

# CASE OFFICER'S REPORT

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**Application Reference:** PL/2021/09777  
**Application Type:** Full planning permission  
**Site Inspection:**  
**Consultation ends:** 11 March 2022  
**Case officer:** Steven Sims

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**Site Address:** Land at Phase 2, Star Ground, Station Road, Holt, Wiltshire.  
**Proposal:** Erection of 10 affordable homes, vehicular access, open space, landscaping and associated infrastructure.  
**Recommendation:** Approve with Conditions

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## POLICIES

Wiltshire Core Strategy (WCS) - Relevant policies include: Core Policy 1: Settlement Strategy; Core Policy 2: Delivery Strategy; Core Policy 7: Spatial Strategy – Bradford on Avon Community Area; Core Policy 41: Sustainable construction and low-carbon energy; Core Policy 44: Rural Exceptions Sites; Core Policy 50: Biodiversity and Geodiversity; Core Policy 51: Landscape; Core Policy 52: Green Infrastructure; 57: Ensuring high quality design and place shaping; Core Policy 60: Sustainable Transport; Core Policy 61: Transport and Development; Core Policy 64: Demand Management; Core Policy 67: Flood Risk.

West Wiltshire District Local Plan (1st Alteration) Saved Policies  
Saved Policy U1a – Foul Water Disposal

Holt Neighbourhood Plan 2016-2016 (HNP) – Policies H1.2, H1.3, H2.1, H3.2, P.1, E.1 and E.2

National Planning Policy Framework 2021 (The Framework)

### Other

Planning Practice Guidance (PPG)  
Wiltshire Local Transport Plan 2011 – 2026  
Wiltshire Local Transport Plan 2011 – 2026: Cycle Strategy  
Housing Land Supply Statement April 2021

## RELEVANT PLANNING HISTORY

Adjacent site – 08/03381/FUL – 12 new affordable houses - Approved

## CONSULTATION RESPONSES

Holt Parish Council: Support

26/1/22 - 'Holt Parish Council is content with these alterations and supports this proposal.'

17/12/21 - 'This proposal is in line with the "made" Holt Neighbourhood Plan and the requirement for affordable homes has been demonstrated via a recent Rural Housing Needs Survey. Holt Parish Council strongly supports this application.'

Spatial Planning Team: 'In conclusion, from a policy perspective, this proposal is in line with current policy.'

Landscape Officer: No objection subject to conditions

Drainage Team: Support, subject to conditions

Highways Officer: No objection subject to conditions

Urban Design Officer: No objection

Ecology Officer: No Objection subject to conditions

Archaeology Officer: No objection

Education Team: Site falls below the general threshold of 10 units as such no s106 contributions required

Housing Team: Support

Public Open Space Team: 'There is no POS requirement for a development of this scale'

Wessex Water: No objection

## **REPRESENTATIONS**

Two representations have been received:

- The new proposed development in Star Ground will have an impact on Holt pre-school as there is not sufficient early years provision in Holt. The pre-school is full but without a new building, it cannot continue. The new building would enable opening hours to be increased and provision during school holidays which will support the future residents of Star Ground I would like this to be taken into account when calculating the S106 contribution and when appraising this development as without the pre-school, it will make it extremely difficult for families to work and to access affordable childcare. This will have a direct impact on the future residents of the Star Ground development.

- The 'universal' swift style integrated brick is cost effective and should be used in the development

## **ASSESSMENT**

### The site

The application site is located to the south and adjacent the village of Holt and in the open countryside and measures approx. 0.58ha in size. The site is bordered by residential development

to the west and open fields to the north east and south. Station Road borders the site to the north. The application site falls within Flood Zone 1, the Open Clay Vale Landscape Character area and is classified as grade 1 agricultural land. The site falls between, but outside: the medium risk habitat zone of the Trowbridge Bat Mitigation Strategy (TBMS) and the consultation zone for greater horseshoe bats of the Bath/BoA Bat SAC.

### The application

This is a full application for the erection of 10 affordable rented dwellings. Access to the site would be off the existing Star Ground to the northwest which connects to Station Road to the north. 8 semi-detached properties (including 2 semi detached bungalows) and 2 maisonettes are proposed. In terms of parking, 18 allocated spaces and 2 visitor spaces are proposed. A total of 14 cycle parking spaces would also be provided. The following mix of Affordable Rented homes is being proposed:

- 2 x 1 bed 2 person flats/maisonettes
- 2 x 2 bed 3 person bungalows
- 4 x 2 bed 4 person houses
- 1 x 3 bed 5 person house
- 1 x 3 bed 6 person house

External walling and roof materials would consist of bradstone walling or traditional aggregate for the walls while roofs would use grey concrete inter locking tiles. The dwellings would be located such that they front the central green, which would provide over 1,200 sqm of public open space.



Proposed site plan

Principle of development

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. In this case, the Wiltshire Core Strategy, including those policies of the West Wiltshire District Plan that continue to be saved in the WCS and the Holt Neighbourhood Plan form the relevant development plan for the area. The statutory status of the local development plan is further reinforced at paragraph 47 of the National Planning Policy Framework ('the Framework').

The settlement strategy is set out in Core Policy 1 of the Wiltshire Core Strategy (WCS). Holt is defined as a Large Village. Core Policy 1 states 'Development at Large and Small Villages will be limited to that needed to help meet the housing needs of settlements and to improve employment opportunities, services and facilities'. Core Policy 2 sets out the delivery strategy for growth for the period 2006 to 2026 and aims to distribute development in a sustainable manner. Within the defined limits of development for settlements there is a presumption in favour of permitting sustainable development at the Principal Settlements, Market Towns, Local Service Centres and Large Villages.

The development site lies outside the limits of development for Holt however the wider site (including Phase 1) is adjacent to the settlement boundary. The Core Strategy lists a number of 'exception policies' which seek to respond to local circumstance and national policy. Core Policy 44 – Rural Exception Sites permits proposals that are adjoining or well related to the existing settlement boundary. There are a number of further criteria which are required to be met by rural exception sites.

Core Policy 44 states at settlements defined as Local Service Centres, Large and Small Villages a proactive approach to the provision of affordable housing will be sought in conjunction with parish councils and working with local communities and other parties. This exception to policy allows housing for local need to be permitted, solely for affordable housing, provided that:

- i. the proposal has clear support from the local community
- ii. the housing is being delivered to meet an identified and genuine local need
- iii. the proposal is within, adjoining or well related to the existing settlement
- iv. environmental and landscape considerations will not be compromised
- v. the proposal consists of 10 dwellings or fewer
- vi. employment and services are accessible from the site
- vii. its scale and type is appropriate to the nature of the settlement and will respect the character and setting of that settlement
- viii. the affordable housing provided under this policy will always be available for defined local needs, both initially and on subsequent change of occupant.

Wiltshire Council carried out a rural housing needs survey with Holt Parish Council in 2020. This was to establish whether there was a need for further affordable housing. The survey concluded that a minimum of 23 affordable homes of varying tenure and size is required over the next three years. As such it is considered the development has the clear support from the local community and there is an identified need. The proposal is located adjacent Holt considered a Large Village in policy terms and is well related to the existing settlement and there are employment and other services are accessible from the site (facilities in Holt are in maximum walking distance and the centres of Bradford on Avon and Trowbridge is located approx. 4 kms distant). As detailed further below the scheme would cause no environmental or landscape harm and the character of the settlement would not be compromised. As such it is considered the development complies with Core Policy 44 of the WCS.

Also of relevance to the consideration of this proposal is Core Policy 7 which deals specifically with Bradford on Avon Community Strategy. Within CP7 it states, 'Development proposals in the Bradford on Avon Community Area will need to demonstrate how the relevant issues and considerations listed in paragraph 5.35 will be addressed'. One of these considerations is the

need for affordable housing to be provided as part of strategic growth as there is a high level of need in the town.

Within the Holt Neighbourhood Plan policy 1.2 supports the provision of affordable housing in Holt on the following basis:

- a) the first option for meeting evidenced need within Holt to be the inclusion of such housing within the development of the Tannery site in line with Policy H1.1 criterion d);
- b) if additional need within Holt is subsequently identified, the development of the second part of the Jephson site, Star Ground off Station Road shall be considered; and
- c) other development sites will be expected to meet any affordable housing requirements in line with Core Policy 43 of the Core Strategy and up to date and evidenced local housing needs.

Having regard to the above policies, it is considered that the proposed development would accord with the strategy and pattern of development anticipated by the WCS. Therefore, from a strategic policy perspective, the proposal would constitute sustainable development and thereby also support the principle aims of the National Planning Policy Framework.

### 5 Year Housing Land Supply

The Council cannot currently demonstrate a 5-year supply of deliverable housing land with the current position standing at 4.72 years (Housing Land Supply Statement using a base date of April 2021), which is considered a moderate shortfall. With this recognition, the tilted balance flowing from paragraph 11d)ii of the National Planning Policy Framework (NPPF) is engaged. As such the local plan policies which would restrict new housing provision must be treated as being out of date, but this does not mean that they carry no weight, since the development plan remains the starting point for my decision making. When the tilted balance is engaged, the NPPF indicates that planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of the NPPF taken as a whole.

When LPA's have a housing supply deficit, paragraph 11 of the NPPF sets a presumption in favour of housing delivery unless protected areas or assets of particular importance would be demonstrably harmed by the development proposal and would provide a robust and clear reason for refusing the application.

WCS strategic policies CP1 and CP2 cannot be given 'full weight' whilst NPPF para 11 is engaged, but these policies can still be given substantial weight in the planning balance as the strategic policies remain of critical importance in terms of directing appropriate, sustainable development to the right locations in accordance with the Framework.

### Loss of agricultural land

National policy states 'Planning policies and decisions should contribute to and enhance the natural and local environment by recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland'. Grade 1 agricultural land is of great value; however the site is relatively small, and any loss of high-

quality soils can be weighed against the social, economic and environmental benefits that will flow from the scheme once developed.

#### Impact on the character of the area

Core Policy 51 of the WCS outlines that development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character. The policy requires applications to demonstrate how development proposals conserve and where possible enhance landscape character through sensitive design, landscape mitigation and enhancement measures. Core Policy 57 requires a high standard of design in all new developments and states that development should respond positively to the existing townscape and landscape.

The application is accompanied by a Landscape and Visual Appraisal which details a landscape strategy for the site. The site comprises 0.68 ha of land located adjacent the village of Holt. The submitted revised proposed site layout details a development consisting of ten semi detached dwellings forming a semi circle of development around a centralised multifunctional open space. The development site is currently agricultural land and is bounded by a hedgerow to the south and east, Station Road to the northeast, residential development northwest with agricultural fields beyond. The proposed development would be screened by existing tree lined hedgerows along field boundaries and within the wider landscape. In addition the development would be viewed as a logical and sympathetic extension of the existing built up residential area to the northwest.

The proposed landscape strategy aims to mitigate the impact of the development and includes the retention of existing vegetation along the site boundary that would serve to soften potential views of the proposed development. Additional landscaping within the southern site area, native hedgerow and extensive tree planting along the site's northern and eastern boundary and a centralised multifunctional open space including tree and shrub planting are also proposed. Therefore although there would clearly be a change in the character and appearance of the area, this would be mitigated to some degree by existing and proposed landscaping measures. As such it is considered the scheme would deliver an acceptable development that could be satisfactorily accommodated on site in terms of landscape, character and visual impact.

It is acknowledged that the loss and redevelopment of the agricultural land would result in some harm to the character and appearance of the area. There would be minor adverse visual effects, particularly for nearby residents and people using the public footpath. However the negative impacts of the development would be mitigated as far as possible and as required by policy, through the inclusion of landscape features such as additional tree and hedgerow planting and landscaped open space. As such the extent of adverse visual impacts would not be widespread and there would be only limited harm to the landscape setting of the local area. This harm is not considered to be significant enough to warrant a reason for refusal. The development therefore complies with Core Policies 51 and 57 of the WCS.

#### Impact on neighbour/occupiers amenity

Core Policy 57 of the WCS requires a high standard of design in all new developments and that development has regard to the compatibility of adjoining buildings and uses, the impact on the

amenities of existing occupants and ensuring that appropriate levels of amenity are achievable within the development.

The closest residential properties to the site are those located at Star Ground directly to the northwest. Of these the closest would be No. 1 would be located approx. 15 metres distant and No. 12 would be located over 35 metres distant. Due to these separation distances and the orientation of the properties the proposed development would have no adverse impact on the living conditions of neighbouring residents in terms of loss of light, overbearing impact or loss of privacy/overlooking. In addition the proposed dwellings have sufficient amenity space for future occupiers. The proposed development therefore complies with Core Policy 57 of the WCS

### Highways issues

Paragraph 110 of the Framework states that in assessing specific applications for development, it should be ensured that safe and suitable access to a site can be achieved for all users. Paragraph 111 of the Framework furthermore states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety. Core Policy 64 of the WCS sets out to manage the demand for parking and sets residential parking standards based on minimum parking standards.

The development would provide ten semi detached dwellings forming a semi circle of development around a centralised open space. Access to the site would be off the existing Star Ground to the northwest which connects to Station Road to the north. In terms of parking, 18 allocated spaces and 2 visitor spaces are proposed. A total of 14 cycle parking spaces would also be provided. There are no objections to the scheme from the council's highway team. The proposed development therefore complies with local and national policy.

### Ecology issues

WCS Core Policy 50 requires that all development proposals must demonstrate how they protect features of nature conservation and geological value as part of the design rationale. There is an expectation that such features shall be retained, buffered, and managed favourably in order to maintain their ecological value, connectivity and functionality in the long-term. Furthermore, the policy specifies that all development should seek opportunities to enhance biodiversity.

The development is accompanied by a Preliminary Ecology Appraisal and Bat Activity Survey and Biodiversity Metric. The site is located at the south-east edge of the village of Holt, approximately 4km north-east of the centre of Bradford on Avon. The site lies within the Bath and Bradford on Avon Bats Special Area of Conservation. The site is bordered directly to the north-west by the new residential development at Star Ground. Directly to the north-east is Station Road. To the east, south and west are fields of improved grassland with mature hedgerows and occasional trees. A tributary of the River Avon flows 50 metres to the west. The site is a field of improved grassland bordered by two boundary hedgerows. There is one mature tree on site, a large white willow *Salix alba*, located on the north-east boundary. One cherry *Prunus avium* and one hawthorn are also present at this location. A mature hawthorn is located at the north-west corner of the site.



In terms of protected species the trees and hedgerows on site would provide habitats for nesting birds. No badger setts were found on site and there was no evidence of other badger activity. Due to constraints of the site it is also considered there is low likelihood of great crested newt utilising habitats onsite. In terms of bat activity the presence of trees and hedgerows onsite and a field of improved grassland offers foraging and commuting habitats for bats. The submitted Ecology Appraisal recommendations include protection of existing trees on site during construction and submission of a Construction Environmental Management Plan (this would be conditioned). Due to the site's rural location and the presence of horseshoe bats (and other bat species) within the local area, which are light-sensitive, the proposal would incorporate a sensitive lighting scheme. External lighting would be low-level and operated on PIR systems with timers. In addition it is proposed to install bat tubes into the external walls of each new residential house. Bird nest boxes would also be installed on selected trees across the site. The Biodiversity Net Gain (BNG) calculations predict a loss in habitats overall however this loss would be offset by a large gain in hedgerow units. Subject to conditions it is therefore considered the development complies with Core Policy 50 of the WCS and advice contained in the Framework.

### Drainage issues

Paragraph 167 of the Framework states that when determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere. Core Policy 67 of the WCS states all new development will include measures to reduce the rate of rainwater run-off and improve rainwater infiltration to soil and ground (sustainable urban drainage) unless site or environmental conditions make these measures unsuitable.

The application is accompanied by a Flood Risk Assessment and Drainage Strategy and the site lies entirely within Flood Zone 1 (low risk). The Environment Agency's risk of flooding from surface water mapping identifies that the entire site has a very low surface water flood risk. Infiltration testing was undertaken on site however the ground is considered to be unsuitable for infiltration-based SuDS features. As such an attenuation-based strategy has therefore been proposed with discharge into the existing surface water sewer located downstream from the site. Runoff from the roofs will drain through or to rain gardens where practicable and the driveways will be constructed of lined permeable paving. Runoff from the road will be transferred into a swale which will in turn flow into a shallow basin and geo-cellular storage located within the area of open space. This would also provide attenuation during more extreme rainfall events. In terms of foul sewage there is limited available spare capacity within the existing foul sewer network in the vicinity of the site and Wessex Water are required to carry out detailed modelling work and potential off-site reinforcement to ensure the necessary improvements are in place prior to the development going ahead. As such a condition would be imposed requiring details of foul water drainage to be submitted before occupation of the site.

### **Conclusion (The Planning Balance)**

Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

The application site is located adjacent the settlement limits of Holt which is considered a Large village in policy terms. The development would provide 10 affordable housing units. Having regard to local and national policies it is considered that the proposed development would accord with

the strategy and pattern of development anticipated by the WCS. Therefore, from a strategic policy perspective, the proposal would constitute sustainable development and thereby also support the principle aims of the National Planning Policy Framework.

In addition, due to the council's lack of 5 year housing land supply, the provision of these additional dwellings must be given significant weight in the planning balance. There would also be some minor economic benefit during the construction phase of the development in addition future householders of the properties would pay council tax which can be given limited weight.

In terms of neutral impacts, the supporting information demonstrates that the proposed residential development would be a sufficient distance from neighbouring residential properties and it is considered the site can satisfactorily accommodate 10 dwellings without adversely impacting the living conditions and amenities of future occupants or neighbouring residents. The design and scale of the development is considered acceptable and the level of development proposed could be satisfactorily accommodated on site in terms of landscape, character and visual impacts. The development would be served by a safe access to the highway network and the scheme would not result in severe cumulative harm to highway safety or result in harm to pedestrian safety. Sufficient parking could be secured and drainage issues can be adequately dealt with.

Although it is recognised the scheme would result in the loss of Grade 1 agricultural land considered 'the best and most versatile agricultural land' at 0.58ha the site is relatively small. As such this loss can only be given moderate weight in the planning balance.

Overall the proposal would represent sustainable development and would aid the council in reducing its 5 year housing lands supply deficit and provide 10 affordable dwellings. On balance, it is considered that the benefits of the development outweigh the negative impacts and the scheme is recommended for approval.

**RECOMMENDATION:**

APPROVE, subject to conditions and completion of a s106 agreement

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**Conditions: (13)**

- 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 and documents:

Site location plan scale 1:1250 drg no. 20040/100 rev A  
Proposed site layout scale 1:500 drg no. 20040/101 rev D  
Proposed floor plans and elevations plots 1 and 2 scale 1:100 drg no. 20040/400 rev C  
Proposed floor plans and elevations plots 3 and 4 scale 1:100 drg no. 20040/401 rev C  
Proposed floor plans and elevations plots 5 and 6 scale 1:100 drg no. 20040/402 rev C  
Proposed floor plans and elevations plots 7 and 8 scale 1:100 drg no. 20040/403 rev C  
Proposed floor plans and elevations plots 9 and 10 scale 1:100 drg no. 20040/404 rev C  
Boundary Treatments scale 1:500 drg no. 20040/102 rev C  
Detailed planting plan scale 1:200 drg no. edp6937\_d006e  
BNG calculations - Post development scale 1:200 drg no. edp6937\_d007a  
Topographical survey scale 1:200 drg no. 670/11770/1  
Biodiversity Metric 3.0 by Seasons Ecology dated February 2022  
Desk Study prepared by Seasons Ecology dated October 2020 (Ref. SEB2366\_02)  
Bat Surveys prepared by Seasons Ecology (April, May, and October 2021)  
Landscape and Visual Appraisal prepared by edp dated September 2021  
Transport Statement prepared by Highway Planning Ltd dated July 2021  
Flood Risk Assessment and Drainage Strategy prepared by RMA Environmental dated 17th September 2021  
Results of an Archaeological Trench Evaluation prepared by AC Archaeology dated February 2022 (Ref. ACW1425/2/0)  
Planning Statement prepared by Tetra Tech Planning dated September 2021  
Design and Access Statement prepared by gcp Architects dated 1st October 2021

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

- 3 The approved soft landscaping details 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.

- 4 No development hereby approved shall commence above ground floor slab level until a detailed scheme for the discharge of surface water from the site (including surface water from the access / driveway), incorporating sustainable drainage details together with permeability test results to BRE365 and including all necessary permits, consents and permissions, has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be first occupied until surface water drainage has been constructed in

accordance with the approved scheme.

REASON: In order that the development is undertaken in an acceptable manner and to ensure that the development can be adequately drained.

- 5 No development hereby approved shall commence above ground floor slab level until a detailed scheme for the discharge of foul water from the site, has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be first occupied until foul water drainage has been constructed in accordance with the approved scheme.

REASON: In order that the development is undertaken in an acceptable manner and to ensure that the development can be adequately drained.

- 6 No development hereby approved shall commence on site (including works pursuant to the demolition and site clearance), until a Construction Method Statement, has been submitted to and approved in writing by the Local Planning Authority which shall include the following:
- a) the parking of vehicles of site operatives and visitors during the construction period;
  - b) the locations for the loading and unloading of plant and materials;
  - c) the location for the storage of plant and materials during the construction period
  - d) the details of any security hoarding including decorative displays and facilities for public viewing, where appropriate;
  - e) the on-site wheel washing facilities;
  - f) the measures to control the emission of dust and dirt during the construction period;
  - g) a scheme for recycling/disposing of waste resulting from demolition and construction works;
  - h) the measures to be used to protect the natural environment; and
  - i) the hours of construction, including deliveries.

Thereafter, the approved Construction Method Statement shall be complied with in full throughout the construction period.

REASON: This matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase.

- 7 Notwithstanding the submitted details, the proposed development shall not be occupied until means/works have been implemented to avoid private water from entering the highway.  
REASON: To ensure that the highway is not inundated with private water.

- 8 No dwelling within the development hereby permitted shall be occupied until the access & parking spaces for that dwelling have been completed in accordance with the details shown on the approved plans. The areas shall always be maintained for those purposes thereafter.

REASON: In the interests of highway safety.

- 9 No dwelling within the development hereby permitted shall be occupied until the cycle parking facilities shown on the approved plans have been provided in full and made available for use. The cycle parking facilities shall be retained for use in accordance with the approved details at all times thereafter.

REASON: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car.

- 10 Prior to the commencement of works, including demolition, ground works/excavation, site clearance, vegetation clearance and boundary treatment works, a Construction Environmental Management Plan (CEMP) based on recommendations in Section 5.0 of the Preliminary Ecology Appraisal (Season Ecology, September 2020) shall be submitted to the local planning authority for approval in writing. The Plan shall provide details of the avoidance, mitigation and protective measures to be implemented before and during the construction phase, including but not necessarily limited to, the following:

- a) Identification of ecological protection areas/buffer zones and tree root protection areas shown on a plan along with the details of physical means of protection, e.g. exclusion fencing.
- b) Working method statements for protected/priority species, such as such as reptiles, amphibians, birds, dormice and hedgehog.
- c) Working method statements for the protection of watercourses.
- d) Work schedules for activities with specific timing requirements in order to avoid/reduce potential harm to ecological receptors; including details of when a licensed ecologist and/or ecological clerk of works (ECoW) shall be present on site.
- e) Key personnel, responsibilities and contact details (including Site Manager and ecologist/ECoW).
- f) Timeframe for provision of compliance report to the local planning authority; to be completed by the ecologist/ECoW and to include photographic evidence.

Thereafter, the approved development shall be carried out in strict accordance with the approved CEMP.

REASON: To ensure adequate protection and mitigation for ecological receptors prior to and during construction, and that works are undertaken in line with current best practice and industry standards and are supervised by a suitably licensed and competent professional ecological consultant where applicable.

- 11 Prior to the start of construction, a Landscape and Ecology Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The LEMP will include long term objectives and targets, management responsibilities and maintenance schedules for each ecological feature (bat boxes/ tubes, bird boxes, hedgehog gravel boards, species-rich meadow grassland, wetland meadow/swale, native hedges and native shrub) within the development, together with a mechanism for monitoring success of the management prescriptions, incorporating review and necessary adaptive management in order to attain targets.

The LEMP shall also include details of the legal and funding mechanism(s) by which long-term implementation of the plan will be secured. The LEMP shall be implemented in full and for the lifetime of the development in accordance with the approved details.

REASON: To ensure the long-term management of landscape and ecological features retained and created by the development, for the benefit of visual amenity and biodiversity for the lifetime of the scheme.

- 12 No external lighting fixture or fitting shall be installed to any dwelling hereby approved or within the respective and associated domestic curtilages or communal open space unless and until detailed specifications of the lighting, the illuminance levels, mapped lighting direction and any shrouding to limit light exposure beyond the targeted direction, have been submitted to and approved by the Local Planning Authority in writing. The submitted details shall be required to demonstrate how the proposed lighting would impact on bat habitat compared to the existing pre-development lighting circumstances.

REASON: To define the terms of this consent and to avoid potentially harmful light pollution and causing detriment to bat interests.

- 13 The mitigation measures detailed in the approved Desk Study by Seasons Ecology dated October 2020 shall be carried out in full prior to the first occupation of the development.

REASON: To mitigate against the loss of existing biodiversity and nature habitats.

### **Informatives: (6)**

- 14 **INFORMATIVE TO APPLICANT:**

The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further

information or to download the CIL forms please refer to the Council's Website <https://www.wiltshire.gov.uk/dmcommunityinfrastructurelevy>.

- 15 Wiltshire Council is the land drainage authority under the Land Drainage Act 1991. Land drainage consent is required if a development proposes to discharge flow into an ordinary watercourse or carry out work within 8m of an ordinary watercourse. An ordinary watercourse is a watercourse that does not form part of a main river. The term watercourse includes all rivers and streams and all ditches, drains, cuts, culverts, dikes, sluices, sewers (other than public sewers within the meaning of the Water Industry Act 1991) and passages, through which water flows.
- 16 You are advised to read the comments of the drainage team (dated 4 February 2022) before submitting details to discharge drainage conditions.
- 17 The developer/applicant will be expected to enter into a S278/S38 Agreement with the Highway Authority for the alterations to the existing highway, before the commencement of works on site.
- 18 The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Habitats Regulations (2017) it is an offence to disturb or harm any protected species including for example, breeding birds and reptiles. The protection offered to some species such as bats and dormice, extends beyond the individual animals to the places they use for shelter or resting. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.
- 19 Wessex Water provide the following advice -  
Applying for new drainage and water supply connections  
If your proposals require new connections to the public water mains, notes and application forms can be found here. Currently the foul and surface water sewers serving the Star Ground development are private and have been installed under a Section 104 adoption agreement. They are not yet formally vested with Wessex Water. Connection to these private assets will require the sewer owner's permission.

Foul drainage

Wessex Water will accept the foul flows only into the public sewer network, directly or

indirectly. To connect to the foul sewers serving the Star Ground development, currently the foul [and surface water] sewers are private and have been installed under a Section 104 adoption agreement. They are not yet formally vested with Wessex Water. Connection to these private assets will require the sewer owner's permission. To connect to a public foul sewer crossing third party land we suggest you consider private negotiations first. If you require a requisition from Wessex Water our Development Engineers will appraise this point of connection upon grant of planning and subject to application at detailed design stage via [development.south@wessexwater.co.uk](mailto:development.south@wessexwater.co.uk)

Are existing public sewers or water mains affected by the proposals?

According to our records there are no recorded public sewers or water mains within the red line boundary of the development site. Please refer to the notes on the attached map for advice on what to do if an uncharted pipe is located. There is an existing private 900mm surface water sewer. The applicant must provide easements that will not jeopardise the future vestment of this sewer.

The surface water strategy

One of our main priorities in considering a surface water strategy is to ensure that surface water flows, generated by new impermeable areas, are not connected to the foul water network which will increase the risk of sewer flooding and pollution. You have indicated that surface water will be disposed of via the existing water course. This is subject to agreement with the LLFA and local authority. Surface water must be disposed of in accordance with Suds Hierarchy and NPPF Guidelines and directed to local land drainage systems. There must be no surface water connections into the foul sewer network directly or indirectly.