

REPORT FOR WESTERN AREA PLANNING COMMITTEE

Date of Meeting	13 th December 2017
Application Number	17/08557/FUL
Site Address	Princecroft CP School, Princecroft Lane, Warminster BA12 8NT
Proposal	Proposed extensions and alterations to the existing school including the construction of a new school hall
Applicant	Mr Anthony Dixon
Town/ Parish Council	Warminster Town Council
Electoral Division	Warminster West - Cllr Pip Ridout
Grid Ref	386334 144789
Type of Application	Full Planning
Case Officer	Katie Yeoman

Reason for Application Being Considered by Committee:

This report is brought to Committee since it is an application made by Wiltshire Council and there have been objections. This is in accordance with the scheme of delegation which states that:

“Applications submitted by Wiltshire Council will not be dealt with under delegated powers where an objection has been received raising material planning considerations”. The decision making authority must therefore rest with the elected members of the area planning committee”.

1. Purpose of Report

The purpose of this report is to assess the merits of the application proposal against the policies of the development plan and other material considerations and to recommend that the application be approved.

2. Report Summary

The main issues to consider with this application are:

- Principle of development
- Impact on the character and appearance of the host building
- Impact on the surrounding area including the adjoining Conservation Area and its setting
- Impact on neighbour amenity
- Impact on highways safety and parking provision
- Impact on sports facilities
- Impact on drainage
- Impact on trees

3. Site Description

The application relates to Princecroft Primary School, located within a residential housing estate within Warminster. The application site includes the primary school, nursery, former children’s centre and associated car parking and hard and soft play areas that are clustered to the southern part of the site. To the north of the application site, lies a playing field enclosed by boundary trees. The primary school comprises a single storey flat roof building with small scale, two-storey elements, as shown in the plans and site photographs reproduced on the following page.

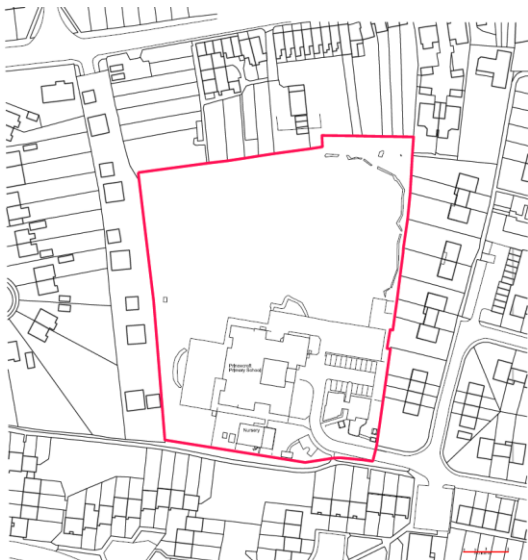


Existing south and east elevations of the school



Existing north elevation of the school

The application site is accessed via Princecroft Lane located at the south east corner of the application site and forms the only vehicular access for the school. The Warminster Conservation Area abuts the northern boundary of the application site. The site itself is not constrained by any statutory designations. The application site and its immediate context are illustrated in the location plan below and the access to the school is shown in the photograph.



4. Planning History

W/03/00487/FUL - Construction of hard surface – Approved on 16/05/2003;

W/03/00862/FUL - Construction of 2 low level play equipment areas on existing play areas - Approved on 21/07/2003;

W/10/01953/REG3 - Extension and refurbishment to caretakers' bungalow to form a new children's centre - Approved on 13/08/2010;

W/12/01076/FUL - Removal of existing modular building and replace with new modular building - Approved with conditions on 23/07/2012.

15/00172/FUL - Erect two commercial parasols within existing boundary of outside play area to provide children with all-weather protection – Approved with conditions on 05/03/2015.

5. The Proposal

This application which is submitted by the Council's capital build projects strategic assets team seeks permission for the construction of a new sports hall extension to the north elevation of the primary school including extending the hard standing playground area covered with a flat roof canopy. The proposal also includes plans to convert an existing underutilised room to a new classroom as well as making a number of alterations to the external appearance of the existing building including the insertion of roof lights, flat roof canopies to the main entrance and east elevation and alterations to the existing fenestration sizing and arrangement. Further to this, the proposal seeks to establish 5 additional car parking spaces and the erection of timber boundary fencing.

The applicant has advised that the school was originally designed to accommodate 210 pupils within 7 classrooms (which included the reception area) however due to falling pupil numbers prior to 2010, 2 of the classrooms were converted into a library and other school resource facilities, leaving the school with 5 classrooms currently (labelled as 44, 45, 25, 28 and 51 on the existing floor plan) and has about 150 pupils on the school roll.

In granting planning permission for Redrow Homes' 203 house development at land west of St Andrews Road under application 14/06562/FUL, it was accepted that such a development would generate additional need for school places in the form of 55 primary and 39 secondary spaces; and the designated area schools for the aforementioned site were Princecroft Primary and Kingdown Academy. In the summer of 2016 when the aforementioned application as reported to the strategic planning committee, members were informed that the Local Education Authority identified the need to expand Princecroft Primary to provide a sustainable 1FE (210 pupil capacity); and, given the essential priority attached to delivering further education infrastructure, officers secured £628,223 from Redrow Homes via a s106 to fund the expansion of Princecroft Primary. With this consented development now under construction, the school will need to increase to approximately 210 places and there is therefore a substantive requirement to create additional classrooms/pupil capacity. Instead of converting the library and resource spaces back into classrooms, the applicant proposes to carry out the aforementioned works to ensure the continued improvement of the school and its facilities.

6. Planning Policy

Local Context: Wiltshire Core Strategy (development plan) - CP1, CP2, CP31, CP41, CP57, CP58, CP60, CP61, CP62, and CP64.

'Saved' policy U1a of the West Wiltshire District Plan 1st Alteration (2004)

The Warminster Neighbourhood Plan

Wiltshire Playing Pitch Strategy Community Area Profile Action Plan

Wiltshire Council's adopted Statement of Community Involvement

National Context: National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG)

Planning (Listed Building and Conservation Areas) Act 1990: Section 72: General duties as respects Conservation Areas in exercise of planning functions

7. Summary of Consultation Responses:

Warminster Town Council: Supportive.

Sports England: No objection and confirmed that the proposal satisfied Sport England's planning policy exception E1.

Wessex Water: No objections subject to an informative.

Wales and West Utilities: No objections subject to a planning informative recommending that the applicant contact the utilities team to discuss the gas infrastructure.

Council's Drainage Engineer: Supportive subject to conditions.

Council's Public Protection Officer: No objection subject to conditions covering construction / demolition hours, preventing waste being burned on site; and requiring a dust management plan.

Council's School Development Officer: This development proposal forms part of an important school infrastructure expansion project and the education team fully support it.

Council's Highways Officer: No objections subject to conditions. It is understood that the school was designed and built to accommodate 210 pupils although in recent years the school has accommodated fewer pupils. As a direct consequence of recent consented residential development in the vicinity of the school, the demand for pupil places at Princecroft School is forecasted to increase back to the original 210 pupil threshold and in order to maintain the use of the library and resource space, an additional classroom is now necessary. This will involve some alterations and much needed improvements to take the school forward into the future. It is accepted that the school could have at any time since 2010, converted the library and resource facility space back into classrooms without the need for planning approvals or any highway input. The pupil population will increase to what it originally was intended to be, and subject to planning conditions, no highway objection is raised.

8. Publicity:

The public notification exercise comprised advertisement by site notice and neighbour notifications. To date, one objection was been received raising the following concerns:

- Public Consultation - Local residents were denied any suitable opportunity to comment on the pre-application consultation event on 12 July.
- Safety and Highways – Measures to alleviate traffic and transport issues as described and recommended in the School Travel Plan have not been adopted, thus making any increase in capacity at the school currently a highway safety risk.
- No suitable new road access to the school has been identified creating permanent gridlock in neighbouring residential streets and main access roads to the town centre.
- Despite the additional 5 car parking spaces there is insufficient parking on site as the majority of the spaces originally required were lost when the former Caretaker's building was converted to a Children's Centre in 2010/11.

- The application form is factually incorrect in specifying the number of car parking spaces. There are only 16 parking spaces on the site and one permanent loading bay, and not 17 parking spaces as listed in the application form.
- Information on the application form is factually incorrect and misleading. The existing car parking spaces are attributed to the redevelopment of the caretakers bungalow to form a new children's centre (W/10/01953/REG3). Thus, at maximum, Princecroft School has only 9 Parking Spaces directly available to the main building and not the 17 as stated.
- The Design & Access Statement fails to identify and relay information concerning additional pupil numbers also attending Noah's Ark Nursery on the same site, and that the Sure Start building on the same site is also being considered for redeployment as a childcare centre. Thus further exacerbating highways, access, fire protection and associated issues.
- No survey has been taken of traffic maximum flow rates in the Home Zone which should not exceed 100 vehicles per hour at peak volume in accordance with Home Zone design guidelines.
- Westleigh Home Zone and the surrounding road network is not suitable for access by large construction traffic, for increased traffic flows or for prompt and easy access to the school by suitable fire-fighting equipment due to the restrictions, traffic bottle necks and parked cars.

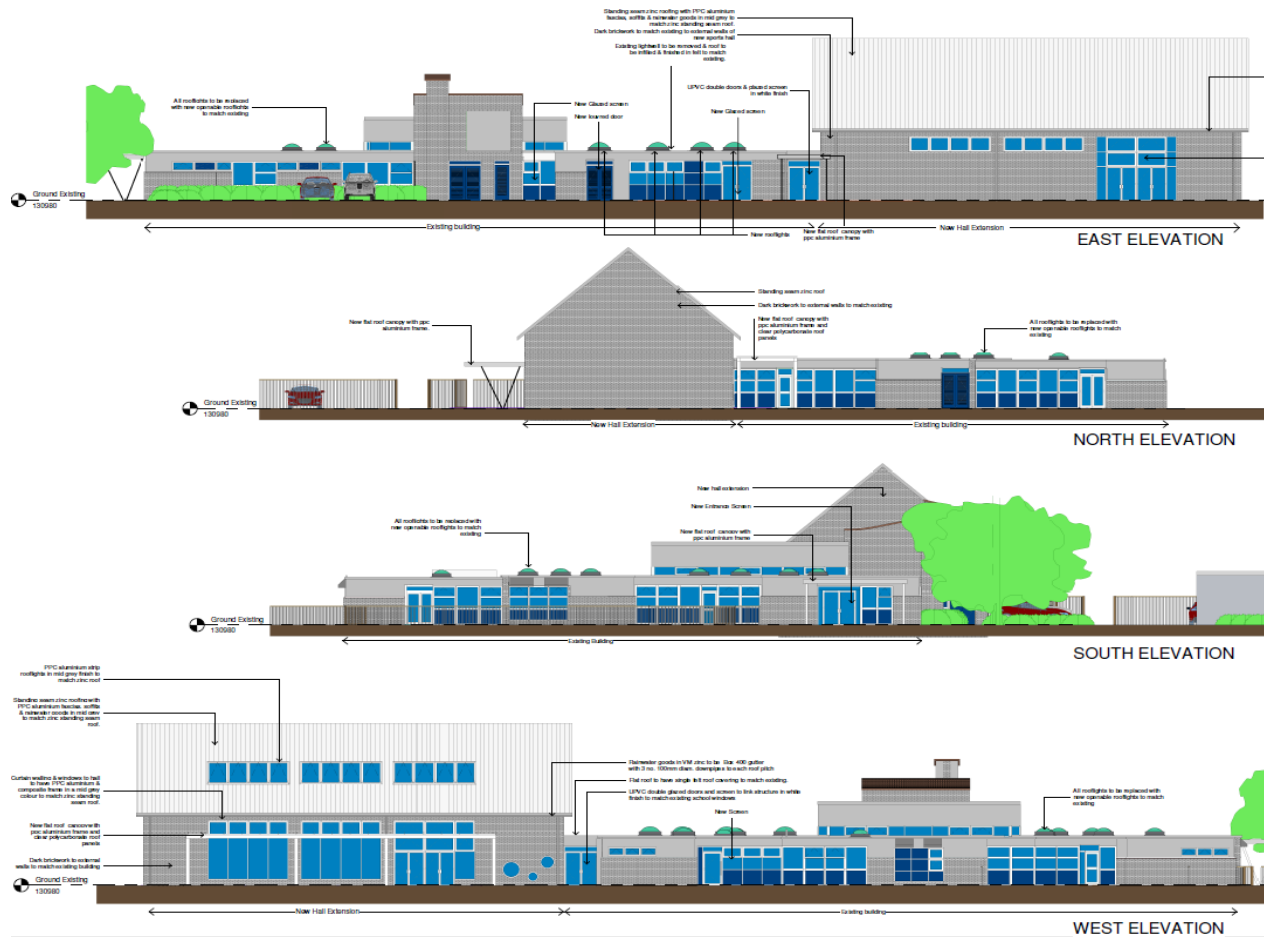
9. Planning Considerations

9.1 Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise.

9.2 The Principle of Development: The application site is located within the development limits of Warminster which is defined as a market town by CP1 of the Wiltshire Core Strategy. CP1 states that development at markets towns has *"the ability to support sustainable patterns of living in Wiltshire through their current levels of facilities, services and employment opportunities. Market Towns have the potential for significant development that will increase the jobs and homes in each town in order to help sustain and where necessary enhance their services and facilities and promote better levels of self-containment and viable sustainable communities"*.

9.2.1 CP2 of the Core Strategy seeks to deliver development in Wiltshire in the most sustainable manner and goes on to state that: *"within the limits of development, as defined 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."*

9.2.2 CP31 sets out the strategy for the Warminster Community Area and the specific issues to be addressed. One such issue is that options should be sought for expanding primary school provision in Warminster and Princecroft School is given as an example where a larger facility and expansion is identified. Following the referenced consented Redrow residential development nearby, there is a substantive need to expand the school back to having capacity to accommodate 210 pupils.



Proposed Elevations

9.3 Impact on the Character and Appearance of the Host Building: The proposal involves a number of alterations to the external appearance of the existing school building including the insertion of roof lights, flat roof canopies to the main entrance and east elevation, alterations to the existing fenestration size and arrangement and the erection of timber fencing. The proposed alterations to the host building are modest in scale and sympathetic in design which would represent positive enhancements to the host building in accordance with Core Policy 57 of the Wiltshire Core Strategy.

9.3.1 The proposed sports hall extension would measure 24.2m (long) x 10m (high) x 11.8m (wide) and as illustrated on the previous elevation plan insert, it would represent a substantial addition to the school. The proposed new hall would be constructed off the school's northern elevation but it would not encroach closer to the existing and closest neighbouring residential properties found along Westleigh, as the proposed site plan insert on the following page illustrates.

9.3.2 The new hall would be constructed using a combination of brickwork to match the school and standing seam zinc roofing with PPC aluminium fascias, soffits & rainwater goods in mid grey to match the zinc standing seam roof and would represent an attractive feature in its own right and would integrate well with the host building. On this basis, the development would accord with Core Policy 57 of the Wiltshire Core Strategy.



Proposed site plan

9.4 Impact on the Surrounding Area including the Adjoining Conservation Area and its Setting: The application site adjoins the Warminster Conservation Area therefore careful consideration has been given to Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which states that in the exercise of any functions, special attention should be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

9.4.1 NPPF paragraphs 129-132 require local planning authorities to identify and assess the particular significance of any heritage asset that may be affected and consider the impact of the proposed development on its significance. Furthermore, paragraphs 133 and 134 require local authorities to make an assessment as to whether there is substantial harm, less than substantial harm or no harm to the heritage asset.

9.4.2 The proposed school hall extension and the other proposed alterations to the host building would be at least 50m from the boundary of the Conservation Area and would be separated by the existing playing fields and boundary vegetation. Furthermore, the proposals would be viewed within the existing school context and views would be confined largely from the northern aspect only. As set out within paragraphs 9.3 and 9.3.1, officers are satisfied that the development would be CP57 compliant and that the development would not harm the significance or setting of the Conservation Area.

9.5 Impact on Neighbour Amenity: The proposed new hall would be sited at an acceptable distance from any neighbouring properties and officers do not consider the hall or the other proposed alterations would harm residential amenity in terms of overshadowing, loss of light, overlooking or overbearing impacts.

9.5.1 The proposed hall would not give rise to any significant increases in noise and disturbance levels, over and above the existing situation. Whilst the design and access statement refers to the hall being hired out to the wider community for activities, given the separation distances to the nearest residential properties, should the hall be used for non-education purposes out of school hours, officers are satisfied that the development and use would comply with Core Policy 57 of the WCS.

9.6 Impact on Highways and Parking Provision: As referenced within section 7 of this report, the Council's highway officer has raised no objections to this development proposal. The highway's officer acknowledges that the development would not result in increased pupil numbers above the original capacity of the school (210 pupils and 7 classrooms) and that the proposals would allow for the re-instatement of 210 pupils to be accommodated within the school with improved facilities. The development proposals are unlikely to cause a significant change to traffic flow rates on the surrounding road network and within the Westleigh Home Zone.

9.6.1 Concerns have been raised that no suitable new road access to the school has been identified to address traffic issues on the surrounding road network. Whilst the existing vehicular access to the school is not considered ideal, the proposed development would not increase the pupil numbers or number of classrooms over the original capacity therefore it is not justified to require an alternative means of access.

9.6.2 Additional concerns have been raised that no suitable new road access to the school has been identified leading to traffic issues on the surrounding road network. However, although the existing vehicle access to the school is not considered ideal, the proposal would not increase the pupil numbers or number of classrooms over the original capacity therefore it would be unreasonable to require any alterations to the vehicle access as part of this scheme.

9.6.3 Concerns have also been raised that there is insufficient parking on site. Policy CP64 of the Wiltshire Core Strategy refers to the Council's adopted Car Parking Strategy which sets out the 'maximum' parking standards for staff, visitors and parents for primary schools, as detailed below:

Use class	Land use	Standard
Education Centres	Staff	2 per 3 staff
	Visitors	1 per 7 staff
	Parent – Infants	1 per 12 pupils
	Parents – Primary	1 per 20 pupils

Wiltshire Council Maximum Parking Standards relating to primary schools

9.6.4 Based on the number of pupils attending the primary school (210), a maximum of 11 spaces are required for the parents. In addition, a maximum of 13 car parking spaces would be required for the staff and visitors to the school. On this basis, a maximum of 24 car parking spaces are required on site. Taking into account the existing number of parking spaces on site (a total of 16 spaces which includes a disabled bay and a dedicated parking bay for the head teacher) and the additional spaces to be provided as part of this scheme (5 parking spaces to front of the school) the primary school would only fall marginally short of the maximum parking standards. Due regard should in this case, be given to the fact the aforementioned standards

reflect the maximum parking provisions, and after liaising with the Council's highway team, your officers advise that the proposed parking provision is acceptable and that the development would not result in any additional adverse impacts. The proposals relate to improvements to the school facilities only and would not increase pupil numbers over and above its original capacity.

9.6.5 It is duly noted however that a local resident has raised concerns that the Westleigh Home Zone is not suitable for access by large construction vehicles. The principle of a Home Zone is to allow people and vehicles to share the whole space equally with deliberate constraints so that vehicle speeds are kept low. However, Home Zones also guarantee access and minimum width distances for emergency vehicles and heavy vehicles such as refuse collection vehicles and construction vehicles. Any construction vehicle should therefore have a reasonable route and passage through the Home Zone and should be able to manoeuvre without undue difficulty. Nevertheless, a condition is recommended which sets out the need for a construction method statement to be submitted and agreed prior to the commencement of development including details on the most appropriate route for construction vehicles, size of vehicles and timings in order to reduce the impacts of construction traffic on Princecroft School, the Westleigh Home Zone and surrounding road network.

9.6.6 Concerns have also been raised that the measures to alleviate traffic and transport issues as described and recommended in the school travel plan have not been adopted. The school travel plan adviser has been advised of the need for an updated travel plan which is also recommended to be covered by a condition.

9.7 Impact on Sports Facilities: The application was referred to Sports England as part of the consultation exercise and based on the additional information submitted by the agent relating to Wiltshire Playing Pitch Strategy Community Area Profile, Action Plan Part 2 Table E5, the proposed loss of 316m² of the existing school playing field satisfies Sport England's exemption Policy E1. On this basis, Sport England offers no objections and officers are supportive of the proposal.

9.8 Impact on Drainage: The detailed design drawings and soakaway calculations submitted to the Council's drainage engineer have been accepted and it has been confirmed that the proposals would not cause any adverse impact on land drainage.

9.9 Impact on Trees: The development proposal would result in the loss of two trees, as identified on the submitted drawings (no. 051). As the two trees are not located within a Conservation Area, and are not protected by a Tree Preservation Order and offer little amenity value, no objection is raised with respect to their proposed removal. The Arboricultural Survey reports that the two trees to be removed are of low and moderate quality and their loss would be mitigated by additional tree planting elsewhere within the site. A landscaping condition would therefore need to be imposed on any planning consent being granted to ensure an appropriate compensatory tree planting scheme is implemented.

9.10 Other Material Considerations: Additional concerns have been raised that the applicant's consultation exercise carried out prior to the submission of the planning application was inadequate. As set out within the Council's adopted Statement of Community Involvement (SCI), pre-application discussions are encouraged for all types of applications – major, minor and others. The objective of pre-application discussions should be to confirm whether the principle of development is acceptable and to clarify the format, type and level of detail required to enable Wiltshire Council to determine an application. It is duly noted that there has been criticism lodged against the applicant department within the Council relative to the manner in which local

residents were informed at pre-app stage. For the record, this comprised an advertisement in the Warminster Journal, the school's website and Facebook page on the 6th July 2017 and a letter drop to local residents on 8th and 9th July 2017 prior to the public consultation event taking place on 12th July 2017. It is fully acknowledged that the Council's SCI does encourage applicants to involve the local community as early as possible in the process of preparing their proposals and the relative short notice of a local public consultation duly reported in this case, is regrettable.

9.10.1 Separate to the above however, the development management team opened up the detailed planning proposals to a formal consultation period comprising the advertisement by site notice and individual neighbour notifications; and as such, the completed public consultation exercise fully satisfies the statutory requirements as set out within Article 15 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

RECOMMENDATION: Approve subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Site location plan – drawing no. 005 Rev A – received 15/09/2017; Existing location plan – drawing no. 010 Rev A - dated 15/09/2017; Proposed location plan – drawing no. 011 – received 15/09/2017; Existing site plan – drawing no. 050 Rev A – dated 06/07/2017; Proposed site plan – drawing no. 051 Rev C – dated 15/09/2017; Existing ground floor plan – drawing no. 060 Rev A – 06/07/2017; Proposed ground floor plan new hall – drawing no. 061 Rev C – dated 15/09/2017; Proposed ground floor plan – drawing no. 062 Rev C – dated 15/09/2017; Existing elevations – drawing no. 2001 Rev A – dated 31/08/2017; Proposed elevations – drawing no. 2002 Rev C – dated 08/11/2017; Existing roof plan – drawing no. 0208 – dated 23/11/2017; Proposed roof plan – drawing no. 0209 Rev B – dated 08/11/2017; Proposed 3D views 01 birds eye – drawing no. 9401 Rev A – dated 29/08/2017; Proposed 3D views 02 birds eye – drawing no. 9402 Rev A – dated 30/08/2017; Proposed 3D views 03 street level – drawing no. 9403 Rev A – dated 29/08/2017; Detailed drainage layout – drawing no. 500C – dated 30/10/2017; Manhole schedule – drawing no. 510C – dated 30/10/2017; Construction details – drawing no. 520 sheet 1 – dated 30/10/2017; Construction details – drawing no. 521 sheet 2 – dated 30/10/2017; Construction details – drawing no. 522 sheet 3 – dated 30/10/2017; Infiltration crate details – drawing no. 523 – 30/10/2017; Soakaway crate detail – sheet 1-5 – dated 27/10/2017

REASON: For the avoidance of doubt and in the interests of proper planning.

3. The development shall not be first occupied until the surface water drainage has been constructed in accordance with the approved scheme.

REASON: To ensure that the development can be adequately drained.

4. No construction or demolition work shall take place on Sundays or Public Holidays or outside the hours of 07:30 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays.

REASON: To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area during the construction phase of the development.

5. No burning of waste or other materials shall take place on the development site during the demolition/construction phase of the development.

REASON: To minimise any detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety.

6. No development shall commence on site until a dust management plan has been submitted to and approved in writing by the local planning authority. The plan shall include details of the measures that will be taken to reduce and manage the emission of dust during the demolition and/or construction phase of the development. The construction/demolition phase of the development will be carried out fully in accordance with the dust management plan at all times.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase.

7. No development shall commence on site (including any works of demolition), until a Construction Method Statement, which shall include the following:

- The parking of vehicles of site operatives and visitors;
- Loading and unloading of plant and materials;
- Storage of plant and materials used in constructing the development;
- The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- Wheel and road cleaning when necessary;
- Measures to control the emission of dust and dirt during construction;
- A scheme for recycling/disposing of waste resulting from demolition and construction works;
- Measures for the protection of the natural environment;
- The hours of construction, including deliveries

Has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement without the prior written permission of the Local Planning Authority.

REASON: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase.

8. No development shall commence on site until a photographic pre-condition highway survey of the following roads; Westleigh, Princeroft Lane and Pound Street, has been carried out and issued to the Highway Authority. Within 3 months of the completed development, a post condition survey should be made available to the development management team.

REASON: To ensure Westleigh, Princecroft Lane and Pound Street are maintained to an acceptable standard and any defects attributed to the construction traffic are rectified in the interests of highway safety.

9. No part of the development shall be brought into use until a fully updated School Travel Plan, reflecting the increase in pupil numbers, has been submitted to and approved in writing by the Local Planning Authority. The travel plan shall include details of implementation and monitoring and shall be implemented in accordance with these agreed details and with guidance from the school travel plan adviser who can be contacted on 01225 713483.

REASON: In the interests of road safety and reducing vehicular traffic to the development.

10. The development shall be carried out in accordance with the submitted Arboricultural survey, impact assessment and protection plan (prepared by Barton Hyett) in relation to the protection of trees.

REASON: In the interests of tree protection and the amenities of the area.

11. No development shall commence on site until details of on-site compensatory tree planting, as referred to in the Arboricultural survey, impact assessment and protection plan (prepared by Barton Hyett) has been submitted to an approved in writing by the Local Planning Authority.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

12. All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

13. The hereby approved new hall and additional classroom accommodation shall not be brought into use until the 5 additional car parking spaces identified on the approved site plan (drawing no. 3345_L_051) have been provided and are available for use. Thereafter, the parking spaces shall be retained for such purposes.

REASON: To ensure the school has a satisfactory on-site car parking provision.

INFORMATIVES TO APPLICANT:

1. The developer is requested to note that Wales and West Utilities have pipes in this area which may be affected and at risk during construction works. The promotor of these works, hereby permitted, should contact Wales and West Utilities directly to discuss their requirements

in detail before any works commence on site. Should diversion works be required these will be fully chargeable.

2. The applicant should be informed that the Highway Authority will pursue rectification of any defects identified by the highway conditions survey which can be attributed to the site construction traffic under the provision of Section 59 of the Highways Act 1980.

3. Pursuant to conditions 2 and 3, Wessex Water advises that the surface water discharge treatment needs to satisfy the Environment Agency guidelines. Non domestic supplies required for firefighting or commercial use would require a separate assessment with network modelling subject to design requirements. Wessex Water recommends the use of storage tanks where network capacity is not available or where off site reinforcement is necessary to provide the stated demand.