

# Proposed extension to Longhedge Village, Salisbury, Wiltshire



## Additional New Homes, Employment Space, Neighbourhood Centre and Care Home Facility

Catesby Estates plc & Guildhall Estates are putting together proposals for an extension to the existing Longhedge Village housing development.

These sensitively designed proposals have been tailored to fit the character of the local area and surrounding landscape, whilst providing an increased range of facilities and homes for local residents.

The two neighbouring sites are located to the south west corner of the village, adjacent to the Bovis Homes development with access off the existing roundabout on the A345, with the local centre also being accessible off Rhodes Moorhouse Way.

### What Happens Next?

Catesby Estates & Guildhall Estates work hard to ensure local residents see these developments as a positive part of their community.

Your views are important to us, and will help shape our proposals before we submit our planning applications to Wiltshire Council later this spring. All comments received will be compiled in Statement of Community Involvement documents and submitted with our planning applications.

Any comments you make in response to these proposals will not affect your right to comment on planning applications submitted to the Local Authority at a later stage in the process.

# New Homes & Employment

The land is currently undeveloped and designated for new office development. However despite significant investment in marketing of the site over the last 2 years, there has been no demand and there is currently more than 172,000 sq.ft of vacant office space within a 10 mile radius of the site.

Catesby Estates proposed plans outline the indicative residential layout, highlighting the street layout, landscaping and vehicle/pedestrian access points and how the scheme integrates into the existing Longhedge Village residential development.

There would be up to 90 new homes across a range of sizes and styles, including 40% affordable housing to enable more young families and first-time buyers struggling to get onto the housing ladder find a home within their financial means.

In addition to the new homes, the proposals include the provision of a 1.5 acre site for employment use. It is envisaged that this will comprise a number of small light industrial units providing up to 20,000 sq. ft of floorspace in total. These would be available for rent or purchase by local businesses.

## Proposed Local Centre

The local centre forms part of the outline planning permission for the whole site granted in March 2014.

Guildhall Estates have subsequently agreed to acquire the site for the local centre and are in the process of finalising a detailed planning application, which will comprise the following;

- Convenience foodstore of 3,500 sq.ft (325 sq.m)
- Children's day nursery to accommodate 81 children
- Additional retail and café units totalling 3,000 sq.ft (280 sq.m)
- High quality 66 bed care home facility
- New public square
- Dedicated off-street parking
- New planting and landscaping

Established national operators have been secured for both the convenience store and day nursery and Guildhall Estates will be working with the LNT Group (a home healthcare service) to deliver the care home facility.

The plan outlines the proposed development layout, showing vehicle and pedestrian access points and the location of the new buildings and associated parking.

Once planning permission has been secured, the intention is to commence works to deliver both the local centre and care home in one single phase of development, utilising the existing site access routes to minimise disruption to adjoining occupiers. We anticipate that construction would be completed within 12 months of a start on site.



## Key Considerations

### Highways and Access

Pedestrian and cycle routes will link the homes and neighbourhood centre with the existing village and wider area. These combined with the existing Park and Ride facility, will help to minimise car usage.

### Ecology

Existing hedgerows and trees will be supplemented with landscape buffers to retain rural character as well as providing a haven for local wildlife.

### Drainage

We have planned a scheme to ensure that surface (rain) water is managed on-site, held back during periods of heavy rain in basins before being slowly released into the watercourse. These basins also offer benefits for wildlife and will be incorporated into green space.

## Feedback Form

NAME: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 EMAIL: \_\_\_\_\_

Do you think that there is a need for new housing in the Longhedge area? (Please tick)	Yes	No
Do you support the principle of housing and a neighbourhood centre on this site? (Please tick)	Yes	No

Which aspects of the proposal interest you most? (Please tick)

Affordable Housing	<input type="checkbox"/>
Proposed Layout	<input type="checkbox"/>
Neighbourhood Centre Facilities	<input type="checkbox"/>
Nursery	<input type="checkbox"/>
Care Home	<input type="checkbox"/>
Affordable Housing	<input type="checkbox"/>

Other - please specify \_\_\_\_\_

Are there any issues or opportunities in the village that you feel are relevant to the proposals? If yes, please specify \_\_\_\_\_

Please provide any other comments that you wish to make about the proposals below: \_\_\_\_\_

All comments received will be reviewed by Catesby Estates plc and Guildhall Estates. They will be compiled and submitted to Wiltshire Council in a Statement of Community Involvement Document. **Your details will not be passed to any other parties.**

## How to Contact Us

Fill in the Feedback Form and send it back to us  
**freepost CATESBY ESTATES** (no stamp required)

Email your comments to: [info@catesbyestates.co.uk](mailto:info@catesbyestates.co.uk)  
 or call: **01926 836910**

You can follow our progress at:  
[www.catesby-longhedge.co.uk](http://www.catesby-longhedge.co.uk)

Thank you for taking the time to read this information.  
 Please let us have your feedback by 20th April 2018.

## About Us

# Catesby Estates plc

part of Urban&Civic

Catesby Estates established in 1996, work closely with housebuilders, councils, local residents and other stakeholder groups to deliver, new high quality homes on developments that are seen as a positive part of the local community.

The pressure on the housing market is significant with the demand for homes outstripping supply. An increase in life expectancy, immigration, single person occupancy and the demand for second homes being just some of the contributing factors.

For many first time buyers and young people, house prices are out of reach, with ever increasing deposits and monthly payments reducing the number of owner occupiers. This is why the average level of affordable housing across all our sites currently stands at 37%.

[www.catesbyestates.co.uk](http://www.catesbyestates.co.uk)



## Guildhall Estates

Guildhall Estates is a long established joint venture between two privately owned businesses, Earplace & Henry Davidson Developments, with a successful track record in delivering commercial and residential developments and in particular, retail led local centres. Recent projects include: East Melksham, Wiltshire, Love's Farm, St Neots, Weedon Hill, Aylesbury and Cranbrook, Exeter.



A specialist retail-led developer and expert in creating mixed-use developments ranging from convenience stores at the heart of new residential communities to larger foodstore anchored schemes. With unrivalled knowledge of local markets, our record of delivery is second to none. Founded in 1992, the company has successfully delivered over 65 retail-led developments across the country.

[www.hddl.co.uk](http://www.hddl.co.uk)

## EARLPLACE

Established for over 20 years, Earplace has operated across the UK in all spheres of the property market, including speculative commercial development, investment acquisition, leisure, residential and care homes.

[www.earlplace.com](http://www.earlplace.com)

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