

Pitton Community Store

Pitton Community Store Ltd.
Planning Application

P23-034-02B
June 2024

Pitton Community Store

Proposed development at:

**Pitton Village Hall, White Hill, Pitton,
Salisbury, SP5 1EB**

Client: Pitton Community Store Ltd.
Planning Application

June 2024

Revisions:

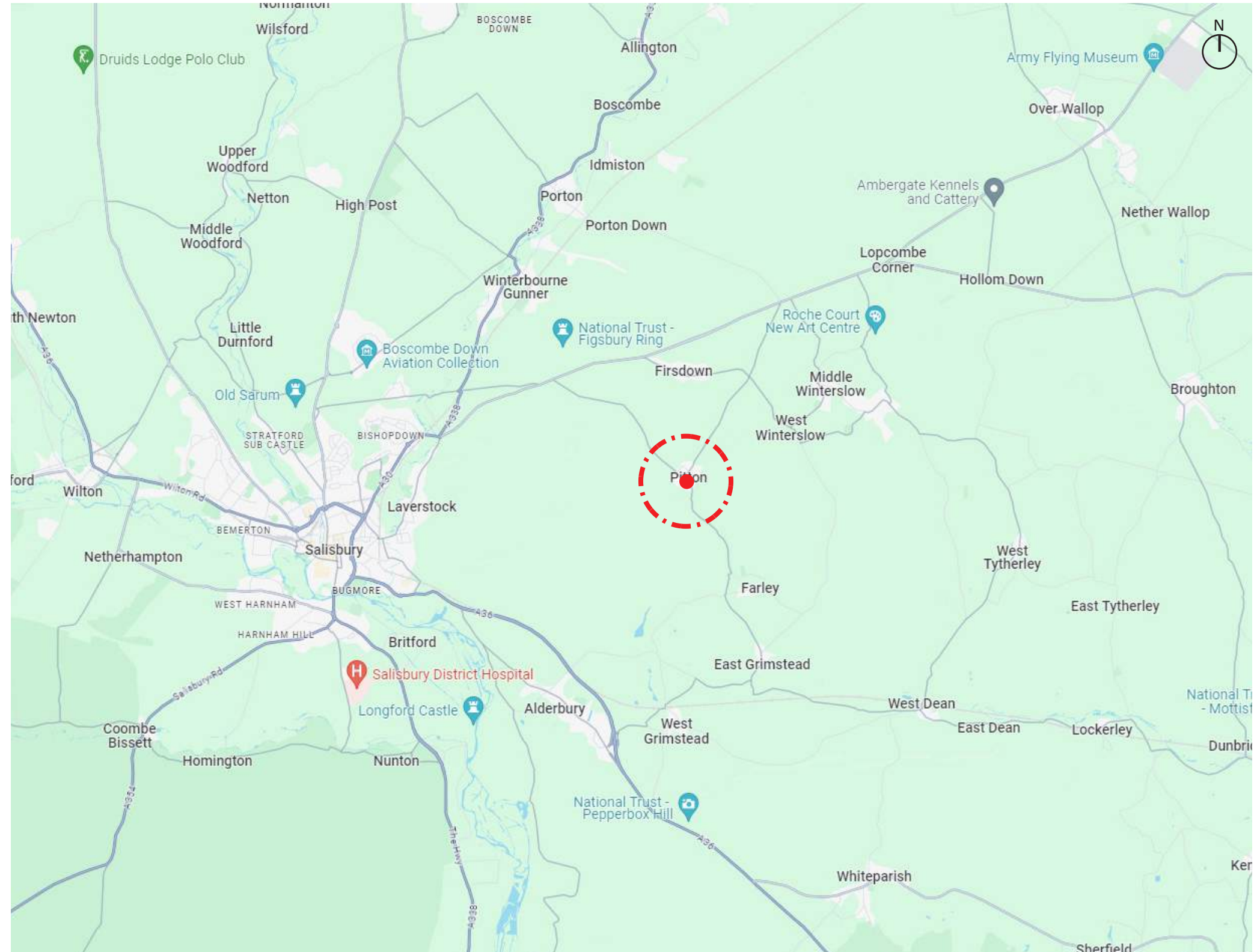
A - Minor text alterations to client comments
B - Alterations to proposed retaining wall

1.0 Introduction

1.1 Site Location

SITE LOCATION

The site is located in Pitton, a small village in Wiltshire about 7 miles (11km) east of Salisbury, just off to the south of the A30 London Road.



1.0 Introduction

1.2 Site Description

SITE DESCRIPTION

Pitton Village Hall is located along White Hill Road accessed via the north-east boundary of the site. South of the site White Hill road provides access to the A36 towards Southampton. Further north-west of the site, White Hill Road merges into Whiteway Road, at a crossroad, which provides connection to the A30 London Road and by extension access to Salisbury.

Opposite the site on the north east boundary is the Silver Plough, a local pub providing a valuable community facility for public use with a large car parking area. Further north of the site are local facilities including a post-office, church, and primary school.

The site itself being the village hall provides a communal space as well as a large recreational field containing a tennis court, football goals, and a small basketball area. On the north east boundary the site offers provision for 4 car parking spaces while to the south east it additionally provides a larger car parking area.

PROPOSAL

The proposal seeks to extend the existing village hall building towards the north-east boundary of the site to create space for a village shop. The proposal doesn't intend to alter the existing buildings internal layout.

It is proposed that the extension will have a small staff room / office, accessible staff toilet, and open shop area. Additionally the proposal seeks to alter the external facade of the existing building in order to improve the aesthetic and character of the community building.

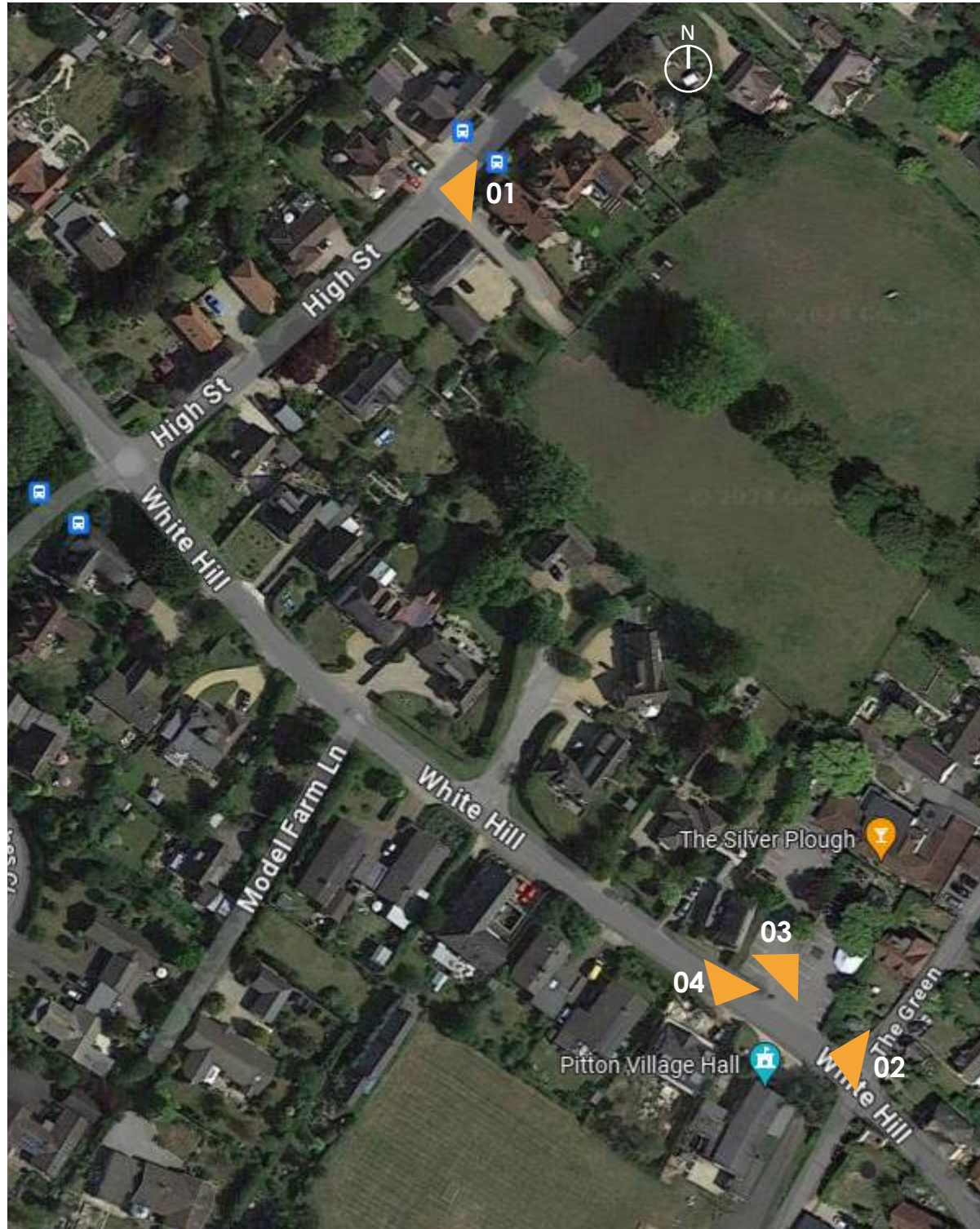
ACCESS

The majority of customers will visit the proposed shop 'on foot'. The existing village shop has space for only 2 car parking spaces, while our proposal will allow for 2-3 car parking spaces. Deliveries will be 3/4 times per week lasting a maximum of 20 minutes per visit.



1.0 Introduction

1.3 Local Views



View 01



View 02



View 03



View 04

1.0 Introduction

1.4 Key Site Views



View 01



View 02



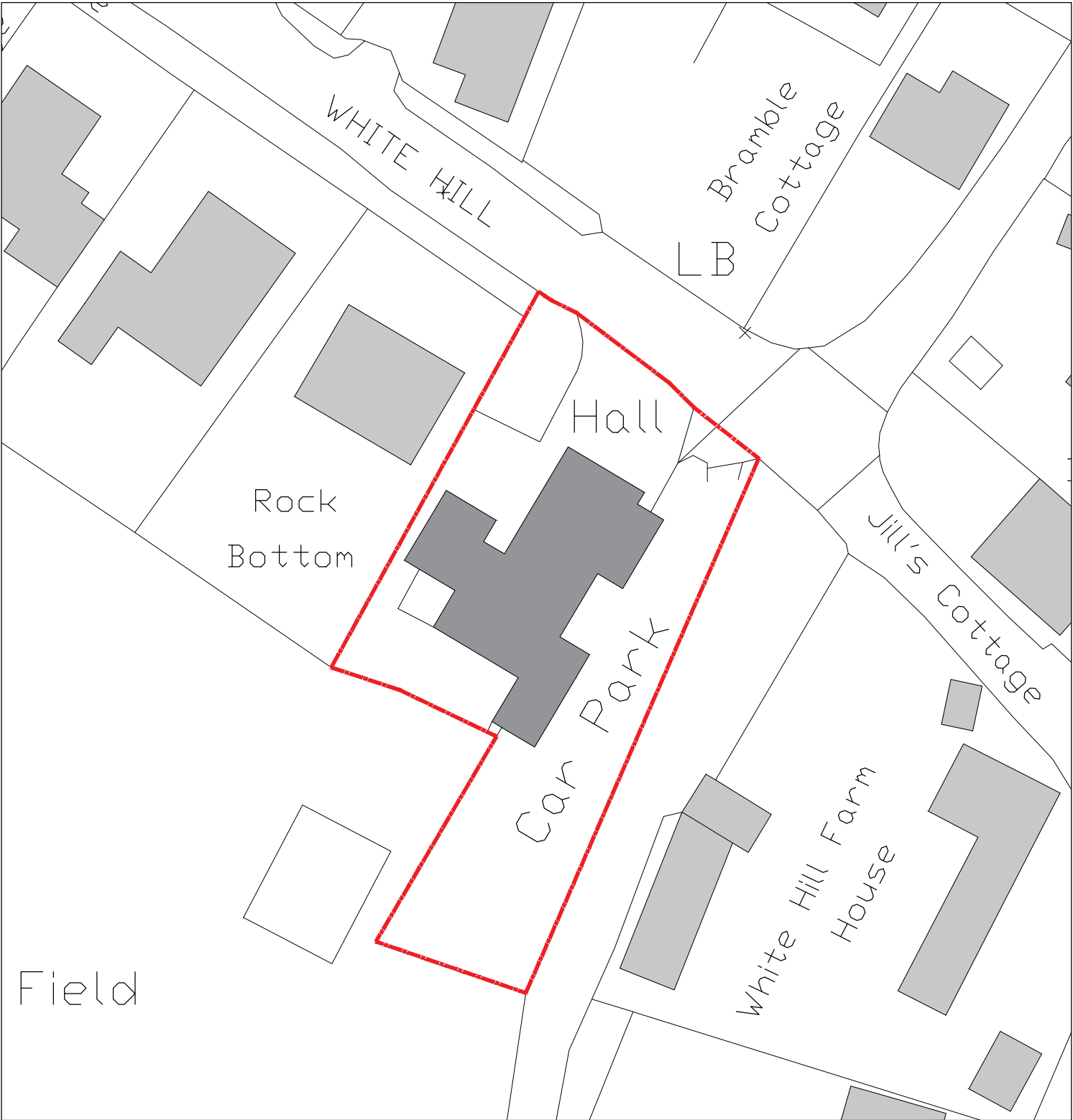
View 03



View 04

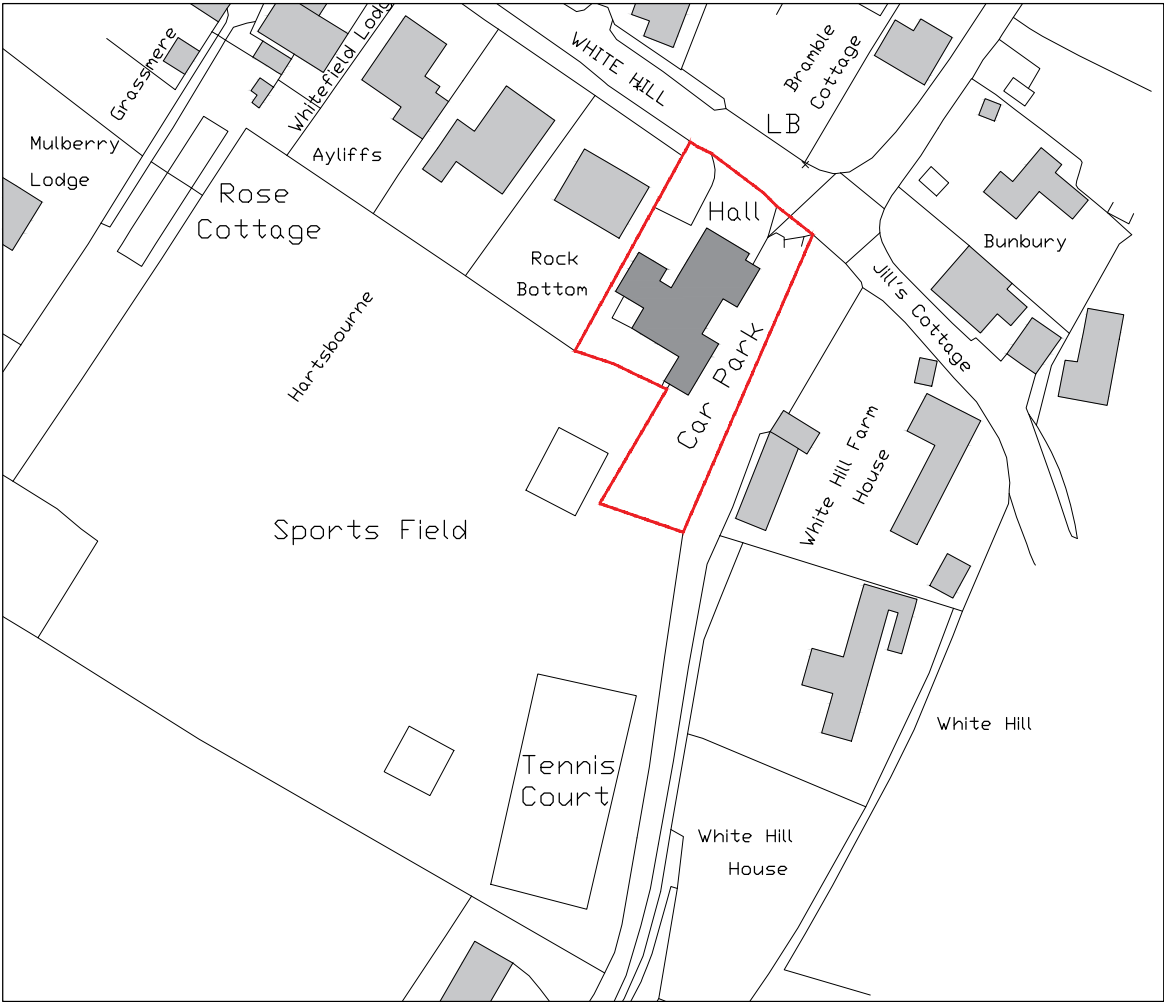
2.0 Site Context

2.1 Location & Block Plan

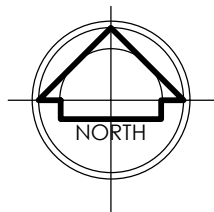


Block Plan 1:500

Ordnance Survey (c) Crown Copyright 2021.
All rights reserved.
Licence number 100022432.



Location Plan 1:1250



2.2 Planning History

PL/2021/05041 - Re-surfacing car park to front of Village Hall including footpath leading to front entrance of Hall together with re-surfacing part access drive leading to rear car park of Village Hall, 2021, declined to determine - Figure 3 (not to scale)



2.0 Site Context

2.3 Pre-app

ENQ/2023/01663 11 March 2024

A Pre-app was submitted to Wiltshire Council in December 2023 with a response received in March 2024.

The pre application seeks advice from the Local Planning Authority to propose a front extension to the existing village hall to create a village shop with an internal shop area of approximately 50sqm and an associated outdoor seating area.

The village shop is proposed to be located on the northeast side of the site and infills an existing area currently set back from the village hall. The extension area currently is a laid to lawn area, with a large tree in the middle. Adjacent to the application site and next to the proposed extension is Rock Bottom, a residential dwelling.

The extension seeks to create a village shop with a separate entrance to the village hall, accommodating spaces such as a staff room and accessible toilet, and outdoor seating. The internal spaces of the existing village hall are proposed to remain as existing, however, it is proposed to clad the existing façade of the village hall with areas of timber cladding. A proposed glazed walkway to the existing entrance of the village hall is also proposed.

Wiltshire Core Strategy

- ☐ CP1: Settlement Strategy
- ☐ CP2: Delivery Strategy
- ☐ CP23: Spatial Strategy: Southern Wiltshire Community Area
- ☐ CP48: Supporting rural life
- ☐ CP49: Protection of rural services and community facilities

Summary:

The principle of community shop addresses the general aims of the Wiltshire core strategy as noted above, in particular policy CP49. However, whilst we welcome the provision of a community facility, more information as to why the shop element needs to be designed and located as it is shown adjacent the western boundary would be critical in any subsequent planning application, due to the close proximity of the current proposed extension to the adjacent residential dwelling. Details of the size, design and position and noise/odour emissions of any extraction equipment needed would need to be included in any subsequent planning application. Furthermore, full information regards various aspects would be required namely shop opening times, shop delivery schedule, car parking allocation, hard -surfacing or a wider strip of tarmac to prevent loose gravel from being tracked out onto the highway, 2 cycle spaces and viability/ need for a shop in this location would also be crucial in any subsequent planning applications. Prior to any subsequent planning applications being submitted, it would be prudent to seek the support of the local parish council, as well as the local residents if not already done so.



2.0 Site Context

2.4 Planning Policy

Wiltshire Core Strategy

Core Policy 1

Settlement Strategy

The Settlement Strategy identifies the settlements where sustainable development will take place to improve the lives of all those who live and work in Wiltshire

Large and Small Villages

Large Villages are defined as settlements with a limited range of employment, services and facilities. Small Villages have a low level of services and facilities, and few employment opportunities.

Core Policy 2

Delivery Strategy

In line with Core Policy 1, the delivery strategy seeks to deliver development in Wiltshire between 2006 and 2026 in the most sustainable manner by making provision for at least 178ha of new employment land and at least 42,000 homes

This will be delivered in a sustainable pattern in a way that prioritises the release of employment land and the re-use of previously developed land to deliver regeneration opportunities, and to limit the need for development on Greenfield sites, with approximately 35% of development taking place on previously developed land.

Within the defined limits of development on the policies map, there is a presumption in favour of sustainable development at the Principal Settlements, Market Towns, Local Service Centres and Large Villages.

Core Policy 23

Spatial Strategy: Southern Wiltshire Community Area

Development in the Southern Wiltshire Community Area should be in accordance with the Settlement Strategy set out in Core Policy 1.

Local Service Centres: Downton

Large Villages: Alderbury, Coombe Bissett, Morgan's Vale / Woodfalls, Pitton, Whiteparish and Winterslows / Middle Winterslow

Core Policy 48

Supporting rural life

Improving access to services and improving infrastructure, Proposals which will focus on improving accessibility between towns and villages, helping to reduce social exclusion, isolation and rural deprivation, such as transport and infrastructure improvements, will be supported where the development will not be to the detriment of the local environment or local residents.

Community ownership

Community ownership and/or management of local shops, pubs and other services will be supported where appropriate to retain a local facility through the following measures:

vi. Development proposals for the adaptation of a building, such as sub-division or change of use, will be supported where these are necessary to allow a viable continued use.

Core Policy 49

Protection of rural services and community facilities

Proposals involving the loss of a community service or facility will only be supported where it can be demonstrated that the site/building is no longer economically viable for an alternative community use.

3.0 Proposals

3.1 Statement of Need - 1

The community is at risk because Pitton's village shop is due to close in early 2026 when the owner retires. The existing facility provides a valuable service to the community in terms of shop, post office and banking, prescription collection, newspaper delivery, local information and social interaction. Its loss will have a negative impact on residents, many of whom are elderly and rely on the shop for a variety of goods and services. A new community model will help people who can become isolated to remain connected and feel included in the place where they live.

The shop and post office are hugely important to the community. Many people rely on it for groceries, post office services and banking, prescription collection and basic social interaction so it is hugely important to the community. Our survey indicated that 96% of respondents within the community do not wish to lose these facilities and would support a community shop model run by volunteers.

In addition, the current owner has often gone above and beyond shopkeeping, by checking on people who are poorly or live on their own, delivering supplies to people unable to walk to the shop and providing a 'single point of information' for people who need help in some way. When the shop closes in 2026 this 'safety net' for residents will be lost.

We have an ageing population, a high level of single-occupancy homes and some with disabilities or limited mobility. Public transport links are limited and many of the older residents do not drive. The shop and Post Office will be important for providing access to essential services within the village – especially for those that do not bank online and require access to the Post Office banking facilities that will be provided by the Shop.

The new building will provide:

- A local shop and post office with a wide range of goods at the heart of the village
- Volunteer and training opportunities for the whole community, such as job experience for young people
- A community hub which provides information to residents and visitors and promotes
- An outlet for local farmers and other producers, increasing access to good quality local produce and reducing food miles
- Support to the local tourist and leisure economy with a village store for campers, walkers and cyclists
- Reduced car journeys travelling to supermarkets (the community survey highlighted an average journey of 8 miles for basic supplies).
- An 'information hub' for the village
- Services that are very different from traditional privately-owned shops.
- A meeting place and a 'warm space' for those in need when the weather is inclement. Tea, coffee and cakes will be available for those who want to come along 'just for a natter'.
- A refill station, to reduce single-use plastics and packaging
- Creation of employment opportunities or work experience for younger people in Pitton.
- Training opportunities for volunteers of all ages, abilities and ethnic backgrounds. Examples are working as an assistant in the shop or supporting the shop in other ways by doing deliveries, updating social media, or working with local suppliers.
- Other services to Pitton residents, such as prescription collection and home deliveries, newspapers and magazines, Post Office and banking services.
- A keyholder service and will look after the purchase of heating tokens for the village hall.
- A notice board for local activities.
- A focus on the provision of goods from local suppliers.
- An outlet to passing trade from neighbouring villages driving through Pitton.
- An outlet for parents who use the pre-school in the village hall and for other hirers of that facility.

3.0 Proposals

3.1 Statement of Need - 2

In 2022 we carried out a community survey, which was refreshed in 2024. Everyone who responded to the community survey had used the shop at the time of the survey. This included residents of Pitton (128 households), Farley (20 households) and Firsdown (19 households). In addition to personally visiting the shop many respondents have newspapers and magazines delivered to their homes from the shop.

Highlights from that survey include:

- 167 households responded, representing around 350 people. The response rate for Pitton was 64%.
- 156 felt that it was very important to have a village shop in Pitton.
- 139 felt it was very important to have a Post Office in Pitton.
- Pitton residents said they were more likely to use the shop frequently (daily or 2-3 times a week).
- Postal services were seen as by far the most important service followed by prescription collection.
- 61 people expressed an interest in volunteering in the shop. People also offered to make donations, help with fundraising and/or provide a small loan.
- 97 people said they would use the shop on both weekdays and weekends.
- 76 gave support for a tearoom and coffee shop.
- Most respondents travel into Salisbury for their main weekly shop so the average round trip for a main weekly shop was 11.6 miles. Some cited supermarkets for convenience shopping, while others mentioned the One-Stop at Laverstock, the Winterslow shop or the BP garage - with an average round trip of 7.7 miles.
- The age range within households reflects the village demographic. There was good support for the project across the age ranges with a similar number of responses from adults over 65 (151) and adults under 65 (158).
The current shop is also used by:
 - People passing through Pitton from other neighbouring villages on the way to Salisbury or employment sites such as Porton Down.
 - Walkers and cyclists (the Clarendon Way passes through Pitton and attracts walkers and also an annual marathon)
 - Non-resident parents who drop off children at Pitton School or Pre-School.
 - Village hall users (who visit the shop to pick up keys and/or heating tokens)
 - Caravan and camping site users, we have two or three in and around the village.

There is further clear evidence of local support for the project through donations received and share purchases made to date of c. £40,000. The Pioneer Share Scheme launched in May 2024 reached its target of £31,000 ten days before the formal close date.

We have also received support from Parish Councils, our local MP and other local Councillors which include:

- John Glen, MP
- Three Wiltshire Council cabinet members
- Richard Britton, Wiltshire Councillor
- Pitton and Farley Parish Council
- Firsdown Parish Council

3.0 Proposals

3.2 Development Proposals

Design Considerations:

Following the pre-app response the design has been altered slightly to omit the decked seating area to the front to remove any possible noise impact on the neighbouring property and to avoid any unacceptable use when the shop is shut or during the evenings.

The proposed shop will incorporate Post Office and Bank facilities, selling of local products, along with everyday essentials, ie milk and newspapers. A small cafe area providing tea & coffee and snacks to enable locals and the elderly to have a meeting/social space.

To the rear of the shop there will be a Staff/Office Room, WC and kitchen area.

Materials:

The proposed shop will be timber clad to the front and to the side facing the existing hall, the side facing Rock bottom will be finished in render. The flat roof will be single ply membrane and the underside of the front overhang again will be timber clad. Doors and windows will be colour coated aluminium.

Impact on Neighbours:

The neighbours to the right (Rock Bottom) have been consulted over the proposals and are in full support of the proposed application, the current boundary between them and the hall is a mixed species hedge which has now outlived its natural life, along with a small retaining wall. The owners of Rock Bottom are in agreement that a new retaining boundary wall be built in the same position.

The local community and Parish Council have been consulted on the proposals and support the proposals.

Parking:

Existing parking to the front of the hall will be retained along with parking to the rear, although it is envisaged that a majority of users will be on foot.

Ecology:

A Bat survey has been carried out and accompanies the application.

Opening hours:

8am-6pm Monday - Saturday and Sunday mornings.

Proposed Deliveries:

Likely to be mornings only.

Proposed Employment:

The proposed shop will provide local employment opportunities, especially for those who don't have access to a vehicle.

Sustainability:

Re-use of an existing site to improve local facilities and reduce need for car travel.

Strict site control with regard to material delivery to avoid unnecessary material waste, deliveries only made as necessary and by vehicle suitable for location.

Storage to be provided for recycling of Construction materials, i.e. timber off cuts for use by neighbour for firewood.

Low energy light fittings.

Low flow taps to keep water usage to min.

High levels of insulation to reduce energy usage.

Use of local tradesman where possible.

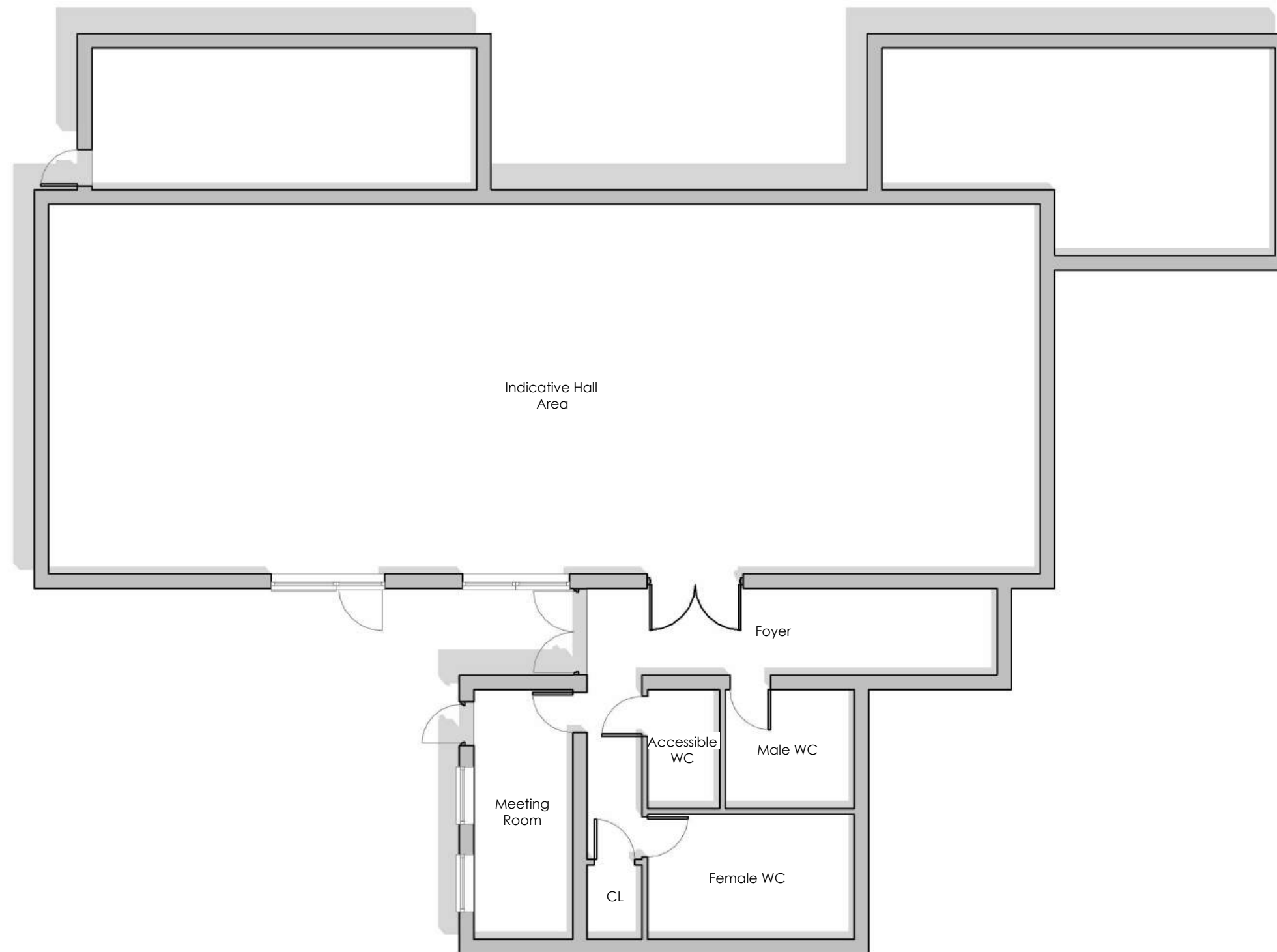
Proposed shop to stock local produce.

Landscape:

The proposals will mean the ornamental tree to the right of the existing hall will be removed but new planting will be provided as indicated on the site layout.

3.0 Proposals

3.3 Existing Ground Floor Plan



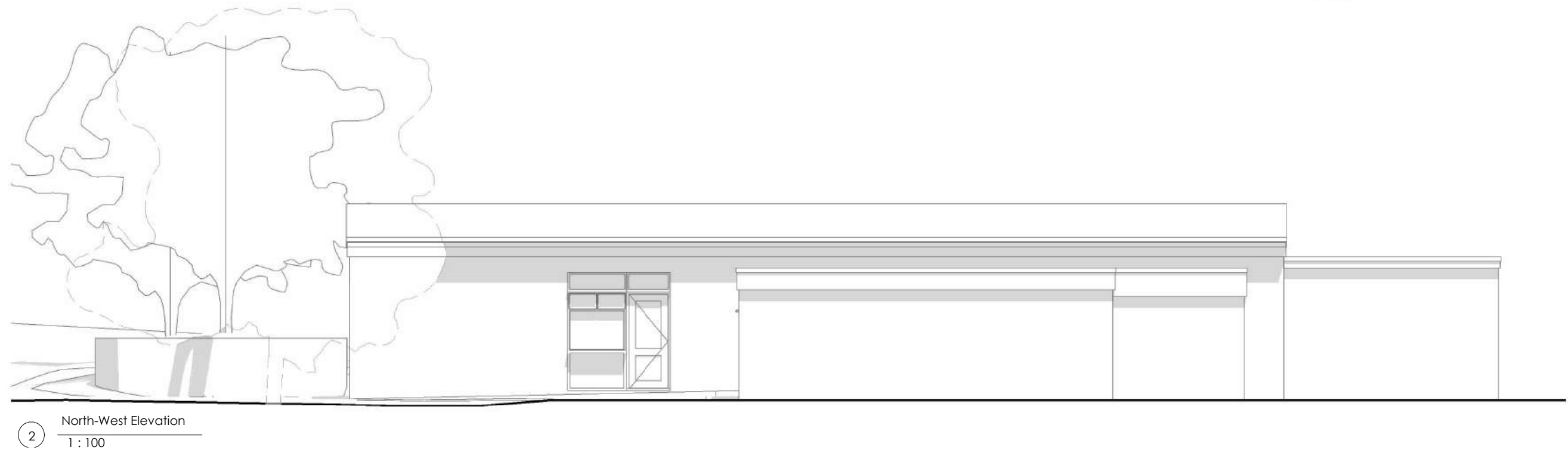
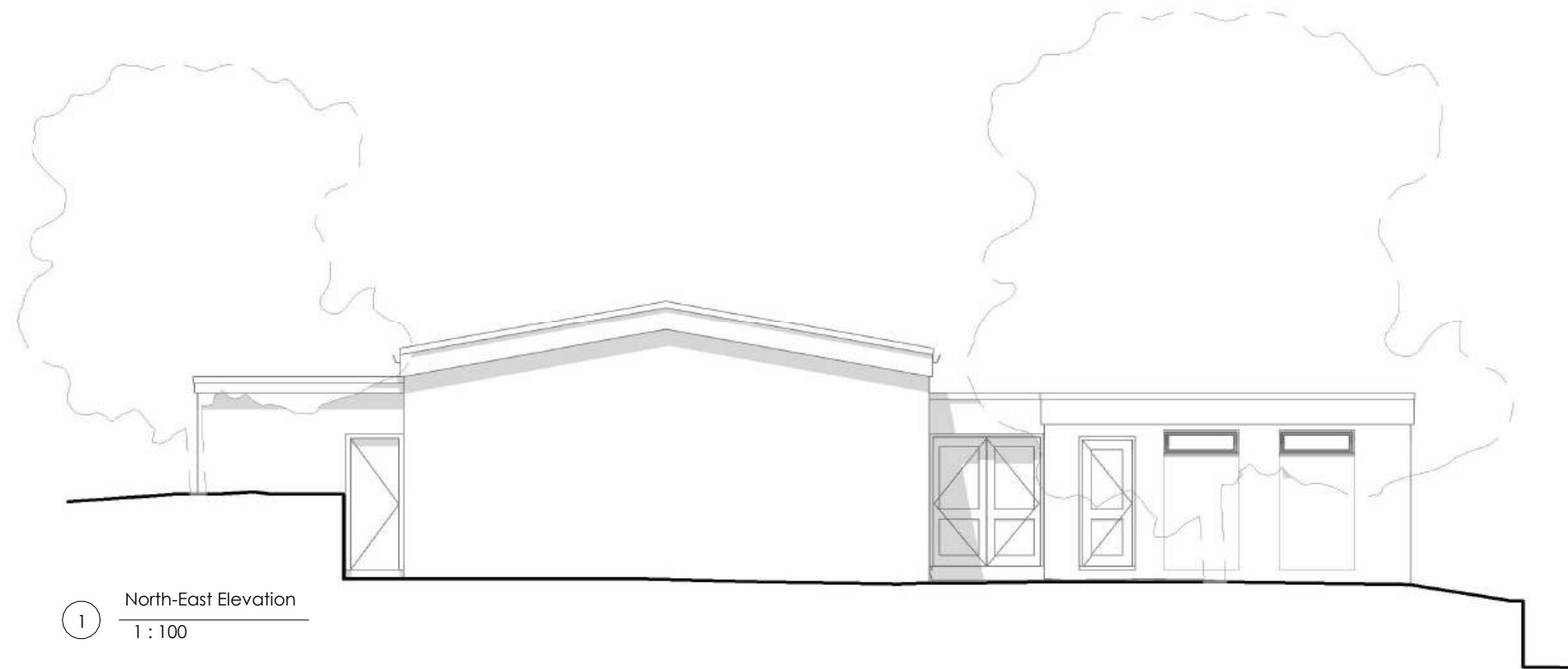
3.0 Proposals

3.4 Existing Site Plan



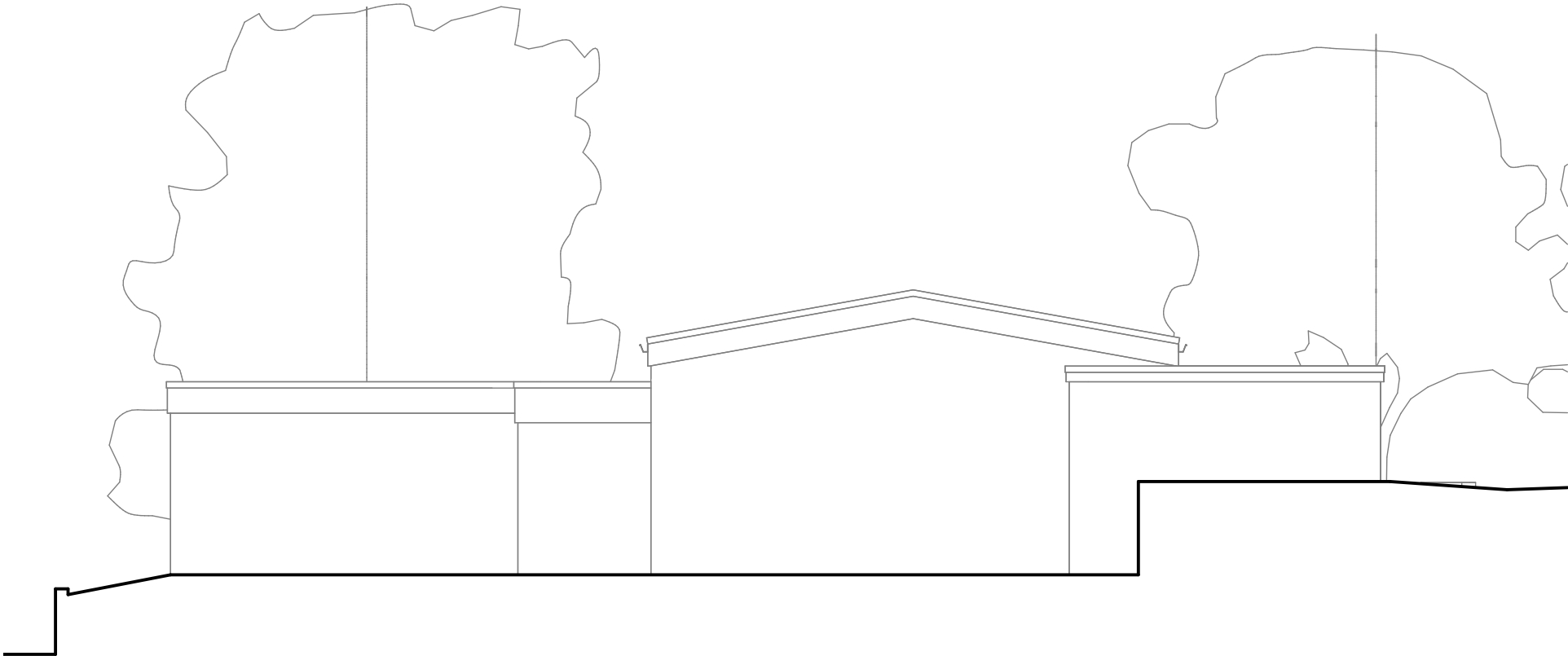
3.0 Proposals

3.5 Existing Elevations

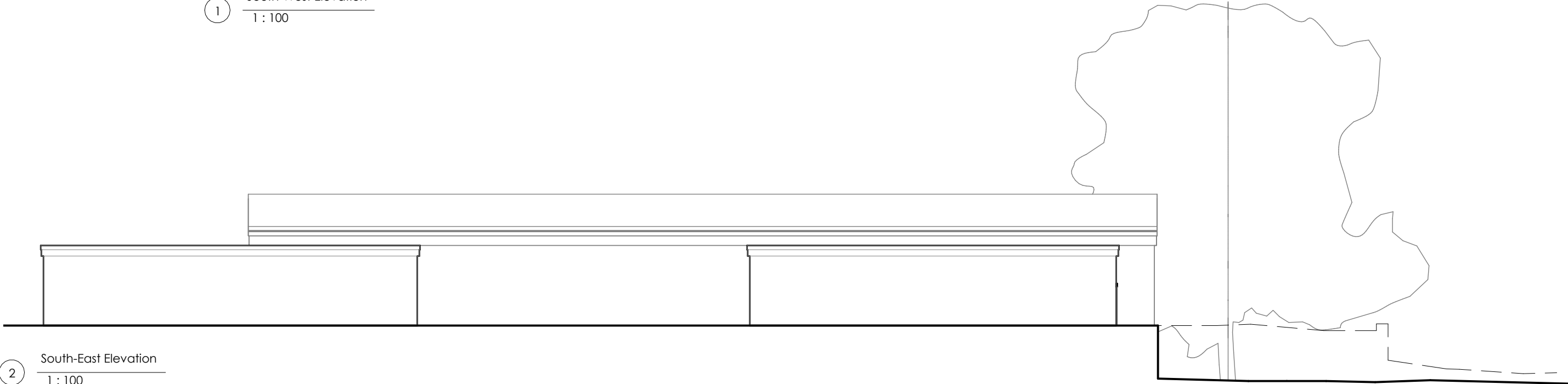


3.0 Proposals

3.5 Existing Elevations



① South-West Elevation
1 : 100

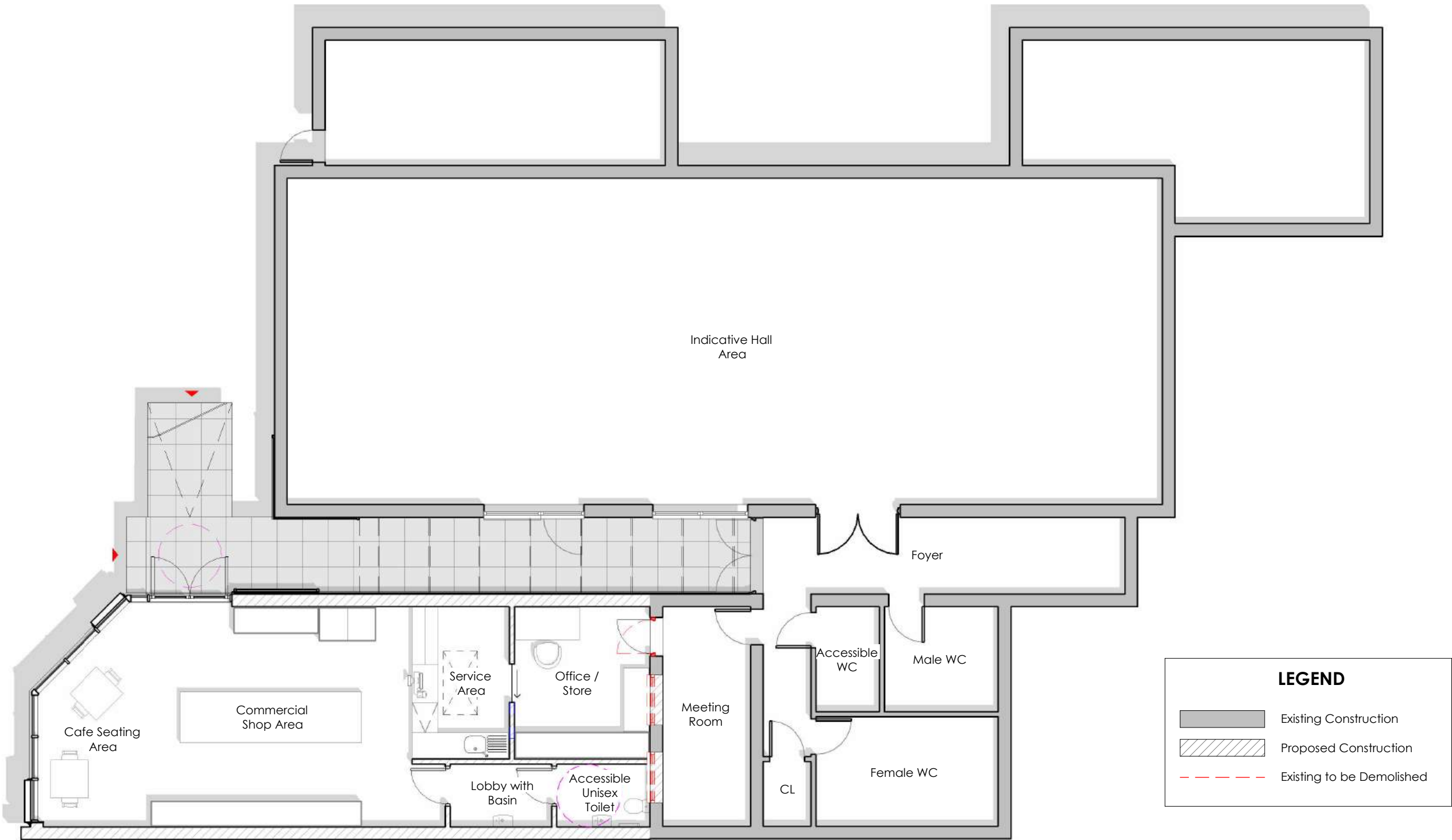


② South-East Elevation
1 : 100

3.0 Proposals

3.6 Proposed Ground Floor Plan

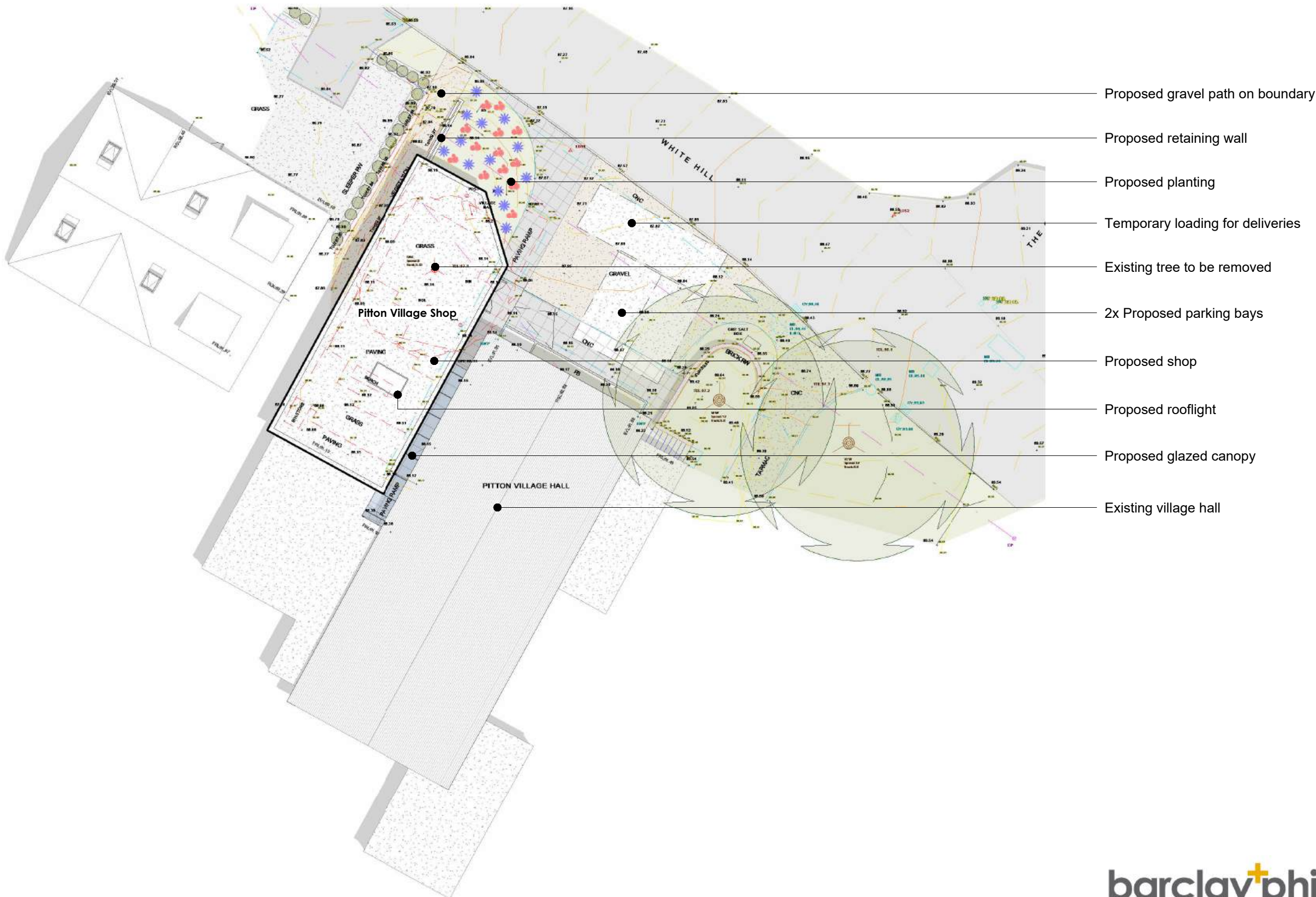
————> Future Car Parking to the Rear



3.0 Proposals

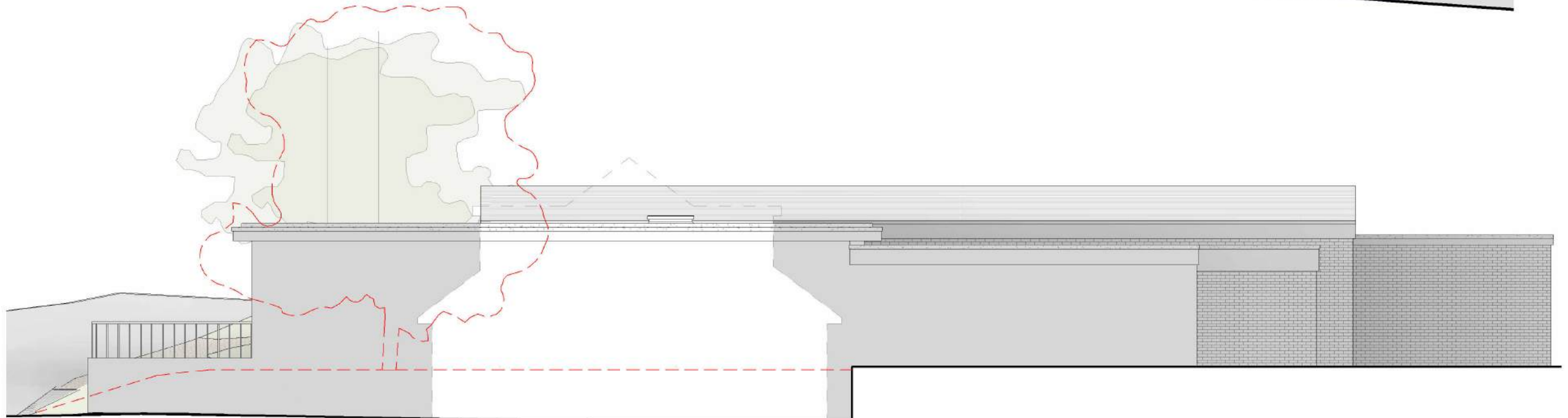
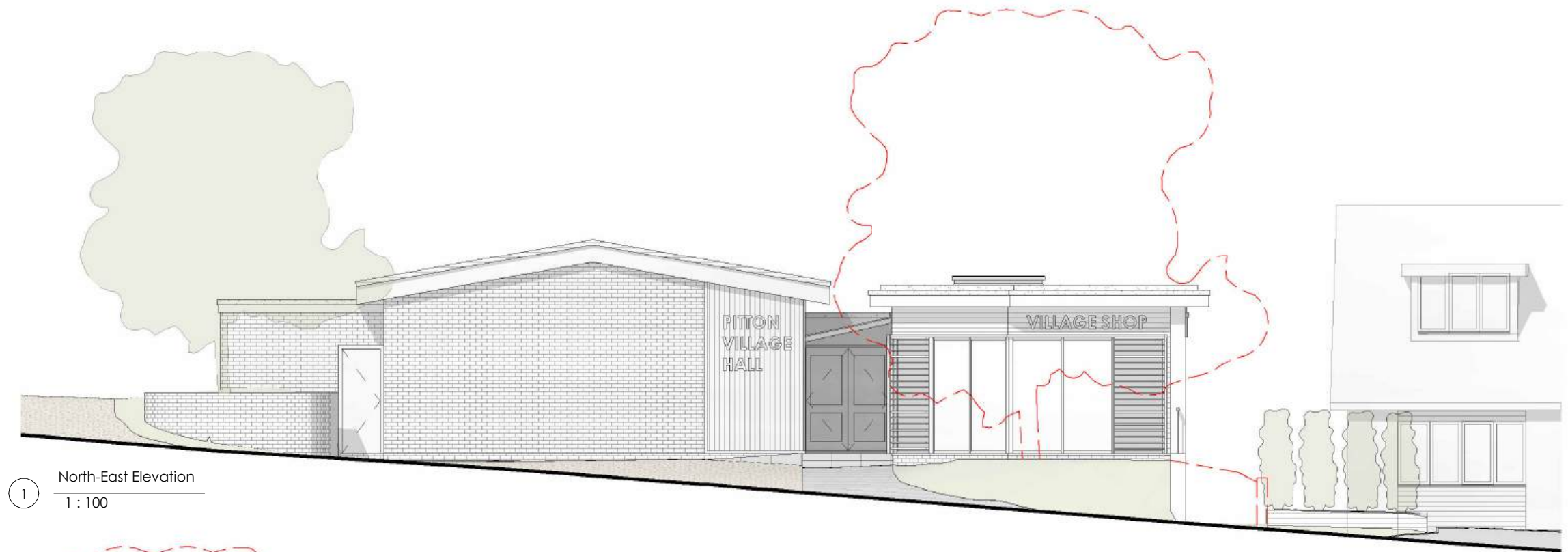
3.7 Proposed Ground Floor Plan

————> Future Car Parking to the Rear



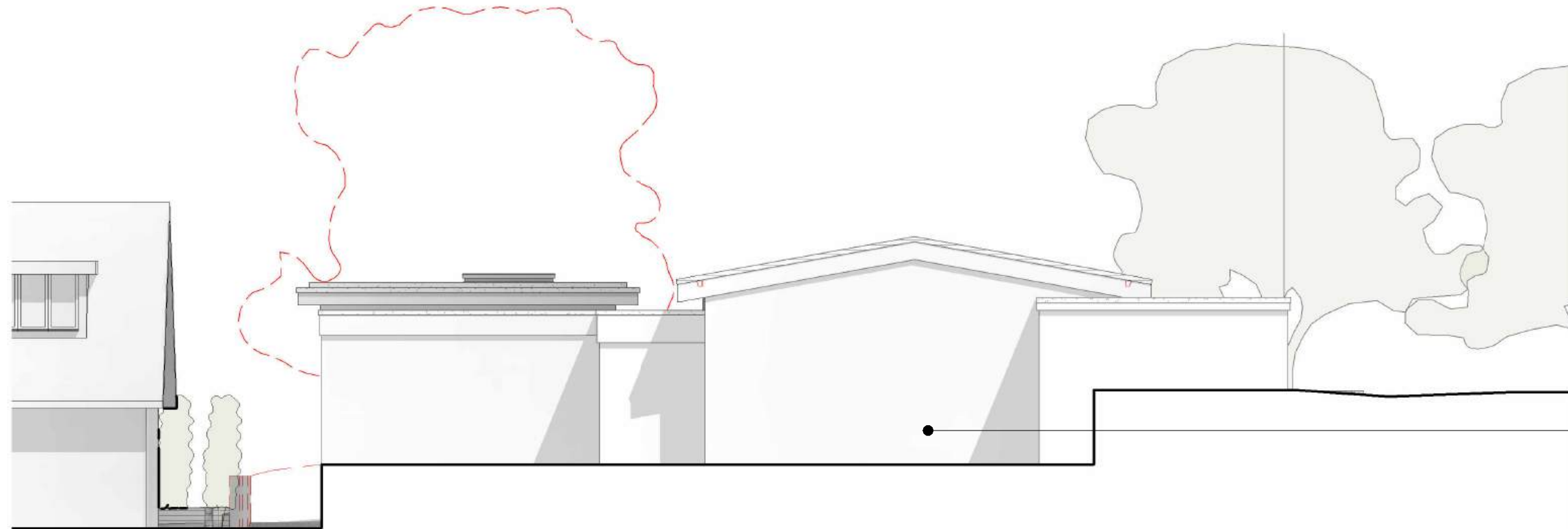
3.0 Proposals

3.8 Proposed Elevations



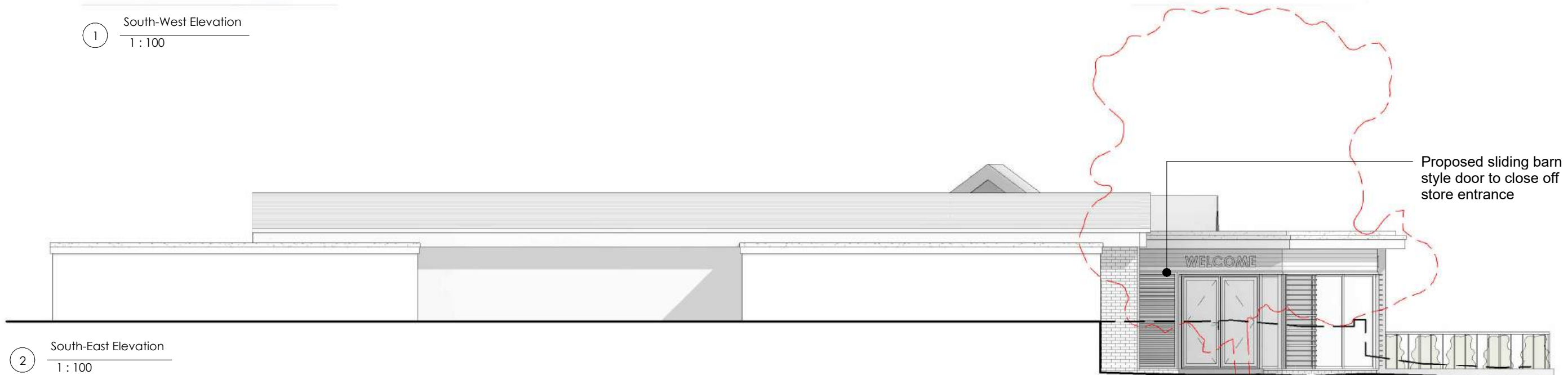
3.0 Proposals

3.8 Proposed Elevations



① South-West Elevation
1 : 100

Indicative outline of existing building, window and door locations are not marked



② South-East Elevation
1 : 100

Proposed sliding barn style door to close off store entrance

4.0 Visualisations

4.1 Aerial Views



4.0 Visualisations

4.2 Front Approach (North-East)



4.0 Visualisations

4.3 Front Approach (East)



4.0 Visualisations

4.4 Village Hall Entrance



4.0 Visualisations

4.5 Front of Shop



Contact

The Studio,
5 Oakridge Office Park,
Southampton Road,
Whaddon, Salisbury,
Wiltshire,
SP5 3HT

t: (+44) 01722 711177

e: enquiries@barclay-phillips.co.uk

www.barclay-phillips.co.uk