

A303 Amesbury to Berwick Down

TR010025

6.3 Environmental Statement Appendices

Appendix 7.9 Future Baseline Schemes

APFP Regulation 5(2)(a)

Planning Act 2008

Infrastructure Planning (Applications: Prescribed
Forms and Procedure) Regulations 2009

October 2018



7.9 Future Baseline Schemes

Introduction

7.9.1 The following developments are future baseline schemes:

- a) **13/06181/OUT** - Land south of Archers Gate Amesbury;
- b) **15/02530/OUT** - Land immediately to the south and west of the Archers Gate Housing Development Amesbury;
- c) **S/2012/0497** - Land immediately to the south and west of the Archers Gate Housing Development Amesbury;
- d) **15/05950/FUL** - Kiwi, Picton, Wing and Ward Barracks Bulford Garrison Salisbury Wiltshire SP4 9NA;
- e) **15/04006/FUL & 17/02739/REM** - Land South west of Bulford Road extending to Double Hedges Bulford Wiltshire;
- f) **14/05426/FUL** - Beacon Hill Transmitting Station Beacon Hill Amesbury Wiltshire SP4 9JL;
- g) **15/06682/FUL** - Alanbrooke, Stirling, Robets and Home Barracks Larkhill Garrison Salisbury Wiltshire SP4 8QT;
- h) **18/00397/FUL** - Land North of The Packway and East of Larkhill Larkhill Wiltshire SP4 8PY;
- i) **17/06370/FUL** - Land North of the Packway and East of Larkhill Larkhill Wiltshire SP4 8PY;
- j) **17/03959/FUL** - Land North of the Packway and East of Larkhill, Wiltshire SP4 8PY;
- k) **17/06373/FUL** - Larkhill Garrison The Packway Salisbury Wiltshire SP4 8QT;
- l) Local Plan Site Allocations:
 - i. Allocation 14
 - ii. Allocation A15;
 - iii. Allocation A17;
 - iv. Allocation A18; and
 - v. Allocation A19.

7.9.2 Each development is discussed in turn below with regard to its potential for additional landscape and visual impacts at construction and operation with the Scheme.

Future Baseline Landscape and Visual Impact Assessment

13/06181/OUT - Land south of Archers Gate Amesbury

- 7.9.3 **Description:** Removal of the existing temporary infiltration basin and construction of 143 dwellings with associated infrastructure including landscape planting, an electricity substation, a temporary sewage pumping station and a new temporary infiltration basin.
- 7.9.4 **Current status:** Under construction. Due for completion 2018/19.
- 7.9.5 **Potential impacts:** The development would introduce an area of built form extending the built-up area of Amesbury to the south, comprising predominantly residential two storey housing and a landscape scheme to integrate the development into the urban edge of Amesbury. The development is currently under construction and is largely complete. It is expected the development would be completed in late-2018 or 2019, before construction of the Scheme begins.
- 7.9.6 **Landscape impacts:** The development is within LCA D4 Boscombe Down Chalk Downland, as defined in the Salisbury District Landscape Character Assessment. The introduction of a new residential estate on the southern edge of Amesbury would not alter the predicted landscape impact of the Scheme. This is as a result of the physical distance between the two and the lack of intervisibility between the two. The conclusions of the landscape assessment would not change.
- 7.9.7 **Visual impacts:** The development is located on the south side of Amesbury and there would be no intervisibility between the development and the Scheme. It is not expected that any visual receptor in the wider landscape would have views that include both the development and the Scheme and as such there would be no change to the conclusions of the visual assessment.

15/02530/OUT - Land immediately to the south and west of the Archers Gate Housing Development Amesbury

- 7.9.8 **Description:** Removal of up to 26 protected trees and construction of 515 dwellings and associated community infrastructure, including access roads, the second phase of a country park, a primary school with playing fields, children's play area, natural play areas, landscape planting and an infiltration basin.
- 7.9.9 **Current status:** Construction started, but unlikely to be completed by expected 2019/20 completion date.
- 7.9.10 **Potential impacts:** The development would introduce an area of built form extending the built-up area of Amesbury to the south, comprising predominantly residential two storey housing and a landscape scheme to integrate the development into the urban edge of Amesbury. The development is currently under construction and is largely complete. It is expected the development would be completed in late-2018 or 2019, before construction of the Scheme begins.

- 7.9.11 **Landscape impacts:** The development is within LCA D4 Boscombe Down Chalk Downland, as defined in the Salisbury District Landscape Character Assessment. The introduction of a new residential estate on the southern edge of Amesbury would not alter the predicted landscape impact of the Scheme. This is as a result of the physical distance between the two and the lack of intervisibility between the two. The conclusions of the landscape assessment would not change.
- 7.9.12 **Visual impacts:** The development is located on the south side of Amesbury and there would be no intervisibility between the development and the Scheme. It is not expected that any visual receptor in the wider landscape would have views that include both the development and the Scheme and as such there would be no change to the conclusions of the visual assessment.
- S/2012/0497 - Land immediately to the south and west of the Archers Gate Housing Development Amesbury**
- 7.9.13 **Description:** Demolition of former agricultural barns and removal of up to 26 protected trees and construction of 460 dwellings (including a 60 bed extra care facility) and associated community infrastructure including the first phase of a country park, children's play areas, landscape planting, an infiltration basin and three temporary water pumping stations (amended description).
- 7.9.14 **Current status:** Construction started, but unlikely to be completed by expected 2019/20 completion date.
- 7.9.15 **Potential impacts:** The development would introduce an area of built form extending the built-up area of Amesbury to the south, comprising predominantly residential two storey housing and a landscape scheme to integrate the development into the urban edge of Amesbury. The development is currently under construction and is largely complete. It is expected the development would be completed in late-2018 or 2019, before construction of the Scheme begins.
- 7.9.16 **Landscape impacts:** The development is within LCA D4 Boscombe Down Chalk Downland, as defined in the Salisbury District Landscape Character Assessment. The introduction of a new residential estate on the southern edge of Amesbury would not alter the predicted landscape impact of the Scheme. This is as a result of the physical distance between the two and the lack of intervisibility between the two. The conclusions of the landscape assessment would not change.
- 7.9.17 **Visual impacts:** The development is located on the south side of Amesbury and there would be no intervisibility between the development and the Scheme. It is not expected that any visual receptor in the wider landscape would have views that include both the development and the Scheme and as such there would be no change to the conclusions of the visual assessment.
- 15/05950/FUL - Kiwi, Picton, Wing and Ward Barracks Bulford Garrison Salisbury Wiltshire SP4 9NA**
- 7.9.18 **Description:** Outline planning permission for new build Intermediate Healthcare facility, Pre-School, Training building, 2 Office Buildings, Live Out Changing

facility, 3 Technical Stores, 3 Garage buildings, and 1 new build Vehicle Workshop, together with associated external works, including hardstanding, car parking and landscaping. Full planning permission for new build Technical Store, 2 Officers' Single Living Accommodation (SLA) blocks, 2 Junior Ranks SLA blocks, POL and Washdown, and 2 All-weather Floodlit Football Pitches, extensions to existing Physical and Recreational Training facility, Officers' Mess, SNCO Mess, Medical and Dental Centre, minor extensions / additions to existing buildings, partial re-positioning and replacement of existing boundary security fence, demolition of 64 buildings, and decommissioning of existing POL, together with associated external works including hardstanding, car parking and landscaping.

- 7.9.19 **Current status:** Under construction. Due for completion by 2020 as part of the Army Basing Programme.
- 7.9.20 **Potential impacts:** The development comprises demolishing a number of buildings within Bulford Garrison and constructing a series of new buildings across the garrison, including housing and warehouses. Bulford Garrison is an existing military camp comprising military buildings and infrastructure. The development is part of the MoD Army Basing Programme and is currently under construction with a completion date of 2020, before construction of the Scheme begins.
- 7.9.21 **Landscape impacts:** The development is within an area identified as urban within the Salisbury District Landscape Character Assessment. The development would not alter the predicted landscape impact of the Scheme as a result of the physical distance between them, and the relatively like-for-like change within Bulford Garrison. The conclusions of the landscape assessment would not change.
- 7.9.22 **Visual impacts:** The development is located within the existing military garrison and there would be no intervisibility between the development and the Scheme. From the wider landscape, there would be views available towards both the development and the Scheme from footpaths along Beacon Hill. In these views, the development would be seen in the foreground in the context of the existing view across Bulford Garrison, and when seen in addition to the Scheme would not alter the overall characteristics of the existing view, as illustrated by Representative Viewpoint 34 on Figure 7.47. The conclusions of the visual assessment would not change.

15/04006/FUL & 17/02739/REM - Land South west of Bulford Road extending to Double Hedges Bulford Wiltshire

- 7.9.23 **Description:** Erection of 227 no. dwellings to provide Service Families Accommodation (SFA), public open space, play areas, landscaping, internal roads and all associated infrastructure works.
- 7.9.24 **Current status:** Under construction. Due for completion by 2020 as part of the Army Basing Programme.
- 7.9.25 **Potential impacts:** The development would introduce an area of built form extending the built-up area of Bulford and Bulford Garrison to the south. The

development would comprise predominantly residential two storey housing and a number of green spaces, as well as a landscape scheme to integrate the development with the landscape. The development is part of the MoD Army Basing Programme and is currently under construction with a completion date of 2020, before construction of the Scheme begins.

- 7.9.26 **Landscape impacts:** The development is within LCA D4 Boscombe Down Chalk Downland, as defined in the Salisbury District Landscape Character Assessment. The introduction of a new residential estate on the southern edge of Bulford would not alter the predicted landscape impact of the Scheme. This is as a result of the physical distance between the two and the lack of intervisibility between the two. The development and the Scheme are an intrinsically different form of development and in combination would not alter the characteristics of the LCA. The conclusions of the landscape assessment would not change.
- 7.9.27 **Visual impacts:** The development is located on the south side of Bulford and there would be no intervisibility between the development and the Scheme. From the wider landscape, there would be views available towards both the development and the Scheme from footpaths along Beacon Hill. In these views, the development would be seen in the context of existing built form at Durrington and Bulford, and when seen in addition to the Scheme would not alter the overall characteristics of the existing view, as illustrated by Representative Viewpoint 34 on Figure 7.47. The conclusions of the visual assessment would not change.
- 14/05426/FUL - Beacon Hill Transmitting Station Beacon Hill Amesbury Wiltshire SP4 9JL**
- 7.9.28 **Description:** Installation of two transmission dishes on the existing 45m+high mast, and the installation of an equipment cabinet and an electric meter cabinet on the existing concrete base at ground level.
- 7.9.29 **Current status:** Unknown.
- 7.9.30 **Potential impacts:** The development comprises minor additions to an existing radio mast and the construction of an additional cabinet amongst an existing compound comprising control rooms and cabinets.
- 7.9.31 **Landscape impacts:** The development is within LCA D4 Boscombe Down Chalk Downland, as defined in the Salisbury District Landscape Character Assessment. The scale of the development in the context of the existing radio mast and communications compound would not alter the predicted landscape impact of the Scheme. The conclusions of the landscape assessment would not change.
- 7.9.32 **Visual impacts:** The development would not be a readily discernible change to the existing view and in addition to the Scheme would not alter the characteristics of existing views. The conclusions of the visual assessment would not change.

15/06682/FUL - Alanbrooke, Stirling, Robets and Home Barracks Larkhill Garrison Salisbury Wiltshire SP4 8QT

- 7.9.33 **Description:** Outline Planning Permission for new build Physical and Recreational Training Facility, Education building, 4 Garage Buildings, 4 Office buildings, 4 Stores, 1 workshop and 1 washdown facility, together with external works including hard standing, car parking and landscaping. Full planning permission for new build Office/Stores, Training Wing, 3 Office buildings, Education building, 22 Junior Ranks Single Living Accommodation blocks, Junior Ranks Dining Centre, Parade Ground, new entrance & vehicle check point, 2 new Tennis Courts, 2 new all-weather floodlit football pitches, 1 new grass pitch, erection of knee rail fence & demolition of 55 building assets together with associated external works including hard standing, car parking and landscaping.
- 7.9.34 **Current status:** Under construction. Due for completion by 2020 as part of the Army Basing Programme.
- 7.9.35 **Potential impacts:** The development comprises demolishing a number of buildings within Larkhill Garrison and constructing a series of new buildings across the garrison, including housing and warehouses. Larkhill Garrison is an existing military camp comprising military buildings and infrastructure. The development is part of the MoD Army Basing Programme and is currently under construction with a completion date of 2020, before construction of the Scheme begins.
- 7.9.36 **Landscape impacts:** The development is within LCA D3 Larkhill Chalk Downland, as defined within the Salisbury District Landscape Character Assessment. The development would not alter the predicted landscape impact of the Scheme as a result of the physical distance separating the development from the Scheme, and the relatively like-for-like change within Larkhill Garrison. The conclusions of the landscape assessment would not change.
- 7.9.37 **Visual impacts:** The development is located within the existing military garrison and the only intervisibility between the development and the Scheme would be between the junction upgrades at Rollestone Junction and the development within the west of Larkhill Garrison. The completed development when seen in addition to the Scheme would not alter the overall characteristics of views where they are available. This is because the development site is already under construction, and therefore the change to views would be beneficial when compared to the existing baseline view of a construction site, as the development would be completed and its proposed landscape mitigation would be maturing.

18/00397/FUL - Land North of The Packway and East of Larkhill Larkhill Wiltshire SP4 8PY

- 7.9.38 **Description:** Erection of 160 no. dwellings to provide Service Families Accommodation (SFA), land for public open space, landscaping, internal roads and all infrastructure works, including drainage improvements.
- 7.9.39 **Current status:** Under construction. Due for completion by 2020 as part of the Army Basing Programme.

- 7.9.40 **Potential impacts:** The development would introduce an area of built form extending the built-up area of Larkhill Garrison to the east. The development would comprise predominantly residential two storey housing and a number of green spaces, as well as a landscape scheme to integrate the development with the landscape. The development is part of the MoD Army Basing Programme and is currently under construction with a completion date of 2020, before construction of the Scheme begins.
- 7.9.41 **Landscape impacts:** The development is within LCA D3 Larkhill Chalk Downland, as defined in the Salisbury District Landscape Character Assessment. The introduction of a new residential estate on the eastern edge of Larkhill would not alter the predicted landscape impact of the Scheme. This is as a result of the physical distance between the two and the lack of intervisibility between the two. The development and the Scheme are an intrinsically different form of development and in combination would not alter the characteristics of the LCA. The conclusions of the landscape assessment would not change.
- 7.9.42 **Visual impacts:** The development is located on the east side of Larkhill and there would be no intervisibility between the development and the Scheme. From the wider landscape, there would be views available towards both the development and the Scheme from footpaths along Beacon Hill. In these views, the development would be seen in the context of existing built form at Durrington and Bulford, and when seen in addition to the Scheme would not alter the overall characteristics of the existing view, as illustrated by Representative Viewpoint 34 on Figure 7.47. The conclusions of the visual assessment would not change.

17/06370/FUL - Land North of the Packway and East of Larkhill Larkhill Wiltshire SP4 8PY

- 7.9.43 **Description:** Erection of 94 dwellings to provide Service Families Accommodation (SFA), land for public open space, landscaping, internal roads and associated infrastructure works.
- 7.9.44 **Current status:** Under construction. Due for completion by 2020 as part of the Army Basing Programme.
- 7.9.45 **Potential impacts:** The development would introduce an area of built form extending the built-up area of Larkhill Garrison to the east. The development would comprise predominantly residential two storey housing and a number of green spaces, as well as a landscape scheme to integrate the development with the landscape. The development is part of the MoD Army Basing Programme and is currently under construction with a completion date of 2020, before construction of the Scheme begins.
- 7.9.46 **Landscape impacts:** The development is within LCA D3 Larkhill Chalk Downland, as defined in the Salisbury District Landscape Character Assessment. The introduction of a new residential estate on the eastern edge of Larkhill would not alter the predicted landscape impact of the Scheme. This is as a result of the physical distance between the two and the lack of intervisibility between the two. The development and the Scheme are an intrinsically different

form of development and in combination would not alter the characteristics of the LCA. The conclusions of the landscape assessment would not change.

7.9.47 **Visual impacts:** The development is located on the east side of Larkhill and there would be no intervisibility between the development and the Scheme. From the wider landscape, there would be views available towards both the development and the Scheme from footpaths along Beacon Hill. In these views, the development would be seen in the context of existing built form at Durrington and Bulford, and when seen in addition to the Scheme would not alter the overall characteristics of the existing view, as illustrated by Representative Viewpoint 34 on Figure 7.47. The conclusions of the visual assessment would not change.

17/03959/FUL - Land North of the Packway and East of Larkhill, Wiltshire SP4 8PY

7.9.48 **Description:** Erection of 196 no. dwellings to provide Service Families Accommodation (SFA), land for public open space, play areas, landscaping, internal roads and associated infrastructure works.

7.9.49 **Current status:** Under construction. Due for completion by 2020 as part of the Army Basing Programme.

7.9.50 **Potential impacts:** The development would introduce an area of built form extending the built-up area of Larkhill Garrison to the east. The development would comprise predominantly residential two storey housing and a number of green spaces, as well as a landscape scheme to integrate the development with the landscape. The development is part of the MoD Army Basing Programme and is currently under construction with a completion date of 2020, before construction of the Scheme begins.

7.9.51 **Landscape impacts:** The development is within LCA D3 Larkhill Chalk Downland, as defined in the Salisbury District Landscape Character Assessment. The introduction of a new residential estate on the eastern edge of Larkhill would not alter the predicted landscape impact of the Scheme. This is as a result of the physical distance between the two and the lack of intervisibility between the two. The development and the Scheme are an intrinsically different form of development and in combination would not alter the characteristics of the LCA. The conclusions of the landscape assessment would not change.

7.9.52 **Visual impacts:** The development is located on the east side of Larkhill and there would be no intervisibility between the development and the Scheme. From the wider landscape, there would be views available towards both the development and the Scheme from footpaths along Beacon Hill. In these views, the development would be seen in the context of existing built form at Durrington and Bulford, and when seen in addition to the Scheme would not alter the overall characteristics of the existing view, as illustrated by Representative Viewpoint 34 on Figure 7.47. The conclusions of the visual assessment would not change.

17/06373/FUL - Larkhill Garrison The Packway Salisbury Wiltshire SP4 8QT

- 7.9.53 **Description:** New Medical and Dental Facility (LA0692) together with associated external works, including car parking, landscaping, cycle parking and bin stores.
- 7.9.54 **Current status:** Under construction. Due for completion by 2020 as part of the Army Basing Programme.
- 7.9.55 **Potential impacts:** The development would introduce new built form into the centre of Larkhill which is already characterised by similar buildings and development. The development is part of the MoD Army Basing Programme and is currently under construction with a completion date of 2020, before construction of the Scheme begins.
- 7.9.56 **Landscape impacts:** The development is within LCA D3 Larkhill Chalk Downland, as defined in the Salisbury District Landscape Character Assessment. The introduction of new built form in this location would not alter the predicted landscape impact of the Scheme. This is as a result of the physical distance between the development and the Scheme, the location of the development within an existing built-up area, and because the development and the Scheme are intrinsically different forms of development and in combination would not alter the characteristics of the LCA. The conclusions of the landscape assessment would not change.
- 7.9.57 **Visual impacts:** The development is located within the centre of Larkhill and is proportional in mass to existing development within Larkhill. There would be no intervisibility between the development and the Scheme. It is not expected that any visual receptor in the wider landscape would have views that include both the development and the Scheme and as such there would be no change to the conclusions of the visual assessment.

Local Plan Site Allocations

- 7.9.58 The following sites are considered relevant to the future baseline::
- a) **Allocation A14** – residential development in Durrington.
 - b) **Allocation A15** – residential development tin Durrington.
 - c) **Allocation A17** – an existing commercial estate and employment area south of London Road and west of Porton Road in the east of Amesbury.
 - d) **Allocation A18** – an existing commercial estate and employment area at Solstice Park in the east of Amesbury.
 - e) **Allocation A19** – part of the MoD Boscombe Down site to the south-east of Amesbury.
- 7.9.59 For each of these policy areas, the site allocation covers an existing built-up residential area or commercial estate. As such, developments in each location would be likely to represent a like-for-like scenario that would not result in a

significant change to the area's landscape characteristics or visual amenity, and would not alter the conclusions of the landscape and visual effects of the Scheme.

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