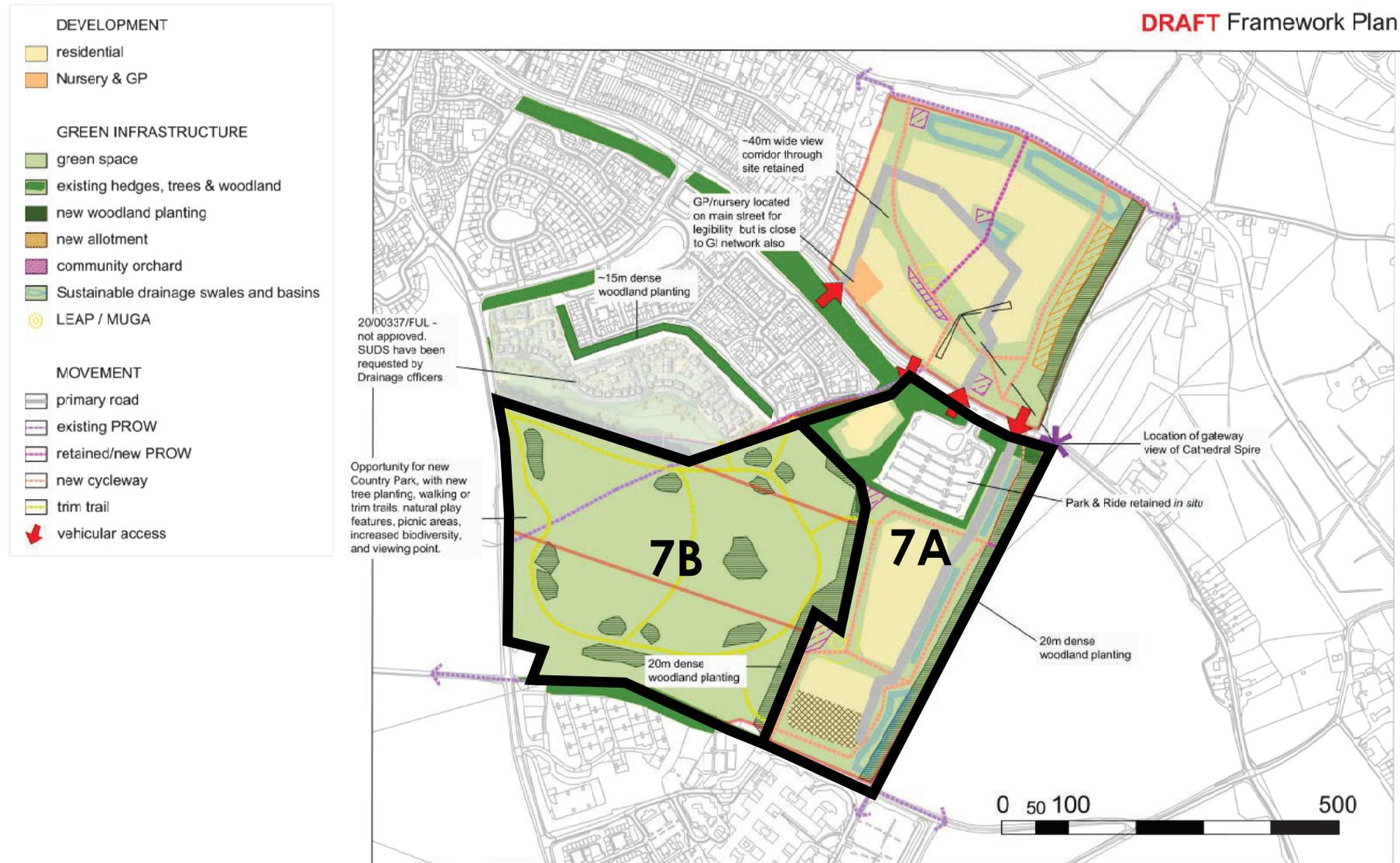
	Biodiversity	PDL	Water	Pollution	Climate chge	Energy	Heritage	Landscape	Housing	Deprivation	Travel	Sustainability	Total
	1	2	3	4	5	6	7	8	9	10	11	12	
Site 7A	-1	2	-2	-2	-1	2	-1	-1	3	3	-1	3	4
Site 7B	-1	-2	-2	-2	-1	2	-2	-1	0	3	-2	3	-5
LPR Jan 2021 for all of Site 7	-1	-2	-2	-2	-1	2	-2	-1	3	3	-2	3	-2

Key to likely significance of effects:

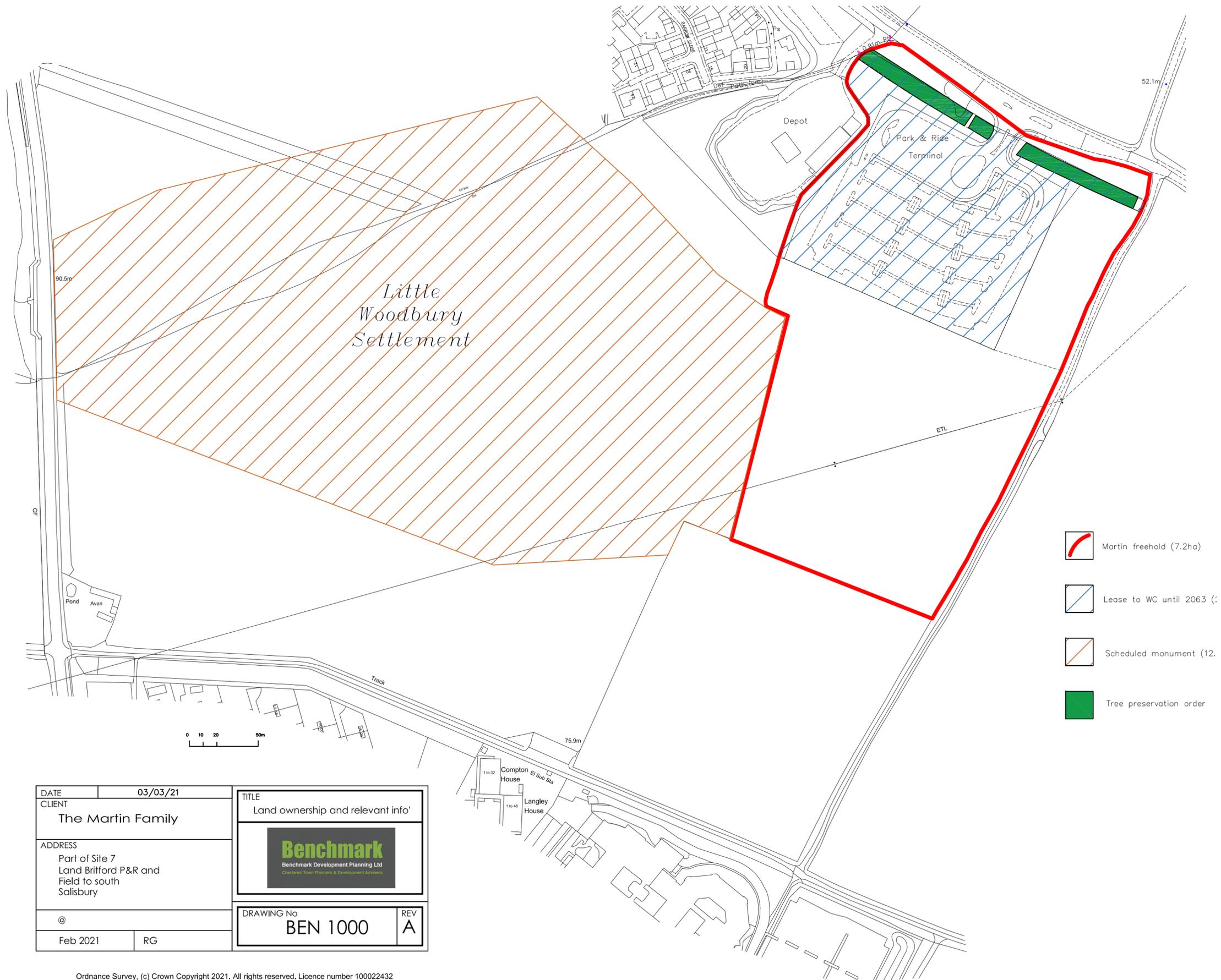
+++	Major positive effect = +3 points
++	Moderate positive effect = +2 points
+	Minor positive effect = +1 point
0	Neutral effect = 0 points
-	Minor adverse effect = -1 point
--	Moderate adverse effect = -2 points
---	Major adverse effect = -3 points

Quote from LPR Interim Sustainability Appraisal Appendix II (Jan '21) p130	Commentary on Behalf of [REDACTED] (February 2021)
<p>Salisbury Site Number and SHELAA ref(s): Site 7 (SHELAA site(s) 3422, OM009, 3641, 3423, 3521) Site size: 14.25 ha Site capacity: approximate range 356 - 499 dwellings Site description: A large site located on higher ground south of the Rowbarrow residential area and WHSAP allocation, with Salisbury District Hospital to the south and Odstock Road to the west. The site is bounded by several public rights of way – BRIT8, BRIT16 and BRIT17. The site includes Britford P&R and Salisbury caravans site.</p>	<p>Noted. However, Site 7 is in two parts archaeologically – see Plan BEN 0001 on next page.</p> <p>Site 7A is of relatively low archaeological importance. Site 7A includes previously developed land occupied by the P&R and Salisbury Caravans Sales within the settlement boundary and the arable agricultural field to the south between the P&R and the Hospital.</p> <p>Site 7B - the other half of the site – is of a very different character. is not farmed and is a scheduled ancient monument: Woodbury Hillfort.</p> <p>The SA does not assess the planned (Aug 2020) c. £170m Hospital Expansion Master Plan that includes proposals for a vehicular link to the P&R. The overall Master Plan is currently programmed to progress to an outline planning application in 2022 / 2023 – see Webinar event – questions and answers – HEAT Project Salisbury</p>

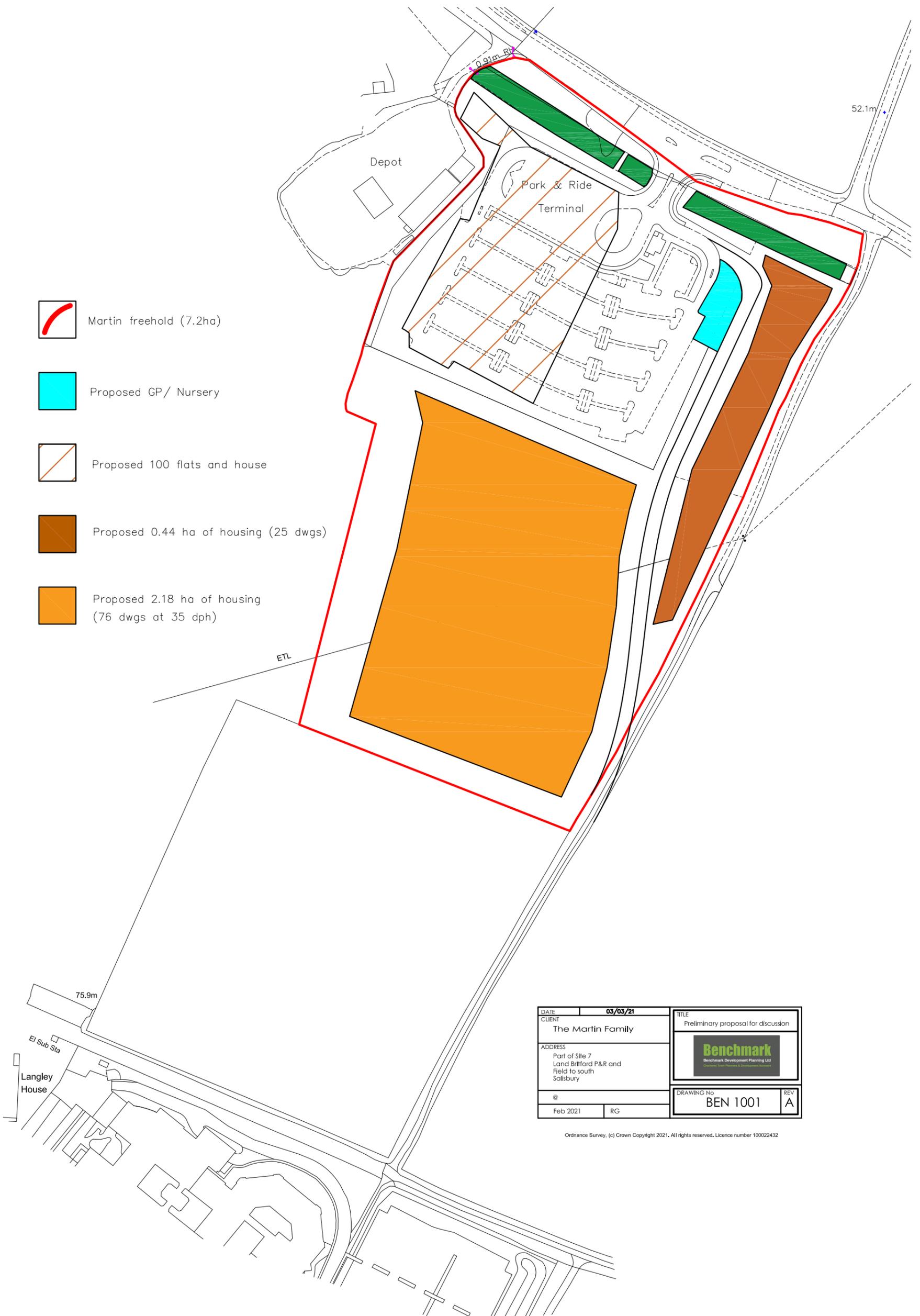
Figure 6 Concept map for Sites 6 and 7 showing boundary outlines and proposed layout and land uses, within which to accommodate development



Benchmark comment added 04/03/21: We have reservations about Site 7 being too large and complex and suggest it could be considered as two separate sites able to proceed separately.



DATE	03/03/21	TITLE	Land ownership and relevant info'
CLIENT	The Martin Family	 Benchmark Development Planning Ltd <small>Chartered Town Planners & Development Advisers</small>	
ADDRESS	Part of Site 7 Land Brifford P&R and Field to south Salisbury		
@		DRAWING No	REV
Feb 2021	RG	BEN 1000	A



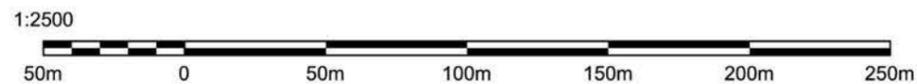
-  Martin freehold (7.2ha)
-  Proposed GP/ Nursery
-  Proposed 100 flats and house
-  Proposed 0.44 ha of housing (25 dwgs)
-  Proposed 2.18 ha of housing (76 dwgs at 35 dph)

DATE	03/03/21	TITLE	Preliminary proposal for discussion
CLIENT	The Martin Family		DRAWING No BEN 1001
ADDRESS	Part of Site 7 Land Britford P&R and Field to south Salisbury		
@			
Feb 2021	RG		

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Benchmark note added 04/03/21: We have submitted this plan because it refers to the Britford P&R (see northern edge of the plan) and is relevant background information. This Plan was released to the public in August 2020. We understand the Hospital is considering an outline planning application to be submitted in 2022/2023 for a c. £170m regeneration.



SA objective 1 - Protect and enhance all biodiversity and geological features and avoid irreversible losses Decision-Aiding Questions. Will the development site...		
1. Avoid potential adverse impacts of development on local biodiversity and geodiversity?	<p>The site currently comprises pasture (to be confirmed), arable and hard-standing (Park and Ride). Most boundaries are marked by either hedgerows or tree belts and there is landscape planting around the Park and Ride.</p> <p>There is potential for bats along hedgerows/tree belts and surveys will be needed. Other wildlife which may use the site may include badgers and breeding birds. In addition, there are records of scarce / rare arable weeds in the area. Surveys will be required but none of these are likely to significantly constrain development.</p> <p>Scope for mitigation</p> <p>Good scope for mitigation and enhancement at this site. An essential pre-requisite for the site would be a green infrastructure scheme to integrate tree belts and hedgerows on this site with those on existing development at Redbarrow (Rowbarrow). Tree Belts in particular, would benefit from having a wide buffer of scrub to species rich grassland transition habitat.</p> <p>The Council needs to decide how to assess and mitigate the effects of recreational pressure from this and other developments in south Salisbury on Lime Kiln Way and Harnham Slope CWSs, whether it is possible for developers to be able to provide adequate mitigation on site and if not to develop a scheme where contributions are sought for an off-site SANG.</p>	Noted. No comment.
2. Protect and enhance designated and nondesignated sites, priority species and habitats and protected species?	<p>The strategic HRA issues for the River Avon, New Forest and Salisbury Plain apply to this site. Mitigation strategy required for River Avon SAC (Phosphate) and New Forest SPA (recreational pressure). Also, the mitigation strategy for Salisbury Plain SPA needs to be reviewed in light of latest monitoring.</p> <p>While the ecological value of the site itself is low, the location of the development has implications for designated sites. In particular, there will be a need to protect, maintain and enhance sensitive habitats to the north (SSSI and SAC) and offset in-combination effects of recreational pressure on the two local CWSs. The site lies about 400m south of the River Avon SAC and the East Harnham Meadows SSSI. There is no formal public access onto the SSSI and it appears to be well screened from an adjacent footpath so access by dogwalkers should be minimal.</p> <p>Lime Kiln Chalk CWS, a publicly accessible grassland site owned by Salisbury City Council, lies immediately adjacent to the site across the Odstock Road. One other CWS would be vulnerable to increased recreational pressure, Harnham Slope which is 1-2km away with street parking available close by.</p>	Noted. No comment.
3. Ensure that all new developments protect Local Geological Sites (LGS) from development?	<p>The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS). There are no LGS within or in close proximity to this site.</p>	Noted. No comment.
4. Aid in the delivery of a network of multifunctional Green Infrastructure?	<p>Buffer zones could be incorporated into Green Infrastructure for the site as a whole, as long as habitat connectivity for great crested newts, birds, bats and other small mammals is maintained throughout the wider local landscape.</p> <p>A minimum of 10% net gain for biodiversity should be required within individual sites and overall design should help ensure that habitat creation provides connectivity to adjacent or nearby habitat areas.</p>	Noted. No comment.
<p>Assessment outcome (on balance): minor adverse effects</p> <p>Summary of SA Objective 1</p> <ul style="list-style-type: none"> • The site currently comprises pasture, arable and hard-standing (Park and Ride). • There is potential for bats along hedgerows/tree belts and surveys will be needed. Other wildlife which may use the site may include badgers and breeding birds. In addition, there are records of scarce / rare arable weeds in the area. Surveys will be required but none of these are likely to significantly constrain development. • The strategic HRA issues for the River Avon, New Forest and Salisbury Plain apply to this site. • While the ecological value of the site itself is low, the location of the development has implications for designated sites. In particular, there will be a need to protect, maintain and enhance sensitive habitats to the north (SSSI and SAC) and offset in-combination effects of recreational pressure on the two local CWSs. • Good scope for mitigation and enhancement at this site. An essential pre-requisite for the site would be a green infrastructure scheme to integrate tree belts and hedgerows on this site with those on existing development at Rowbarrow. • Overall, minor adverse effects are considered likely against this objective. 		Noted. No comment.

SA objective 2 - Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings		
Decision-Aiding Questions. Will the development site... (p131)		
1. Ensure development maximises the efficient use of land?	Development of this site may not result in particularly high densities given the location of the Little Woodbury Ancient Settlement and the extent of landscape mitigation that may be required.	Noted. No comment.
2. Maximise the reuse of Previously Developed Land? Cont'd /...	Most of this site is greenfield, being a mixture of arable and open pasture/downland where there would be no opportunities to maximise reuse of PDL.	Noted. No comment.
2. Maximise the reuse of Previously Developed Land?	However, the northern part of the site next to A338 Downton Rd consists of Britford Park & Ride and Salisbury Caravans business. Developing this part of the site would maximise the reuse of PDL.	<p>The Martin Family has, in the past, as part of the WHSAP, submitted plans (2017) to retain the P&R – fully operational and with the same capacity, whilst also maximising the airspace above to create a 100 or so flats and houses (see OM009). This would make optimal use of PDL in accordance with the NPPF:</p> <p>“ ...The use of previously developed land, and sites that are physically well- related to existing settlements, should be encouraged where suitable opportunities exist.” Para 84 of NPPF.</p> <p>“... Plans should give first consideration to land which has been previously-developed and/or is well served by public transport.” Para 138 of NPPF.</p> <p>The Martin Family continue to promote the optimal use of the P&R and have had preliminary upbeat discussions with Wiltshire Council, in the context of the Hospital Master Plan and the need for affordable housing related to the hospital and the need for a Health Centre in close proximity to the P&R travel interchange. We recommend the SA is updated to recognise the potential sustainability benefits of these ideas. The 'score' should therefore be upgraded from moderate (significant) adverse effect to "moderate positive" – in the context of Site 7A (or alternatively "minor/major beneficial in the context of the whole of Sites 7A and 7B.</p>
3. Encourage remediation of contaminated land? If so, would this lead to issues of viability and deliverability?	This site is located on greenfield, agricultural land which appears not to have been developed before - therefore it is unlikely to be contaminated. Based on available evidence, it is considered unlikely that remediation measures would be required in order to facilitate development. If subsequent evidence becomes available which suggests that there may be land contamination, an assessment would be required as part of any future planning application to establish a remediation and mitigation strategy.	Noted. No comment.
4. Result in the permanent loss of the Best and Most Versatile Agricultural land (Grades 1, 2, 3a)?	The Park & Ride and caravan business sites are not in agricultural use. Evidence shows the rest of this site consisting of Grade 3 BMV agricultural land but there is no differentiation between Grades 3a and 3b. Further assessment would be required. Where possible, any development on this site should be located to reduce the loss of BMV. If the greenfield part of the site were classed as BMV agricultural land after further assessment, given the size of the site, development would lead to a minor loss only.	See plan BEN 0002: Agricultural land grade sourced from MAGIC.gov.uk. dwgs
5. Lead to the sterilisation of viable mineral resources? If so, is there potential to extract the mineral resource as part of the development?	This site is not located within a designated Minerals Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources.	Noted. No comment.
Assessment outcome (on balance): moderate (significant) adverse effect		We are suggesting more like "moderate positive" for Site 7A
Summary of SA Objective 2 • Most of this site is greenfield, being a mixture of arable and open pasture/downland where there would be no opportunities to maximise reuse of PDL.		OBJECT and suggest the following wording instead: Most Part of this site is greenfield, being a mixture of arable and open pasture/downland where there would be no opportunities to maximise reuse of PDL. With Site 7A the re-use and intensification

<ul style="list-style-type: none"> • This site appears not to have been developed before - therefore it is unlikely to be contaminated but further assessment may be required. • The Park & Ride and caravan business sites are not in agricultural use. Evidence shows the rest of this site consisting of Grade 3 BMV agricultural land. • Development of this site may not result in particularly high densities given the location of the Little Woodbury Ancient Settlement and the extent of landscape mitigation that may be required. • This site is not located within a designated Minerals Safeguarding Area. • Overall, moderate adverse effects are considered likely against this objective, given the size of the site and likely scale of loss of greenfield, agricultural land. 	<p>of the use of the PDL P&R site will offer a significant opportunity for bringing forward about 100-much-needed affordable and market homes for key workers, without disrupting the strategic role of the P&R in the on-going Salisbury Car Parking Strategy. NB The whole of Site 7 has so far been identified for only c. 115 dwellings – see Fig 9 of “Planning for Salisbury” January 2021. So, this representation will almost double the amount of housing delivered; a major significant benefit [115 + 100 = 215 dwgs].</p> <p>OBJECT and suggest instead: • Overall, “moderate positive” effects are considered likely against this objective, given the size of the site and likely scale of loss of greenfield, agricultural land and the maximisation of the use of previously developed land at the P&R to create 100 much needed houses.</p>
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<p>SA objective 3 - Use and manage water resources in a sustainable manner Decision-Aiding Questions. Will the development site...</p>		
<p>1. Protect surface, ground and drinking water quantity/quality?</p>	<p>This site is not covered by any Source Protection Zones or Drinking Water Safeguard Zones. It is covered by a Drinking Water Protected Area. Drinking Water Protected Areas (Surface Water) are, within the Water Framework Directive, where raw water is abstracted from rivers and reservoirs. Raw water needs to be protected to ensure that it is not polluted which could lead to additional purification treatment. To do this water companies and the Environment Agency identify raw water sources that are 'at risk' of deterioration which would result in the need for additional treatment. These zones are areas where the land use is causing pollution of the raw water. Action is targeted in these zones to address pollution so that extra treatment of raw water can be avoided. Therefore, some consultation with the Environment Agency may still be required. In line with the provisions of local planning policy and the Water Framework Directive, the development of this site will need to make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality – this includes ensuring that enough buffer zones are located adjacent to watercourses and ensuring that runoff does not enter these watercourses. Consideration should be given to the inclusion of Sustainable Drainage Systems to control the risk of surface water flooding from impermeable surfaces. As this site covers a Source Protection Zone, the extent to which Sustainable Drainage systems can be used may be affected. The River Avon Special Area of Conservation (SAC) runs through the Salisbury area. Provisions will need to be made to ensure there are no negative downstream impacts. According to the River Avon SAC planning forum, where proposals have the potential to affect the SAC, early discussions with the Local Planning Authority, (who may also consult Natural England and the Environment Agency) are essential before proposals are finalised. For developments which could have water supply and sewage disposal implications, water companies should also be consulted.</p>	<p>Noted. No comment.</p>
<p>2. Direct development to sites where adequate water supply, foul drainage, sewage treatment facilities and surface water drainage is available?</p>	<p>This site falls within the catchment area supplied by Wessex Water. Wessex water has provided information about the impact planned development will have on the STW at Salisbury. According to Wessex Water, growth investment is planned for the Salisbury STW during AMP7 (2020-2025). Therefore, it is thought that the STW will be able to support the planned capacity (including rolling forward the current strategy 2016-2036 plus a residual amount). It is very probable that this site will require significant investment in water, sewerage and drainage infrastructure to serve this level of development. There is no evidence to suggest that development of this site for housing and/or employment could not be supported by adequate infrastructure to cope with demand. It would need to be confirmed whether any network reinforcement is necessary to maintain satisfactory service levels. Where the pressure exerted by new housing and/or employment development could lead to capacity issues, on the current system (not just the STW), suitable and timely investment would need to be agreed between the developer(s) and the relevant utilities companies.</p>	<p>Noted. No comment.</p>
<p>Assessment outcome (on balance): Moderate (significant) adverse effect</p> <p>Summary of SA Objective 3</p> <ul style="list-style-type: none"> • The site is covered by a Drinking Water Protected Area which are where raw water is abstracted from rivers and reservoirs. • The site does not cover a Source protected Zone or a Drinking Water Safeguard Zone. 		<p>Noted. No comment.</p>

<ul style="list-style-type: none"> • Development of the site would need to make necessary provision to protect from harm or pollution to any ground, surface or drinking water. This is particularly the case when designing Surface Water Drainage Systems where techniques such as attenuation and infiltration may be limited. • Consultation with the Environment Agency would be required to determine the likely effects of development • According to Wessex Water, it is thought that the STW that serves Salisbury is expecting growth investment during AMP 7 (2020-2025). It is thought that the STW will be able to support the increased capacity planned for in the current strategy. • Significant investment is thought to be required to supply water, sewerage and drainage infrastructure to the site, to serve this level of development, due to the increase in demand. • Provisions will need to be made to ensure there are no negative downstream impacts to the river Avon SAC. • Where proposals have the potential to affect the SAC, early discussions would be required with the Local Planning Authority and potentially other stakeholders. • Building on a site without existing drainage infrastructure allows for the implementation of Sustainable Drainage Systems, rather than using pre-existing drainage infrastructure already on site. Although this may be inhibited at this site due to the Drinking Water Protected Area. • Overall, given the increased demand on water resources, and the location of the Drinking Water Protected Area, moderate adverse effects are likely. 	
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<p>SA objective 4 - Improve air quality and reduce all sources of environmental pollution Decision-Aiding Questions. Will the development site...</p>		
<p>1. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour, and vibration?</p>	<p>Development of this large site will inevitably increase levels of environmental pollution, including noise, light and vibration – both during construction and operational phases. Road traffic noise will need to be assessed and mitigated. Given the size of the site this is unlikely to have a significant impact on number of dwellings. Noise impacts from the hospital site and Park and Ride would need to be assessed and mitigated against. This may result in a reduction in the number of dwellings. Road traffic noise assessed and mitigated against in accordance with BS8233:2014. Hospital and park and ride noise impacts assessed in accordance with BS4142:2019.</p>	<p>Noted. No comment.</p>
<p>2. Reduce impacts on and work towards improving and locating sensitive development away from areas likely to experience poorer air quality due to high levels of traffic and poor air dispersal?</p>	<p>Salisbury has three Air Quality Management Areas (AQMAs) in respect of the nitrogen dioxide annual mean objective. Exceedances exist on A36, A30 and at several hotspots in the city centre. Significant traffic management measures are needed to remove levels of traffic from the A36 in particular. If site allocations are made in the LPR, CIL/S106 contributions will be required to enable the council to take actions to enable the revocation of the AQMAs. This site connects with the Harnham Gyratory which is congested, and further development has the potential to worsen this situation. A wider view is required of the network capacity and the effects this will have on air quality on Downton Road, and in particular on Harnham Road. The cumulative effects of proposed development on Harnham Road, Downton Road and existing AQMAs needs to be modelled and assessed.</p>	<p>Noted. No comment.</p>
<p>3. Lie within a consultation risk zone for a major hazard site or hazardous installation?</p>	<p>This site does not lie within a consultation risk zone for a major hazard site or hazardous installation. However, as previously stated, noise impacts from the hospital site and Park and Ride would need to be assessed and mitigated against.</p>	<p>Noted. No comment.</p>

<p>Assessment outcome (on balance): moderate (significant) adverse effect</p>		<p>Noted. No comment.</p>
<p>Summary of SA Objective 4</p> <ul style="list-style-type: none"> • Development of this site will inevitably increase levels of environmental pollution, including noise, light and vibration – both during construction and operational phases. • Road traffic noise will need to be assessed and mitigated but given the size of the site this is unlikely to have a significant impact on number of dwellings. • Noise impacts from the hospital site and Park and Ride would need to be assessed and mitigated. • This site connects with the Harnham Gyratory which is congested, and further development has the potential to worsen this situation. • A wider view is required of network capacity – cumulative effects of proposed development on Harnham Road, Downton Road and existing AQMAs needs to be modelled and assessed. • Overall, given the size of the site and current situation with road network capacity and congestion in Salisbury, and this site connecting with the Harnham Gyratory, moderate adverse effects are considered likely. 		<p>Noted. No comment.</p>

SA objective 5 - Minimise our impacts on climate change (mitigation) and reduce our vulnerability to future climate change effects (adaptation) Decision-Aiding Questions. Will the development site...		
<p>1. Maximise the creation and utilisation of renewable energy opportunities, including low carbon community infrastructure such as district heating?</p>	<p>A site of this size has the potential to produce greenhouse gases through the construction and occupation of the development. However, mitigation measures can be applied within this objective and across the whole framework to reduce emissions. Some examples include building energy efficient homes, generating on site renewable energy and delivering sustainable transport.</p> <p>It may be possible for a development of this scale to include renewable energy generation, both within buildings and in areas of open space. Low carbon community infrastructure such as district heating could also be incorporated. There is no existing district heating network for this site to link into.</p> <p>To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources from developers, that maximises the potential for suitable development, considers identifying suitable areas for renewable and low carbon energy sources and identifies opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.</p>	Noted. No comment.
<p>2. Be located within Flood Zones 2 or 3? If so, are there alternative sites in the area within Flood Zone 1 that can be allocated in preference to developing land in Flood Zones 2 and 3? (To be determined through the application of the Sequential Test).</p>	<p>The whole site is in Flood Zone 1. This means that each year, this land has less than 0.1% chance of flooding from rivers or the sea. The closest watercourse to the site is a distributary of the River Avon which runs in a west-east direction, approximately 500 m to the north of the site.</p>	Noted. No comment.
<p>3. Minimise vulnerability to surface water flooding and other sources of flooding, without increasing flood risk elsewhere?</p>	<p>The site is not considered vulnerable to surface water flooding or vulnerable to high groundwater levels. Cumulative impacts have been scored low. The site will require a Flood Risk Assessment to ensure there is no flood risk to site and that development of this site won't exacerbate Flood Risk elsewhere.</p>	Noted. No comment.
<p>4. Promote and deliver resilient development that is capable of adapting to the predicted effects of climate change, including increasing temperatures and rainfall, through design e.g. rainwater harvesting, Sustainable Drainage Systems, permeable paving etc?</p>	<p>Plans for developing this site should take a proactive approach to mitigating and adapting to climate change, considering the long-term implications for flood risk, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. It is considered that any future development of this site could incorporate appropriate measures to adapt to the predicted future impacts of climate change. The location, layout and design of any new development should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape. It is anticipated that Wiltshire will experience hotter summers, milder winters, increased periods without rain, increased intensity in rainfall and more extreme weather events.</p> <p>Development would need to include adaptation measures such as designing to prevent overheating, heat resistant landscaping, more resilient foundations, drought resistant planting and for generally more resilient buildings and spaces (general design and robust materials). The size of this site will allow for the provision of areas of open space, but much of what is currently greenfield agricultural land will be developed. Enough land would need to be set aside for robust surface water management, to include comprehensive surface water drainage measures (including SuDS) that result in run-off rates equalling or bettering current greenfield infiltration rates. Minimal impact from groundwater levels allows for increased opportunity to use SUDs features. Areas currently at risk of fluvial flooding should be protected with wide buffer zones that incorporate significant biodiversity enhancement and Green Infrastructure.</p>	Noted. No comment.
Assessment outcome (on balance): Minor adverse effect		Noted. No comment.
<p>Summary of SA Objective 5</p> <ul style="list-style-type: none"> The whole of this site is in Flood Zone 1. Flood risk could be exacerbated by climate change. Although development could avoid risk, it may worsen the risk elsewhere. It would be possible for a development of this scale to include renewable energy generation, both within buildings and in areas of open space, and it is considered that any future development could incorporate appropriate measures to adapt to the predicted future impacts of climate change. 		Noted. No comment.

<ul style="list-style-type: none"> Development of this site has the potential to significantly increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be reduced through the design and layout of the site, by ensuring high levels of energy efficiency in all new buildings to reduce energy use, through mixed-use development that can reduce the need to travel and by ensuring as much choice and access as possible to efficient and reliable sustainable modes of transport. Overall, although future development is likely to increase emissions, it is thought that there are opportunities to support resilient development, which supplies energy efficient buildings and provides investment in renewable energy. However, given that any development on greenfield land has the potential to worsen flood risk elsewhere, minor adverse effects are likely. 	
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SA objective 6 - Increase the proportion of energy generated by renewable and low carbon sources of energy Decision-Aiding Questions. Will the development site...		
1. Support the development of renewable and low carbon sources of energy?	This site is one of the larger sites in Salisbury and so presents opportunities to support energy generation from renewable and low carbon sources. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources from developers, that: <ul style="list-style-type: none"> maximises the potential for suitable development; considers identifying suitable areas for renewable and low carbon energy sources; and identifies opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers. 	There has been informal discussions about PV panels on part of [REDACTED] land to generate electricity for the housing proposed at the P&R and locality and/or in connection with the power needs of the Hospital; this is an aspiration rather than a firm proposal at the time of writing.
2. Be capable of connecting to the local Grid without the need for further investment?	This is one of the larger sites in Salisbury, meaning energy demand will be high. Further evidence would be required to understand whether investment in the grid would be required for a site of this size in Salisbury which may entail significant costs. However, according to the Swindon and Wiltshire Local Energy Strategy (2018), at present the bulk supply points (BSP) in Wiltshire are within their capacity limits. Currently, the substations in Salisbury are also unconstrained in relation to generation availability and it is considered that they could support increased generation capacity. It is unknown how the site would be bought forward therefore further evidence would be required to understand whether investment in the grid would be required for a site of this size in Salisbury. If the site was able to support its own renewable energy then the site would be less likely to depend on the grid.	Noted. No comment.
3. Create economic and employment opportunities in sustainable green technologies?	It is considered that a site of this size could enable economic and employment opportunities in sustainable green technologies. There are parts of the site that could be suitable for renewable and low carbon energy sources and supporting infrastructure. And possibilities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems onsite and for co-locating potential heat customers and suppliers.	Noted. No comment.
4. Deliver high-quality development that maximises the use of sustainable construction materials?	It is considered that development of this site would be able to deliver a high-quality development that makes maximum use of sustainable construction materials throughout the development	Noted. No comment.
5. Deliver energy efficient development that exceeds the minimum requirements set by Building Regulations?	It is considered that development of this site would be able to deliver an energy efficient development that exceeds minimum requirements set by Building Regs.	Noted. No comment.

Assessment outcome (on balance): Moderate (significant) positive effect	Noted. But also see our comment at 1. Above – this could be an under-estimate of the potential for zero carbon local energy production for the housing and hospital, with any excess being exported to the grid.
Summary of SA Objective 6 <ul style="list-style-type: none"> There are no known details of future development schemes but there are opportunities for a site of this size to support energy generation from renewable and low carbon sources and create economic and employment opportunities in sustainable green technologies. There will need to be a positive strategy for energy from these sources from developers and there are parts of the site that could be suitable for renewable and low carbon energy sources and supporting infrastructure. 	

- It is thought that the current energy infrastructure could cope with the increased demand of this site however further evidence is required to confirm this.
- If the site were to be bought forward with its own self-supporting network using renewable energy generation, the site may not need to depend on the grid.
- Overall, given the opportunity for future renewable energy generation, but considering the increase in demand this development would create, moderate positive effects are considered likely against this objective.

SA objective 7 - Protect, maintain and enhance the historic environment
Decision-Aiding Questions. Will the development site...

<p>1. Conserve and enhance World Heritage Sites, Scheduled Monuments, Listed Buildings, the character and appearance of Conservation Areas, Historic Parks & Gardens, sites of archaeological interest and, where appropriate, undesignated heritage assets and their settings?</p>	<p>Development of the site would impact on Scheduled Monument Woodbury hillfort and settlement, a scheduled area and a former chalk pit. The site is close to SM and its contribution to the setting requires further assessment. Impact on scheduled monument likely to be a constraint - the usual presumption would be in favour of preservation in situ. Contribution to significance requires assessment before potential for mitigation or impact on capacity can be considered. However, preservation of scheduled monument in situ is likely to preclude development in that part of the site.</p> <p>There is significant archaeological interest contained on the site in the form of the Scheduled Monument – Woodbury Ancient Villages (NHL: 1005652) which covers most of the site. Also, of high value are Little Woodbury Iron Age settlement and undated ditch and gullies and 28 undated post holes (medium value). The site is within 100m buffer of several high value features including early Bronze Age graves and Pits and ditches associated with Woodbury Ancient Villages. Given the coverage of a large portion of the site by a Scheduled Monument, no mitigation is proposed other than avoidance. Scheduled Monument Consent would be required for any ground disturbance within the site.</p> <p>The historic landscape of the site is of low value, therefore no mitigation strategy identified at this stage.</p>
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We object to the comment: "...the Scheduled Monument – Woodbury Ancient Villages (NHL: 1005652) which covers most of the site" – this is probably a comment taken from a Consultee or Consultant referring to Site 7B and less so, Site 7A that is either PDL (the P&R) or the arable fields between the P&R and the Hospital – that isn't a SM, albeit those areas have either been already been assessed or will need to be by way of geophysical survey and trial trenches, to an agreed WSI – likely to be completed during 2021 on the undeveloped Martin land. There is an archaeology report on the P&R – available upon request.

<p>2. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account, where necessary, the management objectives of Conservation Areas?</p>	<p>Some parts of the site would have a lesser impact on the historic environment than other parts, these are the former chalk pit area and Park & Ride site. Other parts of the site would have more of a significant impact, however the main area encompassing the SM would have the most significant impact and therefore this area should not be developed. Any development should be well designed to maintain and enhance the character and distinctiveness of the area.</p>
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See our comment at 1 above. Hence why the site needs to be divide in to Site 7A and 7B to enable Site 7A with or without the Hospital Master Plan and adjoining land, to come forward without necessarily being fixed to the current proposal by Wiltshire Council for 7B to be a country park.

Assessment outcome (on balance): moderate adverse effects

In the light of our comments above, we object to this assessment for all of site 7. Whilst the potential archaeological impacts could be moderately adverse for site 7B, for the reasons set out, site 7A would be potentially minor adverse, subject to the submission of further geophysical and trial pit evidence for [REDACTED]. We are therefore suggesting, this conclusion be upgraded, as follows:

Site 7A	Minor adverse effect likely, subject to further archaeological evidence.
Site 7B	Moderate adverse effects

Summary of SA Objective 7

- Development of the site would impact on Scheduled Monument Woodbury hillfort and settlement, a scheduled area and a former chalk pit.
- Some parts of the site would have a lesser impact on the historic environment than other parts. Other parts of the site would have more of a significant impact, however the main area encompassing the SM would have the most significant impact and therefore this area should not be developed.
- There is significant archaeological interest contained on the site in the form of the Schedule Monument – Woodbury Ancient Villages, Little Woodbury Iron Age settlement and undated ditch and gullies. Following the application of suitable mitigation strategies, the potential for significant adverse archaeological effects is high.
- The potential for significant adverse historic landscape effects is very low.
- It is recommended that development only takes place in the eastern part of the site away from the areas of heritage and archaeological interest.
- Overall, moderate adverse effects are considered likely against this objective.

Object – text to be upgraded – as suggested above.

SA objective 8 - Conserve and enhance the character and quality of rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place. Decision-Aiding Questions. Will the development site...

<p>1. Minimise impact on and, where appropriate, conserve and enhance nationally designated landscapes e.g. National Parks and AONBs and their settings?</p>	<p>Cranborne Chase AONB is approximately 1.5km to the southwest of this site and the New Forest National Park is approximately 8.5km to the southeast. No significant effects are considered likely on these designations.</p>	<p>Noted. No comment.</p>
<p>2. Minimise impact on, and enhance, locally valued landscapes through high quality, inclusive design of buildings and the public realm?</p>	<p>The site is on gently sloping, undulating landform between the valleys of the River Avon to the northeast and River Ebbles to the south. The site slopes from approximately 90m AOD in the west of the site to approximately 60m AOD in the east of the site. The site is predominantly comprised of two medium-sized fields, with the Britford Park and Ride site in the northeast of the site. The site is influenced by adjacent settlement and hospital buildings, to the north and south respectively. It forms part of a relatively ordinary landscape between the two river valleys. It is part of a simple rural landscape with some distinctive vegetation features that contribute to separation from existing settlement areas and the rural approach to Salisbury. The site is in proximity to Cranborne Chase AONB and contains a variety of public rights of way and permissive walking routes. The landscape features are in generally good to moderate condition and there is moderate scenic quality attributed to the site and the surrounding valley landscape. Overall, it is considered that the site is of generally medium landscape sensitivity to housing development, with higher sensitivity to the east considering the setting of Salisbury and rural approach along the A338 from the south. The site has generally medium capacity to accommodate housing development. Potential significant adverse effects <ul style="list-style-type: none"> • Potential for built form to be intrusive in the rural landscape between settlement areas and on rising valley slopes; • Potential loss of hedgerows and tree belts that provide linking features through the landscape and contribute to screening of existing built form; • Potential changes to the character of the rural, settlement edge landscape that provides a transition to the river valley, as experienced by users of public rights of way and permissive routes within and around the site. Scope for mitigation <ul style="list-style-type: none"> • Avoid development that would break the treed skyline and stand out in the approach to Salisbury from the south; • Retain hedgerows and trees as part of a mature landscape framework, ensuring appropriate buffers to development and maintaining treed skylines; • Retain footpath links through the site as part of a wider network of routes connecting between the AONB to the south, River Avon to the north and into Salisbury city centre. </p>	<p>Noted. No comment.</p>
<p>3. Protect and enhance rights of way, public open space and common land?</p>	<p>There is no public open space or common land within this site. Public byways run along farm access tracks that are bound by hedgerows, along the south and west site boundaries. There is a public footpath across the middle of the site and a number of permitted paths that criss-cross the site and link across Odstock Road to join with the Avon Valley Path long distance route to the west. There are significant opportunities to create new rights of way on site linking to the wider network, along with significant areas of public open space.</p>	<p>Noted. No comment.</p>

<p>Assessment outcome (on balance): minor adverse effects</p>	<p>Noted. No comment.</p>
<p>Summary of SA Objective 8 <ul style="list-style-type: none"> • Cranborne Chase AONB is approximately 1.5km to the southwest of this site and the New Forest National Park is approximately 8.5km to the southeast. No significant effects are considered likely on these designations. • The site is influenced by adjacent settlement and hospital buildings, to the north and south respectively. • It forms part of a relatively ordinary landscape between the two river valleys. It is part of a simple rural landscape with some distinctive vegetation features that contribute to separation from existing settlement areas and the rural approach to Salisbury. It is considered that the site is of generally medium landscape sensitivity to housing development, with higher sensitivity to the east considering the setting of Salisbury and rural approach along the A338 from the south. The site has generally medium capacity to accommodate housing development. <ul style="list-style-type: none"> • There are significant opportunities to create new rights of way on site linking to the wider network, along with significant areas of public open space. • Overall, minor adverse effects are considered likely against this objective. </p>	<p>Noted. No comment.</p>

<p>SA objective 9 - Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures. Decision-Aiding Questions. Will the development site...</p>	

<p>1. Provide an appropriate supply of affordable housing?</p>	<p>Using the 2016 dataset, based on a 2-bed property and average annual gross income, the Salisbury affordability ratio is 5.02. This is higher than the Wiltshire average of 4.76. The record of delivery of homes in the City has been exceeding delivery expectations in more recent years, although overall delivery of housing at Salisbury has been below WCS planned rates. Affordable housing delivery has struggled to achieve target rates of 40%. This site could deliver up to approx 500 new homes and a proportion of affordable homes would be sought as part of any development. There are no known constraints to the delivery of affordable housing on this individual site.</p>	<p>Object: Just to be clear, only site 7A has potential to accommodate housing at nought site 7 Bay which is of high archaeological importance. site 7A may be able to accommodate up to 500 dwellings of all types in 10 years including about 100 houses at the park and ride site.</p>				
<p>2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?</p>	<p>An area in the eastern part of the site is on ground steeper than 1:20 gradient but remainder of site is large enough to accommodate a wide range of housing types and sizes. Given the large developable area, there is no known reason why a development could not deliver a high number of high-quality, sustainable homes of different types and tenures. The development of this site will have significant benefits in terms of providing a wide range of house types, sizes and tenures to meet the housing needs of a wide cross-section of the community.</p>	<p>Object: add more precision to the wording to refer to Site 7A, including a 100 houses at the P&R site.</p>				
<p>Assessment outcome (on balance): Major (significant) positive effect</p>		<p>Would prefer this assessment to be more sensitive to proposal site, and to offer the conclusion:</p> <table border="1" data-bbox="1498 619 2881 688"> <tr> <td>Site 7A</td> <td>Major significant positive</td> </tr> <tr> <td>Site 7B</td> <td>Neutral – not relevant</td> </tr> </table>	Site 7A	Major significant positive	Site 7B	Neutral – not relevant
Site 7A	Major significant positive					
Site 7B	Neutral – not relevant					
<p>Summary of SA Objective 9</p> <ul style="list-style-type: none"> • This site could deliver a significant proportion of affordable housing as part of any development. • The size of the site means that it could support a wide range of house types, tenures and sizes to meet different needs. • It is possible that sustainable construction materials could be used throughout the site and for development to exceed minimum requirements set by Building Regulations. • Overall, major positive effects are considered likely for this objective. 		<p>See comments above – wording to be upgraded.</p>				

<p>SA objective 10 - Reduce poverty and deprivation and promote more inclusive communities with better services and facilities Decision-Aiding Questions. Will the development site...</p>		
<p>1. Maximise opportunities for affordable homes and job creation within the most deprived areas?</p>	<p>This site is positioned within a prosperous area in accordance with the IMD 2019. High Road forms the potential access route for this site and is approx. 1.4km from the most deprived area in Salisbury. As a result, while development at this site would not supply housing and jobs in an area directly at risk of deprivation, it could lead to some social benefits through the creation of opportunities near a neighbourhood experiencing higher levels of deprivation. Considering the potential to deliver up to circa 500 homes of all types and tenures, the site could deliver a high number of affordable housing in meeting the needs of those on low incomes or who cannot afford to buy their own home. Overall, there would be significant social and economic benefits for the Salisbury area through housing provision, short-term construction jobs and a larger workforce for local businesses.</p>	<p>Noted. No comment.</p>
<p>2. Be accessible to educational, health, amenity greenspace, community and town centre facilities which are able to cope with the additional demand?</p>	<p>Salisbury City Centre is situated approximately 1.7km to the north-west of this site. The site has some accessibility to the city centre, and benefits from existing public transport links in close proximity to the site. Development at this site should look to promote sustainable transport measures to improve accessibility to the City Centre, particularly in creating opportunities for walking and cycling to the City Centre. A development of this size would need to take opportunities to incorporate, and connect to existing, sufficient public open space and amenity greenspace, including the River Avon and nearby County Wildlife Sites to encourage mental health benefits through development. Development at this site could generate the need for 44-65 early years places, 110-155 primary school places and 78-110 additional secondary places. To meet early years needs a site and financial contributions would be required for a new onsite nursery. Primary provision to meet needs arising from this site could be incorporated into the emerging Netherhampton Road site. A new primary school onsite could be required if the school at Netherhampton Road was not able to support needs arising from this site. The site falls into the secondary school catchment for the Laverstock campus schools, which are at or nearing full capacity. Expansion of these schools is constrained by planning and highways concerns. Expansion to Sarum Academy is possible, but there would be accessibility issues from this site. S106 contributions and a safe walking route would be required as part of housing development at this site. This site is well connected to existing health services in Salisbury. Salisbury District Hospital is approx. 0.4km to the south of the site and Three Chequers Surgery is approx. 1.6km to the north west of the site.</p>	<p>Noted. No comment.</p>

	<p>GP provision in Salisbury was forecast as being subject to a positive capacity gap by 2026, due to increased provision at Salisbury Medical Practice. There is a planned extension to the hospital. Individual surgeries are facing shortfalls, with the Wilton branch surgery closing in Aug 2020. Expanded services are to be offered by Porton and Winterslow branch surgeries following this. As a result, while there may be some negative effects on the capacity of individual surgeries, the location of development is not considered to affect the delivery of health services in the City. Financial contributions are to be sought to support increased healthcare delivery in line with the NHS health and care plans for the BANES, Swindon and Wiltshire CCG.</p>	
<p>3. Promote/create public spaces and community facilities that support public health, civic, cultural, recreational and community functions?</p>	<p>The medium scale of this site suggests that development could be capable of delivering formal and informal public space onsite and there may be some opportunities for a mixed-use scheme on this site, which incorporates community uses. There are opportunities to improve and enhance PROWs: BRIT8, BRIT17 and BRIT16.</p>	<p>Noted. No comment.</p>
<p>4. Reduce the adverse impacts associated with rural isolation, including through access to affordable local services for those living in rural areas without access to a car?</p>	<p>Development of this site in Salisbury could make a contribution to the reduction of rural social isolation and positive effects are unlikely to lead to a significant reduction, as new development will be primarily serving Salisbury. Additionally, new development could provide a good level of affordable housing for those people living in surrounding rural areas who cannot afford rural house prices and there could be new facilities onsite that could serve rural residents north of Salisbury. Public transport services will need to be extended to serve this new development and this could also benefit people in rural areas.</p>	
<p>Assessment outcome (on balance): Major (significant) positive effect</p>		<p>Noted. No comment.</p>
<p>Summary of SA Objective 10</p> <ul style="list-style-type: none"> • Development at this site would be close to a more deprived area and positive social effects in the local area are likely as a result of development. • Site is likely to be able to provide a significant number of affordable homes as part of a development. • Reasonable accessibility to the City Centre, but opportunities to enhance sustainable transport modes should be pursued. • Amenity greenspace could be incorporated into a scheme of this size. • Early years, primary and secondary schooling provision could be met through new onsite provision or through financial contributions, but accessibility issues in relation to secondary provision would need to be overcome. • The site is well connected to existing health provision and financial contributions to increase capacity of existing GP surgeries would be required. • The site could go some way to helping support local services and facilities but would be unlikely to be of a scale that would require onsite provision of community facilities. Contributions for offsite provision should be sought where appropriate. • Overall, a major significant positive effect is likely. 		<p>Noted. No comment.</p>
<p>SA objective 11 - Reduce the need to travel and promote more sustainable transport choices Decision-Aiding Questions. Will the development site...</p>		
<p>1. Promote mixed-use developments, in accessible locations, that reduce the need to travel and reduce reliance on the private car?</p>	<p>The site is large enough to easily incorporate a mixed-use development. The site has good bus accessibility given proximity of the Park & Ride. This site connects with the Harnham Gyratory which is congested, and further development has the potential to worsen this situation. A wider view is required of the network capacity and the effects this will have on air quality on Downton Road, and in particular on Harnham Road. The cumulative effects of proposed development on Harnham Road, Downton Road and existing AQMAs needs to be modelled and assessed.</p>	<p>Object: We suggest adding: The Martin Family part of Site 7A has the potential to use the P&R traffic light controlled junction with the A338 Downton Road to:</p> <ul style="list-style-type: none"> • Significantly improve access the Hospital by means of transport other than by the private car; • to create a safe bicycle and footpath link between the A338 and the Hospital; • to create a wholly new addition to the local road network, with potential to shorten and reduce car journeys and traffic through the villages and this side of Salisbury; • reduce air pollution and congestion; • create an opportunity for a highly accessible and therefore sustainable Health Centre at the P&R; and, • generally improve the usage of the P&R.
<p>2. Provide suitable access and not significantly exacerbate issues of local transport capacity?</p>	<p>If access through the Park & Ride site is being relied upon, Wiltshire Council have a lease on that site until 2063. The Park & Ride site is not considered to be developable and no negotiations have taken place with Wiltshire Council to agree access via that site.</p>	<p>We object to part of this text. It is out of date. Further highway evidence will be produced. For the meantime, we request that as discussions are underway with Wiltshire Council and the Hospital and others, the proposed text is deleted until those matters are better understood by all parties. The words to be deleted are:</p>

	<p>Without the loss of the Park and Ride, the site has sole access from Odstock Road, unless site and P&R access can be resolved differently from the A338; this is feasible.</p> <p>Current traffic flows along Odstock Road result in congestion towards the A354 Junction, this could be partially resolved with a new signal controlled junction on the A338 to serve the site and all traffic turning right and south east bound, with Rowbarrow reallocated to priority way for right turners from Odstock Road and for the access onto the A338 to be restricted from any right-in right-out movements and thus prioritise left in and left out to and from the A338. This proposal would reduce the traffic using Rowbarrow to access between the A354 and A338, allowing a reconsideration of junction designs and reduce the traffic on the section of Odstock between Rowbarrow and the Coombe Road/Bouverie Avenue roundabout.</p>	<p>If access through the Park & Ride site is being relied upon, Wiltshire Council have a lease on that site until 2063. The Park & Ride site is not considered to be developable and no negotiations have taken place with Wiltshire Council to agree access via that site. Without the loss of the Park and Ride, the site has sole access from Odstock Road, unless site and P&R access can be resolved differently from the A338; this is feasible.</p> <p>Replace with: "There are several potential existing and proposed means of access to the whole of Site 7, including the substantial existing traffic light controlled junction between the P&R site and the A338. On-going discussions indicate this is one feasible solution."</p>
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<p>3. Make efficient use of existing transport infrastructure and promote investment in sustainable transport options, including Active Travel?</p>	<p>This site encompasses Britford Park & Ride, the loss of which would compromise the sustainability of East Harnham. In this regard, the delivery of this site can only be considered acceptable with the retention of the Park and Ride facility. Should it be shown that the Park & Ride facility has limited patronage, with this being a reason for closure and development, then the patronage may be bolstered with a reassessment of city centre parking through the Salisbury Transport Strategy.</p> <p>Pedestrian/Cycle: The site shares the same walking and cycling opportunities as Site 6, with additional access opportunities from Odstock Road and directly to Salisbury Hospital. Whilst Odstock Road provides an alternative route into the city centre, its high gradients are prejudicial to ease of movement however it is subject to measures in the current transport strategy to improve walking and cycling infrastructure.</p> <p>With regards to access along the A338, site 7 is the same as site 6 - the A338 has a continuous footway and for much of its length is segregated from the carriageway by a verge and is hence segregated from the carriageway improving its attractiveness. The city centre and Rail Station, whilst too far for walking, are considered accessible by cycle which is accommodated by necessary infrastructure for much of the route.</p> <p>Bus: The site encompasses Britford Park & Ride and has good access to the hospital and hence there are two accessible nodes for multiple service provisions.</p> <p>Rail: The rail station is approximately 3.5km from the site and therefore not walkable. However, given the excellent accessibility by bus, a connected service would be likely to improve rail patronage. The station may also be considered accessible by cycle, however gradients on the return journey may present a barrier.</p> <p>Service Vehicles: Site access would be easily achieved from Odstock Road which has a wide carriageway of circa. 8.5m inclusive of 1m on road cycle lane. This width, despite the on-street cycle provision is more than adequate for service vehicle access.</p>	<p>We object to part of this text. It is out of date. Further highway evidence will be produced. For the meantime, we request that as discussions are underway with Wiltshire Council and the Hospital and others, the proposed text is deleted until those matters are better understood by all parties. The words to be deleted are: This site encompasses Britford Park & Ride, the loss of which would compromise the sustainability of East Harnham. In this regard, the delivery of this site can only be considered acceptable with the retention of the Park and Ride facility. Should it be shown that the Park & Ride facility has limited patronage, with this being a reason for closure and development, then the patronage may be bolstered with a reassessment of city centre parking through the Salisbury Transport Strategy.</p> <p>Replace with: "There are several potential existing and proposed means of access to the whole of Site 7, including the substantial existing traffic light controlled junction between the P&R site and the A338. On-going discussions indicate this is a feasible solution, retaining (completely) the capacity and functionality of the P&R site's role as part of the strategic network of P&Rs serving Salisbury.</p> <p>The emerging proposal will promote the modal change from the private car to the bus and increase significantly the use of the Britford Park and Ride and rapid accessibility, for all (patients, visitors, service and supply deliveries and staff), to the Hospital, relieving the traffic pressure on Odstock Road and the villages including Nunton, Odstock, Homington and Coombe Bissett."</p>
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<p>Assessment outcome (on balance): moderate (significant) adverse effect</p>	<p>Object. In the light of the evidence above and the on-going discussions, this assessment is not sound, it is unrealistic and unnecessarily bleak. We suggest this assessment is upgraded as follows, taking into full account the negative affect that the additional traffic that would be generated by the emerging proposals for Site 7A:</p> <p>Assessment outcome (on balance): minor adverse effects</p>
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<p>Summary of SA Objective 11</p> <ul style="list-style-type: none"> This size of site is considered capable of incorporating mixed-uses into the design and layout. The site connects with the Harnham Gyrotory which is congested, and further development has the potential to worsen this situation. A wider view is required of the network capacity and the effects this will have on air quality. This site encompasses Britford Park & Ride, the loss of which would compromise the sustainability of East Harnham. In this regard, the delivery of this site can only be considered acceptable with the retention of the Park and Ride facility. If access through the Park & Ride site is being relied upon, Wiltshire Council have a lease on that site until 2063. The Park & Ride site is not considered to be developable and no negotiations have taken place with Wiltshire Council to agree access via that site. Without loss of the Park and Ride, the site has sole access from Odstock Road unless the Park & Ride, Lower Road and the site access could be combined. Pedestrian/Cycle: The site shares the same walking and cycling opportunities as Site 6, with additional access opportunities from Odstock Road. With regards to access along the A338, the city centre and Rail Station, whilst too far for walking, are considered accessible by cycle. Bus: The site encompasses Britford Park & Ride and has good access to the hospital and hence there are two accessible nodes for multiple service provisions. 	<p>We object strongly to this statement and suggest the following upgrading:</p> <ul style="list-style-type: none"> This size of site is considered capable of incorporating mixed-uses into the design and layout. The site connects with the Harnham Gyrotory which is congested, and further development has the potential to worsen this situation. A wider view is required of the network capacity and the effects this will have on air quality. This site encompasses Britford Park & Ride, the loss of which would compromise the sustainability of East Harnham. In this regard, the delivery of this site can only be considered acceptable with the retention of the Park and Ride facility (If access through .With the Park & Ride site is being relied upon, Wiltshire Council has a lease on that site until 2063 and therefore the Authority has a joint corporate, property, planning and administrative duty to promote sustainable development, tackle climate change whilst also enabling the hospital to be improved (sustainably) and to meet the duty on them to meet anticipated housing and employment needs in the wider area, in accordance with the planning policy framework etc. The Park & Ride site is not considered to be developable and no negotiations have taken place with Wiltshire Council to agree access via that site. Without loss of the Park and Ride, the site has sole There are accesses from Odstock Road unless the Park & Ride, Lower Road and the site access could be combined.
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<ul style="list-style-type: none"> • Rail: Given the excellent accessibility by bus, a connected service would be likely to improve rail patronage. The station may also be considered accessible by cycle. • Site specific mitigation: retention of the Park & Ride. Where possible, achieve access onto A338 to accommodate reallocation of traffic away from Rowbarrow and redesign of Rowbarrow to facilitate/maximise left turn out onto the A338. • Necessary strategic mitigation: delivery of the Salisbury Transport Strategy. <ul style="list-style-type: none"> • Overall, given the issues noted above, moderate adverse effects are considered likely against this objective. 	<ul style="list-style-type: none"> • Pedestrian/Cycle: The site shares the same walking and cycling opportunities as Site 6, with additional access opportunities from Odstock Road. With regards to access along the A338, the city centre and Rail Station, whilst too far for walking, are considered accessible by cycle. • Bus: The site encompasses Britford Park & Ride and has good access to the hospital and hence there are two accessible nodes for multiple service provisions. • Rail: Given the excellent accessibility by bus, a connected service would be likely to improve rail patronage. The station may also be considered accessible by cycle. • Site specific mitigation: retention of the Park & Ride. Where possible, achieve access onto A338 to accommodate reallocation of traffic away from Rowbarrow and redesign of Rowbarrow to facilitate/maximise left turn out onto the A338. • Necessary strategic mitigation: delivery of sustainable development, tackling climate change, enabling much needed housing, commercial, hospital development and the Salisbury Transport Strategy. <ul style="list-style-type: none"> • Overall, given the issues noted above, moderate minor adverse effects are considered likely against this objective. Site 7B is further away from the P&R and scores a moderate adverse.
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<p>SA objective 12 - Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth Decision-Aiding Questions. Will the development site...</p>		
<p>1. Support the vitality and viability of town centres (proximity to town centres, built up areas, station hub)?</p>	<p>Salisbury City Centre is situated approximately 1.7km to the north-west of this site. The site has some accessibility to the city centre, and benefits from existing public transport links in close proximity to the site. The location and size of the site suggests that it could have positive effects in supporting the City Centre.</p>	<p>Noted. No comment.</p>
<p>2. Provide a variety of employment land to meet all needs, including those for higher skilled employment uses that are (or can be made) easily accessible by sustainable transport including active travel?</p>	<p>The site benefits from access to the A338 (Downton Road) in addition to reasonable connectivity to the City Centre. This suggests that the site may be attractive to higher skilled employment uses. The River Avon; Southampton Road Retail Park and Principal Employment Area; and Bourne Retail Park approx. 1.1km to the north of the site. This site may be able to meet a range of needs for different employment uses.</p>	<p>Noted. No comment.</p>
<p>3. Contribute to the provision of infrastructure that will help to promote economic growth, including opportunities to maximise the generation and use of renewable energy and low carbon sources of energy?</p>	<p>This is a large sized site that may be able to deliver employment alongside housing and associated infrastructure as part of a mixed-use scheme. Alternatively, the site could bring forward a range of employment land in meeting different needs, alongside associated infrastructure. This is likely to have benefits for the local economy and for economic growth. There may be opportunities to consider onsite energy generation and for the site to support low carbon sources. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources that maximises the potential for suitable development, considers identifying suitable areas for renewable and low carbon energy sources and identifies opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.</p>	<p>Noted. No comment.</p>
<p>4. Promote a balance between residential and employment development to help reduce travel to work distances?</p>	<p>Introducing a mixed-use development to this site may be possible, however development at the site would be capable of placing jobs and homes in close proximity. This would help to reduce the need to travel to work.</p>	<p>Noted. No comment.</p>

<p>Assessment outcome (on balance): Major (significant) positive effect</p>	<p>Noted. No comment.</p>
<p>Summary of SA Objective 12</p> <ul style="list-style-type: none"> • This is a large site that is reasonably connected to the City Centre. • Benefits from access to A338 and close proximity to existing employment development. • The site is capable of meeting wide ranging employment needs and would lend itself to mixed-use development. • Overall, a major significant positive effect is likely. 	<p>Noted. No comment.</p>

Salis_P213

Salisbury Consultation Response Form

Ref:

(For official use only)

A series of 'Planning for' documents break down the work undertaken so far for each Principal Settlement and Market Town. Within these documents, information is presented, and questions asked to help shape proposals for each place.

To view these documents please visit the Council's Local Plan Review Consultation page on its website at: <https://www.wiltshire.gov.uk/planning-policy-local-plan-review-consultation>

Please return to Wiltshire Council by Tuesday 9th March 2021.

By post to: Spatial Planning, Economic Development and Planning, Wiltshire Council, County Hall, Bythesea Road, Trowbridge, Wiltshire, BA14 8JN.

By e-mail to: spatialplanningpolicy@wiltshire.gov.uk

This form has two sections:

Section One – Personal details

Section Two – Your response to the questions. Please use a separate sheet for each representation.

Section One – Personal details

*if an agent is appointed, please fill in your Title, Name and Organisation but the full contact details of the agent must be completed.

	1. Personal details	2. Agent's details (if applicable)*
Title		■
First name		■
Last name		■
Job title (where relevant)		Managing Director
Organisation (where relevant)	Vistry Group	D2 Planning Limited
Address Line 1	c/o D2 Planning Limited	Suite 3 Westbury Court
Address Line 2		Church Road
Address Line 3		Westbury on Trym
Address Line 4		Bristol
Postcode		BS9 3EF

Telephone Number		██████████
Email Address		████████████████████

Section Two – Questions

SB1. What do you think to the scale of growth? Should there be a brownfield target? Should this figure be higher or lower?

Answer:

See attached

SB2. Are these the right priorities? What priorities may be missing? How might these place shaping priorities be achieved?

Answer:

See attached

SB3. Do you agree these sites are the most appropriate upon which to build? If not, why not?

Answer:

See attached

SB4. What are the most important aspects to consider if these sites are going to be built on?

Answer:

See attached

For the identified preferred development sites at principal settlements, concept plans have been developed. Concept plans for each area show a way the land identified can be developed. They show the undeveloped land, areas suggested for development and possible locations for uses within them.

Please state which concept plan your answer is in relation to.

If your comments relate to both sites, please make it clear in each answer to which site your comments relate

N/A

SB5. How can these concept plans be improved?

N/A

SB6. Do you agree with the range of uses proposed? Which other uses should be considered?

N/A

SB7. Do you agree with the location of the proposed uses? What should be located where and why?

N/A

SB8. Do you agree with the proposed locations for self-build and custom-build housing? Would you prefer alternative locations?

If so, please explain

N/A

SB9. Is there any other issues or infrastructure requirements that should be identified?

Answer:

See attached

If you have any further comments you wish to make, please detail them below.

See attached

Future notification

I wish to be notified of any future updates relating to the Local Plan Review:

YES: NO:

Clicking yes will add you to the planning policy contact database. This will mean you are kept informed of any future planning policy updates and consultations.

Further information on how the Spatial Planning Department treats your personally identifiable information can be found by reading the privacy notice available via the link below:

<https://www.wiltshire.gov.uk/planning-privacy-notice>

Here you will also find information about how and why your data may be processed and your rights under the Data Subject Information Notice section further down the page.

Signature:

Date:

Thank you for completing this form.

Data Protection

Wiltshire Council has a duty to protect personal information and will process personal data in accordance with Data Protection legislation. The personal data you provide on this form will only be used for the purpose of the Wiltshire Development Framework. It may also be used for the prevention or detection of fraud or crime and in an anonymised form for statistical purposes. The data will be stored on computer and/or manual files. You have a right to a copy of your information held by any organisation, with some exemptions. To gain access to your personal data held by Wiltshire Council or if you have any Data Protection concerns please contact Wiltshire Council's Data Protection Officer on 01225 713000 (switchboard) or e-mail to dataprotection@wiltshire.gov.uk ."

SB1 What do you think to the scale of growth? Should there be a brownfield target?
Should this figure be higher or lower?

Vistry Group fully support the identification of Salisbury as a principal settlement which should be the focus of significant additional growth in the Local Plan period (which should be extended). As you are aware, Vistry control land to the north and south of Netherhampton Road which is allocated for a residential led development in the adopted Site Allocations DPD under Policies H3.1 and H3.3 respectively. The land to the south has outline planning permission for up to 640 dwellings, a primary school, employment, local centre and open space under Application No. 19/05824/OUT. A reserved matters application is shortly to be submitted for the first phase of residential development. The land to the north of Netherhampton Road, is allocated for up to 100 dwellings and Vistry have entered into pre-application discussions with the Council with a view to submitting a detailed planning application.

The identification of these sites and their imminent delivery shows that this is a sustainable location where the Council has identified and encouraged development to come forward.

The Local Plan review proposes a requirement for Salisbury of 5,340 dwellings in the Plan period. When existing completions are deducted this only leaves a further 940 dwellings to be accommodated in the period up to 2036. Vistry believe that for a principal settlement, this level of housing is unlikely to meet identified local needs. It is only approximately 94 dwellings per annum (i.e. 2026-2036) and belies Salisbury's status as a principal settlement. Furthermore, Vistry do not believe that additional housing development should be assigned to Neighbourhood Plans as there is no certainty for them to be prepared, nor are sites identified necessarily deliverable or of a scale that can make a meaningful contribution to affordable housing or infrastructure. Vistry believe that the Local Plan Review should have its end date extended and that the overall housing provision should be increased if housing needs are to be met.

With regards the level of brownfield sites, concern is expressed at the quantum of brownfield sites and their deliverability. There is nothing in the evidence base that provides confidence that brownfield sites will come forward at the necessary rates. The Council had previously identified land at Churchfields for redevelopment but due to the complexities of land ownership etc, the site was deemed to be undeliverable in the Plan period. These issues are

extremely common with brownfield sites and it is important that robust evidence is available to demonstrate that the quantum of brownfield sites is deliverable. At present the evidence is not available.

Recommendation

The end date of the Plan should be extended until at least 2040. The level of housing provision for Salisbury should be increased.

That further evidence is required on the deliverability of the quantum of brownfield sites identified. At present it is unclear whether these sites are truly available and deliverable.

SB2 Are these the right priorities? What priorities may be missing? How might these place shaping priorities be achieved?

Vistry agree that expanding the affordable housing provision particularly for education and healthcare key workers is extremely important. However, given the significant need for affordable housing in and around Salisbury and the fact that the majority of affordable housing if provided as part of the open market housing scheme it is imperative that sufficient open market housing is provided. At present as stated in our response to Q.SB1, the level of open market housing is too low if this objective is to be met in any meaningful way.

SB3 Do you agree these sites are the most appropriate upon which to build?

No, we believe that the quantum of development is too low and that further sites for housing development should be identified. As stated in response to Q. SB1, Vistry will be developing land to the north and south of Netherhampton Road, Salisbury in 2021. Vistry also control further land (5 ha) to the north of Netherhampton Road (see attached plan) which they consider makes a logical extension to their existing development proposed. Development of that land would not extend Salisbury beyond boundaries already approved to the south of Netherhampton Road.

With regards land to the north of Netherhampton Rod, we would comment as follows: -

What is the amount of development proposed?

Vistry consider that the site can accommodate approximately 100 dwellings whilst taking account of the need to consider the setting of the Cathedral and views towards it.

The site is relatively free from constraints and the development can be accommodated without particular issues. Further detailed discussions need to take place with the Planning Authority and other interested parties including the local community but that there are no issues which would prohibit the delivery of the site.

What is the likely impact of the proposed development on the following factors and do any of these indicate that the site should not be allocated?

Biodiversity, in particular but not restricted to European protected habitats and species

The site has been intensely farmed for many years. A range of biodiversity surveys have been undertaken over the last few years by retained consultants.

No part of the site is covered by any statutory or non statutory designations. Harnham Slope Local Wildlife Site (LWS) is located to the south of the site but will not be affected by the proposed development.

Whilst surveys have indicated a number of protected species on the site, namely breeding birds, bats, badgers and reptiles (slowworms), the site can provide sufficient ecological mitigation and habitat creation/enhancement within areas of open space to ensure that a significant net gain to biodiversity is achieved.

Green infrastructure and agricultural land

There will be a loss of agricultural land as a result of the allocation. However, the Council requires green field land to meet their housing requirements.

The proposed development will have significant green infrastructure provided as part of the proposals including a central area of open space. This includes amongst other things a LEAP together with areas of informal open space.

Landscape quality and character

The site is not identified within any statutory landscape designation nor is it considered to be a 'valued' landscape. The recurring theme of landscape character outside of Salisbury is a landscape subject to large scale and intensive agricultural management in which components

of the rural downland stand out either as landmark elements (such as hedgerows or smaller elements of woodland).

The landscape is compromised in this location with the industrial sheds on the Harnham Business Park and the Auction Centre. In addition, the site abuts the existing allocation H3.3. As such, the landscape has the ability to assimilate sensitively planned development.

Heritage assets

There are no designated heritage assets within the site. Designated heritage assets do exist in the surrounding area but are some distance from the site such as Salisbury Cathedral. Given the nature and distance of these assets, it is not considered that their setting would be affected to preclude development or to materially affect the site's capacity.

The Cathedral is a notable and positive feature in the landscape. However, the development provides the potential to deliver a high quality bespoke residential scheme similar to the adjacent site.

The site does lie within a landscape of high archaeological potential. A series of archaeological site investigations i.e. trial trenching has been undertaken. There has been nothing found within the allocation of archaeological importance.

Strategic and local infrastructure including transport

Access can be achieved to the requisite highway standards off Netherhampton Road. With regards utilities, there are no issues subject to the usual upgrades and all of the required utilities are available for the site.

The efficient operation of the transport network, highway safety

The development can be accommodated within the highway network without detrimental impact on highway safety subject to suitable mitigation. The Council has undertaken a transport modelling exercise for Salisbury which demonstrates that development of the site can be satisfactorily accommodated.

Air and water quality, noise pollution, odours, land stability, groundwater and flood risk

There would be no detrimental impact on any of the above issues. There is no issue regarding land stability. The proposals would not impact on groundwater and the site lies within Flood Zone 1. Drainage proposals would be designed to meet the EA's requirements

including an element of climate change. There are no noise receptors which would be detrimental to the development and the site does not lie in an Air Quality Management Area.

Open space, recreational facilities and public rights of way

Open space and recreation facilities could be provided which more than meet the Council's requisite standards. A range of open space would be provided throughout the development. There would be no requirement to divert any public rights of way.

The site is in an accessible location with good access to everyday facilities by a range of means of transport?

The site is well located within proximity to a range of existing facilities within the adjoining urban area of Harnham. This includes pubs/restaurants, hotel and St George's church and community hall at Middle/Lower Road – all circa 1.5km from the centre of the site.

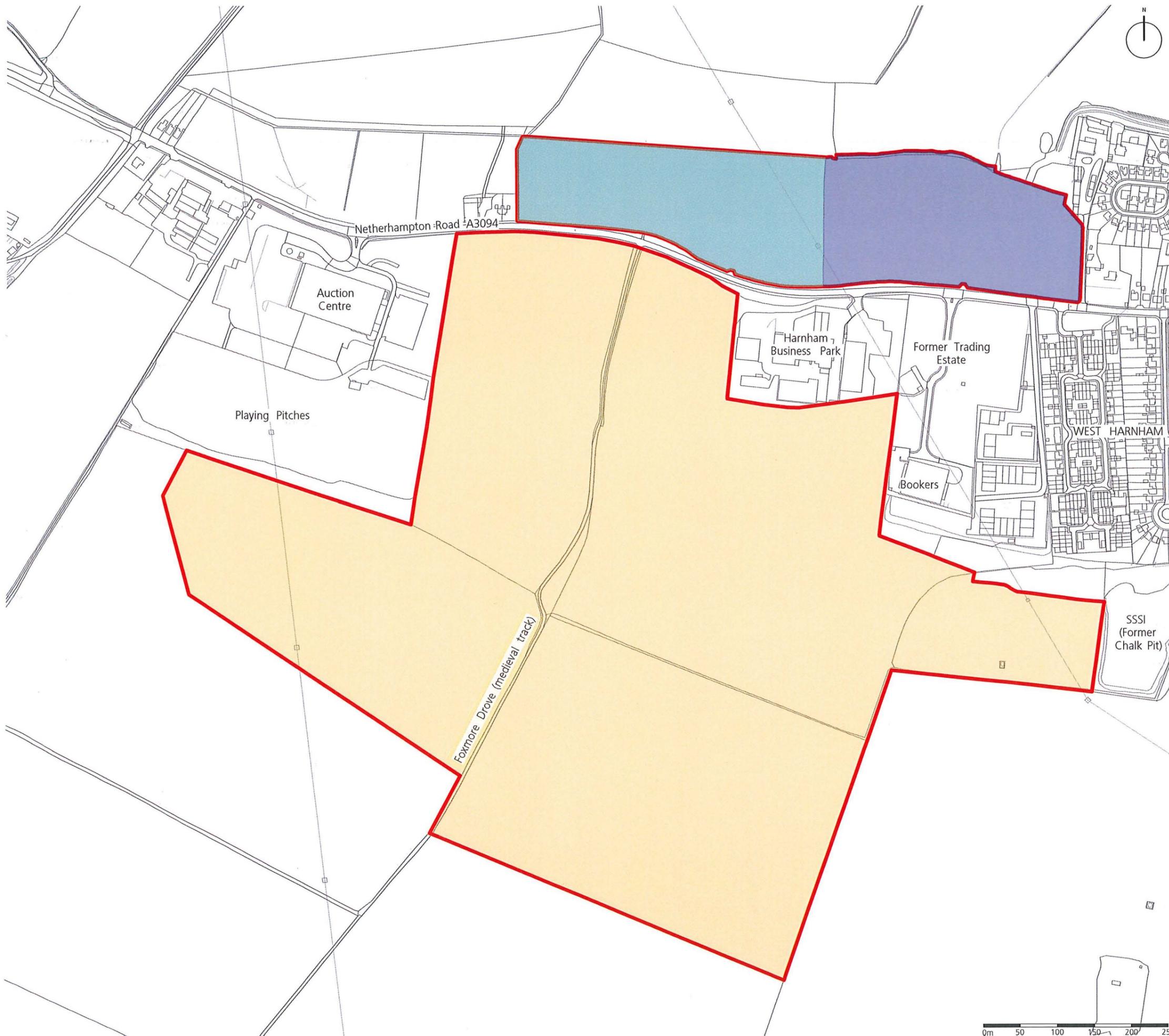
Harnham Infants and Lower Schools are located on Saxon Road around 2km from the centre of the site. There is also a small convenience store and takeaway located on Norfolk Road, around 1.2km from the site. An area of formal sports pitches lies immediately west of the site. Moreover, a new primary school and pre-school will be constructed on the allocated land directly to the south, which now has the benefit of outline planning permission.

Existing routes between the site, local facilities, the schools and the City Centre are generally of a good standard, with accessible footways and public footpaths, including the picturesque 'Town Path' across the water meadows and 'Long Bridge' leading to the City Centre.

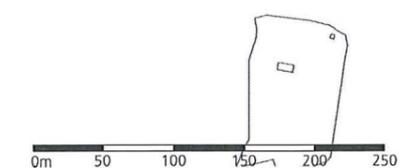
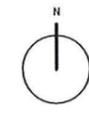
The closest existing bus stops are located on Netherhampton Road to the east of the site. Salisbury Road service R5 offers a half hourly service between Harnham and central Salisbury Monday to Saturdays with an hourly service on Sundays. There is the opportunity to extend the R5 service towards the site as part of the development of land to the south of Netherhampton Road (Policy H3.1).

Availability

Yes within the next 5 year period. The land is proposed to be brought forward by a leading residential developer and not a promoter, working with a willing landowner.



- Site Area Total (72.78ha)
- Parcel 1: Draft Allocation H3.1 (61.22ha)
- Parcel 2: Draft Allocation H3.3 (5.75ha)
- Parcel 3: Additional land under Bovis control (5.81ha)



client
Bovis Homes Ltd

project title
Land at Harnham, Salisbury

drawing title
Land Parcel Measurement

date 05 SEPTEMBER 2017 drawn by LP
drawing number EDP2810/34c checked CG
scale 1:5000 @ A3 QA

edp the environmental dimension partnership

Info@edp-uk.co.uk www.edp-uk.co.uk
Cirencester 01285 740427 Cardiff 02921 671900 Shrewsbury 01939 211190

SB4 What are the most important aspects to consider if these sites are going to be built on?

Vistry believe additional land should be identified as stated in our response to SB3.

SB5 How can these concept plans be improved??

N/A

SB6 Do you agree with the range of uses proposed? Which other uses should be considered?

N/A

SB7 Do you agree with the location of the proposed uses? What should be located where and why?

N/A

SB8 Do you agree with the proposed locations for self-build and custom-build housing? Would you prefer alternative locations?

N/A

SB9 Is there any other issues or infrastructure requirements that should be identified?

The development of land to the north of Netherhampton Road does not require significant infrastructure and it can be provided as part of the proposed development.