

Policies - Employment

Salisbury

E1

Land at Old Sarum is allocated for mixed development including housing, employment, retail, and educational, recreational and community facilities. The development of the site will be phased with development limited to 6 hectares of employment land and 550 houses during the lifetime of this Local Plan. A planning obligation will be sought in respect of the above issues and any other on and off-site infrastructure and facilities necessitated by the development.

E2

Land at London Road is allocated for employment and/or leisure development. Proposals for leisure development will be considered in accordance with policy R14.

E3

Office development, including the change of use of existing premises, will be permitted within Salisbury Central Area.

E4

Within the Salisbury Chequers, the development of small and medium size offices will be permitted, subject to the following requirements:

i) the construction of the front of the building at the back of the footway;

(ii) the ratio between the total gross floor area of the buildings(s) and the area of the site not exceeding

1.in respect of a two-storey building 1:1

2.in respect of a three-storey building 1.5:1

3.in respect of a four-storey building 2:1

(iii) at least 25% of the area of the site being landscaped to a high standard;

(iv) any vehicular access from the front to the rear of the site being by means of an arched entrance not more than one storey or 3 metres in height whichever is the less, and of a width that does not exceed one third the width of the building on its front elevation or 4.5 metres whichever is the less;

(v) building elevations containing windows not overlooking neighbouring sites or buildings to an unacceptable extent nor preventing the beneficial development of adjoining land;

(vi) the design of the proposed building(s) being of a high standard appropriate to its surroundings and embodying a vertical emphasis reflecting the traditional frontage width to be found in the city centre; and

(vii) the building(s) being faced externally in high quality materials appropriate to the character of its surroundings.

E5

Office development will be permitted on Brown Street Car Park as part of a mixed development subject to the implementation of park and ride.

E6

Office development will be permitted at Old Manor Hospital as part of a mixed development.

E7

The extension of employment activity on land to the south of Southampton Road will not be permitted.

Amesbury

E8

Employment development is proposed on the following sites in Amesbury:

A) Land to the east of Porton Road. Extensive landscaping will be required on the eastern boundary. The development of the site will be phased with development limited to 18 hectares (net) of employment land during the lifetime of this Local Plan. Provision will be made within the site for a link road to the E8B at Boscombe Down. Proposals for leisure development will also be permitted on the site subject to their being no adverse effect on the vitality and viability of Amesbury Town Centre.

B) Approximately 12ha of land is proposed for science-based industry and research to facilitate the implementation of the Salisbury Research Triangle (SRT) initiative at Boscombe Down (7ha) and Porton Down (5ha). Development at Porton Down will be restricted to those activities requiring the co-locational benefits of the specialist facilities and expertise available at this site, primarily research laboratories. Development at Boscombe Down will be considered more flexibly within the B1 Use Classes and the site will be the focus for shared generic uses such as a conference centre or hotel. A planning obligation will be sought in respect of public transport improvements and the development of an integrated

Green Commuter Plan at both sites. The release of land at Porton Down may require the repositioning of the existing playing field. The traffic implications of any development proposed within these 2 areas will be assessed and any necessary access alterations and/or off-site highway improvements will be sought. A vehicular link between the Boscombe Down site and the E8A site will be safeguarded to ensure it is not prejudiced by development.

The above sites are subject to a requirement for the provision of an all-movements junction with the A303 at Folly Bottom.

Alderbury

E9

Approximately 0.7 hectares of land is proposed for employment development in Alderbury. Use Classes B1 and B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) will be acceptable. B2 uses will be permitted where there would be no adverse impact on neighbouring properties.

Dinton

E10

Redevelopment for employment purposes will be permitted on the former RAF Baverstock site. Uses falling within Class B1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) will be acceptable. B2 uses will be permitted there would be no adverse impact on neighbouring properties. All development proposals will be considered with regard to their likely impact on the local road network.

Downton

E11

Approximately 2.5 hectares of land is proposed for employment development immediately north of the existing industrial estate at Downton. Use Classes B1 and B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) will be acceptable. B2 uses will be permitted where there would be no adverse impact on neighbouring properties.

Mere

E12

Approximately 3 hectares of land is allocated for employment development at Mere. Use Classes B1 and B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended will be acceptable. B2 uses will be permitted where there would be no

adverse impact on neighbouring properties. Major structural planting along the boundaries of the site will be required.

South Newton

E13

Proposals to enlarge existing buildings or to erect new buildings within the boundaries of the industrial area at South Newton will be permitted provided either there would be no net increase in traffic generation, or appropriate highway improvements are implemented to satisfactorily accommodate any resultant increase in traffic movements.

Tisbury

E14A

Approximately 1.4 hectares of land is proposed for employment development immediately west of the housing allocation between Hindon Lane and Weaveland Road. This land will also include part of the link road to the housing development. Major structural planting along the boundaries of the site will be required. Use Classes B1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) will be acceptable. A development brief will be prepared for the site, which will incorporate issues such as design and highway improvements. Development proposals will need to accord with the development brief. In accordance with Circular 1/97, planning obligations will be sought for improvements to any infrastructure or facilities, which are necessary as a direct result of the development. The site will not be released for development until the necessary highway improvements on to Hindon Lane have been implemented.

E14B

Within the central area of Tisbury, the conversion of parts of residential properties to small-scale employment uses (Classes B1 and B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended) will be encouraged where such uses would have no adverse impact on the amenities of adjoining properties. In all cases it will be a requirement that a residential element is retained.

Wilton

E15

In Wilton, proposals involving the development or redevelopment of land for employment purposed will only be permitted where it can be shown that:

- (i) access and highway arrangements are satisfactory;
- (ii) surface water and foul sewage can be disposed of satisfactorily; and

(iii) there would not be an adverse impact on the landscape setting of the town.

General

E16

On land allocated or currently used for employment purposes, the construction, change of use or redevelopment of premises for other purposes will only be permitted where the proposed development is an acceptable alternative use that provides a similar number and range of job opportunities. The only exceptions to this are where the land or premises are no longer viable for an employment generating use and/or where redevelopment of a site for a non-employment use would bring improvements to the local environment or conservation benefits that would outweigh the loss of local jobs.

E17

In addition to the provisions of the above policies, and except within the New Forest Heritage Area and the villages listed in policy E18, new business development (Classes B1 and B8 of the schedule to the Town and Country Planning (Use Classes) Order 1987 as amended) involving the construction of new buildings or the conversion of existing buildings will be permitted within or on the edge of settlements, subject to the following criteria:

- (i) services, access and the local highway network are satisfactory;
- (ii) the scale of the proposal is appropriate for the size of the settlement;
- (iii) the scale and design of the buildings are compatible with the character of the area;
- (iv) the development is easily accessible to the local workforce by a range of transport modes;
- (v) the proposal will not detract from the amenities and character of the settlement;
- (vi) the environment of any nearby dwellings will not be adversely affected; and
- (vii) there will be no significant adverse impact on the surrounding landscape or nature conservation value of the area.

Class B2 uses will only be considered where an environmental nuisance would not result. Proposals for the enlargement of existing premises will be dealt with on their merits, having regard to the above criteria. Proposals involving the conversion of existing buildings to uses other than employment will not be permitted where they would be likely to prejudice the need to accommodate local commerce and industry.

Special Restraint Areas

E18

In view of the exceptional environmental quality to be found in the following villages, new business development (Classes B1 and B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended) will be restricted to the conversion of existing buildings:

Ablington

Ansty

Bodenham

Fisherton de la Mere

Stourton

Teffont Evias

This policy will be subject to the following criteria:

- (i) services, access and the local highway network are satisfactory;
- (ii) the scale and design of the buildings are compatible with the character of the village;
- (iii) the proposal will not detract from the amenities and character of the village;
- (iv) there will be no outside operations or storage; and
- (v) the environment of any nearby dwellings will not be adversely affected.

Class B2 uses will only be considered where an environmental nuisance would not result.

Countryside

E19

Except within the New Forest Heritage Area, proposals to redevelop or enlarge existing employment sites in the countryside will be permitted where the proposed development would take place within the existing boundaries of the site. Proposals involving land outside established boundaries will be considered if;

- (i) the proposal would result in improved local employment opportunities;
- (ii) the proposal will improve the operational efficiency of the enterprise;
- (iii) there is no suitable alternative building in the immediate locality;
- (iv) there is no adverse impact on the character of the surrounding landscape or biodiversity;
- (v) there is no unacceptable increase in vehicular traffic or additional reliance on the private car; and
- (vi) the environment of any nearby dwellings will not be adversely affected.

E20

Except within the New Forest Heritage Area, proposals for the change of use of buildings in the countryside for employment purposes will be permitted subject to the following criteria:

- (i) services, access and the local highway network are satisfactory;
- (ii) the buildings are of permanent and substantial construction;
- (iii) the form, bulk and general design of the buildings are in keeping with their surroundings;
- (iv) the proposal will not prejudice the vitality of a nearby town or village;
- (v) the proposal will not have an adverse affect on the character of the surrounding countryside; and
- (vi) the environment of any nearby dwellings will not be adversely affected.

E21

Except as provided in policy E19, the development of new sites for employment purposes will not be permitted in the open countryside.