

## Strategic Planning Committee

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### MINUTES OF THE STRATEGIC PLANNING COMMITTEE MEETING HELD ON 22 OCTOBER 2024 AT COUNCIL CHAMBER - COUNTY HALL, BYTHESEA ROAD, TROWBRIDGE, BA14 8JN.

#### **Present:**

Cllr Howard Greenman (Chairman), Cllr Christopher Newbury (Vice-Chairman), Cllr Adrian Foster, Cllr Carole King, Cllr Stewart Palmen, Cllr Pip Ridout, Cllr Jonathon Seed, Cllr James Sheppard, Cllr Elizabeth Threlfall, Cllr Robert Yuill and Cllr George Jeans (Substitute)

#### **Also Present:**

Cllr Horace Prickett

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#### 62 **Apologies**

Apologies for absence were received from Cllr Ernie Clark, who was substituted by Cllr George Jeans.

#### 63 **Minutes of the Previous Meeting**

The minutes of the previous meeting were presented for consideration, and it was,

#### **Resolved:**

**To approve and sign the minutes of the meeting held on 18 August 2024 as a true and correct record.**

#### 64 **Declarations of Interest**

There were no declarations of interest.

#### 65 **Chairman's Announcements**

There were no Chairman's announcements.

#### 66 **Public Participation**

The procedure for public participation was noted.

#### 67 **Planning Appeals and Updates**

The Chairman referenced the appeals report in the agenda and highlighted that the appeal in relation to PL/2022/08155, Land to the West of Semington Road, Melksham. This application had been refused at the Strategic Planning

Committee previously. It had now been allowed on appeal; however, costs had not been awarded.

Cllr Jonathon Seed stated that he had attended that appeal inquiry and that the council had not defended the decision of the Committee. In his opinion the appeal had been surrendered, rather than lost.

68 **20/06554/FUL - Land At Empress Way, Ludgershall, Wiltshire**

Public Participation

Aaron Smith (agent) spoke in support of the application.

Adam Madge, Principal Planning Officer, introduced a report which recommended that the application for Erection of 190 dwellings, car parking, access including extension to Empress Way, green infrastructure including open space and landscaping, infrastructure, drainage, utilities and engineering works. Off-site highway works at junction of Astor Crescent / Empress Way and Tidworth Road. Land reserved for 2-form entry primary school, be approved with conditions and subject to a S106 agreement.

Attention was drawn to the updated report published in agenda supplement 1, which corrected the description of the proposal and the division Member. An updated map of the site was also published in the supplement.

The officer stated that the site was on allocated land and had been to the Strategic Planning Committee before, on [10 August 2022](#). The S106 agreement had not yet been completed so permission had not yet been granted. Therefore, the application was back before the Committee as there had been some changes made to the proposal. Additionally, changes had been made to the National Planning and Policy Framework (NPPF).

Slides of the proposal (published in agenda supplement 3) were shown to the Committee, including the site, plans, elevations and access, of which there were 2 proposed. The site was mainly surrounded by green fields, but the land had been allocated in the new Local Plan, so if the Local Plan was approved by the Secretary of State for Housing, Communities and Local Government, that land would likely be built on.

In terms of changes to the proposal, there were some Skylark/Lapwing plots close to the sites as part of a mitigation scheme. Under the amended proposal, these sites would be moved as the land surrounding the site had been allocated for housing. This would form part of the S106 agreement. The Local Equipped Area for Play (LEAP) had been moved marginally. Furthermore, the affordable 2 bedroom dwellings were to be 2sqm bigger.

In terms of the second access to the site, the applicant had queried whether this was necessary, Wiltshire Council considered that it was, hence it forming part of the application. The recommendation before the Committee was to approve with conditions, subject to the successful completion of the S106.

Members of the committee then had the opportunity to ask technical questions of the officer. In response it was explained that the land for the Lapwing/Skylark sites was owned by the applicant, and this was suggested as part of the S106 legal agreement, rather than by condition. Therefore, it would be in place in perpetuity and if the applicant wanted to change this, they would need to come back to the council. Some Members highlighted that the new location for the Lapwing/Skylark plots was at Beacon Hill where there was a lightly used firing range. In addition, there was an application for a more extensive shooting school there and they questioned whether this was suitable. The officer had not been aware of this and advised that officers could take away an action to ensure that Ecologist was aware and double check that the location was suitable.

The green spaces within the site would also be covered by the S106 agreement, and usually within that it was agreed that a management company would manage the green spaces.

In relation to the second access, it was the judgement of the Wiltshire Council Highways Officer that this was required. It was felt they would not have stated this without evidence to back it up, and therefore it would be defensible at appeal. The second access was discussed last time the proposal came to the Committee. It was in the conditions that the second access would need to come into use at the 180<sup>th</sup> dwelling. However, Members previously had felt more comfortable with it coming into use at 160 dwellings. Members could amend this condition again if they were minded to do so.

It was noted that in the report published in the agenda originally, there was a typographic error on page 32, where it referred to the 18<sup>th</sup> dwelling, when this should read the 180<sup>th</sup> dwelling. This had been corrected in the version of the report included in supplement 1.

Members of the public then had the opportunity to present their views to the committee as detailed above.

The unitary division member, Cllr Tony Pickernell had been unable to attend the meeting, so had passed on some comments which the Chairman read on his behalf. Cllr Pickernell's main concern, and that of Ludgershall Town Council, was the amount of traffic off the small bridge by the traffic lights in Ludgershall and the long stretch of road along to the development, which people sped down. As such they were wondering if some road management/traffic calming could be put in. The Chairman concurred with this as he had visited the site. The officer highlighted that there was money allocated (approximately £90,000) as part of the S106 for looking at traffic calming measures in Ludgershall. The highways officer had not recommended anything more. The Chairman stated that he would like something added to the proposal in relation to this if the application was approved.

Cllr Adrian Foster proposed the officer recommendation to approve, subject to conditions and a S106, with the amendment of condition 20 to require the second access to come into use at the 160<sup>th</sup> dwelling, the addition of an

informative regarding Empress Way, Ludgershall and traffic calming measures being implemented using the money allocated in the S106, and to request that the ecologist review the location for the lapwing/skylark plots. This was seconded by the Chairman.

A debate followed where noise from the shooting range in relation to the Lapwing/Skylark plots was discussed and some Members highlighted that birds in such locations were not concerned about the noise, and often there could be less disturbance in such areas, particularly for ground nesting birds as access was restricted. It was hoped the ecologist which reviewed whether the proposed location for the plots was suitable had some understanding of military firing ranges.

Members were generally supportive of the motion. Other issues raised included whether this would count towards the council's Housing Land Supply (HLS) and whether there was a possibility the Town Council could manage the green open spaces. At the conclusion of the debate it was,

### **Resolved**

**That subject to the completion of a Section 106 covering the matters set out in the report at annexe 1 and below, the Head of Development Management be given delegated authority to then grant planning permission, subject to the conditions listed below.**

**Draft Section 106 Heads of Terms legal agreement to secure the following:**

- o **Air Quality monitoring - £10,000**
- o **Waste & Recycling Facilities – £19,190** *(Note: this is different to the figure included in the agenda, due to an increase in fees)*
- o **Highways and Transport - £90,820**
- o **Public Art - £57,000**
- o **Sports -£77,976**
- o **Early Years / Nursery education provision - £385,484**
- o **Nutrient Neutrality - £831,850**
- o **Affordable Housing Provisions:-**
  - **60% of all affordable homes on-site (34) shall be provided as affordable rent tenure.**
  - **40% of all dwellings on-site (23) shall be provided as shared ownership tenure.**
  - **Tenure to be as defined in the planning obligation, or otherwise agreed in writing.**
  - **Creation of skylark and Lapwing plots at Beacon Hill Farm, Cholderton.**

**And subject to the following conditions**

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

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

**2. The development hereby permitted shall be carried out in accordance with the plans list attached to this permission.**

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

**3. No development shall commence until a site specific Construction Environmental Management Plan has been submitted to and been approved in writing by the local planning authority. The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust and site lighting. The plan should include, but not be limited to:**

- **Arrangements for liaison with the Council's Public Protection Team**
- **All works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed with the Local Planning Authority, shall be carried out only between the following hours: 08 00 Hours and 18 00 Hours on Mondays to Fridays and 08 00 and 13 00 Hours on Saturdays and; at no time on Sundays and Bank Holidays.**
- **Deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within the permitted hours detailed above.**
- **Mitigation measures as defined in BS 5528: Parts 1 and 2 : 2009 Noise and Vibration Control on Construction and Open Sites shall be used to minimise noise disturbance from construction works.**
- **Procedures for emergency deviation of the agreed working hours.**
- **Control measures for dust and other air-borne pollutants.**
- **Measures for controlling the use of site lighting whether required for safe working or for security purposes.**
- **Construction traffic routing details**

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

**REASON: In the interests of the amenities of surrounding occupiers during the construction of the development.**

**4. The development shall be carried out strictly in accordance with the approved Flood Risk Assessment and Drainage Strategy dated 3rd March 2022, Reference 15675-HYD-XX-XX-RP- D-5001.**

**Prior to commencement of development the following additional drainage information shall be submitted to the local planning authority for approval in writing –**

- **calculations which demonstrate that the proposed drainage design provides a sufficient level of water treatment to prevent pollution of the**

receiving groundwater. This can be undertaken based on the Simple Index Methodology outlined within the CIRIA SuDS Manual.

- revised hydraulic modelling calculations setting the MADD value to 0m<sup>3</sup>/ha in order to ensure that the on-site attenuation storage is not overestimated. If the applicant believes that a value of 20m<sup>3</sup>/ha is appropriate, quantitative justification should be provided to support this.
- evidence of the applicant's engagement with the Water Company for the adoption of Sustainable Drainage Features.
- plans showing finished floor levels (FFL) and threshold levels set to minimum FFLs at 150mm above adjacent infrastructure thoroughfare levels.

The development shall be carried out in strict accordance with the approved additional drainage information.

**REASON:** To comply with Core Policy 67: Flood Risk within the Wiltshire Core Strategy (adopted January 2015) and to ensure that the development can be adequately drained without increasing flood risk to others.

5. No development shall commence on site until details of the works for the disposal of sewerage including the point of connection to the existing public sewer have been submitted to and approved in writing by the local planning authority. No dwelling shall be first occupied until the approved details have been fully implemented in accordance with the approved plans.

**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.

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

- location and current canopy spread of all existing trees and hedgerows on the land;
- full details of any to be retained, together with measures for their protection in the course of development;
- a detailed planting specification showing all plant species, supply and planting sizes and planting densities;
- finished levels and contours;
- means of enclosure;
  
- all hard and soft surfacing materials;
- minor artefacts and structures (e.g. furniture, play equipment, refuse and other storage units, signs, lighting etc.);

- proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines etc indicating lines, manholes, supports etc.);

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

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

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

8. 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) shall be submitted to the local planning authority for approval in writing. The Plan will align with recommendations in Section 5 and Appendix IX of the submitted Ecological Appraisal and Phase 2 Surveys. Land Off Empress Way, Ludgershall, Wiltshire (Lyndsay Carrington Ecological Services, March 2022) and 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 and details of physical means of protection, e.g. exclusion fencing.
- b) Pre-construction/construction working method statements for protected/priority species, such as nesting birds, amphibians, reptiles and bats.
- c) 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.
- d) Key personnel, responsibilities and contact details (including Site Manager and ecologist/ECoW).

e) Timeframe for provision of compliance report to the local planning authority; to be completed by the ecologist/ECoW and to include photographic evidence.

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.

9. 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 align with recommendations in Sections 5.3, 5.8 and 5.9 and Appendices XII and IX of the submitted

Ecological Appraisal and Phase 2 Surveys. Land Off Empress Way, Ludgershall, Wiltshire (Lyndsay Carrington Ecological Services, March 2022). It will include long term objectives and targets, management responsibilities and maintenance schedules for each ecological feature 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.

10. Prior to construction commencing details of existing and proposed new lighting shall be submitted to and approved by the Local Planning Authority in writing. The submitted details must demonstrate that a level of 0.5Lux or less can be achieved at the edges of sensitive habitat features as defined in Section 4.2.2 and displayed on Appendix VII of the Ecological Appraisal and Phase 2 Surveys prepared by (Lyndsay Carrington Ecological Services (March 2022) including, but not exclusively; H2 along the northern boundary, H1 along the south western boundary, retained woodland shelter belts and new planting at the eastern and southern boundaries.

**REASON:** To avoid illumination of habitat used by bats.

11. Prior to the commencement of development, a Plan shall be submitted to and approved in writing by the Local Planning Authority of:



**integral bat roosting and integral swift bricks within buildings. The agreed Plan shall show the specification of the swift bricks and bat roosting features to be provided on a minimum of 20% of the new dwellings (approximately 38) and where they will be located, together with a timetable for implementation.**

**REASON: to maintain and enhance biodiversity in accordance with Wiltshire CP50, NPPF, and BS 42020:2013.**

**12. Following completion of the dwellings and prior to their first occupation, a report from an appropriately qualified ecologist confirming that all integral bat roosting and integral swift brick features have been installed as per previously agreed specifications and locations together with photographic evidence shall be submitted to and approved in writing by the Local Planning Authority.**

**REASON: To demonstrate compliance with Wiltshire CP50, NPPF and BS 42020:2013.**

**13. No development shall commence within the red line boundary of application 20/06554/FUL until:**

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

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

**REASON: To enable the recording of any matters of archaeological interest. This is in accordance with Paragraph 205 of the NPPF, which states that 'Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance**

**and the impact, and to make this evidence (and any archive generated) publicly accessible'.**

**The programme of archaeological work should provide for the investigation in advance of the commencement of development of an area in the north-east of the application area where exploratory geophysical survey and archaeological investigation identified evidence for Roman settlement. This should be followed by a programme of assessment, analysis, reporting, publication, and archiving commensurate with the significance of the results to achieve the public benefit of the exercise.**

**14. No development shall commence on site until an investigation of the history and current condition of the site to determine the likelihood of the existence of contamination arising from previous uses has been**

carried out and all of the following steps have been complied with to the satisfaction of the Local Planning Authority:

**Step (i)** A written report has been submitted to and approved by the Local Planning Authority which shall include details of the previous uses of the site for at least the last 100 years and a description of the current condition of the site with regard to any activities that may have caused contamination. The report shall confirm whether it is likely that contamination may be present on the site.

**Step (ii)** If the above report indicates that contamination may be present on or under the site, or if evidence of contamination is found, a more detailed site investigation and risk assessment should be carried out in accordance with DEFRA and Environment Agency's "Model Procedures for the Management of Land Contamination CLR11" and other authoritative guidance and a report detailing the site investigation and risk assessment shall be submitted to and approved in writing by the Local Planning Authority.

**Step (iii)** If the report submitted pursuant to step (i) or (ii) indicates that remedial works are required, full details have been submitted to the Local Planning Authority and approved in writing and thereafter implemented prior to the commencement of the development or in accordance with a timetable that has been agreed in writing by the Local Planning Authority as part of the approved remediation scheme. On completion of any required remedial works the applicant shall provide written confirmation to the Local Planning Authority that the works have been completed in accordance with the agreed remediation strategy.

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

15. Prior to the commencement of development the applicant shall undertake an Air Quality Assessment (AQA) or Screening Assessment, to be approved in writing by the Local Planning Authority prior to commencement of construction. This must quantify the effect of the development on existing local authority air quality monitoring locations and sensitive receptors as well as the proposed development. It must also identify and make adjustments for all core strategy based development in the developments locality. Use of CURED data in the AQA is expected along with any other currently accepted approaches to AQA. Any recommended measures to effectively mitigate emissions shall be implemented in accordance with the AQA.

**REASON:** Development proposals, which by virtue of their scale, nature or location are likely to exacerbate existing areas of poor air quality, will need to demonstrate that measures can be taken to effectively mitigate emission levels in order to protect public health, environmental quality and amenity, in accordance with Core Policy 55 of the Wiltshire Core Strategy.

**16. No development shall commence on site until a scheme of Ultra Low Energy Vehicle infrastructure has been submitted to the LPA. The scheme must be approved by the LPA prior to implementation and thereafter be permanently retained.**

**REASON: Development proposals, which by virtue of their scale, nature or location are likely to exacerbate existing areas of poor air quality, will need to demonstrate that measures can be taken to effectively mitigate emission levels in order to protect public health, environmental quality and amenity, in accordance with Core Policy 55 of the Wiltshire Core Strategy.**

**17. Within 6 months of first occupation of the development hereby approved a full travel plan shall be submitted based on the framework travel plan. The full travel plan when approved shall be implemented including the appointment of a travel plan co-ordinator for three years from the date of first appointment.**

**REASON: In the interests of promoting sustainable patterns of travel to and from the development.**

**18. Prior to first occupation of any dwelling hereby permitted the access from the development to the extension of Empress Way shall be provided with visibility with nothing to exceed the height of 600mm above carriageway level between the carriageway edge, and a line drawn from a point 2.4 metres back along the centre line of the access from the carriageway edge, to a point on the nearside carriageway edge 90 metres to the west. The visibility so provided shall thereafter be maintained.**

**REASON: In the interests of safe and convenient access.**

**19. Prior to first occupation of any dwelling hereby permitted the extension of Empress Way including its verges and footways as detailed on plan number ITB15328-GA-005/F, to provide access to the development, shall have been provided to base course level and lit by street lighting.**

**REASON: In the interests of safe and convenient access.**

**20. Prior to first occupation of the 160th dwelling hereby permitted the extension of Empress Way including its carriageway and footways as detailed on plan number ITB15328-GA-005/F, to provide access to the development, shall have been surfaced in tarmac wearing course.**

**REASON: In the interests of ensuring that the access road is properly completed. HIGHWAYS**

**21. The development hereby approved shall be designed to ensure it does not exceed 110 litres per person per day water consumption levels (which includes external water usage). Within 3 months of each phase**

being completed and the development brought into use, a post construction stage certificate certifying that this standard has been achieved shall be submitted to the local planning authority for its written approval.

**REASON:** To ensure that the development will be nutrient neutral.

**DRAINAGE INFORMATIVES:**

1. Occupation of the development should be phased and implemented to align with the delivery by Southern Water of any sewerage network reinforcement required to ensure that adequate waste water network capacity is available to adequately drain the development. The applicant should note that if the intention is to offer the roads for adoption, the LLFA does not provide for the approval of drainage suitable for adoption by the Highway Authority. Further approval should be ascertained from the Highway Authority. To find out more about the processes required to secure road adoption, contact the Highway Authority at [HighwaysDevelopment@wiltshire.gov.uk](mailto:HighwaysDevelopment@wiltshire.gov.uk)
2. The applicant should note that new Sewerage Sector Guidance (published 1st April 2020) enables Water Companies to adopt SuDS features as part of the surface water drainage network.
3. If the intention is to offer the drainage scheme up for adoption the applicant will need to consult with Southern Water, prior to the submission of any drainage scheme details to the local planning authority, to ensure compliance under the new adoption codes and to formally commence the adoption process.
4. Applicants should contact Southern Water for further information/ discussion. The Lead Local Flood Authority will support any applications brought forward through the Southern Water adoption process.
5. There must be no interruption to the existing surface water and/or land drainage arrangements of the surrounding land as a result of the operations on the site. Provisions must be made to ensure that all existing drainage systems continue to operate effectively.
6. 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.
7. Wiltshire Council's land drainage bylaws can be downloaded [here](#). The land drainage consent application form and guidance notes can be found on our website [here](#).
8. There are private soakaways proposed in the boundaries of properties. Homeowners will need to be made aware of their maintenance responsibilities and this should be written into the deeds of the properties

9. It is noted that if surface water drainage will be offered for adoption by Wiltshire Council and the Water Company; the applicant will need to apply for adoption of these assets separately to this planning application.

10. The application states that foul drainage will discharge to a public sewer. This requires consultation with the sewerage undertaker for the area.

**INFORMATIVE:**

Public footpath LUDG2 runs through part of the development. The rights of way users must be safeguarded: the current route of the footpath must not be obstructed, except where temporary closures or diversions are required to construct the second point of access, or a diversion order must be achieved to divert the footpath to an unobstructed route. The legal line of the PROW route must be kept open at all times, except where temporary closures or diversions are required to construct the second point of access. The definitive (legal) width of the route is 1m but a corridor of at least 2m must be kept open at all times, except in the above circumstance.

**INFORMATIVE:**

The traffic calming scheme shall be designed to achieve traffic speeds on the road no greater than 20mph.

**INFORMATIVE:**

Traffic calming/management should be implemented on Empress Way in Ludgershall using some of the money allocated for Highways and Transport in the S106 agreement.

Plans list

<b>Drawing Title</b>	<b>Strategic Committee (2022) Drawing No.</b>	<b>Revised Drawing No. (October 2024)</b>	<b>Reason for Revision 2024</b>
Site Location Plan	19.096.01B		
Block Plan	19.096.02F	19.096.02K	Reflect landscaping and highway revisions
House Type A – Floor Plans and Elevations	19.096.03		
House Type B – Floor Plans and Elevations	19.096.04		
House Type C – Floor Plans and Elevations	19.096.05		
Block A – Floor Plans and Elevations	19.096.06A		
Block B – Floor Plans and Elevations	19.096.07		
Block C – Floor Plans and Elevations	19.096.08	19.096.08A	Affordable home size
Block D – Floor Plans and Elevations	19.096.09	19.096.09A	Affordable home size
Block F – Floor Plans and Elevations	19.096.10A	19.096.10B	Affordable home size
Block G – Floor Plans and Elevations	19.096.11	19.096.11A	Affordable home size
Block H – Floor Plans and Elevations	19.096.12A	19.096.12B	Affordable home size
Block I – Floor Plans and Elevations	19.096.13D		
Block J – Floor Plans and Elevations	19.096.14C		
Block K – Floor Plans and Elevations	19.096.15A		
Block L – Floor Plans and Elevations	19.096.16		
Block M – Floor Plans and Elevations	19.096.17B		
House Type A Version 1 – Floor Plans and Elevations	19.096.18		
House Type B Version 1 – Floor Plans and Elevations	19.096.19A		
House Type D Version 1 – Floor Plans and Elevations	19.096.20		
Block E – Floor Plans and Elevations	19.096.21		
House Type A Version 2 – Floor Plans and Elevations	19.096.22A		
Block A Version 1 – Floor Plans and Elevations	19.096.23		
Block D Version 1 – Floor Plans and Elevations	19.096.24B	19.096.24C	Affordable home size



<b>Drawing Title</b>	<b>Strategic Committee (2022) Drawing No.</b>	<b>Revised Drawing No. (October 2024)</b>	<b>Reason for Revision 2024</b>
Site Location Plan	19.096.01B		
Block Plan	19.096.02F	19.096.02K	Reflect landscaping and highway revisions
House Type A – Floor Plans and Elevations	19.096.03		
House Type B – Floor Plans and Elevations	19.096.04		
House Type C – Floor Plans and Elevations	19.096.05		
Block A – Floor Plans and Elevations	19.096.06A		
Block B – Floor Plans and Elevations	19.096.07		
Block C – Floor Plans and Elevations	19.096.08	19.096.08A	Affordable home size
Block D – Floor Plans and Elevations	19.096.09	19.096.09A	Affordable home size
Block F – Floor Plans and Elevations	19.096.10A	19.096.10B	Affordable home size
Block G – Floor Plans and Elevations	19.096.11	19.096.11A	Affordable home size
Block H – Floor Plans and Elevations	19.096.12A	19.096.12B	Affordable home size
Block I – Floor Plans and Elevations	19.096.13D		
Block J – Floor Plans and Elevations	19.096.14C		
Block K – Floor Plans and Elevations	19.096.15A		
Block L – Floor Plans and Elevations	19.096.16		
Block M – Floor Plans and Elevations	19.096.17B		
House Type A Version 1 – Floor Plans and Elevations	19.096.18		
House Type B Version 1 – Floor Plans and Elevations	19.096.19A		
House Type D Version 1 – Floor Plans and Elevations	19.096.20		
Block E – Floor Plans and Elevations	19.096.21		
House Type A Version 2 – Floor Plans and Elevations	19.096.22A		
Block A Version 1 – Floor Plans and Elevations	19.096.23		
Block D Version 1 – Floor Plans and Elevations	19.096.24B	19.096.24C	Affordable home size



**PL/2023/10205 - Land North of Southwick Road and South of The Rank, North Bradley, Wiltshire**

Public Participation

David Feather (North Bradley Neighbourhood Planning Steering Group) spoke in objection to the application.

Francis Morland spoke in objection to the application.

Alice Lack (applicant) spoke in support of the application.

Millie Dodd spoke in support of the application.

Matthew Bell spoke in support of the application.

Cllr Roger Evans, Chairman of North Bradley Parish Council spoke in objection to the application.

Jemma Foster, Senior Planning Officer, introduced a report which recommended that outline planning application for residential development of up to 66 dwellings and associated public open space with all matters reserved except for access be approved, subject to conditions and a S106 agreement. The site was to the West of North Bradley, outside the limits of development.

Slides of the proposal (published in agenda supplement 3) were shown to the Committee and explained, including the site, nearby Public Rights of Way (PRoW), listed buildings in the vicinity, a previously refused application on that site, a proposed illustrative masterplan, the proposed access, and photos of the site. The site was on grade 4 (poor quality) agricultural land and at low risk of flooding.

The officer explained the previously refused application on the site in 2019 in more detail, and gave the reasons for refusal for that application, which were detailed in the report. It was noted that this application was similar to the previous application, but was now for up to 66 dwellings, rather than 85 units. In relation to landscaping (a previous reason for refusal), the new proposal had a wider landscape buffer and a decreased density of housing, which helped it to integrate into its surroundings. Whilst the proposal would cause an irreversible change of rural countryside to built development, the site was measured as having a medium landscape value, which was on a community level and not a regional or national level. It would not impact on the landscape setting gap allocated in the North Bradley Neighbourhood Plan (NP). So, the landscape officer now supported the application.

In relation to ecology and archaeology (also reasons for refusal for the previous application), additional survey work had been submitted with this application, which overcame the previous reasons for refusal, and the relevant council officers now supported the application. In addition, Natural England had signed off the Habitats Regulation Assessment (HRA).

With regards to neighbouring amenity, whilst a reserve matters application would look at the details, based on the information provided, there would be no reasons to refuse on neighbouring amenity.

Some of the technical consultee responses such as Highways and Drainage were highlighted, and it was noted that none had objections, although some were subject to conditions and a successful S106 agreement.

The officer stated that the site was outside the limits of development for North Bradley (a large village in planning terms) and as such was contrary to Wiltshire Core Strategy (WCS) Core Policy (CP) 1, 2 and 29. However, as the council could only currently prove a 3.85 year Housing Land Supply (HLS) the limits of development were considered out of date. The North Bradley NP was less than 5 years old, so the application should be decided in accordance with paragraph 14 of the National Planning and Policy Framework (NPPF) which stated that *for applications involving the provision of housing, the adverse impacts of allowing development that conflicts with a NP, is likely to significantly and demonstrably outweigh the benefits*. The proposal would conflict with the policy 2 of the North Bradley NP. When weighing up their recommendation, the officer had given significant weight to the conflict with the NP and the change in rural character was given limited weight. However, there were benefits to the application; it would provide market housing, when the council could not demonstrate a 4 year HLS (significant weight); provide affordable housing (substantial weight) and give economic benefit (significant weight). In addition, the S106 legal agreement would be given moderate positive weight. So, the adverse impacts of allowing the development did not outweigh the benefits in a similar way to the Semington appeal case.

The officer noted that the applicant was willing to amend condition one to 2 years to start development, rather than 3, as this would help with the council's HLS situation.

Attention was drawn to the updated report published in agenda supplement 2, within which Sections 9.1 and 10 of the report were updated in relation to the tilted balance, with the same conclusion being reached.

Members of the committee then had the opportunity to ask technical questions of the officer. Details were sought on the access to the site, affordable housing and social housing, the lack of a 4 year HLS, and how the large scale of development issue had been overcome. Other queries were raised on the NP and relevant comparable appeal cases.

Members of the public then had the opportunity to present their views to the committee as detailed above. Points raised in objection included that the North Bradley NP was being reviewed with this site up for consideration, and there was a public consultation event taking place on 26 October. It would be better to wait until that process was complete before determining the application. Furthermore, some felt that the application should be refused as it was contrary to paragraph 14 of the NPPF – *'the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits'*, as the adverse impacts outweighed the benefits. It was also felt that it was not a good message to go against made NP's. The site as outside the limits of development and contrary to CP 1, 2 and 29. Comments in support included that the vast majority of the reasons for

refusal for the previous application had been overcome, there was a need for housing, particularly affordable housing, and the council did not have a 4 year HLS. There had been 26 local letters of support for the application.

Furthermore, there was a housing crisis, with the plight of first time buyers, renters and military veterans struggling to find housing being highlighted.

The unitary division member, Cllr Horace Prickett, Southwick division, spoke in objection to the application. Cllr Prickett highlighted the reasons why he had called the application in, which were detailed in the report. He also highlighted that the road the access to the site would be on, was a busy, fast road with accident blackspots at nearby junctions, so having another junction was not safe. He reiterated the reasons for refusal for the previous application on the site. He stressed that the site was outside the limits of development and therefore contrary to policy. Further points raised included that the proposal did not provide for affordable housing or education provision. There were also sites allocated on the other side of the village for housing which were not being used. The timing of the application coming to Committee was questioned, as North Bradley were reviewing their NP and there was a consultation event being held in the village on Saturday 26 October. Cllr Prickett requested that the application at least be deferred until the public consultation on the new North Bradley NP was concluded, or alternatively that it be refused.

In response to public statements the officer explained that the new NP held no weight as it was in the very early stages. The benefits of the application and the weights given were used in the majority of appeals where there was not a demonstrable HLS. The 2019 application was refused as it was outside the limits of development, and it had technical objections. The new application before the Committee did not have any technical objections. It was still outside of the limits of development, but the limits of development were considered out of date due to the lack of HLS. The speed limit would be reduced on the road the access would be on and Highways had no objections subject to conditions and S106 contributions. The application did not affect the landscape setting in the NP. For the other sites in the NP that were highlighted as allocated, H2.1 and H2.2 had outline planning applications in, H2.3 had a full planning application submitted. So, things were moving forward on those sites. As to whether the application could be deferred and why it was coming to Committee now, it was explained that the application was ready for determination which is why it had come to Committee now. If deferred until after the consultation period for the NP was over on 17 November 2024, let alone until the new NP was made, the applicant could appeal on non-determination which would likely result in costs for the council.

Cllr Christopher Newbury congratulated the local Member on his helpful contribution. The main issue for him was that this was contrary to the adopted North Bradley NP made in 2021. He stated that he would also like to see further information on relevant appeal decisions. He felt that a short delay in determining the application so that the North Bradley NP review consultation could be completed would not result in costs to the council, and that the council should listen to local communities. Cllr Newbury highlighted that there were around 17,000 houses in Wiltshire with permission that had not yet started to be

built and therefore did not count towards the HLS figure, so he did not feel that permission for 66 houses in North Bradley would solve the housing crisis. Cllr Newbury also requested further information regarding para 14 of the NPPF and its usage, and how far previous reasons for refusal could be defended. Cllr Newbury then proposed that the application be deferred until after the North Bradley NP consultation was complete, and to get further information on the usage of the NPPF, appeal decisions, and previous reasons for refusal. This was seconded by the Chairman.

Clarity was sought from legal officers in attendance in relation to possible costs and the Semington appeal. Officers stated that for the Semington appeal it was agreed that the appellant would not go after costs as the council withdrew the reasons for refusal. If this application was deferred the applicant would be entitled to apply for costs if they appealed for non-determination, so they may be awarded that.

Members debated the proposal to defer, with some Members stating that whilst they had sympathy for the locals, they did not agree with deferring the application. It was noted that NP's took time, effort and money from communities, however, there were no technical objections to this application, and therefore it was not felt that it would be winnable at appeal. If the council had a HLS things might be different.

Others felt that North Bradley reviewing their NP was relevant, and Cllrs should be responsible to their electorate. It was again highlighted that the application was contrary to CP1, 2 and 29 and para 2 of the North Bradley NP. Additionally, comments raised during public participation in relation to the use of para 14 in the NPPF were relevant.

Other issues raised included the length of deferral, as it was not thought it could be deferred until the NP review process was complete, so if it was to be deferred this should be for a short period. Two months was suggested as a timeframe. The officer had applied the tilted balance in favour of development, which some Members agreed with however others felt that it was not in favour of development. Some felt that this application was significantly better than some others that had won on appeal and it did not have large adverse effects.

Members sought further clarity from the officer on whether her recommendation would have changed if North Bradley had already had their consultation event. The officer advised that the event was on 26 October, however the consultation did not finish until 17 November. However, at that point the emerging NP would still hold no weight so the recommendation would not change.

In response to a further question the officer advised that if the Committee deferred the application and the applicant appealed, it would still come back to the Committee, but this would be to ask what the Committee would have done, and that would be used for information as part of the appeal. So, the Committee would not actually get to make a decision.

Following some further debate the motion to defer was put to the vote and it was lost.

Following this Cllr Jonathan Seed, seconded by Cllr Adrian Foster, proposed the officer recommendation to approve, subject to conditions and a S106.

There was no further discussion, and it was,

**Resolved:**

**That subject to a suitable S106 agreement being agreed as per the report, to approve the application, subject to the following conditions:**

**Conditions:**

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

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

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

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

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

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

**3 With regard to those elements of the application in outline form, an application for the approval of all of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.**

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

**4 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:**

**Received on 16th July 2024: Swept path analysis (23203-MA-IM-XX-DR-C-7050-P01 SPA), Construction Access (23203-MA-IM-XX-DR-C-0101 GA), Swept path analysis (23203-MA-IM-XX-DR-C-7060-P01 SPA)**

**Received on 3rd June 2024: General access arrangement (23203-MA-IM-XXDR-C-0100-P09), Biodiversity Net Gain Briefing Note**

**Received on 23rd November 2023: Location Plan,**

**Arboricultural Impact Assessment dated November 2023**

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

**5 An acoustic design scheme for protecting the proposed dwellings from road traffic noise shall be submitted alongside the reserved matters application. The scheme shall ensure that, upon completion of the development, the following noise criteria shall be met, with windows open, in accordance with the Professional Practice Guidance: Planning and Noise – New Residential Development May 2017:**

**\* bedrooms shall achieve an 8-hour LAeq (23:00 to 07:00) of 30dB(A) and an L<sub>Amax, F</sub> of 45 dB**

**\* living rooms and dining rooms shall achieve a 16 – hour LAeq (07:00 to 23:00) of 35dB(A)**

**\* external amenity spaces shall achieve a 16 – hour LAeq (07:00 to 23:00) of 55dB(A)**

**For the avoidance of doubt, using closed windows to achieve the internal noise level target shall only be considered once all other good acoustic design acoustic mitigation measures have been utilised.**

**No dwelling hereby approved shall be first occupied until a noise validation report, demonstrating compliance with the noise criteria has been submitted to and approved by the local planning authority. This assessment shall be conducted in accordance with Professional Practice Guidance: Planning and Noise – New Residential Development (May 2017) and the approved noise design scheme. Any additional steps required to achieve compliance shall be taken, as necessary.**

**The development hereby approved shall be carried out in accordance with the approved details for the lifetime of the development.**

**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 the amenity of future occupiers.**

**6 The first reserved matters application will include a revised Biodiversity Metric Calculation broadly in accordance with that submitted to the Council (Biodiversity Metric 4.0 - Ecology Solutions, May 2024). but taking account of any revisions to the calculation methodology made by Natural England and recalculated to reflect the details of the reserved matters application(s)**

**REASON: In the interest of Ecology and in accordance with the Trowbridge Bat Mitigation Strategy**

**7 No demolition, site clearance or development shall commence on site until an Arboricultural Method Statement (AMS) prepared by an arboricultural consultant providing comprehensive details of construction works in relation to trees has been submitted to, and approved in writing by, the Local Planning Authority. All works shall subsequently be carried out in strict accordance with the approved details. In particular, the method statement must provide the following:**

- **A specification for protective fencing to trees during both demolition and construction phases which complies with BS5837:2013 and a plan indicating the alignment of the protective fencing;**
- **A specification for scaffolding and ground protection within tree protection**

**zones in accordance with British Standard 5837: 2013;**

- **A schedule of tree works conforming to British Standard 3998: 2010;**
- **Details of general arboricultural matters such as the area for storage of**

**materials, concrete mixing and use of fires;**

**• Plans and particulars showing the siting of the service and piping infrastructure;**

- **A full specification for the construction of any arboriculturally sensitive**

**structures and sections through them, including the installation of boundary**

**treatment works, the method of construction of the access driveway including details of the no-dig specification and extent of the areas of the driveway to be constructed using a no-dig specification;**

- **Details of the works requiring arboricultural supervision to be carried out**

**by the developer's arboricultural consultant, including details of the frequency of supervisory visits and procedure for notifying the Local**

- **Planning Authority of the findings of the supervisory visits; and**

- **Details of all other activities, which have implications for trees on or**

**adjacent to the site.**

**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 trees to be retained on and adjacent to the site will not be damaged during the construction works and to ensure that as far as possible the work is carried out in accordance with current best practice and section 197 of the Town & Country Planning Act 1990.

**8** No development shall commence on site until the the following information regarding drainage have been submitted to and approved in writing by the Local Planning Authority:

- if infiltration and / or permeable paving is proposed (in the west of the site) soakage tests in accordance with BRE 365 to demonstrate that infiltration is feasible must be supplied as part of a revised drainage strategy.
- Calculations and drawings for the drainage system design showing designated holding areas and conveyance routes based on no flooding on site for a 1 in 30 year rainfall event.
- Calculations and drawings for the drainage system design showing designated holding areas and conveyance routes based on no flooding on site for a 1 in 100 year plus climate change rainfall event in respect to a building (including basement) or utility plant susceptible to water within the development.
- Calculations which demonstrate that the required 20% betterment against greenfield rates has been achieved for all storm events between the 1 in 1 year and the 1 in 100year return period storm events.
- The applicant must demonstrate that urban creep been accounted for the hydraulic calculations in line with LASOO guidance.
- A sensitivity analysis on the network considering surcharged outfall conditions
- Calculations which demonstrate that the required 20% betterment against greenfield rates has been achieved for all storm events between the 1 in 1 year and the 1 in 100year return period storm events.
- evidence of permission to cross third party land and permissions from riparian owners to discharge to the watercourse/river in perpetuity.
- demonstrate overland exceedance routes on the drainage plan for flows of the 1 in 100 year plus climate change (40%) rainfall event.

The development shall then 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 interest of drainage.



**9 No development shall commence on site until a construction management plan, which shall include monitoring of, and measures to retain, the existing vegetation across the site, together with details of drainage arrangements during the construction phase, has been submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood 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 in the interest of drainage**

**10 No development shall commence on site until a Energy Strategy(ies), including details of operational energy, embodied carbon, low carbon, renewable energy technologies, climate change adaptation measures and sustainable transport has been submitted to and approved in writing by the Local Planning Authority. The 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 and to ensure that the objectives of sustainable development set out in policy CP41 and CP57 of the Wiltshire Core Strategy are achieved.**

**11 No demolition, site clearance or development shall commence on site, including ground works/excavation, site clearance, vegetation clearance and boundary treatment works until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall include a detailed plan showing detail 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) Phasing plan for bat habitat creation and landscape works in the north and east of the site.**
- b) Identification of ecological protection areas/buffer zones/bat and dormouse habitat and tree root protection areas and details of physical means of protection, e.g. exclusion fencing and including who will be responsible for its installation.**
- c) Location of construction compounds.**
- d) Details on locations of any construction lighting (if required: Note: this must be kept away from boundary features).**

- e) Working method statements for protected/priority species, including but not necessarily limited to, bats, dormouse, nesting birds, badger and reptiles.
- f) Mitigation strategies already agreed with the local planning authority prior to determination; this should comprise the pre-construction/construction related elements of strategies only.
- g) 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.
- h) Key personnel, responsibilities and contact details (including Site Manager and ecologist/ECoW).
- i) Timeframe for provision of compliance report to the local planning authority; to be completed by the ecologist/ECoW and to include photographic evidence.

The development hereby approved shall then be carried out in strict accordance with the approved CEMP.

**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 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

**12** No demolition, site clearance or development shall commence on site until a scheme and timetable for the provision and creation of the SuDs located in the western part of the site/within the public open space area has been submitted to and approved in writing by the Local Planning Authority. The SuDs shall be designed as a permanent waterbody with a diverse marginal structure using trees, shrubs and grasses to provide suitable aquatic habitat for foraging bats. The scheme shall be completed in accordance with the approved details and in accordance with the timetable detailed in 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 there is mitigation and enhancement of biodiversity.

**13** No demolition, site clearance or development shall commence on site until a Landscape and Ecology Management Plan (LEMP) has been

submitted to and approved in writing by the Local Planning Authority. The LEMP shall be based on the approved Ecological Parameters Plan included with the document titled 'Response to Consultation Comments' (Ecology Solutions Ltd; received 3rd June, 2024) the approved Biodiversity Metric 4.0 (Ecology Solutions, May 2024) submitted with the application. The LEMP will include details of translocating species-rich Hedgerow 1 and the majority of Hedgerow 4 along the Southwick Road to landscaped areas within the site. The LEMP will include the long-term objectives and targets, management responsibilities and maintenance schedules for each ecological feature 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:** 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 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

**14** No development shall commence on site (including any works of demolition), until a Construction Management Statement, together with a site plan, which shall include the following:

1. the parking of vehicles of site operatives and visitors;
2. loading and unloading of plant and materials;
3. storage of plant and materials used in constructing the development;
4. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
5. wheel washing facilities;
6. measures to control the emission of dust and dirt during construction;
7. a scheme for recycling/disposing of waste resulting from demolition and construction works; and
8. measures for the protection of the natural environment.
9. hours of construction, including deliveries;
10. pre-condition photo survey

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

**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 and 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.

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

- 1. Routing plan**
- 2. Traffic Management Plan (including signage drawing(s))**
- 3. Number (daily/weekly) and size of delivery vehicles.**
- 4. Number of staff vehicle movements.**
- 5. Details of temporary/permanent Traffic Regulation Orders**
- 6. Phases plan**

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

**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 and 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.

**16** No development shall commence on site until a plan (details) for the selection, siting, positioning and installation of integral roosting/nesting features (ratio of 1 feature: 1 building) for bats and birds has been submitted to and approved in writing by, the local planning authority.

The plan should show the green infrastructure that the development is to provide, illustrating how birds and bats using the boxes have access to the relevant habitat/food resource in nearby suitable habitat. The installation plan should be prepared in accordance with the requirements of BS 42021.

The integral nesting feature should identify, as a minimum:

- a) the bird/bat species likely to benefit from the proposed integral nest feature;**
- b) the type of integral nest feature to be installed;**
- c) the specific buildings on the development into which features are to be installed, shown on appropriate scale drawings;**

**d) the location on each building where features are to be installed, shown on all appropriate building plans and elevations.**

**The integral nest box plan should be implemented in accordance with the approved details and shall remain for the lifetime of the development.**

**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 and to ensure the protection, mitigation and enhancement of biodiversity.**

**17 No external lighting shall be installed on site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2021, 'The Reduction of Obtrusive Light' Guidance Note (ILP, 2021), have been submitted to and approved in writing by the Local Planning Authority.**

**The approved lighting shall be installed and shall be maintained in accordance with the approved details for the lifetime of the development.**

**REASON: In the interests of the amenities of the area, to minimise unnecessary light spillage above and outside the development site and to core bat habitat meets the requirements of the Trowbridge Bat Mitigation Strategy.**

**18 The development hereby permitted shall be carried out in accordance with the Ecological Parameters Plan included with the document titled 'Response to Consultation Comments' (Ecology Solutions Ltd; received 3rd June, 2024). This document will form the basis for the site layout and will not be altered at Reserved Matters without detailed justification based on additional habitat and wildlife species surveys, including but not necessarily limited to bats and dormouse.**

**REASON: To protect the ecology on the site**

**19 No part of the development hereby approved shall be occupied, until the visibility splays shown on the approved plan 23203-MA-IM-DR-C-0100-P09 have been provided with no obstruction to visibility at or above a height of 600mm above the nearside carriageway level. The visibility splays shall always be maintained free of obstruction thereafter.**

**Reason: In the interests of highway safety**

**20 No development hereby approved shall commence on site until the construction access arrangement has been laid out in accordance with drawing number 23203-MA-IM-XX-DR-C-0101-P01.**

**Reason: In the interests of highway safety**

**21 No part of the development hereby approved shall be first occupied until the access, road markings, improvements to the access with Church Lane and footpaths have been laid out and completed in accordance with drawing number 23203-MA-IM-XX-DR-C-0100-P09.**

**REASON: In the interest of highway safety**

**22 Prior to first occupation of the development hereby approved, a scheme of off-site highway works shall be submitted to and approved in writing by the Local Planning Authority in general accordance with plan 23203-MA-IM-DRC-0100-P09, subject to the submission and approval of detailed design, technical approval and the submission of safety audits. The scheme shall include those works as shown on the plan. No part of the development shall be first occupied until the offsite works have been laid out and constructed in accordance with the approved details.**

**Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the development.**

**23 Prior to first occupation of the development hereby approved a full travel plan shall be submitted to and approved in writing by the Local Planning Authority. The full travel plan when approved shall be implemented including the appointment of a travel plan co-ordinator for the lifetime of the development**

**Reason: In the interests of promoting sustainable patterns of travel to and from the development.**

**Informatives: (4)**

**1 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].**

**2 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>.

3 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].

4 It is important for the applicant to note that the submitted illustrative masterplan would need to include connected street patterns through the use of cycle and pedestrian footpaths rather than several dead end cul-de-sacs when the detailed design is developed for the reserved matters application

*Note: Cllr Christopher Newbury and Cllr Howard Greenman requested that their votes be recorded:*

*Cllr Newbury – voted against the motion to approve  
Cllr Greenman - voted against the motion to approve*

## 70 **Urgent Items**

There were no urgent items.

(Duration of meeting: 10.30 am - 12.45 pm)

The Officer who has produced these minutes is Tara Hunt of Democratic Services, direct line , e-mail [tara.hunt@wiltshire.gov.uk](mailto:tara.hunt@wiltshire.gov.uk)

Press enquiries to Communications, direct line 01225 713114 or email [communications@wiltshire.gov.uk](mailto:communications@wiltshire.gov.uk)