

REPORT FOR THE WESTERN AREA PLANNING COMMITTEE

Date of Meeting	27 September 2023
Application Number	PL/2021/09739
Application type	OUTLINE
Site Address	Land Rear of 54 Woodmarsh, North Bradley, BA14 0SB
Proposal	Outline Application for the construction of up to 23 residential units including detailed access on land to the rear of No. 54 Woodmarsh, North Bradley with all other matters including appearance, landscaping, layout and scale to be reserved
Applicant	Mr Shane Marshall
Town/Parish Council	North Bradley PC
Electoral Division	SOUTHWICK – Cllr Horace Prickett
Case Officer	David Cox

Reason for the application being considered by Committee

This application has been ‘called-in’ by Cllr Horace Prickett for Committee determination for the following reasons:

- The scale of the development
- Visual impact upon the surrounding area
- The relationship to adjoining properties
- The design and general appearance
- Environmental or highway impact and car parking and that;

a) Purpose of Report

The purpose of this report is to assess the merits of the proposal against the policies of the development plan and other material considerations and to consider the recommendation that the application should be approved subject to first completion of a planning obligation / Section 106 agreement covering the matters set out below; and subject to planning conditions.

2. Report Summary

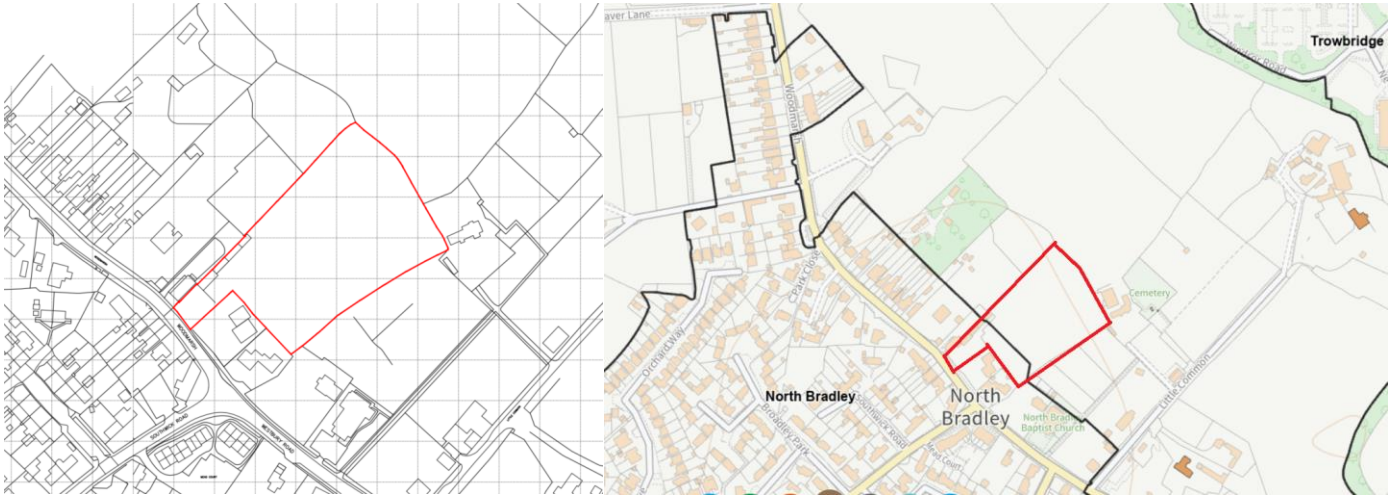
The key determining planning issues are considered to be:

- The Principle of Development
- Ecology and impact on bats (Trowbridge Bat Mitigation Strategy)
- Access and highway safety
- Impact on neighbouring amenity
- Drainage
- Archaeology and Heritage Matters – Listed Buildings
- S106 contributions (affordable housing, Education, Public Open Space, Waste, Ecology)

3. Site Description

The application site covers approximately 1.1 hectares of mainly open countryside located on the north-eastern side of North Bradley and to the north-east of the road named Woodmarsh or Woodmarsh Road. The buildings along this side of Woodmarsh are accessed via Woodmarsh or Westbury Road, with the access to the application site being between the Progressive Hall and No 54 Woodmarsh.

North Bradley is designated as a 'Large Village' in the Wiltshire Core Strategy; the limits of development of the village are shown by the black line on the right-hand plan below. The south-western part of the site is within the limits of development of North Bradley, and the north-eastern part within the countryside.



Site Location Plan and Council Mapping image of the application site

As illustrated in the above plans, whilst the application site does extend beyond the limits of development of North Bradley, there is established development to the north-west, the north and the east including Woodmarsh Farm, the cemetery, no. 3 Little Common and the Little Common Farm Complex.

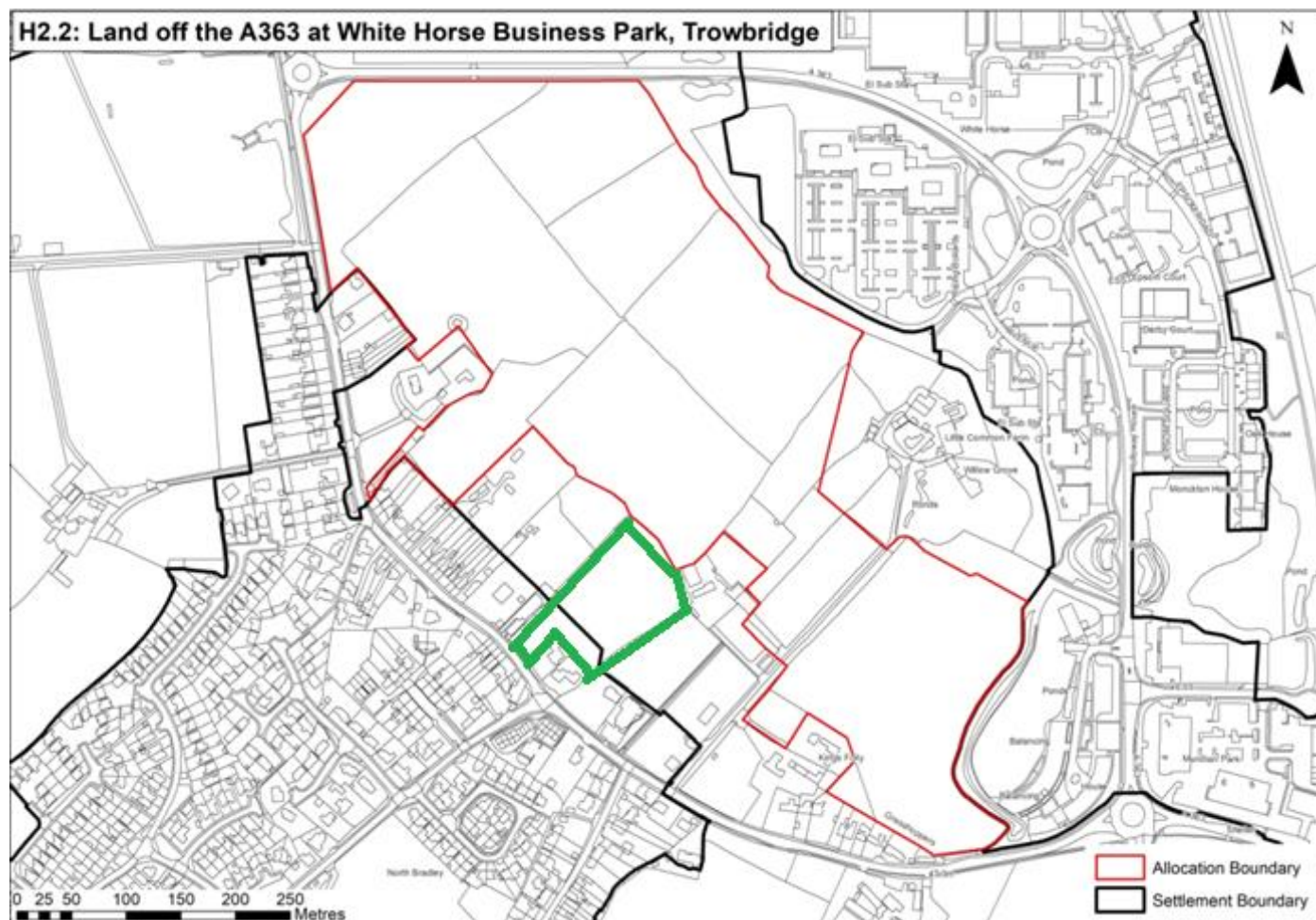
The site is relatively level and also fairly well contained by existing hedgerow boundaries on the south-eastern, north-eastern and north-western sides as shown in the most recent aerial photograph of the site below.



Aerial photograph of the application site

The application site is not part of the Policy H2.2 allocation within the Wiltshire Housing Site Allocations Plan [WHSAP] (February 2020), for approximately 175 dwellings. (as shown in the below plan taken from the WHSAP).

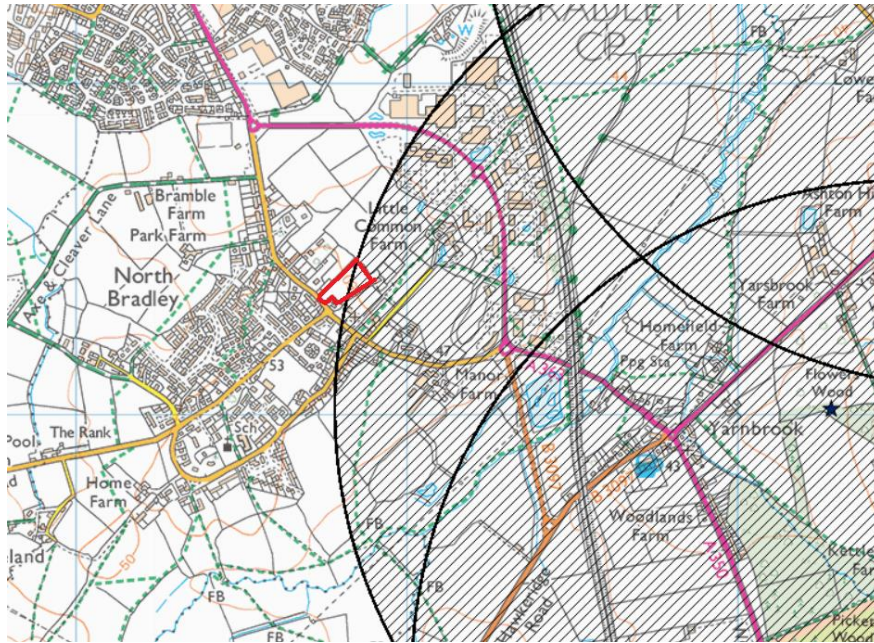
There are two 'live' planning applications (20/03641/OUT and PL/2022/05426) relating to the H2.2 allocation.



Extract from the Wiltshire Housing Site Allocations Plan – H2.2 allocation

The application site is not within or near to a conservation area, but there are two grade II listed buildings at the Burial Ground "Gateway to burial ground of former Baptist Chapel" and "Two monuments in burial ground of former Baptist Chapel" which are approximately 50m away from the site (but located behind No's 1-3 King Lodge). The Progressive Hall and Kings Lodge are non-designated heritage assets.

Part of the application site is also within the Bath and Bradford on Avon Special Area of Conservation (SAC) "Bechstein 1500m Core Roost Buffer" for bats as shown by the black hatching on the following plan.



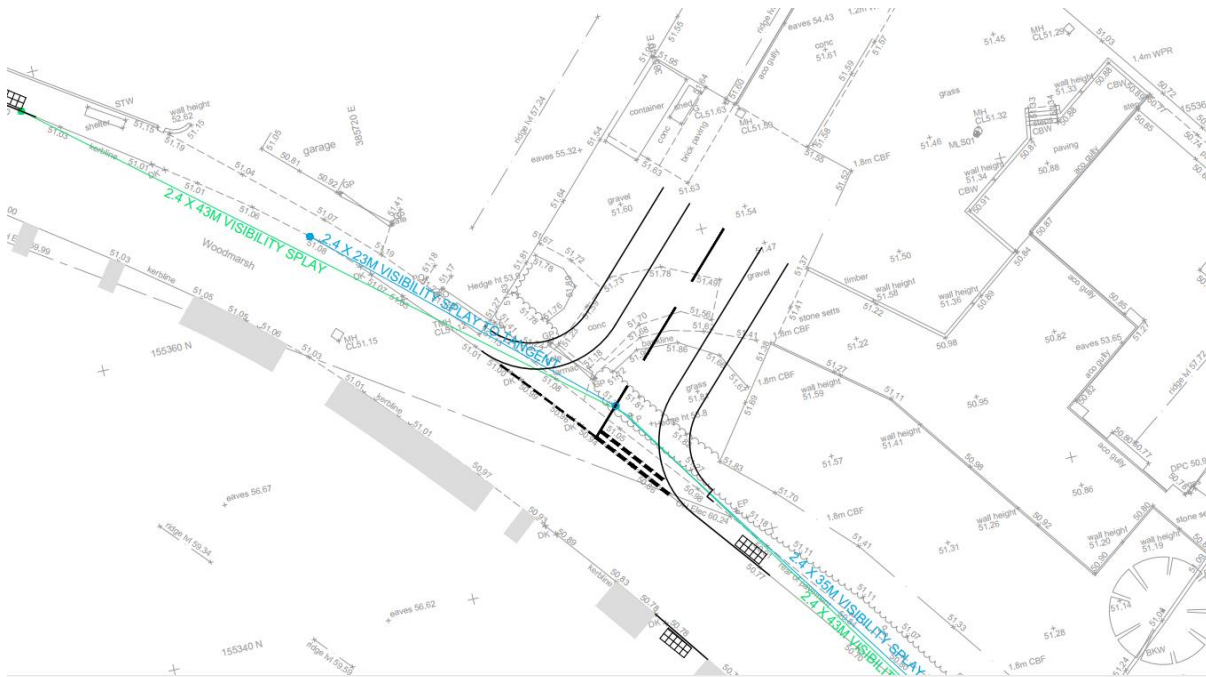
Council Mapping image of the Bath and Bradford on Avon SAC

4. Planning History

There has only been one previous application on the site in 1974 - application W/74/99163/HIS which was for 24 houses and garages and was refused.

5. The Proposal

This is an outline application for up to 23 dwellings (with 7 affordable housing units) with access from Woodmarsh. All matters are reserved except access. The access would be a standard junction with pavements on either side leading into the development as shown by the snip image below.



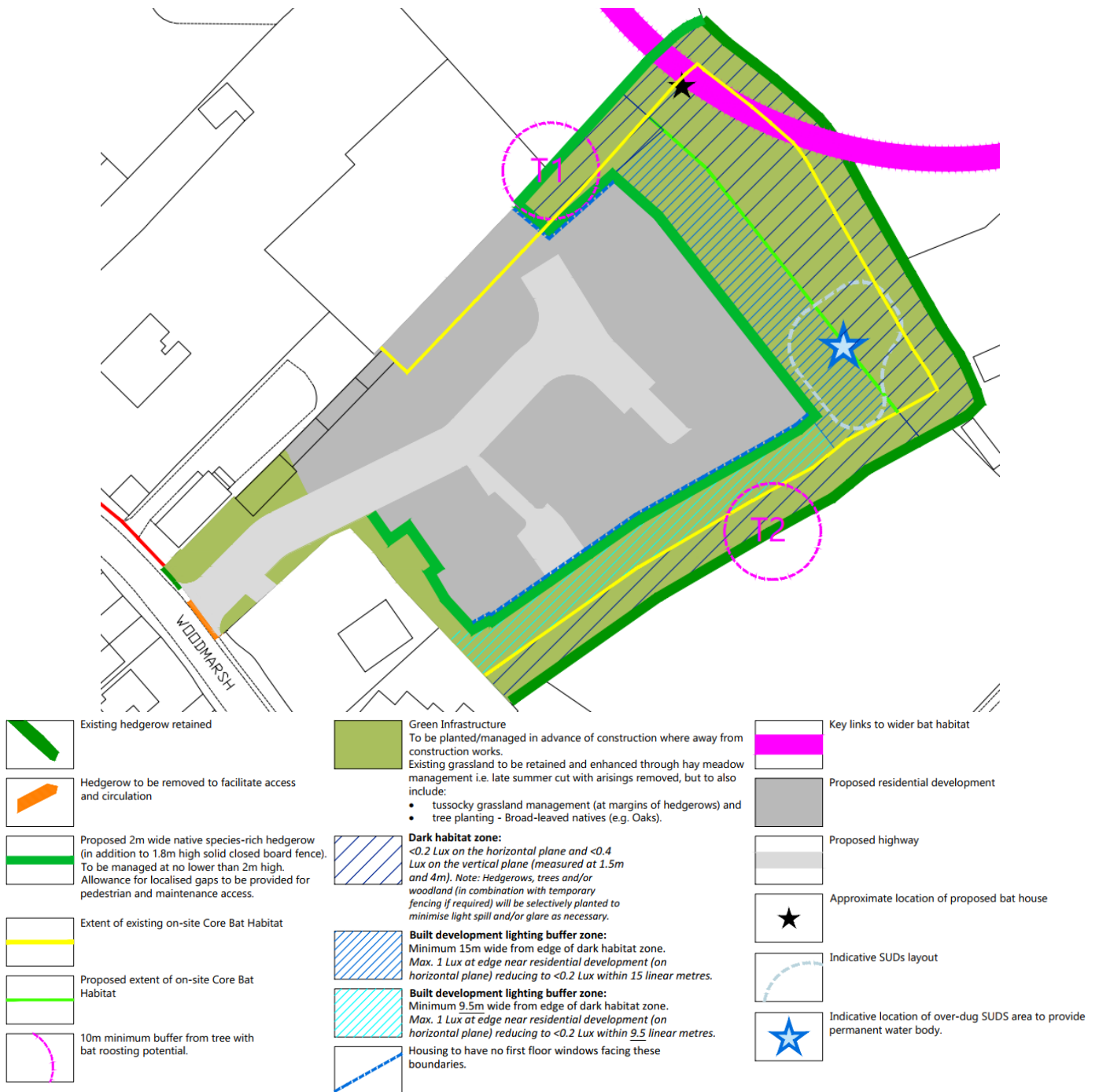
Proposed Access from Woodmarsh

The layout, scale, design, appearance and materials are matters for later 'reserved matters' application(s). Nonetheless, the applicant has provided an indicative proposed site layout plan to demonstrate how the development could be accommodated. The application was originally submitted for 32 dwellings and the illustrative plan for this together with the final illustrative plan for the 23 dwellings is set out below.



Superseded indicative site plan - left (32 dwellings); proposed indicative site plan - right (23 dwellings)

The principal reason the proposal has been scaled down from 32 dwellings to up to 23 dwellings is for ecology reasons, including protecting core bat habitats. The final proposal is informed by an Ecological Parameters Plan, which would – c/o conditions - limit the developable area of the site to the grey area shown on the snip image below. This is key to the proposal in order to satisfy the Habitat Regulations, and specifically the 'appropriate assessment' in relation to the protection of the core bat habitat. Whilst 'layout' is a reserved matter, the built form of the development would in any event be tied to the grey area.



Extract from the Ecological Parameters Plan

The Ecological Parameters Plan sets out where existing grassland and hedgerows would be retained and where new hedgerows would be planted, together with lighting buffer zones and where the existing on-site Core Bat habitat is (yellow line) and where the proposed Core Bat habitat would be in the development (green line). Whilst some Core Habitat will be lost on the north-western boundary, it would be compensated by an enlarged area on the north-eastern boundary, which directly links to the wider bat habitat within the H2.2 allocation (which will also be protected in its development).

6. Planning Policy

National Context:

The National Planning Policy Framework 2021 (NPPF) and Planning Practice Guidance (PPG)

Local Context:

Wiltshire Core Strategy (adopted Jan 2015):

Core Policy 1 – Settlement Strategy;
Core Policy 2 - Delivery Strategy;
Core Policy 3 - Infrastructure Requirements;
Core Policy 29 - Spatial Strategy – Trowbridge Community Area;
Core Policy 43 - Providing Affordable Housing;
Core Policy 45 - Meeting Wiltshire’s Housing Needs;
Core Policy 46 - Meeting the Needs of Wiltshire’s Vulnerable and Older People;
Core Policy 50 - Biodiversity and Geodiversity;
Core Policy 51 - Landscape;
Core Policy 52 - Green Infrastructure;
Core Policy 57 - Ensuring High Quality Design and Place Shaping;
Core Policy 58 - Ensuring the Conservation of the Historic Environment;
Core Policy 60 - Sustainable transport;
Core Policy 61 - Transport and Development;
Core Policy 62 - Development Impacts on the Transport Network;
Core Policy 64 - Demand Management;
Core Policy 67 - Flood Risk

Wiltshire Waste Core Strategy

WCS6 (Waste Audit)

Saved Policies for the West Wiltshire District Plan 1st Alteration 2004

U1a - Foul Water Disposal

Other:

- Housing Land Supply Statement – Base date: April 2022 – published May 2023
- The Wiltshire Local Transport Plan (LTP) and Car Parking Strategy
- Wiltshire’s Community Infrastructure Levy – Planning Obligations Supplementary Planning Document (Planning Obligations SPD)
- Wiltshire’s Community Infrastructure Levy - Charging Schedule (Charging Schedule)
- Wiltshire’s Community Infrastructure Levy – Funding list

North Bradley Neighbourhood Plan – Policy 3 – Housing Site

The site at 54 Woodmarsh, with an area of 1.12 ha, is allocated for approximately 25 homes, with 8 of these being affordable subject to:

i. Access to be via Woodmarsh Road. Satisfactory and detailed site layout and access design to be agreed prior to development commencing. Due to the site shape and surrounding properties, in order to create a workable design under WCS Core Policy 57, it may be necessary to reduce the number of dwellings from the approximate figure indicated.

ii. Screening and separation from neighbouring properties will be required to protect the amenity of those living there.

iii. Suitable screening and sound reduction measures would be required to protect new homes from noise from Progressive Hall as it is used for meetings and in summer has to have open windows for ventilation.

iv. In view of the risks this development presents to the SAC, this development will be expected to be surveyed, designed and mitigated in full accordance with the Trowbridge Bat Mitigation Strategy. Full mitigation for loss of habitats must be achieved within the application boundary.

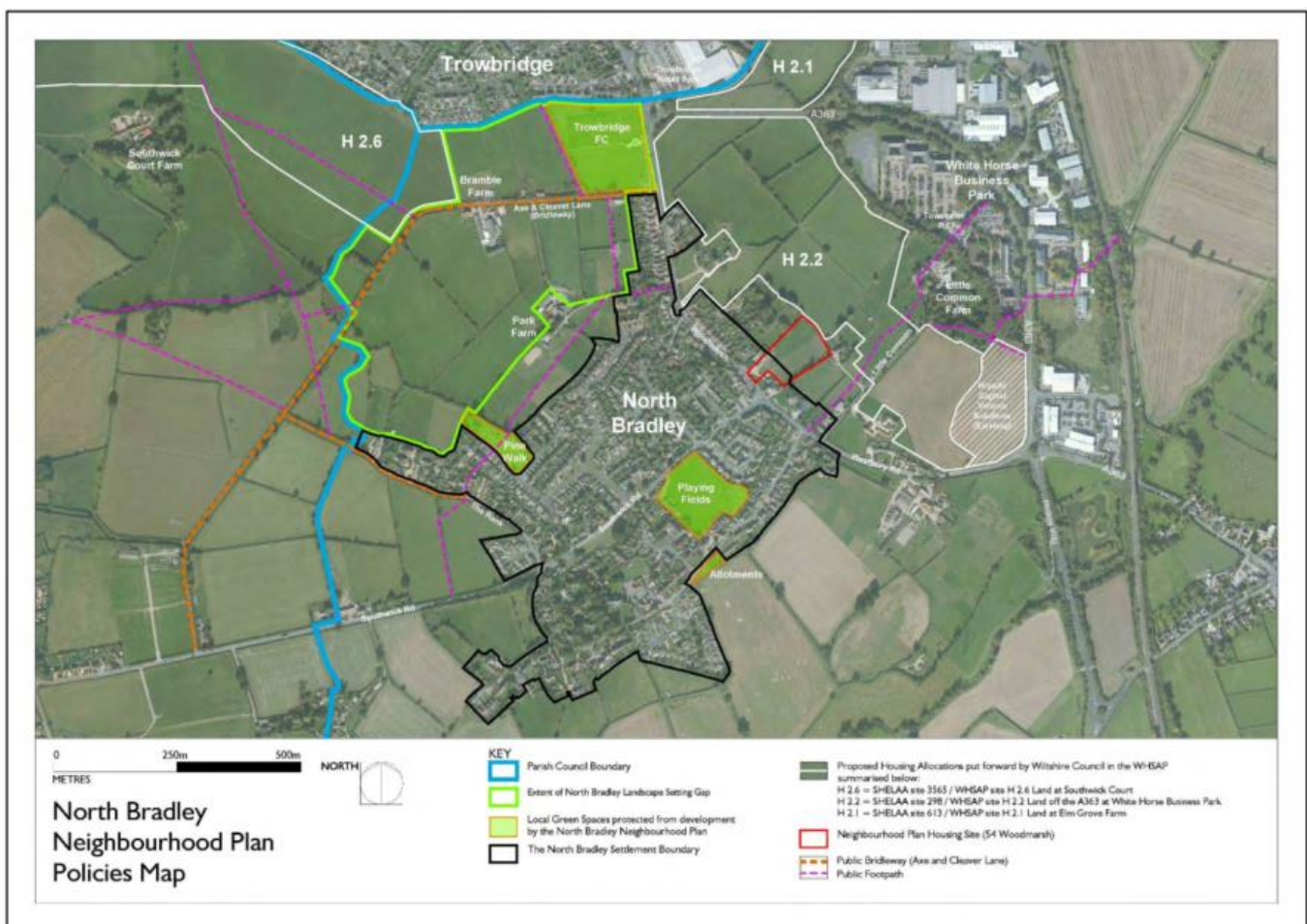
v. The design should deliver for a net gain for biodiversity.

vi. The design of any scheme must avoid harm to the historic but unlisted Kings Lodge and Progressive Hall, their settings or any other heritage assets including the Baptist Burial Ground to the north east.

vii. Given the age of the settlement of North Bradley and the presence of archaeology shown in the Historic Environment Record, a field evaluation will be required prior to development to inform the significance of heritage assets impacted by the proposals.

viii. Charging points for Ultra Low Emission Vehicle (ULEV) should be included.

ix. Due to the lack of comprehensive public storm water drainage and sewerage in the area, drainage and sewerage from the site must be designed to prevent flooding. The advice of the Drainage Authority should be sought. Drainage should be designed to include SuDS where appropriate.



North Bradley Neighbourhood Plan Policies Map

7. Consultations

North Bradley Parish Council – North Bradley Parish Council has provided 4 consultation responses.

11 November 2021 – objection

“The applicant’s proposal is dull and based on previous types of development that the White Paper rightfully criticises. The residents of North Bradley could not be proud of it.

This plan should not be considered in isolation; heed should be taken of the proposed H2.2 development and incorporated into a master plan. Priority of the Neighbourhood Plan is for a landscape gap to be preserved between North Bradley and Trowbridge’s town boundary. There must be no potential for future vehicular access from this site to H2.2.”

7 December 2022 – No objection

“Councillors noted that the number of dwellings had been reduced and therefore resolved to have no objection to the outline plan providing the Highways department has no objection to the access point. They recommend that solar panels be included for all the dwellings.”

6 July 2023 – Objection

While the parish council accepts that the land to the rear of 54 Woodmarsh is allocated for housing, this outline application conflicts with Trowbridge's Bat Mitigation policy and therefore the parish council objects to the proposal.

6 September 2023 (Following receipt of Natural England’s and Ecology Officers final responses) – Objection

Voted for the call in to stand.

Trowbridge Town Council – Objection

This site forms part of the landscape gap between Trowbridge, including allocation H2.2 (Wiltshire Housing Sites Allocation Plan) and the village of North Bradley in accordance with the adopted Core Strategy; “it is recognised that the villages surrounding Trowbridge, particularly Hilperton, Southwick, North Bradley and West Ashton, have separate and distinct identities as villages. Open countryside should be maintained to protect the character and identity of these villages as separate communities”. In addition, in accordance with the adopted North Bradley Neighbourhood Plan. Also a poorly designed layout.

This plan should not be considered in isolation; heed should be taken of the proposed H2.2 development to the north and incorporated into a masterplan with H2.2. Priority of the North Bradley Neighbourhood Plan is for a landscape gap to be preserved between North Bradley and the Trowbridge urban envelope. The applicant appears to have ignored the made North Bradley Neighbourhood Plan, ignoring the 25 dwellings on this site which the plan states “is more than large enough to accommodate immediate local needs as demonstrated in the Housing Needs Survey and Site Selection Report”. This site should be for the benefit of the community; there is no mention of affordable housing and the range of properties intended to be provided does not reflect the character of the village. Some bungalows are required, to allow existing older households to downsize and make larger homes available to developing families.

Wiltshire Council Highways Officer – No objection subject to conditions

I have not had a firm steer from you with regard to the feasibility and master planning of a cycle/ footway link as part of the neighbouring housing allocation. On this basis I will have to assume that a link connecting these two sites will not be feasible. Plans have been updated without a link indicated. I also consider that it

is a necessity that a condition is applied that no vehicle through route connection from this site with the neighbouring house allocation sites takes place. A future walking and cycling link would be acceptable.

I note the latest plan, and that this is an outline application. With access only matters considered at this stage, so layout and car parking is not finalised.

I note various matters have now been addressed with additional information and drawing details. I note that visibility splays of 2.4m x 43m and forward visibility splays of 33m / 26m (technical note 1.0 – appendix 6, 21/07/22, attached) approaching the site. This is considered appropriate when set against the standards in Manual for Streets and the likely speeds. I note the informal crossings now included and link with the desire line to the north and south of the site access.

Wiltshire Council Ecology Officer – No objection subject to s106 contribution and conditions

Discussions had with Natural England have resulted in a revised site layout which will provide continuity of bat habitat along the eastern boundary and northern part of this allocation that will integrate with a larger swathe of bat habitat proposed as part of the WHSAP H2.2 site allocation at White Horse Business Park.

The revised Ecological Parameters Plan shows the measures to be retained and those to be undeveloped and although this is a deviation from the principles of the TBMS, the overall undeveloped area of bat habitat proposed will provide continuity for bats through the landscape. While the western boundary habitat will be lost for bats, this part of the site provided limited functional habitat for bats.

A lesser horseshoe bat night-roost, a common pipistrelle day roost and swallow nesting sites will be lost when buildings along the western boundary of the application site are demolished. A purpose-built replacement for both bat species and swallow mitigation should be provided in accordance with details provided in Para 4.2 of the Update Ecology Appraisal (NPA Ltd, 20/10/2022) located within the newly created/enhanced bat habitat in the northern part of the site.

Biodiversity Net Gain

The submitted Biodiversity Metric 3.1 (NPA, 27/06/2023) on the revised layout predicts a 0.64% increase in habitat units. However, trees, SuDs marginal planting and planting required around the purpose-built bat house have not been included.

Sustainable Urban Drainage Systems

The revised Ecological Parameters Plan shows the SuDs located within the 'dark habitat zone' and this is acceptable. The SuDs should be designed as a permanent waterbody with a diverse marginal structure using trees, shrubs and grasses to provide suitable aquatic habitat for foraging bats. Details to be provided with the Reserved Matters Application

Bird and Bat Integrated Features

It is currently expected that all new developments will provide the ratio of 1:1 feature to building in line with BS 42021:2022 Integral nest boxes – Selection and installation for new developments. Details to be submitted with the RMA. Integral features are generally maintenance-free and seek to benefit a target species/s or group/s and demonstrate viability in terms of position on building, location and clustering in accordance with relevant guidance and the additional features.

All details on exact locations and specifications must be added to all working documents to avoid oversight and to ensure consistency and enforceability.

Natural England – No objection

Natural England notes that your authority, as competent authority under the provisions of the Habitats Regulations, has undertaken an Appropriate Assessment of the proposal, in accordance with Regulation 63 of the Regulations. Natural England is a statutory consultee on the Appropriate Assessment stage of the Habitats Regulations Assessment process.

Your appropriate assessment concludes that your authority is able to ascertain that the proposal will not result in adverse effects on the integrity of the Bath & Bradford on Avon Bat SAC. Having considered the assessment, and the measures proposed to mitigate for all identified adverse effects that could potentially occur as a result of the proposal, Natural England is satisfied and thus we have no objection to the proposals, providing that all mitigation measures are appropriately secured in any permission given.

It is our view that the scheme will provide habitat and functionality for the local bat population and that it is acceptable because it can demonstrate no net habitat loss on-site.

Wiltshire Council Conservation Officer – No objection

The application has been revised to reduce the number of units in line with the site allocation for the Neighbourhood Plan. The reduction in units allows for a more neighbourly scheme which is appropriately landscaped. The previous concerns have been addressed and I have no further objection.

Wiltshire Council Archaeology Officer – No objection

This is to confirm that the application area has been archaeologically evaluated via trial trenching and that a report has been prepared on the results which has been submitted to, and approved by, Wiltshire Council Archaeology Service (WCAS). This evaluation recorded the sub-surface remains of a single post-medieval field boundary that also contained some residual sherds of Romano-British pottery. On the basis of these results I see no need for any further archaeological investigation to take place prior to the determination of this planning application and therefore there are no further issues that I would wish to raise in regard to this proposal. I now withdraw my objection to the application.

Wiltshire Council Drainage Officer – No objection subject to conditions

The application has been supported with a Site-Specific Flood Risk Assessment (FRA). It should be noted that our comments below are reliant on the accuracy and completeness of the FRA and we do not take any responsibility for incorrect data or interpretation made by the authors. The LLFA does not have any objections to the outliner drainage strategy supplied.

Wiltshire Council Landscape Officer – No objection

If the area to the rear of the housing is not meant for public access, then I am happy to change my holding objection to a no objection subject to a pre-commencement condition of details being submitted on fencing to prevent public access whilst still allowing maintenance access.

Wiltshire Council Housing Officer – No objection subject to s106

Wiltshire Council Education Officer – No objection subject to s106 contributions

After application of the affordable housing discount, this gives us 21 properties qualifying for assessment.

As part of the updating/revising process, we've incorporated the latest HLSS data into our forecasts and as a result, we no longer have a need to expand primary school places to meet the needs of this development. Therefore, please take this email as confirmation that we are withdrawing our S106 requirement for them.

However, the secondary school places case remains valid, and has increased slightly as $21 \times 0.22 = 4.62$ rounded to 5 at £22,940 each = £114,700, (subject to indexation).

I note that a case for early years contributions was also made on this application, and so am copying this e mail to the commissioning officer, Nicola J Harris, asking her to confirm whether that case still remains valid. If it does, I've calculated that it will remain unchanged from a total 3 places at £17,522 = £52,566, (subject to indexation).

The list of standard caveats to consultation responses on registered planning applications continues to apply and is attached for reference. All contributions will be secured by S106 agreement, to which standard terms will apply as per the Council's Education S106 Methodology (also attached).

Wiltshire Council Public Open Space Officer – No objection subject to s106 contributions

Wiltshire Council Waste Officer – No objection subject to contribution of £101 per dwelling (£2,121)

Wessex Water – No objection

Existing Services –

There are no known Wessex Water Assets with the proposed site boundary.

Foul Drainage –

Wessex Water will accommodate domestic type foul flows in the public foul sewer with connections made on a size for size basis, Developers fund the cost of connecting to the nearest 'size for size' sewer and Wessex Water will manage the sewer network to accommodate foul flows from granted development. We fund this through our infrastructure charging arrangements. The point of connection to the public network is by application and agreement with Wessex Water and subject to satisfactory engineering proposals constructed to current adoptable standards. A connection for the proposed development can be accommodated into the existing 225mm dia public foul sewer on Woodmarsh.

8. Publicity

The application was initially publicised through the display of a site notice at the site and 19 individually posted neighbour notification letters to local residents residing in adjoining properties. Following the reduction from 32 to 23 dwellings, there was a further consultation period with notification letters sent.

In response to the publicity exercise, a total of 10 representations were received including 8 letters of objection and 2 letters from 'Salisbury and Wilton Swifts'. Of the 8 objections 2 letter are from the same person.

Objections:

- 32 dwellings is in excess of the 25 allocated in the Neighbourhood Plan. Either figure is inappropriate for the size of the plot
- On the basis that an application for 2 houses further down the road have been regularly turned down, how can this much larger application be approved?
- This should be included in the masterplan with the "H2.2" applications
- This would be at odds with new government directives on green land not being built on and the governments "planning for the future" white paper August 2020
- A development here would be in breach of the agreed bat corridor
- Harm to great crested newts
- Access to a busy junction is poor and dangerous. Vehicles often speed over the Rising Sun roundabout, to add an access point at this junction is crazy
- Traffic calming is required
- There are known drainage issues on the site

- Increase in noise and disturbance to local residents
- My personal view from my property would be spoilt
- Other brownfield sites should be developed first
- Residents of the new development would have priority at North Bradley primary school over current residents of Woodmarsh who live geographically further from the school
- There is no point of having a neighbourhood plan if a 25% increase in housing is allowed. This would create a low standard of development for the area. This is still a village not a town. With the three developments in H2-2 not consulting with each other it could mean a total of four foul water pumping stations all going into the main sewer which floods already, how can this be acceptable ?
- The 29th June Ecology Addendum specifies a 15metre gap for the TBMS, so why have they only got a 9.5metre gap. Bats are present in number 47 and both of their neighbours lofts. Not enforcing the 15 metre gap would set a dangerous planning issue, opening up other developers to ask for the same
- It is important that the detail recommended by All Ecology is clearly included by condition should this application be approved as the updated report by Nicholas Pearson Associates has over simplified the wording of the nesting provision expected for birds, which is likely to result in fewer nesting provisions being included.

9. Planning Considerations

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan unless material considerations indicate otherwise.

9.1 Principle of Development

9.1.1. Principle of development

The Wiltshire Core Strategy (WCS) sets out a 'Settlement Strategy' and 'Delivery Strategy' for development across the County. WCS Core Policy 1 defines the Settlement Strategy and identifies four tiers of settlement – 'Principal Settlements', 'Market Towns', 'Local Service Centres' and 'Large and Small Villages'. Within the settlement strategy (and the Trowbridge Community Area at Core Policy 29), North Bradley is defined as a 'Large Village'. The Principal Settlements, Market Towns, Local Service Centres and Large and Small Villages have defined limits of development. Beyond these limits is countryside.

WCS Core Policy 2 states that the limits of development (and new housing outside the limits) may only be altered through the identification of sites through a site allocations DPD or a Neighbourhood Plan.

As explained in the Proposal and Planning Policy sections of this report, part of the application site is within the existing limits of development of North Bradley. Additionally, the entire application site is allocated for 'approximately 25 dwellings' in the adopted North Bradley Neighbourhood Plan, subject to meeting criteria covering access, safeguarding residential amenity, noise protection measures for residents from Progressive Hall, being in accordance with the Trowbridge Bat Mitigation Strategy, securing net biodiversity gain, avoiding harm to designated and un-designated heritage assets, and drainage.

In view of the Neighbourhood Plan allocation, the proposal – for up to 23 dwellings – is policy compliant and so is, as a matter of principle, acceptable. The acceptability of the proposal in terms of its finer detail is considered in the following sections of the report.

Housing site at 54 Woodmarsh



Extract of the allocation from the North Bradley Neighbourhood Plan allocation

9.1.2. The 5 Year Land Supply Position

Whilst the principle of development is supported via the Neighbourhood Plan allocation, the Council's 5-year supply of deliverable housing situation is also a significant material consideration. The Council is at the present time unable to demonstrate a 5-year supply of deliverable housing land according to the most up to date Housing Land Supply Statement (dated May 2023 (base date: April 2022)), where the number of years deliverable supply is 4.6 years.

In order to help address the supply shortfall Wiltshire Council has issued two briefing notes in September 2020 and April 2022. The April 2022 note is appended to this Committee report. In section 6 - *What can we do to restore a five-year housing land supply?* - it sets out that the Council will:

iii) Positively consider speculative applications where there are no major policy obstacles material to the decision other than a site being outside settlement boundaries or unallocated.

It should be particularly noted that the application site is allocated within the Neighbourhood Plan and that there are no major policy obstacles.

9.1.3. The Tilted Balance

As the Council does not have a 5 year housing supply, this means that the 'tilted balance' flowing from paragraph 11d)ii of the National Planning Policy Framework (NPPF) is engaged; it states the following –

“For decision taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) Where there are no relevant development plan policies, or the policies which are the most important for determining the application are out-of-date, granting permission unless:

i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii) any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”

As Wiltshire Council is unable to demonstrate a 5-year housing land supply, the local plan policies which would restrict new housing provision must, therefore, be treated as being out of date. This does not mean that the policies carry no weight, but rather that the NPPF expectation 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) has effect. And the effect in this case is – in the context of there being no identified adverse impacts outweighing the benefits of the development in terms of it delivering housing – that planning permission should be granted. The other non-‘impacts’ of the development are discussed later in the report.

It is further submitted that significant weight should be given to the contribution to the 5-year housing land supply figure and the 7 affordable housing units.

9.2 Ecology and impact on bats (Trowbridge Bat Mitigation Strategy)

The eastern half of the application site is within the Bath and Bradford on Avon Special Area of Conservation (SAC) Core Roost zone for Bechstein Bats. It is also within the ‘yellow zone’ of the Trowbridge Bat Mitigation Strategy (TBMS) which means there is a medium risk for habitat loss in this area.

The applicants have undertaken 6 months of survey work across the summer of 2022 to produce and updated Ecology Appraisal (NPA October 2022) and Bat Survey Report (NPA December 2022). In an Ecology Addendum (NPA June 2023) it sets out the rationale for the revised proposals (notably the reduction in the number of proposed dwellings). The Addendum report states;

“... the hedgerow at the north-eastern part of the site forms part of important north-south corridor for bats between North Bradley and the White Horse Business Park as they commute/forage from the woodlands to/from the south of Trowbridge to/from components of the Bath and Bradford-on-Avon Bats Special Area of Conservation (SAC) to the north.

Activity by all three bat species for which the SAC is designated were also recorded along the Site’s north-western and south-eastern boundaries and as such Wiltshire ecology have requested, they too be defined as Core Bat Habitat.

Given the importance of north-eastern boundary in a landscape context a greater buffer than set out in the TBMS has been proposed along the Site’s north-eastern boundary with the extent of Core Bat Habitat proposed to be extended by 15m through the provision of enhanced grassland management, scattered tree planting and a permanent water body.

Whilst the north-western and south-eastern boundaries are categorised as Core Bat Habitat, given they lead to urban habitats within North Bradley, reduced buffers were proposed along these boundaries.

In consultation with Natural England and Wiltshire ecology the principle of this approach, and deviation from the requirements of the TBMS, was supported given the importance of the north-south corridor between North Bradley and the White Horse Business Park.

The only variation to the proposals requested by Natural England was to increase the buffer to the species-rich hedge with trees along the south-eastern boundary, noting they accepted that the buffer to north-western boundary (along which no hedgerow is present) could be reduced/omitted.

As shown on the revised Indicative Masterplan (A17 21 26 SK10 Rev L) and Ecology Parameters Plan (NPA ZZ ZZ DR Y 1201 P02) the proposals have now effectively been shifted north-west to allow for an increased buffer of 17m from the edge of development along the south-eastern boundary, with the buffer along the north-western omitted.

Along the south-eastern boundary the Core Habitat will remain dark, as defined by the TBMS, with an associated 9.5m wide lighting buffer zone (with lux levels as defined by the TBMS). These lighting levels will in part be achieved through their being no first-floor windows on building elevations facing this boundary. At ground level there would be a close board fence to shield any light spill to this boundary.

Along the north-western boundary a minimum 10m buffer is proposed around a tree (T1 as described in the Update Ecology Appraisal) identified as having moderate potential to support roosting bats. This buffer area would also be kept dark (in part through housing here having no first floor windows that faced the tree). The only other tree identified as having bat roosting potential was T2 which was considered to have low potential to support roosting bats.

Whilst this proposals along the north-western boundary would technically lead to the loss of some Core Bat Habitat and that the buffers proposed along the south-eastern boundary aren't fully in accordance with the requirements of the TBMS, overall the proposed approach is considered (as agreed by NE and Wiltshire ecology) to protect the bat habitat more robustly than applying the standard TBMS buffers to all three boundaries."

Following consideration of the above report the Council's Ecology Officer has withdrawn their initial holding objection and undertaken a favourable 'Appropriate Assessment' as required under the Habitat Regulations. This also requires a separate consultation with Natural England who have signed-off the Appropriate Assessment confirming;

"... the proposal will not result in adverse effects on the integrity of the Bath & Bradford on Avon Bat SAC. Having considered the assessment, and the measures proposed to mitigate for all identified adverse effects that could potentially occur as a result of the proposal, Natural England is satisfied and thus we have no objection to the proposals, providing that all mitigation measures are appropriately secured in any permission given.

It is our view that the scheme will provide habitat and functionality for the local bat population and that it is acceptable because it can demonstrate no net habitat loss on-site."

The Parish Council's objection is based solely on that the application "*conflicts with Trowbridge's Bat Mitigation policy*" (which implies that there would be harm to bat core habitat). It is acknowledged that elements of the proposal conflict with parts of the Trowbridge Bat Mitigation Strategy, notably that core bat habitat should be retained and that there should be a minimum stand off of 15m from the development to the outside edge of the core bat habitat as set out in paragraph 151 of the TBMS.

151. In addition, to retention and enhancement of core bat habitat, **adequate buffer zones must be provided for retained, enhanced or newly created core bat habitat** (see Figure 6 below). It is likely to be necessary to buffer bat habitat features considerably from development in order to secure suitable habitat conditions and suitable light levels, taking into account the potential for private owners to fit their own external/security lighting in the future. A minimum standoff distance of **15m** from the development to the outside edge of any part of the bat core habitat is required to be provided as a buffer zone. The minimum dark buffer zone (Zone B) that must be provided from core bat habitat features is shown in Figure 6 below, together with associated lux level requirements. Further descriptions of acceptable land uses within the buffer zone is also provided in Section 8.2.

As set out in the proposal section (and the Ecology Parameters Plan) the core bat habitat would be lost on the north-western boundary of the application site; but significantly enhanced on the north-eastern boundary (which is adjacent to the most important bat route, by the H2.2 allocation). In view of the significant

enhancements, it is considered that the overriding aim of the TBMS – which is to protect and enhance the overall core bat habitat to which the north-eastern and south-eastern boundaries are the most important – is achieved, thereby mitigating the loss on the north-western boundary. Furthermore, the ‘Appropriate Assessment’ is a rigorous, detailed and comprehensive assessment carried out by the Council’s Ecology Officers overseen by Natural England. The Appropriate Assessment has concluded favourably, and therefore it must also be concluded that the relevant WCS core policy 50 (biodiversity) and the overarching aim of the TBMS has been complied with.

The Parish Council objection is based on the proposal not complying with the TBMS, and so also not complying with Policy 3 iv) of the Neighbourhood Plan. Policy 3 iv) states;

“iv. In view of the risks this development presents to the SAC, this development will be expected to be surveyed, designed and mitigated in full accordance with the Trowbridge Bat Mitigation Strategy. Full mitigation for loss of habitats must be achieved within the application boundary.”

The policy identifies the risk to the SAC but also crucially allows for any loss of habitat to be mitigated within the application boundary, and the proposal fulfils this to the satisfaction of the Council’s Ecology Officers and Natural England. Accordingly, a refusal decision based solely on the reason that parts of the TBMS are not being adhered to could not be sustained in this case, this in the context of the wider aims of the TBMS (to enhance the overall core bat habitat) and Policy 3 iv) (in seeking to protect the SAC), and that mitigation for any loss would be achieved within the application boundary in any event.

There is also a third party objection that states *“The 29 June Ecology Addendum specifies a 15m gap for the TBMS, so why have they only got a 9.5m gap (with No 54). Not enforcing the 15m gap would set a dangerous planning issue, opening up other developers to ask for the same”*. In response to this specific point, a 15m gap to No 54 is not required as the buffer only has to be applied from the development to the outside edge of any part of the bat core habitat. The boundary with No 54 is not the outside edge of core bat habitat.

The applicant has provided a plan (snipped below) which shows what would happen to the developable area of the site should the TBMS be fully followed. The development would reduce to 14 units, well below the allocation of 25 in the Neighbourhood Plan. The appearance and design opportunities of such a reduced proposal would be significantly affected by the very narrow developable area. Whilst the viability of such a scheme is unknown, it is considered that a development of this reduced size would be a lost opportunity to use the land efficiently, and would not assist the 5 year land supply, and would also be out of character with its surroundings (and there would also be lost affordable housing units). Any such proposal would also be closer to the key north-eastern boundary of the site that is adjacent to H2.2 and therefore would actually restrict the proposed enhanced increase of the core bat habitat as actually proposed.

It is acknowledged that the TBMS is not being implemented to the letter, however, it is considered that the overriding aim of the TBMS is to protect and where possible improve Bat Core Habitat. Due to the proposed boundary buffers, additional planting and pond area, the overall core habitat is proposed to increase over the existing site and therefore both protect and be of benefit to the SAC. It is for these reasons that there is no objection from the WC Ecologists and Natural England, and a favourable outcome for the Appropriate Assessment.



Extract from hypothetical layout plan should the TBMS be enforced in full

The Ecology Officers are also satisfied that the proposal would result in a net bio-diversity net gain.

9.3 Access and Highway Safety

The application is accompanied by a Transport Assessment which addresses the impact of the proposal on the adjoining highway network. Following initial comments from the Council's Highways Officer an additional technical note addressing the access was received. This sets out that the access would be 5.5m wide and provided with adequate visibility splays along with other technical highway details. This shows that there would not be an unacceptable impact in highway safety terms. The Council's Highways Department agree with these conclusions. The proposed site access complies with current standards. In view of the above, there is no highway safety objection to this application.

Objections have been received over traffic levels and speeds along this road leading to the roundabout. The speed limit is 30mph. The roundabout opposite the Rising Sun public house should slow traffic, and any cars turning left into the site from Woodmarsh (from Trowbridge) would also slow the speed of following cars.

9.4 Drainage

The application is accompanied by a site-specific flood risk assessment and drainage strategy which are satisfactory as far as the Council's Drainage Officer is concerned. Whilst the Drainage Officer has sought further information and calculations, these can be considered by condition. In view of this there are no drainage objections to this application.

9.5 Archaeology and Heritage Matters – Listed buildings

Above the various tiers of planning policy and guidance is the over-arching statutory requirement under the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving Listed buildings or their setting (S16).

In this case the site is close to the Listed buildings in the burial ground and two non-designated heritage assets, but the Council's Conservation Officer is satisfied that there would be a neutral impact on these. With the revised plans – reducing the number of proposed dwellings to up to 23 – a greater buffer with the Kings Lodge and Listed building would be achieved anyway.

The application has also addressed initial objections from the Council's Archaeology Officer. The applicants undertook trial trenching and submitted an evaluation report, which was approved by Wiltshire Council's Archaeology Service. No further investigation is necessary on the site.

9.6 S106 Contributions

Core Policy 3 states that all new development will be required to provide for the necessary onsite and, where appropriate, off-site infrastructure requirements arising from the proposal. Infrastructure requirements will be delivered directly by the developer and/or through an appropriate financial contribution prior to, or in conjunction with, new development. This Policy is in line with the tests set under Regulation 122 of the Community Infrastructure Levy Regulations 2010, and Paragraph 55 of the National Planning Policy Framework. These are that contributions must be:

- Necessary to make the development acceptable in planning terms;
- Directly related to the development; and
- Fairly and reasonably related in scale and kind to the development.

The infrastructure items listed below are those that are relevant to the application site and are necessary in order to mitigate the impacts of the proposal. The applicant has agreed to provide these:

Affordable Housing

Core Policy 43 of the Wiltshire Core Strategy, as currently amended by the National Planning Policy Framework, sets out a requirement for 30% on-site Affordable Housing provision: on all sites of 10 or more dwellings; or on sites of between 5 - 9 dwellings if the development site is 0.5ha or greater, within this Community Area. Based on the proposed scheme of 23 residential units, there would therefore be a requirement to provide 7 affordable units on the site. To meet current demonstrable need the Affordable Housing units should be provided with a tenure mix of 4 Affordable Rented, 1 shared ownership and 2 first homes.

Education

Early Years Provision - *a total 3 places at £17,522 = £52,566, (subject to indexation).*

Primary School – *“As part of the updating/revising process, we've incorporated the latest HLSS data into our forecasts and as a result, we no longer have a need to expand primary school places to meet the needs of this development.”*

Secondary School – *“the secondary school places case remains valid and has increased slightly as $21 \times 0.22 = 4.62$ rounded to 5 at £22,940 each = £114,700, (subject to indexation).”*

Waste

£101 per dwelling – $23 \times 101 = £2,323$

Ecology

“£777.62 per dwelling (index linked from 2018) to be paid before commencement towards habitat mitigation detailed in Appendix 1 of the TBMS.”

Therefore $£777.62 \times 23 = £17,885.26$

The s106 must also identify who will be responsible for maintaining biodiversity habitat:

- a) Within the application site,
- b) Within the POS/northern and eastern boundaries and
- c) The replacement bat house located within the northern part of the site

The S106 must commit the body(ies) responsible for a), b) and c) to implement the LEMP for the lifetime of the development.

Public open space

Saved Policy LP4 of the Leisure and Recreation DPD states that where new development (especially housing) creates a need for access to open space or sport/recreation provision, an assessment will be made as to whether a contribution to open space or sport recreation is required. Saved Policy GM2 of the Leisure and Recreation DPD requires the management and maintenance of new or enhanced open spaces which will be included within the S106.

As the land around the site is needed to be included in the LEMP and for net bio-diversity net gain, off site contributions are required. Therefore a contribution of £27,599.81 to public open space and £5,862.24 to off site play facilities are required. Officers have identified that the Peace Memorial Trust Playing field and the play are contained are a target site for these off site contributions.

Occupants would have less than 250m walk to the Peace Memorial Trust Playing field.

Sports provision

£5,428 towards the upgrade of playing pitch and ancillary provision at Peace Memorial Trust Playing field and/or sports or ancillary provision within the vicinity of the land.

S106 Monitoring Fee

£250 per S106 term.

10. Conclusion

At the heart of the NPPF there is a presumption in favour of sustainable development, this requiring local planning authorities to approve development proposals that accord with the development plan without delay.

The North Bradley Neighbourhood Plan allocates the site for approximately 25 dwellings and this outline application proposes up to 23 units. Therefore, the principle of development is accepted. The outline includes details of access which has met the satisfaction of the highways officer. Whilst the proposal is not fully compliant with the Trowbridge Bat Mitigation Strategy, which states existing core bat habitats should be retained, the proposal would ensure that lost habitat is replaced and enhanced. The main driving aim of the Trowbridge Bat Mitigation Strategy is to enhance the overall bat habitat, and the proposal would achieve this to the satisfaction of both the Council's Ecology Officers and Natural England.

Also of relevance, the Council cannot currently demonstrate a 5-year supply of deliverable housing land; at the time of preparing this report the current supply figure as set out in the latest Housing Land Supply Statement is 4.6 years. The Council has been repeatably losing appeals for residential development in the last year or so on unallocated sites and sites that are contrary to WCS Core Policies 1 and 2 due to not being able to demonstrate demonstrable harm that outweighs the benefits (paragraph 11d - tilted balance test of the National Planning Policy Framework). As already set out, there are no adverse impacts that would significantly and demonstrably outweigh the benefits that this allocated site on the edge of a sustainable settlement identified for growth would bring.

The Parish Council objection is based essentially on the proposal being contrary to the Trowbridge Bat Mitigation Strategy (and therefore also being contrary to policy 3 iv of the North Bradley Neighbourhood Plan). However, policy 3 iv) allows for full replacement and mitigation of any lost habitat within the application boundary, to which this application secures.

Recommendation

To grant planning permission subject to the applicant first entering into a S106 agreement to deliver the essential infrastructure made necessary by the development set out at section 9.6 of this report, and subject to the following planning conditions -

Planning Conditions:

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

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

2. No development shall commence on site until details of the following matters (in respect of which approval is expressly reserved) have been submitted to, and approved in writing by, the Local Planning Authority:
 - (a) The scale of the development;
 - (b) The layout of the development;
 - (c) The external appearance of the development;
 - (d) The landscaping of the site;

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

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

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

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

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

Site Location Plan (A17 21 26 SK01), Existing Survey/Site Plan (A17 21 26 SK02), Design and Access Statement, Transport Statement, Ecological Appraisal and Dusk Survey for Bats (All Ecology Ltd, July 2021) - all received 12 October 2021;

Update Ecological Appraisal (NPA, 20/01/2022) – Received 3 November 2022

Revised Proposed Site Access Plan (21073 - 010-B) – received 10 November 2022

Site Specific Flood Risk Assessment and Drainage Strategy (IMA-22-103 June 2023), Ecology Addendum (NPA 11257 103 – PO1), Ecology Parameters Plan (Drg No 11257 NPA ZZ ZZ DR Y 1201 P02 - (NPA, 05/08/2022)) and 11257 Biodiversity Metric 3.1 calculation tool - v 7 Layout Rev M Jun23 – all received 29 June 2023

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

NOTE: The indicative masterplan (Drg No A17 21 26 SK10 Rev L) and indicative colour masterplan (Drg No A17 21 26 SK12) are only indicative and do not therefore form part of the approved plan list.

5. No part of the development hereby permitted shall be first occupied until the site junction, access road, footways have been completed in accordance with the details shown on the approved plans (Proposed Site access 21073-010 Rev B (Nov 2022) and properly consolidated. The areas shall be maintained for those purposes at all times thereafter.

REASON: In the interests of highway safety.

6. No part of the development shall be first occupied, until the visibility splays and informal crossing points shown on the approved plans (Proposed Site access 21073-010 Rev B (Nov 2022), Visibility splays 2.4m x 43m, and informal crossing points 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

REASON: In the interests of highway safety.

7. The roads, including footpaths and turning spaces, shall be constructed so as to ensure that, before it is occupied, each dwelling has been provided with a properly consolidated and surfaced footpath and carriageway to at least base course level between the dwelling and existing highway.

REASON: To ensure that the development is served by an adequate means of access.

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

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

9. The development hereby permitted shall be carried out in accordance with the Ecological Parameters Plan. Drwg. No. 11257 NPA ZZ ZZ DR Y 1201. Rev. 02. (NPA, 05.08.2022). 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.

REASON: To protect the ecology on the site.

10. The development will be completed in accordance with the Biodiversity Metric 3.1 (NPA, 27/06/023) or a subsequent revised metric calculation submitted to and approved by the Local Planning Authority. This condition shall be discharged when a report has been submitted to and approved by the Local Planning Authority which demonstrates that the development has been completed in accordance with the approved metric calculation. The report will demonstrate for habitats and hedgerows and that the development will achieve at least 100% mitigation (i.e. no net loss) for land lost to development.

REASON: to meet the requirements of the Trowbridge Bat Mitigation Strategy.

11. 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 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 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, such as nesting birds, and reptiles.
- F) Mitigation strategies already agreed with the local planning authority prior to determination, such as for great crested newts/bats; 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.
- J) details of drainage arrangements during the construction phase

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.

12. No development shall commence on site until a scheme for the provision and creation of a SuDs located in the northern part of the site/within the public open space area has been submitted to the LPA for approval. 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: For the mitigation and enhancement of biodiversity.

13. No 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. Drwg. No. 11257 NPA ZZ ZZ DR Y 1201. Rev. 02. (NPA, 05.08.2022) the approved Biodiversity Metric 3.1 (NPA, 27/06/023) submitted with the application, or a revised Biodiversity Metric submitted and approved. The LEMP 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 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.

NOTE: The s106 should have a clause that a management company will be required to manage the land required under the terms of the LEMP condition.

14. 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 GN01:2011, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2011), 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 and no additional external lighting shall be installed.

This condition shall only be discharged when a post-development lighting survey conducted in accordance with section 8.3.4 of the Trowbridge Bat Mitigation Strategy has been submitted to the Local Planning Authority demonstrating compliance with the approved lighting plans, having implemented and retested any necessary remedial measures.

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.

15. No development shall commence on site until a plan (details) for the selection, siting, positioning and installation of integral nesting features 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;

No dwelling shall be first occupied until the approved details of the integral nest box plan have been implemented in accordance with the approved details. All boxes shall be retained in good working order in perpetuity.

REASON: For the protection, mitigation and enhancement of biodiversity.

16. Details of the surface water drainage scheme, (including sustainable drainage details), the foul water drainage scheme and timetables for their implementation shall be submitted to the local planning authority for approval with or before the submission of reserved matters. No development shall commence until those schemes have been approved in writing by the local planning authority, and the surface water drainage scheme and the foul water drainage scheme shall then be implemented in accordance with the approved schemes and timetables, and thereafter retained.

REASON: In the interests of ensuring the site can be adequately drained.

NOTE: This will require 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 100 year return period storm events. This will also require the applicant to undertake a sensitivity analysis on the network considering surcharged outfall conditions and has shown overland exceedance routes on the drainage plan for flows in excess of the 1 in 100 year plus climate change rainfall event.

Informatives:

1. The application involves creation of informal crossing points and lowered kerb. The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence will be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact our Vehicle Crossing Team on vehicleaccess@wiltshire.gov.uk and/or 01225 713352 or visit their website at <http://wiltshire.gov.uk/highways-streets> to make an application.
2. Wiltshire Council issues land drainage consents for discharges to ordinary watercourses and also for any works within 8m. The Environment Agency issue environmental permits for discharges to main rivers and any works within 8m, however we agree the flow rate for this as well). Within the calculations, the Additional Storage Volume factor must be set to zero and the margin for "flood risk" warning in hydraulic models been set to $\geq 300\text{mm}$.