

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

Date of Meeting	17 February 2016
Application Number	15/10682/FUL
Site Address	Marden Farm, Rookery Park, Calne, Wiltshire, SN11 0LH
Proposal	Proposed Development of 56 Residential Dwellings, Open Space, Landscaping, Sustainable Urban Drainage, Vehicular Access & Associated Infrastructure & Engineering Works.
Applicant	Redrow Homes Ltd
Town/Parish Council	CALNE WITHOUT
Electoral Division	CALNE RURAL – Cllr Christine Crisp
Grid Ref	399900 169504
Type of application	Full Planning
Case Officer	Chris Marsh

Reason for the application being considered by Committee

The application has been called in to Committee by Cllr Crisp in order to consider the scale, visual, amenity and highways impacts of the proposal.

1. Purpose of Report

To consider the above application and recommend that authority is delegated to the Area Development Manager to GRANT planning permission subject to conditions and completion of a S106 agreement within six months, or otherwise refuse the application.

Calne Without Parish Council objects to the proposals, citing the loss of the care home, positive local housing supply and adverse impact on amenity and highways.

Calne Town Council strongly objects to the proposals, citing the loss of employment and care home provision together with adverse impacts in terms of local traffic.

Nine letters of objection have been received from neighbours of the site.

2. Report Summary

The main issues in considering the application are:

- Principle of development
- Impact on the character and appearance of the area
- Impact on residential amenity
- Impact on highway safety and parking
- Impact on site drainage
- Impact on ecology

3. Site Description

The application relates to an area of agricultural land a little over 2ha in size and situated on the southwest side of Calne, lying a short distance west of The Fairway and northwest of Stockley Lane, from which the site is to be accessed. A new entrance junction has been installed in place of a bungalow formerly occupying a reasonable plot on Stockley Lane in order to provide dedicated access to the land to the North, on which the 125-dwelling Cherhill View development is currently under construction. This scheme was granted planning permission at appeal in tandem with the building-out of the current application site as an 85-bed dementia and palliative care home, together with associated access, parking and landscaping (12/04038/FUL refers).

In terms of its current appearance, the application site remains as unused open agricultural land varying in height due to the gently sloping relief in this location and the legacy of previous agricultural drainage.

4. Planning History

N/12/00066/SCR	Screening Opinion in Respect of Mixed Use Development Including 150 Houses
N/12/04038/FUL	A Hybrid Application Comprising: A Full Planning Application for a Specialist Dementia Care Facility Comprising of 75 Dementia Care Beds and a 10 Bed Palliative Care Unit with Associated Service Building, Visitor and Staff Parking and Associated Service Access and Landscaping. Outline Proposal for Residential Development Comprising of up to 125 Units with Affordable Housing, Associated Parking, Gardens, Amenity Space and Public Open Space, Community Orchard, Allotments, Ecological Enhancements, Sustainable Drainage and Vehicular Access Off Stockley Lane. All Matters Except for Access Reserved for Future Consideration. <i>(granted planning permission at appeal)</i>
14/08305/REM	Residential Development Comprising of up to 125 Units with Affordable Housing, Associated Parking, Gardens, Amenity Space and Public Open Space, Community Orchard, Allotments, Ecological Enhancements, Sustainable Drainage. <i>(permitted)</i>
15/03193/VAR	Variation of Condition 2 of 14/08305/REM Relating to Approved Plans to Accommodate Wheelchair Adapted Affordable Homes <i>(permitted)</i>
15/07983/FUL	The Construction of a 3.5 Metre Wide Agricultural Access Road. <i>(permitted)</i>

5. The Proposal

The application relates to the erection of 56 dwellings in lieu of the previously-permitted palliative care home, which is no longer to be built, together with associated access and landscaping. Revised plans were received in late January 2016, amending the scheme's detailed design only. In the immediacy, access is to be obtained directly from the adopted new road already in situ, which leads off of Stockley Lane and continues loosely along the northeast boundary of the wider outline site, onto which a number of units are to front directly. Further units are to be arranged back-to-back with these, with

the remainder of the scheme configured loosely as two additional parcels of 10 and 17no. dwellings interspersed with additional sections of adoptable highway. A large attenuation pond is to be excavated at the southern corner of the site, linking to the historic and improved drainage system that discharges further to the southwest.

As with the approved layout for the adjacent site, many of the larger units are to front onto the substantial formal and informal public open space, from which they are set back behind private driveways. In these parts of the scheme, reconstituted stone and render are more prominent materials, with a greater proportion of brickwork set further into the built envelope of the site. The units are largely detached models from the developer's standard house types, with occasional pairs of semi-detached dwellings and affordable units configured as terraces with extended street-front parking. Prominent corner boundaries are to be treated with brick or stone walls, whilst low post-and-rail timber fencing is to be employed alongside the private driveways to prevent incursion onto the adjacent verges/open space. Some limited landscaping is incorporated into the periphery and street frontage however most space is to be privatised or adopted as highway, save for the large attenuation pond.

6. Local Planning Policy

The adopted Wiltshire Core Strategy forms the substantive local plan, of which the following policies are relevant:

- Core Policy 1 (Settlement strategy)
- Core Policy 2 (Delivery strategy)
- Core Policy 3 (Infrastructure requirements)
- Core Policy 8 (Spatial strategy; Calne Community Area)
- Core Policy 41 (Sustainable construction and low-carbon energy)
- Core Policy 43 (Providing affordable homes)
- Core Policy 45 (Meeting Wiltshire's housing needs)
- Core Policy 46 (Meeting the needs of Wiltshire's vulnerable and older people)
- Core Policy 50 (Biodiversity and geodiversity)
- Core Policy 51 (Landscape)
- Core Policy 55 (Air quality)
- Core Policy 57 (Ensuring high quality design and place shaping)
- Core Policy 60 (Sustainable transport)
- Core Policy 61 (Transport and new development)
- Core Policy 62 (Development impacts on the transport network)
- Core Policy 64 (Demand management)
- Core Policy 67 (Flood risk)
- Core Policy 68 (Water resources)

The site lies outside of the defined area for the Calne Neighbourhood Plan, which remains in its relatively early stages for the time being.

The policies of the National Planning Policy Framework are also relevant; particularly those at Paragraphs 14, 17, 49, 64, 103, 109.

7. Summary of consultation responses

Calne Without Parish Council – objections, citing the loss of the care home, positive local housing supply and adverse impact on amenity and highways.

Calne Town Council – strong objections, citing the loss of employment and care home provision together with adverse impacts in terms of local traffic.

Spatial Plans – no objection

Highways – no objection, subject to conditions and earlier legal agreement

Drainage – support, subject to conditions

Urban Design – no objection, subject to conditions

Landscape – no objection

Waste Services – support, subject to conditions

Environmental Health – no objection, subject to a restriction on construction hours

Ecology – support, subject to conditions

Archaeology – no comments

8. Publicity

The application was advertised by press advert, site notice and neighbour notification.

Nine letters of objection were received from local residents.

Summary of key points raised:

- Proposal replaces approved care home, negating prospective gains in local care provision and employment and exacerbating imbalance between respective numbers of residents and jobs;
- Proposal will give rise to an increase in traffic, particularly at Stockley Lane and its junction with the A4 London Road, and further deplete local air quality;
- Proposal will harm the residential amenity of neighbouring residents by way of overlooking, overshadowing and overbearing;
- Drainage is inadequate and will exacerbate frequency and extent of local flood events; and
- Proposal will adversely affect habitats of protected and non-protected species.

9. Planning Considerations

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.

Principle of development

In principle, the site is considered a sustainable one, as evidenced by the Marden Farm appeal Inspector's conclusions when considering the prospect of a residential care home in this location. Substantively altering the use of the land from C2 (residential institutions) to C3 (dwelling houses) does not materially affect the sustainability of the site; it remains well enough related to local infrastructure, employment and services, and is now of course related to the 125 units being constructed adjacent. Although this and other major residential sites have enabled Calne to exceed the levels of new residential development outlined in Core Policy 8 early in the plan period, these figures are expressed as a minimum, allowing additional policy-compliant housing to be permitted in

certain circumstances. In this instance, whatever the Council's housing land supply, it is considered that the site is a sustainable one and therefore should be assessed on its individual merits. Consideration as to whether NPPF Paragraph 49 and the presumption in favour should be engaged will apply only if there are material factors weighing against the scheme.

It is understood that the care home operator anticipated to take control of the previously-permitted scheme subsequently withdrew for commercial reasons, reducing the probability that this aspect of application N/12/04038/FUL would be implemented. Whilst this is in itself regrettable due to the previously evidenced demand and apparent support for such a facility in Calne, the current proposal must be considered on its individual merits; despite its support in principle for C2 proposals, Core Policy 46 makes no provision for the testing of viability on such consented sites prior to other uses being entertained. If there were some interdependence between the two elements subject of the aforementioned application, the appeal Inspector could have required the scheduled delivery of either one by way a phasing condition. As he did not do so, it can only be concluded that the elements were, in the Inspector's view, independently acceptable.

Impact on the character and appearance of the area

In context, the development proposal will appear as an extension of the substantial 125-unit scheme adjacent, further extending the prevailing suburban character of this part of Calne. The proposed layout, density, house types and materials are as per those previously approved in respect of the neighbouring development and are considered wholly appropriate in this context. Generally, the higher-order stonework has been given precedence on the more visible 'outward' faces of the development, lending a reasonably high-quality appearance to the site through medium-range views of the site available from its environs. Whilst the previously-permitted care home made provision for a greater degree of structured landscaping, it is worthy of note that this to some extent compensated for the inevitably dominant form of such a large and sprawling building whereas the current proposals provide greater scope for integral soft landscaping through their more piecemeal arrangement.

The individual house styles to be assembled within the development are consistent with the standard models prevalent throughout the adjacent scheme. Whilst not particularly indicative of any distinct local style, the house models allow for a varied palette of materials together with adjusted elevations to generate active street frontage and visual interest on more prominent side elevations. Combined with higher quality external boundary and surfacing treatments, this will enhance the public realm element of the proposal, elevating this beyond that possible under the secure care home arrangements. The development engages positively with the public open space and community orchard at Marden Green, which is to be enhanced using S106 contributions, with amended plans indicating improved pedestrian links and measures to prevent intrusion by private vehicles onto this public space. Reasonably high quality materials are to be used for the outward-facing parts of the development, such that the overall visual impact of the scheme will be acceptable in planning terms.

Impact on residential amenity

Concerns have been raised by neighbouring occupants at The Fairway in respect of the potential for the units along the northeast side of the site to overlook and/or overshadow their properties, which comprise a mixture of traditional and dormer bungalows. Whilst the scheme will have the effect of bringing the built form of the site closer to their rear boundaries, the closest units will maintain a building-to-building separation distance of over 30m within which the intervening space is largely occupied by an adopted highway.

As such, it cannot be considered that there will be any significant loss of privacy by way of overlooking, nor that the dwellings will unduly impinge on daylight/sunlight. Relative to the existing access road and consented care home, it cannot be reasonably asserted that the proposals would have any significant impact on amenity in terms of general level of activity.

Residents at The Knowle will experience a more significant change in respect of the introduction of a small but reasonably high-density pocket of residential development at the southeast corner of the site. The visual effect of these units will be significant but by reason of their proximity, scale, orientation and intervening land uses they will not detrimentally affect the living conditions of existing occupants. Separation remains at around 20m and the closest units will retain an outlook perpendicular to that of the houses at The Knowle, precluding any direct inter-visibility between properties. Whilst it is noted that the parking area will generate a degree of activity, it is not considered that this is likely to intrude on the peaceful enjoyment of neighbouring properties to any significant extent.

Impact on highway safety and parking

In considering the current application, the Council's Highways Officer has had regard to the approved and existing arrangements relevant to the adjacent site, together with off-site measures secured at the time of the earlier appeal and commencement of development. In this regard, the specification for the means of access from Stockley Lane has been agreed previously and the officer is satisfied that this is sufficient to serve the transport needs of a further 56 units. There remains an agreed but as yet unimplemented scheme of works for the junction between Stockley Lane and the A4 London Road, the cost of which is to be borne by the developer. Should these works prove necessary in the future the Local Highways Authority can draw down funding to deliver these however the Highways Officer is satisfied that no additional works are warranted by the current proposals and therefore this arrangement remains adequate.

Turning to the access and parking arrangements within the site, the proposals comply with adopted parking standards and make provision for adequate allocated and visitor parking within the development. Adequate visibility has been demonstrated at the junction between the new access road and existing route from Stockley Lane to the northerly Redrow development, which is to be adopted by the Local Highways Authority in due course. The adopted road sections are to terminate in turning heads from which private driveways will each serve a limited number of units. These turning heads will provide sufficient space for a waste collection vehicle and also provide adequate means for residents to store domestic bins – the provision of which is to be funded by developer contributions – for collection. Subject to conditions to secure the provision of full engineering details and timely implementation/maintenance of access, turning and parking, the Council's Highways Officer has no objections to the proposals.

Impact on site drainage

The Council's Drainage Engineer is satisfied that as an extension to the adjacent residential development – full details for the drainage of which have already been agreed in full – the proposed development can be adequately drained. Foul drainage disposal is to be to the mains sewer via an existing connection and Wessex Water has already agreed such a connection in respect of the extended Marden Farm site as a whole. Storm water disposal is to be achieved through a combination of Sustainable Urban Drainage Systems (SUDS) and discharge to the nearby brook, owing to the limited infiltration possible through the clay subsoil. This arrangement is considered

adequate and will meet the requirement for betterment in surface water drainage, reducing this to around a third of its estimated Greenfield runoff rate.

Notwithstanding the above, it is agreed that the pumping station shown at the southern end of the site is necessary as a precautionary measure in order to address the risk of foul drainage overflowing during extreme weather events. The proximity to the attenuation pond is noted as a concern and accordingly the Drainage Engineer has requested further technical details in respect of the pumping station, including means of surfacing and enclosure, in order to ensure that this will perform as it should when required. Submission, consideration and implementation of these details can be secured by condition.

Impact on ecology

The site has not changed significantly since the previous Ecological Impact Assessment (EclA) was undertaken in respect of the proposed care home however the extent of the proposed housing would encroach to a degree upon the areas of wildflower grassland previously proposed through the approved Landscape, Ecological and Arboricultural Management Plan (LEAMP) for the site. While this application represents a disappointing withdrawal from commitments previously made by the developer with regards to ecology, the loss of this area is relatively modest when considered in the context of the overall scheme and therefore the County Ecologist has not objected to the proposals.

The addendum to the EclA submitted with the application suggests a number of revised measures for the site, which are welcomed. However it suggests that these are secured through an additional LEAMP for this part of the site, raising concern that there may be some potential for confusion or conflict between the two approved LEAMPs. The County Ecologist therefore recommends that for the purposes of clarity and certainty of implementation and enforcement of these measures a new LEAMP taking account of the existing provisions for the wider Cherhill View site should be secured by condition.

Other matters

The Council's Environmental Health Officers have reviewed the application, with particular consideration given to the proximity of neighbouring properties at The Knowle and The Fairway, to whom there is potential for noise and pollution nuisance during the course of construction. A condition is recommended to restrict hours of working on site, and also to prohibit burning of waste materials on site.

The County Archaeologist has confirmed that no comments or objections are raised in respect of the proposals.

10. S106 contributions

The site generates a requirement for the provision of 30% on-site affordable housing, to be provided as indicated on the submitted layout plan. Full details of tenancy types and unit sizes will be agreed by negotiation with the Council's Housing team at S106 stage.

Under Core Policy 3, the development generates a requirement for the provision of 396m² of on-site play space in addition to its overall 3660m² public open space contribution. An equipped play area is in the course of being provided in relation to the adjacent development and is situated a short distance to the North of the application

site. Accordingly, it is considered appropriate to seek the enhancement of this facility rather than separate provision on the application site. Similarly, due to the substantial over-provision of managed public open space in tandem with the adjacent development, the requirement in this regard can simply be formalised in relation to the scheduled provision.

The scheme also generates a requirement for planning contributions in respect of on-site waste collections and local air quality management schemes. A full S106 schedule, including details of Community Infrastructure Levy (CIL) requirements is attached at **Appendix A**.

11. Conclusion

The current proposal provides for the provision of 56 additional residential units, of which 17 will be Affordable Housing, contributing to the local supply of housing beyond the minimum figures expressed at Core Policy 8. Whilst the effective loss of the consented care home is regrettable, there is no policy mechanism for assessing the viability or employment capacity of such a use, whilst this establishes the site as a sustainable one in residential terms. There are no adverse impacts in terms of local highways, landscape, amenity, drainage, ecology or other matters that cannot be suitably addressed by condition and that would therefore weigh against the proposals. Accordingly, it is considered that the scheme is acceptable in planning terms.

RECOMMENDATION

That authority is delegated to the Area Development Manager to GRANT planning permission, subject to conditions listed below and completion of a S106 legal agreement within six months of the date of the resolution of this Committee.

In the event of failure to complete, sign and seal the required section 106 agreement within the defined timeframe to then delegate authority to the Area Development Manager to REFUSE planning permission for the following reason:-

The application proposal fails to provide and secure the necessary and required Services and infrastructure supporting the proposed residential development including Affordable Housing; Waste; Public Open Spaces; Air Quality Management and is therefore contrary to Policies CP3 & CP43 of the Wiltshire Core Strategy adopted January 2015 and Paras 7, 14 & 17 of the National Planning Policy Framework March 2012.

CONDITIONS AND INFORMATIVES:

- 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:

D29 16 P4 Rev A - Tree Protection Plan

Received 11 November 2015

MARD-15-04-01 rev A - Site Location Plan
MARD-15-04-02 rev B - Planning Layout
MARD-15-04-03 rev C - Proposed Materials Layout
MARD-15-04-04 rev B - Enclosures Layout
MARD-15-04-05 rev B - Storey Heights Layout
MARD-15-04-06 rev B - Adoption Layout
394-CH-010 rev D - Drainage Strategy
RED20064-11B Sheet 1 - Landscape Proposals rev B
RED20064-11B Sheet 2 - Landscape Proposals rev B
RED20064-11B Sheet 3 - Landscape Proposals rev B
RED20064-11B Sheet 4 - Landscape Proposals rev B
RED20064-11B Sheet 5 - Landscape Proposals rev B

Received 25 January 2016

House Types Booklet rev C

Received 26 January 2016

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

- 3 No development shall commence on site until the exact details and samples 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: 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, in the interests of visual amenity and the character and appearance of the area.

- 4 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 buildings 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.

- 5 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.

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 that the roads are laid out and constructed in a satisfactory manner.

- 6 No part of the development shall be first occupied, until the visibility splays shown on the approved plans have been provided with no obstruction to visibility at or above a height of 600mm above the nearside carriageway level. The visibility splays shall be maintained free of obstruction at all times thereafter.

REASON: In the interests of highway safety.

- 7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), the garages hereby permitted shall not be converted to habitable accommodation.

REASON: To secure the retention of adequate parking provision, in the interests of highway safety.

- 8 No construction works shall take place anywhere on the site outside the hours of 0730 and 1800 on Mondays-Fridays and 0800 and 1300 on Saturdays. Works shall not take place at any time on Sundays and Bank or Public Holidays.

No burning of waste or other materials shall take place anywhere on the site at any time.

REASON: To ensure the retention of an environment free from intrusive levels of noise, activity and pollution in the interests of the amenity of the area.

- 9 No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access / driveway), incorporating sustainable drainage details and information regarding existing ordinary watercourses within the site (as well as pollution protection to the proposed attenuation pond), has been submitted to and approved in writing by the Local Planning Authority.

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

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 that the development can be adequately drained.

- 10 No development shall commence on site until a scheme for the discharge of foul water

from the site, including full details of pumping station/finishes/fencing/prevention measure to prevent pollution of proposed adjacent attenuation pond and other SUDS features, has been submitted to and approved in writing by the Local Planning Authority.

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

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 that the proposal is provided with a satisfactory means of drainage and does not increase the risk of flooding or pose a risk to public health or the environment.

- 11 No development shall commence on site (other than that required to be carried out as part of a scheme of remediation approved by the Local Planning Authority under this condition), until steps (i) to (iii) below have been fully complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until step (iv) has been complied with in full in relation to that contamination.

Step (i) Site Characterisation:

An investigation and risk assessment must be completed to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings submitted to and approved in writing by the Local Planning Authority. The report of the findings must include:

- A survey of the extent, nature and scale of contamination on site;
- The collection and interpretation of relevant information to form a conceptual model of the site, and a preliminary risk assessment of all the likely pollutant linkages;
- If the preliminary risk assessment identifies any potentially significant pollutant linkages a ground investigation shall be carried out, to provide further information on the location, type and concentration of contaminants in the soil and groundwater and other characteristics that can influence the behaviour of the contaminants;
- An assessment of the potential risks to
 - o human health,
 - o property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - o adjoining land,
 - o groundwater and surface waters,
 - o ecological systems,
 - o archaeological sites and ancient monuments;

This must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11" and other authoritative guidance.

Step (ii) Submission of Remediation Scheme:

If any unacceptable risks are identified as a result of the investigation and assessment referred to in step (i) above, a detailed remediation scheme to bring the site to a

condition suitable for the intended use must be prepared. This should detail the works required to remove any unacceptable risks to human health, buildings and other property and the natural and historical environment, should be submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, a timetable of works and site management procedures.

Step (iii) Implementation of Approved Remediation Scheme:

The approved remediation scheme under step (ii) must be carried out in accordance with its requirements. The Local Planning Authority must be given at least two weeks written notification of commencement of the remediation scheme works.

Step (iv) Reporting of Unexpected Contamination:

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it should be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment should be undertaken in accordance with the requirements of step (i) above and where remediation is necessary, a remediation scheme should be prepared in accordance with the requirements of step (ii) and submitted to and approved in writing by the Local Planning Authority.

Step (v) Verification of remedial works:

Following completion of measures identified in the approved remediation scheme a verification report (referred to in PPS23 as a validation report) must be produced. The report should demonstrate the effectiveness of the remedial works.

A statement should also be provided by the developer which is signed by a person who is competent to confirm that the works detailed in the approved scheme have been carried out (The Local Planning Authority can provide a draft Remediation Certificate when the details of the remediation scheme have been approved at stage (ii) above).

The verification report and signed statement should be submitted to and approved in writing of the Local Planning Authority.

Step (vi) Long Term Monitoring and Maintenance:

If a monitoring and maintenance scheme is required as part of the approved remediation scheme, reports must be prepared and submitted to the Local Planning Authority for approval at the relevant stages in the development process as approved by the Local Planning Authority in the scheme approved pursuant to step (ii) above, until all the remediation objectives in that scheme have been achieved.

All works must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11" and other authoritative guidance.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

- 12 No development shall commence until a Landscape, Ecological and Arboricultural Management Plan (LEAMP) has been submitted to and approved in writing by the Local Planning Authority. The submitted LEAMP shall have particular regard to the measures secured under Condition 21 of the permission N/12/04038/FUL and the addendum to the Ecological Impact Assessment (dated 20th October, 2015) so as to support and enhance the ecological mitigation measures previously agreed.

All capital works shall be carried out to the approved timescales and all areas identified in the LEAMMP shall be managed in accordance with the approved prescriptions in perpetuity. All monitoring reports shall be submitted in writing to 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 adequate protection, mitigation and compensation for protected species, priority species and habitats.

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

- a) the parking of vehicles of site operatives and visitors;
- b) loading and unloading of plant and materials;
- c) storage of plant and materials used in constructing the development;
- d) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- e) wheel washing facilities;
- f) measures to control the emission of dust and dirt during construction;
- g) a scheme for recycling/disposing of waste resulting from demolition and construction works;
- h) measures for the protection of the natural environment; and
- i) hours of construction, including deliveries

has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be complied with in full throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement.

REASON: 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.

- 14 **INFORMATIVE TO APPLICANT:**
Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.
- 15 **INFORMATIVE TO APPLICANT:**
This permission shall be read in conjunction with an Agreement made under Section 106 of the Town and Country Planning Act, 1990 and dated the [INSERT].

- 16 **INFORMATIVE TO APPLICANT:**
The applicant should note that the grant of planning permission does not include any separate permission which may be needed to erect a structure in the vicinity of a public sewer. Such permission should be sought direct from Thames Water Utilities Ltd / Wessex Water Services Ltd. Buildings are not normally allowed within 3.0 metres of a Public Sewer although this may vary depending on the size, depth, strategic importance, available access and the ground conditions appertaining to the sewer in question.
- 17 **INFORMATIVE TO APPLICANT:**
The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.
- If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.
- 18 **INFORMATIVE TO APPLICANT:**
The applicant should note that any works on, over or near (within 8m of top of bank) an ordinary water course will require a separate formal Land Drainage Consent application and approval, as will any new proposed connection.
- 19 **INFORMATIVE TO APPLICANT:**
Please note that Council offices do not have the facility to receive material samples. Please deliver material samples to site and inform the Planning Officer where they are to be found.
- 20 **INFORMATIVE TO APPLICANT:**
The applicant is advised that the development hereby approved represents chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. A separate Community Infrastructure Levy Liability Notice will be issued by the Local Planning Authority. Should you require further information with regards to CIL please refer to the Council's Website
[www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructur
elevy](http://www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructur/elevy)

S106 Obligations**Affordable housing:**

- 30% on-site affordable housing (17 units based on 56-unit scheme), indicatively to be delivered as 60% affordable rent / 40% shared ownership.
- A detailed breakdown of unit types and sizes will be secured by direct negotiation with the Council's New Housing Team in setting the final terms of the Agreement.

Open space:

- On-site/adjacent provision of 3660m² public open space at Marden Green, Calne, with additional 396m² local play provision.
- Play provision should include enhancements to the existing equipped play offer as part of the public open space contributions secured under 12/04038/FUL.
- In line with the Council's standard approach, adoption of on-site POS should be offered to the Parish Council in the first instance and otherwise transferred to a management company.

Waste

- Contributions toward the provision of on-site waste containers will be sought as follows:

Cost Multiplier	No. Units	Total	Target
£91/dwelling	56	£5,096	On-site waste collections

Air Quality

- As the site directly abuts the Air Quality Assessment Zone associated with the Calne Air Quality Management Area (AQMA), a tariff-based contribution is also required in respect of local air quality management, as follows:

	Trigger	Tariff
Area in AQMA	25 or more units of accommodation	£11.325/unit*
	Gross retail area	£1.51/sq metre***
Non AQMA area	50 or more units of accommodation	£5.66/unit**
	Gross Retail Area	£0.75/sq metre

- Based on the above, the Council will require a S106 contribution of 56 x £5.66 = £316.96

Education

- No site-specific contributions will be sought in respect of Primary or Secondary provision at this time. A costed scheme at Priestly Primary School will be funded through a combination of CIL receipts and S106 contributions from other sites.

Sports Pitches and Leisure

- The Council will no longer be seeking off-site contributions in respect of local sports pitch and leisure provision. These will be picked up under CIL.

Community Infrastructure Levy (CIL)

The Council has now adopted its CIL charging schedule and this will now pick up all other off-site contributions, including primary and secondary funding, sustainable transport measures and public art. The application site falls within Charging Zone 2 (charged at £55/m² floor space), being within the Calne Community Area.