

Market Town 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)		
Address Line 1		
Address Line 2		
Address Line 3		
Postcode		

Telephone Number		
Email Address		

Section Two – Questions

Which Market Town does your response relate to?

Answer:

Amesbury/ Salisbury

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

Answer:

-

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

Answer:

-

3. Is this the right pool of potential development sites?

Are there any other sites we should be considering?

Answer:

Our Client has an additional site for consideration that has been submitted simultaneously to the ongoing ‘call for sites’:

1) Land adjacent to Highpost Business Park – 146.5acres of land for employment use.

The call for sites forms are appended to this submission which includes more details on each site which are considered suitable for future development.

4. What land do you think is the most appropriate upon which to build?

What type and form of development should be brought forward at the town?

Answer:

-

5. Are there important social, economic or environmental factors you think we've missed that need to be considered generally or in respect of individual sites?

Answer:

-

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

Other than that already identified within the 'Planning for' document?

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: 5.3.21

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 ."

By Email:
spatialplanningpolicy@wiltshire.gov.uk

5th March 2021

Dear Sir/Madam,

Land adjacent to High Post Business Park, SP4 6AT – SHLAA Call for Sites

On behalf of our Client [REDACTED] we enclose a site for consideration as part of the current Call for Sites exercise which is being undertaken.

The completed SHLAA submission form is accompanied by this covering letter and a plan identifying the site boundaries.

The site, which currently comprises agricultural land, measures circa 59ha and is located to the north, west and immediately south of the existing High Post Business Park.

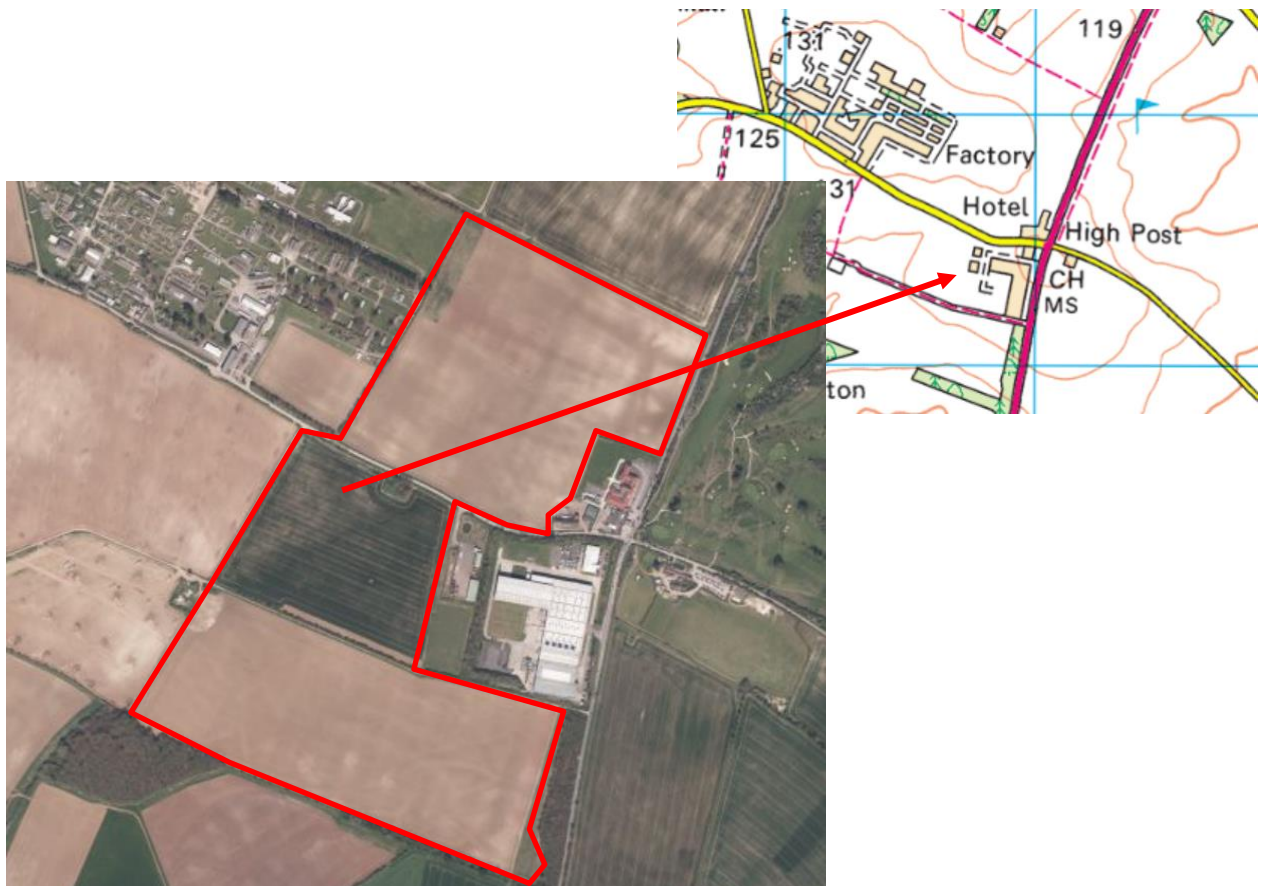


Figure 1: Site Location

Although the site is in the open countryside, it is directly adjacent to a designated 'Principal Employment Site' High Post Business Park as defined by Appendix G of the Wiltshire Core Strategy (2015).



Figure 2: WCS Planning Policy Map Extract showing High Post Business Park

Given this adjoining employment use, the submitted site is a logical choice to be considered for future provision of employment land.

According to the Environment Agency's Flood Map for Planning, the site is within Flood Zone 1 where there is a low risk of flooding.

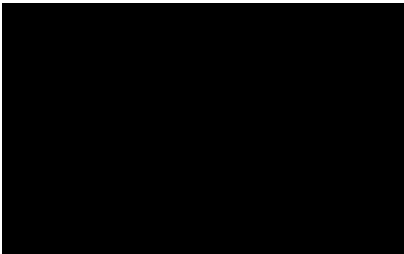
The only Public Right of Way affecting the site is shown below in Figure 2 and runs east to west along one of the current field boundaries.



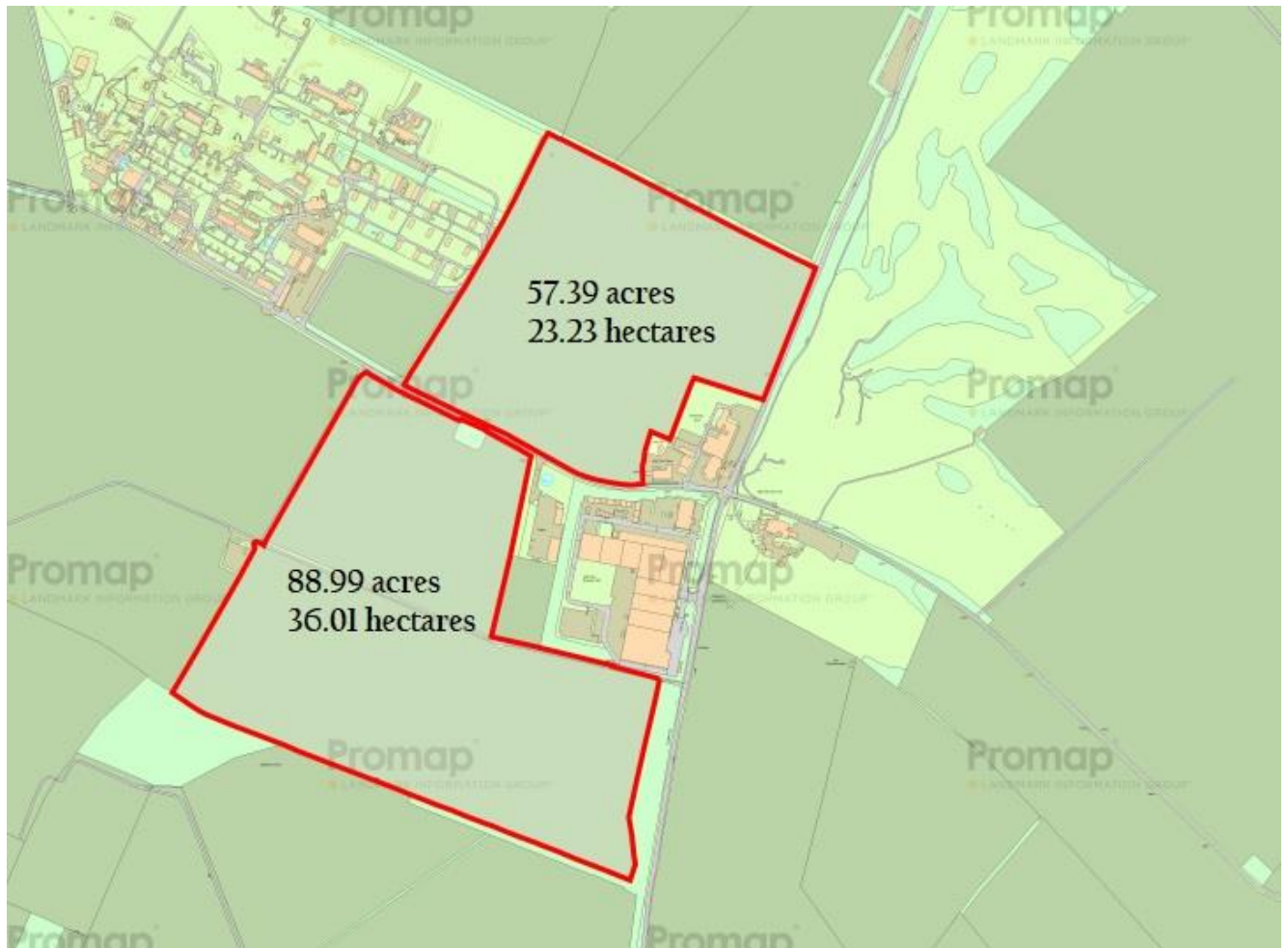
Figure 3: Extract of Wiltshire's Public Right of Way Map

Should you require any further information regarding the site, please do not hesitate to contact me.

Yours Faithfully,



Site Boundaries



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:


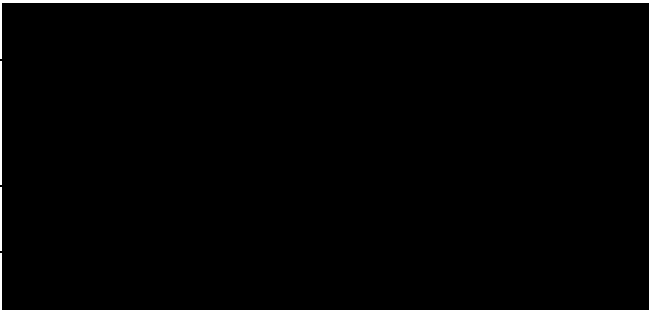
- already have planning permission for residential or employment development unless different proposals are identified
- are outside of Wiltshire Council's boundary
- are within the remit of the New Forest National Park for planning purposes
- have previously been submitted to the previous or current 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		
Company		
Address		
Telephone number		
e-mail address		
What is your interest in the land?		
Landowner		
Name		
Address		
Telephone number		
e-mail address		

Contact	
Name	<div></div> Atlas Planning Group
Address	<div></div>
Telephone number	<div></div>
e-mail address	<div></div>

Site details	
Site name	
Site address	Land adjacent to High Post Business Park,
Site postcode	SP4 6AT (Approximately)
Is the site in multiple or single ownership?	Single
Current and previous use of the land	Agricultural
Estimated site area (ha)	146.5 acres / 59 hectares
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?	No such constraints known
Is there direct access to the land from the primary road network?	Agricultural accesses currently exist onto land.
If not, has the cost of access been considered and if so is the site still considered to be economically viable?	
Is the land contaminated?	Not to our Client's knowledge

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?	No
Has the economic viability of the land been assessed by a developer? If so, what was the outcome?	No
Are there any other issues that the council should be aware of that are not identified above?	No
Has work been undertaken to consider how these constraints may be overcome? If so please explain.	n/a
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	<div style="background-color: black; width: 100px; height: 1.2em;"></div>

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)	
Employment (offices)	
Employment (industrial)	The site is considered suitable for a mix of B2/ B8 uses as an expansion to the existing High Post Business Park, which is a principal employment area
Employment (warehousing)	
Retail	
Mixed uses	
Other uses	

If the site is proposed for residential uses, how many dwellings are considered to be appropriate?	n/a
If the site is proposed for other uses, how much floor space and how many units are proposed?	Approximately 47,500 sq.m / 514,000 sq.ft of built footprint
Is there the potential to provide any community infrastructure as part of the site?	No
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	
2027/28	
2028/29	
2029/30	
2030/31	
2031/32	
Please provide any comments on the proposed delivery timetable.	

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.