

**REPORT TO THE DEVELOPMENT CONTROL COMMITTEE** Report No.

<b>Date of Meeting</b>	<b>12<sup>th</sup> March 2008</b>
<b>Application Number</b>	<b>07/03214/OUT</b>
<b>Site Address</b>	<b>Spring Park (aka Media Park site or Spring Quarry), Westwells Road Corsham</b>
<b>Proposal</b>	<b>Development of a new business and technology park, comprising offices, research and development facilities, data storage and processing centres (B1a, B1b, B8), new access from Westwells Road, internal roads/paths/yards, car parking, landscaping and ancillary works.</b>
<b>Applicant</b>	<b>Spring Park (Corsham) Ltd.</b>
<b>Town/Parish Council</b>	<b>Corsham / Box</b>
<b>Grid Ref</b>	<b>384875 168846</b>
<b>Type of applications</b>	<b>OUT</b>

**Reason for the application being considered by Committee**

This application has been submitted to the Committee for decision under the scheme of delegation in force after the 8<sup>th</sup> April 2002 because 5 letters of objection have been received

It is considered that the magnitude and significance of this proposal for the District as a whole is such that, at the discretion of the Development Control Manager, it is considered that the proposal should be considered by the Development Control Committee.

**Summary of Report**

This report is prepared to enable the Development Control Committee to consider of the proposed redevelopment of the site formally known as the Media Park, Westwells Road, Corsham. With reference to prevailing adopted Local Plan policy and relevant national planning advice, consideration should be given to the following issues:

- Background
- Principle of development
- Amount of floorspace and reserved matters
- Traffic generation and highway infrastructure
- Ecology

**Officer Recommendations**

Planning Permission be **GRANTED** subject to conditions

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## The proposal and site description

This application represents a significant proposal for the redevelopment of the Media Park site (hereinafter known as the Spring Park site as the applicant's preferred name) for the creation of a 50,000m<sup>2</sup> – 60,000m<sup>2</sup> business technology park. The application site encompasses 11.75Ha of land, containing a number of largely utilitarian ex.MoD buildings, some of which have been converted to use by the existing media activities permitted under earlier planning permission.

Spring Park is located to the west side of Westwells Road, which forms the central, and relatively wide, road access to the large remaining MoD presence at the western edge of Corsham . The 11.75Ha site is a former MoD site and, the front part of the site at least, remains characterised by former MoD buildings, hardstanding (which is used extensively for parking of vehicles) with similar security type wire fencing to its boundaries. In terms of its topography, the site slopes only gently to the south, but with steep sided embankments on its periphery, which is likely to be as a result of the deposition of spoil from its historic use as a mine.

The application is submitted in outline only and proposes the creation of 50,000m<sup>2</sup> – 60,000m<sup>2</sup> of B1 Office/B8 Data Storage floorspace. The exact split between office and data storage floorspace (ie the storage of electronic Data largely) is not sought at this time, and all matters (such as layout, scale, appearance, landscaping and access of the site and buildings) are reserved for later consideration – although it must be noted that details of the single point of access to the site from Westwells Road has nevertheless been provided. Such details would be the subject of reserved matters application(s), should outline permission be granted.

Amongst other supporting documents, the application has been accompanied by a full Environmental Impact Assessment as well as a Transportation Assessment in relation to accessibility of the site and the surrounding road network.

## Relevant Planning History

99/02230/COU	Change of use to film, TV, music, rehearsal and media studio complex	Approved 01/03/00
N.93.0314.18/84	Outline – office development (70,000m <sup>2</sup> ) including means of access  NOTE – submitted by MoD under the notification procedure for Crown development under the provisions of the now withdrawn c.18/84. The MoD scheme in Corsham was subsequently dropped in favour of the Abbey Wood site at Bristol.	No objections (subject to suggestions on matters regarding buildings heights, access and landscaping) 24/02/93

## Consultations

**Wiltshire County Council Highways** – “I am writing to inform you of our final observations on the above application. Extensive discussions were held between ourselves, the applicant and the adjacent MoD development site at Basil Hill ( N07/01614/FUL, conditional planning permission for which was granted on the 5<sup>th</sup> October 2007) prior to submission of this application in order to consider the combined impact of both developments on the surrounding transport infrastructure. This highlighted a number of schemes that will be necessary to accommodate the developments, these have been split between the two sites.



INVESTOR IN PEOPLE

We are now satisfied that the concerns we have about the impact of the development can be dealt with through a S106 agreement. We therefore recommend approval subject to the signing of an agreement to cover the issues discussed below. (I am aware that on N07/01614 we recommended approval subject to conditions but this was given that a Unilateral Undertaking was made in respect of, inter alia, contributions. You may feel that this proposal can be dealt with similarly utilising the format of those highway conditions, 22, 23,, 24 and 25 but with a s106 for the financial contributions.)

2 bus stops with raised kerbs and shelters of a design approved by WCC are to be provided by the developer near the site entrance.

Spring Park is to undertake modifications to 3 junctions in the vicinity of the site, as follows:

- 1) A new roundabout access into the site will be created
- 2) The Westwells/Leafy Lane/Bradford Road junction is to be modified to a signalised junction
- 3) Fiveways junction is to be upgraded

Environmental Services Department, County Hall, Trowbridge, Wiltshire BA14 8JD

The trigger points for these junctions are to be agreed in the S106 and the detailed design is to be agreed at a later date.

Cycling and pedestrian provision to the site is to be improved by the following:

- 1) The footway on the south side of Park Lane from Underwood Drive to Westwells is to be upgraded and widened to create a pedestrian and cycle facility. Where width permits, this is to be a segregated route of 3m (1.5m for cyclists and 1.5m for pedestrians). The route is to be lit to make it an attractive route to use at all times
- 2) *A 1.5m mandatory cycle lane is to be installed by the MoD development along most of Westwells Road at the same time as the Westwells Road/Park Lane junction improvements are undertaken. Lighting will be installed at the Westwells Road/Park Lane roundabout and the Spring Park access roundabout.* The Spring Park development is to install street lighting between these two junctions for the benefit of pedestrians and cyclists (therefore creating a lit cycle/pedestrian route right from Underwood Drive to the site)
- 3) Consideration of the needs of cyclists and pedestrians in the design of the junctions

In addition to providing these physical measures, the following contributions are to be provided by the developer:

- 1) £5,000 to install pedestrian and cycle signing between the site and key points in Corsham
- 2) £50,000 for traffic management improvements (which could include traffic calming and pedestrian facilities) to mitigate any adverse effects on the roads in the vicinity of the site which are not covered by the above works
- 3) A contribution of up to £150,000 for public transport services”

**Highways Agency** – no comments to make.

**Wiltshire Wildlife Trust** – Overall, the EIA submitted is comprehensive and contains some details of proposed mitigation. Recommend the following: (i) the proposed Landscape and Ecology Management Plan should contain 5-10 year management measures; (ii) preparation of a Construction Environmental Management Plan (CEMP); (iii) bat surveys carried out should include an assessment of bat commuting and foraging routes as well as impacts from noise and vibrations; (iv) conclusion of impact of minor significance upon bats is not acceptable and should be addressed; (iv) measures to improve sustainability of development should be subject to planning conditions.

**Natural England and County Ecologist** – Currently objects to the proposed development as there is insufficient information on the (inter alia) following: (i) assessment and possible mitigation measures of and within site for foraging/commuting routes for bats – especially in respect of nearby SAC; (ii) assessment of air-shafts A-E for bats be clearly set out; (iii) bat survey of underground should be submitted if any likelihood of impact during construction and operation; (iv) assessment of bat

species/population/status/type using existing buildings SQ9 and SQ10 is required, especially the implications of swarming for the suggested numbers of bats found; (v) an assessment of the site's suitability as a habitat for Great Crested Newts, other reptiles and breeding birds.

It is believed there is ongoing discussion between Natural England and the applicant's agent regarding the provision of the additional information requested. At this stage there is no reason to suppose that satisfactory agreement cannot be reached, final comments will be reported to the DC Committee if received prior to the meeting.

**WCC Archaeology** – Following consideration of the relevant conclusions within the submitted ES, agree that there is relatively low potential for survival of any archaeological remains and that there is no need for any further archaeological work.

**Environment Agency** – Whilst the site is located within the lowest flood risk zone (zone 1 by PPS25 definitions) and implicitly passes the sequential test of PPS25, the EA were concerned over the initial lack of a separate and stand-alone FRA (Flood Risk assessment) (as is required by guidance) to investigate any increase in flood risk elsewhere as a result of any increased surface water runoff from the site.

The applicant has now provided the required FRA and subsequent addendums for the site by Wardell Armstrong consultants. The EA is now of the opinion that a technically viable means of surface water disposal, incorporating SuDS (Sustainable Urban Drainage System), can be achieved for the site, without detriment to third parties downstream.

Whilst the FRA information is still undergoing technical review, the EA have now confirmed in writing that they are likely to be withdrawing their earlier objection in favour of suitably worded conditions and informatives. A formal comprehensive letter is expected prior to the meeting of the Development Control Committee meeting.

**Environmental Health** – No objections subject to conditions.

**South West Regional Assembly** – (comments provided prior to receipt of the Inspector's report on the Regional Special Strategy – now published). Policy at the strategic level emphasises the need to increase opportunities for local employment and service provision to help improve the balance of housing and jobs, promote self-containment and minimise the need to travel. The proposed development contributes to job growth at Corsham which would increase self-containment and redress out-commuting.

**South West Regional Development Agency** – The SWRDA supports the proposed development. The site is an important element of the employment land supply for the District as a whole, being a strategic employment site appropriate to meeting forecast needs to 2016 and beyond. The proposals can also help to secure a sustainable and successful future for Corsham as an economic hub of the wider rural area.

**Defence Estates** – No objections, although raise the possibility that any large/tall structures built on the site may need to be lit with air navigational warning lights.

**Corsham Town Council** – Resolved: that the application be refused for the following reason; the proposed development is contrary to Policies BD3 and BD4 of the North Wiltshire Local Plan 2011.

**Box Parish Council** – The Parish Council is concerned about the size of the proposed business park and feels that 30 m2 (*sic.*) would be more appropriate. Also the Parish Council is extremely concerned about the traffic impact on the very narrow roads in the surrounding villages particularly with the Basil Hill development and the existing Leafield Trading Estate using this road network. The Parish Council would like the District Council to ask the developers for a voluntary contribution towards the building of the new community pavilion in Box.

**NOTE:** It is understood that the Town and Parish Council's and community groups are in direct contact with the developer and that further presentations are being undertaken. Any further comment from the Town Council will be reported if/when received.

## **Representations**

Thirty Six (36) letters of objection received from local residents, including letters from Corsham Civic Society and CPRE.

Summary of issues raised:

- Increase in traffic and change to travel patterns associated with development - its impact upon junctions and amenities of surrounding residential areas – especially if traffic were to approach the site from the south, through Neston
- The ability of the Westwells Road/B3109/Leafy Lane to cope with other permitted development if junction improvements were not carried out as a result of the Spring Park development not taking place
- Transport strategy should include measures to reduce reliance upon use of private car – at present bus routes would not actually enter the site itself and a contribution towards such public transport provision should be sought in a similar manner to that sought through the Basil Hill Barracks development.
- Consultation exercise undertaken by developer disregarded the feedback given by residents
- Scale of development not appropriate to the locality and cumulative impact of development on surrounding sites
- Appearance of buildings not appropriate
- Site does not constitute an important part of the District's employment land supply - the type of employment created would be extremely specialized and would involve recruitment from outside the locality
- Site is no longer previously developed land and should be classified as countryside outside of any identified village or town

## **Planning Considerations**

### Background and Principle of development

The application site is not covered by any specific employment policy designation when viewed in the context of the proposal maps accompanying the adopted North Wiltshire Local Plan 2011. Nevertheless, since disposal by the MoD in the 1990s, the site has been regarded as a long-standing, important and strategic "commitment" towards meeting the District's employment land requirements, as specified by successive Wiltshire Structure Plans.

Planning permission 99/02230/COU allowed for the creation of 10,862m<sup>2</sup> of floorspace for media type related uses within existing buildings on the site (ie. the Media Park site). Of which, some 2834m<sup>2</sup> of that floorspace has been implemented, leaving the remaining balance as an extant permission. It should be noted that the 1999 permission related to a 15.0Ha site, which included the 11.75Ha site now under consideration and a piece of land to the rear (now known as the ARK Continuity site), which has been the subject of recent planning permissions and is currently being developed for similar data storage type uses to a total of 6395m<sup>2</sup> floorspace split between two large buildings.

Primarily because of the 1999 extant permission, successive NWDC Employment Land Reviews have, inter alia, regarded the media Park site as providing scope for expansion and intensification of employment uses. As such the current adopted North Wiltshire Local Plan 2011 has treated the site as a "commitment" towards meeting the Structure Plan's employment land provision, as laid out within

## Policy BD1 of the Plan.

At the time of considering the current Local Plan, the Inspector, in paras.10.36 and 10.37 of his report, usefully and explicitly considers how the site (at that time inclusive of the ARK Continuity site) should be regarded:

“It is suggested that the Spring Quarry Corsham should be allocated for development in the Local Plan. The 16 ha former MOD site is allocated under Policy RE4 of the adopted Local Plan for B1, B2 and B8 uses. Planning permission has been granted for the change of use of the site to a film, TV, music rehearsal and media complex. Of the 10,862 sqm that was permitted, some 2,834 sqm has been implemented. The unimplemented element of the planning permission has been included in the ‘commitments’ total in Table BD1. On that basis the site should not be included in the list of allocations as it would result in double counting.

However, Spring Quarry is an important site which accounts for some 10% of the Structure Plan requirement. The issue arises therefore of whether the quarry site, and also other individual commitments, should be identified in the Local Plan. Specifically identifying the site and the acceptable range of employment uses could provide greater certainty regarding its future development. It would also serve to confirm the qualitative and quantitative contribution the site is expected to make to the District’s employment needs, which would assist future monitoring. However, whilst there may be some benefits to be gained from identifying commitments, it is by no means essential to identify such sites. In my experience the approach taken to the identification of committed sites varies in local plans. In the case of Spring Quarry the acceptability in principle of employment development at the site has been accepted and there is an extant planning permission relating to the site. There is therefore already a reasonable indication of the forms of employment uses considered acceptable by the Council. If employment commitments are identified within the text of the plan and on the Proposals Map, for consistency other extant planning permissions such as those for residential development should also be identified. This would increase the complexity of the Local Plan and Proposals Maps and would be a time consuming and, in my view, unnecessary task at this late state (*sic.*) in the preparation of the plan.”

Even excluding the ARK Continuity site, as this application now does, the 11.75m2 application site continues to account for a significant proportion of the Council’s employment land strategy. Indeed, this site accounts for some 7.8% of the 1991-2011 Structure Plan requirement for 150Ha of land in the district, and some 18.5% of the total 18.74Ha of “commitments” (ie. unimplemented planning permissions) identified by the Local Plan, and most recent Employment Land Review (2006).

It should be noted that the new Wiltshire Structure Plan 2016 was adopted immediately prior to the adoption of the North Wiltshire Local Plan 2011. It required an increase to 160Ha of additional employment land to be provided within the district (ie. some 10Ha more than the previous plan). The significance of the site in meeting requirements is not considered to be unduly diminished by this increase.

The importance of the site in meeting local and strategic employment land requirements should not be seen as an automatic justification for development, since it still needs to be considered against established development control criteria. However, its policy context and background, as well as the existence of an extant planning permission, should quite rightly inform consideration of the principle of development.

### Amount of floorspace and reserved matters

The application seeks planning permission for the creation of 50,000m2 – 60,000m2 of commercial

floorspace to be created on the site. The floorspace is expected to be split between traditional office type uses (B1) and the storage of largely electronic data (B8). The application is made in outline only, and since no end user has been identified, the application does not seek to determine the exact split between use classes, nor fix upon an exact amount of floorspace.

The 60,000m<sup>2</sup> floorspace ceiling proposed appears to have no real historical context or precedent on this site (although the 1993 MoD proposal, which subsequently became Abbey Wood, did suggest a notional 70,000m<sup>2</sup> of floorspace). Similarly however, neither is there a policy restriction on maximum floorspace beyond the required judgement based upon development control criteria as to whether such an amount of development is appropriate for the locality (obviously including careful consideration of the traffic implication of such an amount of development – which is the subject of a separate section to this report).

The Spring park site is positioned immediately adjacent to other existing built up areas, particularly along Westwells Road itself, the Park Lane industrial estate and further afield at Leafield industrial estate. Indeed, commercial and office type development has recently been permitted at not only the ARK Continuity site (split 3475m<sup>2</sup> and 2920m<sup>2</sup> in two separate data storage buildings), but also the Lilley's Nightclub site (1536m<sup>2</sup> of B1 office floorspace), the Copenacre site (still used for MoD purposes) the Basil Hill Barracks site (23609m<sup>2</sup> of B1 office floorspace, 10525m<sup>2</sup> living/mess accommodation, 1957m<sup>2</sup> of storage space and 1795m<sup>2</sup> of indoor health and fitness as well as recent proposals at the Royal Arthur site (for a retirement community care complex)). In this context the proposed development, although significant in scale, would not be inappropriate.

As previously noted, this is an outline application with all details such as layout, scale, appearance, landscaping are reserved for later consideration. Therefore, whilst the concerns raised by local residents regarding the layout and final appearance/materials used for the buildings are noted, they are to a large degree, matters that can and should be controlled and addressed at the time of a later detailed or reserved matters application. Nevertheless, it is axiomatic that the sheer amount of floorspace being proposed will mean that the new buildings will, in some circumstances, need to be of scale and therefore almost certainly visible within the site. In itself, visibility is not a reason to refuse outline planning permission, but in any event the impact upon residential amenity for instance can be assessed at the reserved matters stage.

As is required, this outline application is accompanied by options demonstrating how the site could potentially be laid out with the amount of development proposed together with access roads, parking provision and landscaping. Option 1 demonstrates a bias toward a small number of large data storage centres with a larger number of conventional office blocks. Option 2 demonstrates a more numerous number of smaller scale buildings split evenly between data storage and office floorspace. Both options suggest a 50-60% built coverage of the site (including buildings and all hard surfacing) and the possibility of three storeys in places. The options provided are merely for illustrative purposes only, but they are considered to be a realistic vision of how development of the scale proposed could appear and therefore informative to the decision as to whether it would be appropriate to the locality.

#### Traffic generation and highway infrastructure

In conjunction with advice from WCC Highways, a full Transport Assessment has been prepared and it is clear that there is a highway safety reason to restrict the amount of commercial floorspace on this site below the maximum 60,000m<sup>2</sup> ceiling applied for. In addition to the more straightforward calculations in respect of the ability of the existing road network to accommodate the additional traffic expected (as well as the required demonstration of how the site is and will be accessible via modes other than the car), the submitted Assessment takes full account of anticipated MoD development that has been allowed on the Basil Hill Barracks site. This arrangement was reciprocal when considering the Basil Hill Barracks application since it was clearly necessary to avoid a situation arising where, potentially contradictory, highway works are carried out piecemeal as and when development takes place in the locality.

In this way the respective Basil Hill Barracks and the Spring Park Transport Assessments have considered all of the affected road junctions in the locality, and between them have identified the

improvements necessary. Where necessitated by either/and/or both proposals, the required improvements associated with that development will be secured under the Planning Act through planning conditions and s106 agreements, and also through the Highways Act, as administered by WCC. In particular, and in a similar way to that adopted at the time of Basil Hill Barracks planning permission, it is anticipated that the necessary highway improvement works associated with the Spring Park development can be completed through the imposition of a "Grampian" type conditions with separate financial contributions towards public transport provision secured through s106 of the Town and Country Planning Act 1990. These agreed works and contributions are outlined under the comments received from WCC.

It is understood that much of the concern raised locally relates to the possibility that because it is entirely predicated upon the implementation of the Spring Park development, the improvement of the Westwells Road/B3109 junction would not take place even if other significant traffic generating development already permitted in the locality (ie. the Basil Hill Barracks site, Lilley's Nightclub etc.) were to be carried out. Clearly, this is a possibility since none of those other developments are considered to "trigger" the need for this improvement. However, in a similar manner to the Basil Hill Barracks permission, it is reasonable and necessary to impose a condition that will require the submission of a comprehensive programme of off-site junction improvements prior to the commencement of development. Furthermore, the Spring Park developers have also now confirmed that the phasing of the required improvements will ensure that the Westwells Road/B3109 junction works will be undertaken first.

Further concerns have been raised by residents regarding possible increase in traffic flow throughout Westwells/Neston etc. Through negotiation with WCC, the Transport Assessment has reconfirmed that the junction improvements proposed elsewhere will improve capacity at those points so as to encourage drivers to use the most appropriate road network (ie. To the north and west of the site). The Transport Assessment therefore demonstrated flows through the Neston area should not significantly increase. As a contingency, should this not be the case, it has been agreed that a £50,000.00 sum be made available by the developers for traffic management improvements which could be used to discourage the use of Westwells if necessary.

Although technically regarded as a reserved matter, the proposal does include full details of the proposed access to the site from Westwells Road. This is to take the form of a single point of access via means of a new roundabout, which will tie in with the carriageway and footway/cycleway arrangements for the new Basil Hill Barracks entrance some 100m to the south-east. There is no proposal to make use of a secondary access to the B3109 as suggested by Policy T5 of the adopted Local Plan.

### Ecology

The application and surrounding military sites and the associated underground, have always been identified as having significance as a habitat for protected bats. This is acknowledged by the applicants and forms an important component to the submitted EIA. At the time of preparing this report, Natural England have stated their objections to the proposal, although it is understood that discussions are ongoing between the applicant's ecological consultants and Natural England.

There are two components to the ongoing discussions. Firstly the level of (primarily Bat) activity on the site itself and secondly the significance of the site for (primarily Bats) on surrounding land, particular the Box Mines SAC, some 400m from the boundary of the site. It is understood that English Nature are concerned about the adequacy of some of the survey work already undertaken and may therefore require further surveys to ascertain where/how development could be positioned within the site. It is expected that their final comments will be made available prior to the meeting of the Development Control Committee.

### **Recommendation:**



Subject to the receipt of the following:

- Satisfactory comments and suggested conditions of Natural England in respect of additional information submitted
- Subject to additional conditions reasonably required by the Environment Agency

**Then APPROVE subject to the following conditions:**

- 1 Prior to the commencement of the development hereby permitted, details of the layout, scale, appearance of the development, the access to the development and the landscaping of the site shall be submitted to, and approved in writing by, the local planning authority.

Reason: The application was made for outline planning permission

2 (a) The application for approval in respect of all matters reserved in Condition No.1 above shall be made to the local planning authority within a period of three years, commencing on the date of this permission.

(b) The development hereby permitted shall be begun before the expiration of two years of the date of approval of the last of the reserved matters to be approved.

Reason: To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

- 3 Total amount of gross floors area constructed on the site shall not exceed 60,000m<sup>2</sup>.

Reason: For clarity and the avoidance of doubt.

4 The floorspace created on this site shall be for B1 office and B8 data storage and processing, together with any ancillary uses, only and for no other purpose.

Reason: For clarity and the avoidance of doubt.

5. Prior to the commencement of the development hereby permitted and before any equipment, machinery or materials are brought onto the site for the purposes of the development, details of fencing to be erected for the protection of retained trees/hedges/shrubs shall be submitted to and approved in writing by the local planning authority.

Fencing for the protection of retained trees/hedges/shrubs shall be erected in accordance with the approved details before any equipment, machinery or materials are brought onto the site for the purposes of the development and 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 written consent of the local planning authority.

Reason: In the interests of protecting the existing trees/hedges/shrubs on the site.

6. At no time shall there be any external floodlighting erected within the site or on any buildings constructed, unless specifically agreed in writing with the Local Planning Authority in respect of a separate planning permission in that regard.

Reason: In the interests of visual amenity in the landscape and to avoid any impact upon residential amenity.

7. The building works required to implement this development shall only be carried out between

the hours of 08:00 to 18:00 on Monday to Friday and 08:00 to 12:30 on Saturdays, and not at all on Sundays and Bank Holidays, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of residential amenity.

8. No construction vehicles may arrive or depart, be loaded or unloaded at or from the site outside the hours of 08:00 to 18:00 Mondays to Fridays, and outside the hours of 08:00 and 12:30 on Saturdays, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of residential amenity.

9. No goods, waste, or waste products associated with the use of the site shall be stored on the open areas of the site outside the building, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and views across the site.

10. Prior to the commencement of development, the site shall be subject to:
- a. Site investigation and risk assessment works for chemical contamination
  - b. Works to remediate any chemical contamination identified that is unacceptable in the context of the approved development and its environmental setting as identified by the site investigation and risk assessment works
  - c. Remediation validation works - details of which shall be submitted to and approved in writing by the Local Planning Authority and shall be carried out to the satisfaction of the local planning authority prior to the first occupation of any dwellings hereby approved.

All site investigation works shall be carried out in line with the main procedural requirements of BS 10175:2001 - Investigation of Potentially Contaminated Sites - Code of Practice.

Where a requirement for quantitative risk assessment is identified, the assessment works shall be carried out in line with the requirements of the UK Contaminated Land Exposure Assessment (CLEA) guidelines, for assessment of human health risks. Also for ground and surface water risk assessment the Environment Agency R&D Publication 20 "Methodology for the Derivation of Remedial Targets for Soil and Groundwater to Protect Water Resources" protocol shall be utilised.

Reason: In the interests of the protection of public health and the avoidance of pollution.

11. Prior to the commencement of any development on site, detailed schemes for the up-grading of the relevant junctions identified within the submitted Transport Assessment, which for the avoidance of doubt, shall include any necessary Traffic Regulation Orders and streetlighting, shall have been submitted to, and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with those details approved.

Reason: In the interests of highway safety and servicing of the site.

12. Prior to the commencement of any development on site, and in general accordance with the roundabout scheme demonstrated within the submitted Transport Assessment, a detailed scheme for all accesses to the site, both vehicular and pedestrian/cyclists, have been submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with those details approved.

Reason: In the interests of highway safety and accessibility.

13. No development shall take place until a comprehensive and detailed scheme for the provision / up-grading of pedestrian and cycle facilities to satisfactorily serve the site, which for the

avoidance of doubt shall include any Traffic Regulation Orders and streetlighting, has been submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with those details approved.

Reason: In the interests of highway safety and accessibility.

- 14 Prior to the commencement of any development on site and in accordance with the general phasing plan submitted in respect of junction improvements, a comprehensive programme for the undertaking of the off-site highway works, which should include clear trigger points for junction improvements to take place, shall have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, the submitted details shall also include the processing of any Traffic Regulation Order. All necessary off-site highway works shall be provided and undertaken strictly in accordance with the approved programme or any changes to the programme as may subsequently have been agreed by the Local Planning Authority.

Reason: In the interest of ensuring that the site is adequately served at the appropriate time(s).

Informative

This decision relates to documents/plans submitted with the application, listed below. No variation from the approved documents should be made without the prior approval of this Council. Amendments may require the submission of a further application. Failure to comply with this advice may lead to enforcement action which may require alterations and/or demolition of any unauthorised buildings or structures and may also lead to prosecution.

Plan Ref site location plan and site extent (red line boundary) dated 4<sup>th</sup> December 2007

#### **Reason for Decision**

The proposed development is considered to comply with the provisions of Policies C1, C3, HE8, T1, T2 and T4 of the adopted North Wiltshire Local Plan 2011.

<b>Appendices:</b>	NONE.
<b>Background Documents Used in the Preparation of this Report:</b>	1.19; 1.20; 2.01; 2.02; 2.07; 2.32; 4.02; 4.04; 4.06