

REPORT OUTLINE FOR AREA PLANNING COMMITTEES**Report No.**

Date of Meeting	14 December 2017
Application Number	17/04001/OUT
Site Address	Land off Firs Road Alderbury Wiltshire
Proposal	Outline application for residential development of up to 50 dwellings, associated parking and access (off of Firs Road) , open space and infrastructure; relocated guide hut, new pre-school building and land to extend existing primary school playing fields
Applicant	Longford Estates (Mr A Jones-Perrott)
Town/Parish Council	ALDERBURY
Electoral Division	ALDERBURY AND WHITEPARISH – Cllr R Britton
Grid Ref	419366 127210
Type of application	Full Planning
Case Officer	Warren Simmonds

Reason for the application being considered by Committee

The application has been called to the Southern Area Planning Committee by Cllr Britton due to the scale of development, environmental and Highway impacts and the location of the application site being outside of the defined limits of development for the settlement.

1. Purpose of Report

The purpose of the report is to consider whether the benefits of the proposed development can be considered to constitute *material considerations* which outweigh the normal planning policy context (as set out in detail within the Committee report), sufficient that the application should be approved, subject to Conditions and to the landowner entering into a S.106 legal agreement, as set out at the conclusion of this report.

2. Report Summary

The main issues in the consideration of this application are as follows:

1. Principle of the proposed development;
2. Suitability of the proposed access and other highways considerations;
3. Impact upon residential amenity and the character and appearance of the area;
4. Ecological and environmental impacts;
5. Impact on infrastructure made necessary by the development - recreational open space, education, and waste & recycling facilities.

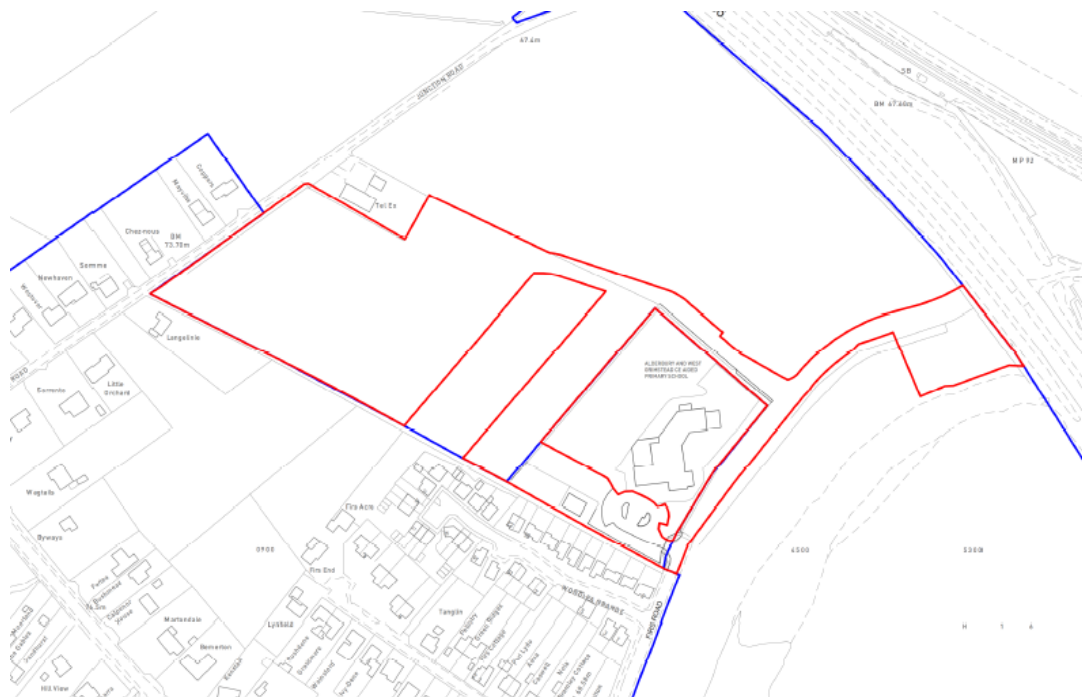
The application has generated a total of 19 representations from the interested parties, as follows:

- 8 representations in support of the proposed development
- 2 representations offering comments but were neither for nor against the proposal
- 9 representations objecting on grounds including -
 - I. Highway safety and traffic generation
 - II. Impact on school capacity
 - III. Loss of outdoor amenity space
 - IV. Poor drainage within the site
 - V. Development outside of housing policy boundary

Alderbury Parish Council does not support the proposal on grounds that the site of the proposed development is outside of the defined limits of development, and concerns in respect of the generation of additional levels of traffic along Firs Road and the A36.

3. Site Description

The principal application site consists of approximately 2 hectares land that is located to the east of the village of Alderbury, at the far end of Firs Road and Junction Road. Junction Road borders the site to the north, with residential dwellings and fields beyond. The northeast corner of the site abuts a telephone exchange building and is separated by a chain-link fence. To the east an open field borders the site which is understood to be subject to a lease to Alderbury Football Club to facilitate their relocation from the application site. To the southeast the site is bordered by Alderbury & West Grimstead CE VA Primary School, separated by a tree-lined hedge. To the southwest the site is bordered by residential gardens associated with a housing development, and woodland. Along this edge there is a public footpath linking Junction Road to Firs Road.



Application site outlined in red



Access to the proposed site is via Firs Road.

4. Planning History

S/1990/0274	ERECTION OF NEW PRIMARY SCHOOL TO REPLACE EXISTING ALDERBURY AND WEST GRIMSTEAD SCHOOLS. CONSTRUCTION AND ALTERATION OF ACCESS INCLUDING IMPROVEMENT TO FIRS ROAD
S/2009/0583	NEW CANOPIES TO CLASSROOMS 1 AND 2 ON THE WEST ELEVATION OF THE SCHOOL
S/2007/0585	PROPOSED PRE-SCHOOL BUILDING
S/1999/0735	SINGLE STOREY EXTENSION (NEW CLASSROOM)
S/2002/0760	SINGLE STOREY EXTENSION TO OFFICE AND STAFF ROOM
S/2009/0759	AGRICULTURAL FIELD TO BE CONVERTED INTO TARMAC PLAYGROUND WITH CHAINLINK FENCING AT PERIMETER
S/1994/1056	ERECTION OF SECTIONAL BUILDING (TIMBER) FOR USE AS GIRL GUIDE HUT
S/1993/1312	CHANGE OF USE OF LAND FROM AGRICULTURAL TO ADDITIONAL PLAYING FIELD AREA AND ERECTION OF GIRL GUIDE HUT/SPORTS PAVILION
S/1997/1493	Extension to form a CDT teaching area
S/2008/1659	CHANGE OF USE. AGRICULTURAL LAND BEING CHANGED TO FOOTBALL PLAYING FIELDS, FOR ALDERBURY FOOTBALL CLUB
S/2007/2420	EXTENSION TO FORM CLASSROOM

S/2006/2662	PROPOSED PRE SCHOOL BUILDING
S/2013/0264	Vary Condition 2 of approved application S/2011/0029 (proposed change of use of land for recreational purposes, erection of a new sports club pavilion, proposed access, parking and associated drainage works) to amend the design of the sports pavilion
13/06309/FUL	Erection of 11 x 10 metre high floodlights to existing training pitch
2013/0028	Semi-permanent floodlights

5. The Proposal

The application proposes a residential development of up to 50 dwellings, associated parking, open space and infrastructure; relocated guide hut, new preschool building and land to extend existing primary school playing fields.



Indicative Master Plan

The application is for outline planning consent with all matters (save for access) reserved.

6. Local Planning Policy

Wiltshire Core Strategy Core Policies CP1 (Settlement Strategy), CP2 (Delivery Strategy) CP24 (Spatial Strategy – Southern Wiltshire Community Area), CP34 (Additional Employment Land), CP43 (Providing Affordable Homes), CP45 (Meeting Wiltshire's Housing Needs), CP50 (Biodiversity and Geodiversity), CP57 (Ensuring high Quality Design and

Place Shaping), CP58 (Ensuring the Conservation of the Historic Environment) & CP64 (Demand Management)

Saved SDLP Policy R5 (Protection of Existing Outdoor Facilities)

NPPF & NPPG

7. Summary of consultation responses

Alderbury Parish Council – Object on grounds of site outside of settlement boundary and additional levels of traffic likely to be generated

WC Housing officer – Requirement for agreed level of on-site affordable housing provision

Public Art officer – Comments and advice provided

Crime Prevention – Concerns re surveillance of certain parking area(s)

WC Rights of Way officer – No response received

Highways England – No objection

WC Public protection – No objection, subject to Conditions

WC Highways – No Highway objection in principle, access is acceptable

WC Ecologist – No response received

WC Drainage – Comments and concerns received

WC Urban Designer – No response received

WC Education – A financial contribution of £233,160.00 for secondary education places will be required by way of S.106 legal agreement

WC Archaeology – No objection, subject to Condition(s)

WC Open space/adoptions – No response received

Wessex Water – No objection, standard letter of advice

WC Landscape officer – No response received

WC Tree officer – No response received

WC Spatial planning team – Policy advice provided

WC Conservation officer – No objection

WC Waste Management – Support, subject to Conditions and subject to the landowner entering into a S.106 legal agreement to make a one-off financial contribution of £4.550.00 in respect of the provision of containers for waste and recycling.

Environment Agency – No comments (the application falls outside of the Environment Agency's consultation criteria)

8. Publicity

The application was advertised by site/press notices and neighbour consultation letters.

The application has generated a total of 19 representations from the interested parties, as follows:

- 8 representations in support of the proposed development
- 2 representations offering comments but were neither for nor against the proposal
- 9 representations objecting on grounds including -
 - I. Highway safety and traffic generation
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9. Planning Considerations

9.1 Principle of the proposed development

Policy principles -

Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. According to the NPPF proposed development that accords with an up-to-date local plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise.

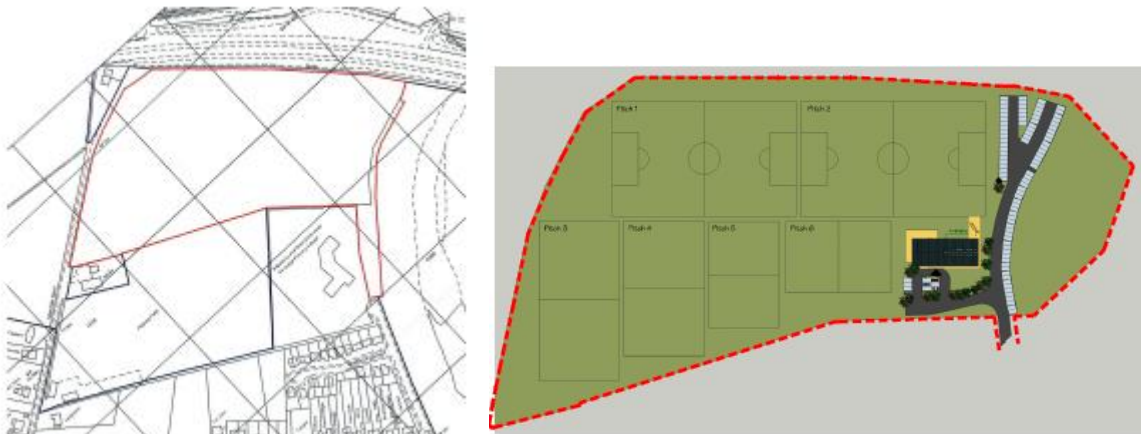
South Wiltshire benefits from an up-to-date development plan through the adopted Wiltshire Core Strategy (WCS). The WCS provides a hierarchy of settlements in Policy CP1 covering the entire county. At the top are the Principal Settlements (the primary focus for development), then the Market Towns (with potential for significant development to help sustain and enhance services and facilities and promote better levels of self-containment), the Local Service Centres (modest levels of development to safeguard their role), Large Villages (growth proportionate to their size, character and environment), and Small Villages (infill and exceptions development only). Below the Small Villages are 'other' settlements and the countryside which are unsustainable locations where new development is unlikely. In line with the hierarchy of settlements, Policy CP2 of the WCS sets out a Delivery Strategy. This defines the quantity of new development 'needed' in the county during the life of the

core strategy, and how it will be distributed in terms of the Settlement Strategy. The Delivery Strategy states that 42,000 homes will be delivered across the county during the life of the WCS, with 10,420 of these in the South Wiltshire Housing Management Area (HMA). The specific distribution is set out in the Community Area Strategies elsewhere within the core strategy. Policy CP2 states that "... sites for development in line with the Area Strategies will be identified through subsequent Site Allocations DPDs and by supporting communities to identify sites through neighbourhood planning". More particularly it states that within the defined limits of development of the Principal Settlements, Market Towns, Local Service Centres and Large Villages there is a presumption in favour of sustainable development, but outside the defined limits of development, new development will not be permitted, and that the limits of development will only be altered through the identification of sites through subsequent site allocations and neighbourhood plans.

Wiltshire Council currently has 5.69 years of housing land supply (as of November 2017).

Previously approved application S/2013/0264

Planning permission was previously granted (initially under planning reference S/2008/1659) for the change of use of agricultural land to the north of the school and playing fields, to recreational purposes, the erection of a new sports club pavilion, proposed access, parking and associated drainage works.



Development as approved under planning reference S/2013/0264

In granting planning consent for the change of use of the larger area of land to the north of the existing playing fields, it is considered that the subsequent change of use (loss) of the existing playing fields as an existing outdoor facility can be considered acceptable and accordant with criterion (ii) of saved local plan policy R5 (as follows), subject to a suitable mechanism to ensure the timely delivery of the new playing fields and facilities:

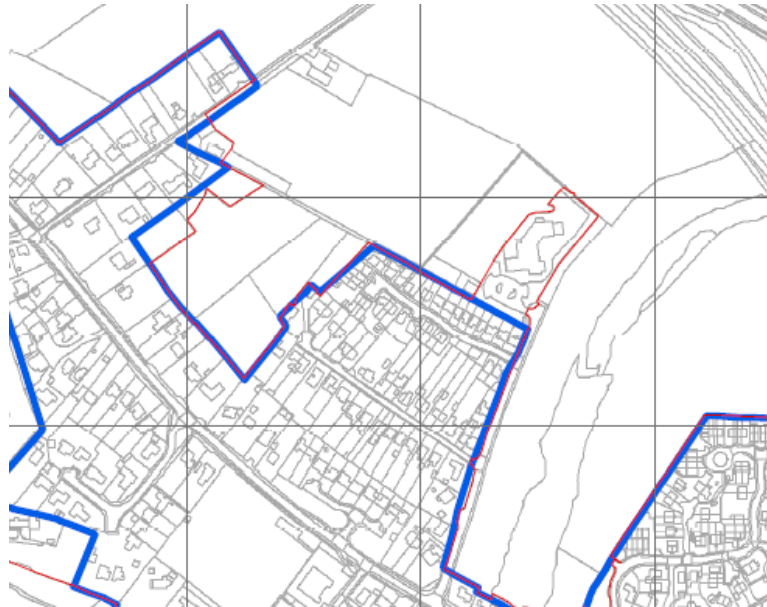
R5 Development which would lead to the loss of public or private sports fields, other recreational open space, or school playing fields, will not be permitted unless:

- (i) sports and recreation facilities can be best retained and enhanced through the redevelopment of a small part of the site; or**
- (ii) alternative equivalent provision is made available in the locality; or**
- (iii) there is an excess of sports pitch provision and public open space in the area, taking account of the recreation and amenity value of such provision.**

The planning consent granted under planning reference S/2013/0264 has been commenced on site by the creation of the new access to the site.

The current application

The application relates to a site located adjacent to but outside the 'Large Village' boundary for Alderbury:



Defined limits of development defined by blue line (WCS CP24 refers)

The Delivery Strategy set out in Policy CP2 of the WCS specifically states that outside the defined limits of development new development will not be permitted. So, in pure policy terms, and as a matter of principle, the proposal is unacceptable. By being outside of the defined limits, the proposal conflicts with the sustainable development principles of the Settlement and Delivery Strategies of the WCS. At face value it therefore comprises unsustainable development and, as such, is unacceptable in terms of the Core Strategy and the NPPF.

The explanatory notes accompanying Policy CP1 of the WCS state that at Large Villages development will predominantly take the form of small housing and employment sites within the settlement boundaries. Small housing sites are defined as sites involving less than 10 dwellings. Notwithstanding that this site lies outside of the defined boundary for Alderbury, its scale (being up to 50 dwellings) is significantly above what the Strategy envisages. Development at a scale significantly above that envisaged would not be sustainable having regard to the limited range of employment, services and facilities these villages offer and the scale of change anticipated by the Area Strategy.

However, the NPPF states that planning applications should be determined in accordance with the development plan unless *material considerations* indicate otherwise. In this case there are material considerations which officers consider *may* act to counterbalance the normal policy presumption against unacceptable unsustainable development – these are considered further below.

The core strategy includes exception policies under which development may be acceptable outside of the settlement strategy – for example, sites which would deliver a high percentage of affordable units. However, none of the exceptions policies apply in this case.

Financial Viability for Affordable Housing Provision

The financial viability of the proposal has been independently assessed and the development would not be financially viable if the full 40% affordable housing provision (in accordance with the requirements of CP45) were to be made. The assessment has found that 18% affordable housing provision (equating to 9 units) is the maximum achievable level of affordable housing provision for the proposed development. The reduced figure of 18% has been agreed and accepted by Wiltshire Council for this development.

Other material considerations

As set out earlier in the report, planning legislation states that planning applications must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

In this case the proposal includes the following elements which can be considered to constitute 'material considerations' to be considered in the balance.

- (i) The provision of 18% affordable housing – equating to 9 affordable units
- (ii) The provision of a replacement guide hut with dedicated parking
- (iii) The provision of a new, larger pre-school building
- (iv) The transfer (gifting) of approximately 3000 square metres of land to provide an extension to the primary school playing field and/or future expansion of the primary school
- (v) Providing a source of new pupils for the primary school, which is currently under-subscribed
- (vi) Providing a new/improved drop-off arrangement/facility for the primary school
- (vii) Removing AFC and guide hut related traffic from Junction Road
- (viii) Facilitating the new AFC development through the delivery of funds released from the sale of the application site

It is recognised the above are benefits which would bring significant improvements to the settlement in terms of the provision of additional affordable housing, bringing forward/facilitating the new sports pitches and pavilion to the north, providing a new guide hut with dedicated parking in an improved, central location (removing the need to access the existing hut via Junction Road), providing a new, larger pre-school building (the existing pre-school being over-subscribed) and providing a source of new pupils for the primary school which is currently under-subscribed. A new/improved drop off facility for pupils of the primary school, and the gifting of a significant area of land adjoining the western boundary of the school for additional playing fields and/or for future school expansion.

Of note is the position of Mr P Beveridge, (former) headteacher of Alderbury and West Grimstead CE VA Primary, who has provided the following written comments:

“As headteacher (and representative of the governors) we would like to state that it is unlikely that the proposals will create further traffic given the proximity of the development to the school. In fact, this development has potential to alleviate long standing issues with parking and congestion in Firs Rd and Woodlea Grange as alternative parking and access to the school could be developed within these plans around the football club/guide hut provision. Also, the school does have ample capacity to accommodate further children, currently 30+ places. We welcome discussion between the Longford Estate and ourselves with regards to their support to enable the expansion of our school playing fields and provision/installation of security fencing on the perimeter of the school site. On this basis AWG Primary School has no objection to the development submitted in this application”.

It is clear the benefits brought by the proposed development, as set out above, should be carefully considered and assessed to determine whether they act to outweigh the normal planning policy presumption against development outside of the settlement strategy.

It is the opinion of officers that the benefits brought by the proposed development, taken together with the effectively central location of the application site within the settlement (albeit not within the defined settlement boundary, but adjoining), in this case act significantly to counterbalance the normal planning policy position and, on balance, can be considered a material planning consideration sufficient for officers to invite Members of the Southern Area Planning Committee to consider whether the proposed development should be approved, subject to Conditions and to the landowner entering into a S.106 legal agreement, as set out at the conclusion of this report.

Highways/access considerations

The application is for outline planning consent will all matters reserved, save for access. The Highways Agency raises no objection to the proposal. The Wiltshire Council Highways officer raises no objection to the proposed access to the site, subject to further details to be provided at Reserved Matters stage, and comments:

“Firs Road currently serves a number of residential properties and a primary school at its northern end. It is acknowledged that there are parking issues at both ends of the school day with parking occurring on the public highway. These issues should be alleviated to a certain extent by the proposed parking adjacent to the sports pitches.”

In Highways terms, the proposed development at outline stage is considered to be acceptable in terms of Highway safety and general highways and access considerations.

Impact upon residential amenities and the character and appearance of the area

The application is outline, with all matters reserved save for access. The final design and layout of the development would be considered in detail and on its merits at a later (reserved matters) stage in the event of planning permission being granted.

However, by reason of the location of the site, the existence of a degree of existing screening and the proximity and general relationship of the application site to the closest neighbouring dwellings and uses, it is considered the proposal should not necessarily result

in undue impacts on local amenity or adversely affect the existing character of the surrounding or wider landscape.

Ecological and environmental impacts

Whilst the application is outline, with all matters reserved save for access, the District Ecologist has raised no objection to the proposed development.

Archaeological and other Heritage considerations

The Assistant County Archaeologist has assessed the proposal and raises no objection subject to Conditions.

The conservation officer has assessed the proposal and does not raise any objection. It is therefore considered the proposed development would not be detrimental in terms of heritage or archaeological interests.

10. S106 contributions

The applicants have indicated they will be content to enter into a legal agreement with the Council to make relevant financial contributions in respect of education contribution and a contribution towards waste and recycling facilities in accordance with the requirements of local plan policies. Additionally required as part of a S.106 legal agreement between the landowner and the Council will be:

- I. Arrangements for the transfer of the land for the primary school playing field extension
- II. Arrangements for the completion/release of affordable housing units
- III. Arrangements for the completion/transfer of the replacement guide hut and providing the associated car parking
- IV. Arrangements for the completion/transfer of the proposed pre school building
- V. Arrangements in respect of the provision and ongoing management of Public Open Space/play areas

11. Conclusion

It is the opinion of officers that the benefits brought by the proposed development, taken together with the effectively central location of the application site within the settlement (albeit not within the defined settlement boundary, but adjoining), in this case act significantly to counterbalance the normal planning policy position and, on balance, can be considered a material planning consideration sufficient for officers to invite Members of the Southern Area Planning Committee to consider whether the proposed development should be approved, subject to Conditions and to the landowner entering into a S.106 legal agreement, as set out at the conclusion of this report.

RECOMMENDATION

APPROVE, Subject to the landowner entering into a S.106 legal agreement with the Council addressing the following heads of terms:

- VI. A financial contribution of £233,160.00 towards Secondary Education places
- VII. A financial contribution of £4,550.00 towards waste and recycling equipment
- VIII. Arrangements for the transfer of the land for the primary school playing field extension
- IX. Arrangements for the completion/release of affordable housing units
- X. Arrangements for the completion/transfer of the replacement guide hut and providing the associated car parking
- XI. Arrangements for the completion/transfer of the proposed pre school building
- XII. Arrangements in respect of the provision and ongoing management of Public Open Space/play areas

And subject to the following conditions:

- 1 The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 No development shall commence on site until details of the following matters (in respect of which approval is expressly reserved) have been submitted to, and approved in writing by, the Local Planning Authority:

- (a) The scale of the development;
- (b) The layout of the development;
- (c) The external appearance of the development;
- (d) The landscaping of the site;

The development shall be carried out in accordance with the approved details.

REASON: The application was made for outline planning permission and is granted to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 5 (1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

- 3 An application for the approval of all of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

- 4 No more than 25 market dwellings comprised in the proposed development hereby permitted shall be occupied before construction works to provide the new pre school building and the new guide hut building and associated parking are completed and made available for their intended uses.

REASON: To secure the programming and phasing of, and an orderly pattern to the development.

- 5 No building on any part of the development hereby permitted shall exceed 2.5 storeys in height.

REASON: In the interests of amenity having regard to the characteristics of the site and surrounding development.

- 6 No development shall commence on site until details of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: In the interests of visual amenity and the character and appearance of the area.

- 7 No development shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:

- (a) indications of all existing trees and hedgerows on the land;
- (b) details of any to be retained, together with measures for their protection in the course of development;
- (c) all species, planting sizes and planting densities, spread of all trees and hedgerows within or overhanging the site, in relation to the proposed buildings, roads, and other works;
- (d) finished levels and contours;
- (e) means of enclosure;
- (f) car park layouts;
- (g) other vehicle and pedestrian access and circulation areas;
- (h) hard surfacing materials;
- (i) minor artefacts and structures (e.g. furniture, play equipment, refuse and other storage units, signs, lighting etc);
- (j) proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines etc indicating lines, manholes, supports etc).

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

- 8 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. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

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

- 9 No development shall commence on site until a scheme of phasing of landscaping has been approved in writing by the Local Planning Authority. The landscaping shall be carried out in the first planting and seeding season following occupation of the building(s) or the completion of the development, whichever is the sooner within that particular phase; 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.

- 10 No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the prior written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work). If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species and shall be planted at such time, as may be specified in writing by the Local Planning Authority. No equipment, machinery or materials shall be brought on to the site for the purpose of the development, until a scheme showing the exact position of protective fencing to enclose all retained trees beyond the outer edge of the overhang of their branches in accordance with British Standard 5837 (2005): Trees in Relation to Construction, has been submitted to and approved in writing by the Local Planning Authority, and; the protective fencing has been erected in accordance with the approved details. This fencing shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written consent of the Local Planning Authority.

In this condition 'retained tree' means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) above shall have effect until the expiration of five years from the first occupation or the completion of the development, whichever is the later.

REASON: To enable the Local Planning Authority to ensure the retention of trees on the site in the interests of visual amenity.

- 11 No development shall commence on site until a landscape management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscape areas (other than small, privately owned, domestic gardens) has been submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out as approved in accordance with the approved details.

REASON: To ensure the proper management of the landscaped areas in the interests of visual amenity.

- 12 No development shall commence on site until provision has been for open space, amenity areas and play areas in accordance with details to be approved in writing by the local planning authority (prior to the commencement of development).

REASON: To ensure a satisfactory provision of recreational and other open space throughout the development in the interests of the amenity of future residents.

- 13 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting or amending that Order with or without modification), no vehicular access shall be made direct from the site to or from Junction Road.

REASON: In the interests of highway safety.

- 14 No development shall commence on site until details of the estate roads, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car parking and street furniture, including the timetable for provision of such works, have been submitted to and approved by the Local Planning Authority. The development shall not be first occupied until the estate roads, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car parking and street furniture have all been constructed and laid out in accordance with the approved details, unless an alternative timetable is agreed in the approved details.

REASON: To ensure that the roads are laid out and constructed in a satisfactory manner.

- 15 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting or amending that Order with or without modification), the area of the site and the proposed building referred to as the Guide Hut shall be used solely for purposes within Class D2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended by the Town and Country Planning (Use Classes) (Amendment)(England) Order 2005 (or in any provisions equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification).

REASON: To prevent a change of use of the proposed Guide Hut to an alternative use that would not provide a service to the local community

- 16 No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from access/driveways), incorporating sustainable drainage details, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first brought into use/first occupied until surface water drainage has been constructed in accordance with the approved scheme.

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

- 17 No development shall commence within the area indicated (proposed development site) until:

* A written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and

* The approved programme of archaeological work has been carried out in accordance with the approved details.

REASON: To enable the recording of any matters of archaeological interest.

- 18 No construction or demolition work shall take place on Sundays or Public Holidays or outside the hours of 07:30 to 18:00 on weekdays and 08:00 to 13:00 on Saturdays. No burning of waste shall take place on the site during the construction phase of the development.

REASON: In the interests of neighbouring amenities

- 19 No development shall commence on site until an investigation of the history and current condition of the site to determine the likelihood of the existence of contamination arising from previous uses has been undertaken and until:

(a) The Local Planning Authority has been provided with written confirmation that, in the opinion of the developer, the site is likely to be free from contamination which may pose a risk to people, controlled waters or the environment. Details of how this conclusion was reached shall be included.

(b) If, during development, any evidence of historic contamination or likely contamination is found, the developer shall cease work immediately and contact the Local Planning Authority to identify what additional site investigation may be necessary.

(c) In the event of unexpected contamination being identified, all development on the site shall cease until such time as an investigation has been carried out and a written report submitted to and approved by the Local Planning Authority, any remedial works recommended in that report have been undertaken and written confirmation has been provided to the Local Planning Authority that such works have been carried out. Construction shall not recommence until the written agreement of the Local Planning Authority has been given following its receipt of verification that the approved remediation measures have been carried out.

REASON: To ensure that land contamination can be dealt with adequately prior to the use of the site hereby approved by the Local Planning Authority.

- 20 The development hereby approved be implemented in accordance with section 7 of the submitted Ecological Assessment (Ecology Solutions Ltd, April 2015). All documents submitted for reserved matters applications should demonstrate how the recommendations of the above report will be implemented in so far as it is relevant to the document in question.

Reason: To ensure adequate mitigation in respect of protected species and nature conservation interests.

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

Reason: In the interests of amenity

- 22 No development shall commence on site until a construction 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 noise, vibration and dust during the demolition and/or construction phase of the development. It shall include details of the following:

The movement of construction vehicles;
The cutting or other processing of building materials on site;
Wheel washing and vehicle wash down facilities;
The transportation and storage of waste and building materials;
The recycling of waste materials (if any)
The loading and unloading of equipment and materials

The location and use of generators and temporary site accommodation
Pile driving (If it is to be within 200m of residential properties)

The construction/demolition phase of the development will be carried out fully in accordance with the construction management plan at all times.

Reason: In the interests of amenity

23. No development shall commence on site until a scheme for protecting the future occupants against noise from road traffic noise has been submitted to and approved by the Local Planning Authority. The approved scheme shall be implemented in full before the use commences and maintained at all times thereafter.

In discharging this condition the applicant should engage an Acoustic Consultant. The consultant should carry out a background noise survey and noise assessment according to BS8233: 2014 (or subsequent version) and demonstrate that internal and external noise levels will not exceed the guideline noise levels contained in Section 7.7 of BS8233:2014. The report should also demonstrate that internal maximum noise levels in bedrooms will not normally exceed 45dB LAmax between the hours of 23:00 and 07:00.

Reason: In the interests of amenity