

Date of Meeting	10 December 2015
Application Number	15/09105/FUL
Site Address	Land to the South of Silverlands Road, Rowde, Devizes SN10 2BF
Proposal	6 new single storey dwellings and associated parking and access from Silverlands Road (Affordable rent dwellings for the elderly, provided by Wiltshire Council)
Applicant	Wiltshire Council
Parish Council	ROWDE
Electoral Division	BROMHAM ROWDE AND POTTERNE
Grid Ref	398187 162338
Type of application	Full Planning
Case Officer	Morgan Jones

Reason for the application being considered by Committee

This application is brought to committee in accordance with the Council's Planning Scheme of Delegation as the application has been submitted by Wiltshire Council and letters of objection have been received from local residents raising material planning considerations.

1. Purpose of Report

The purpose of the 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 be approved subject to the Council signing a Unilateral Agreement to ensure the dwellings are delivered as affordable units and retained as such.

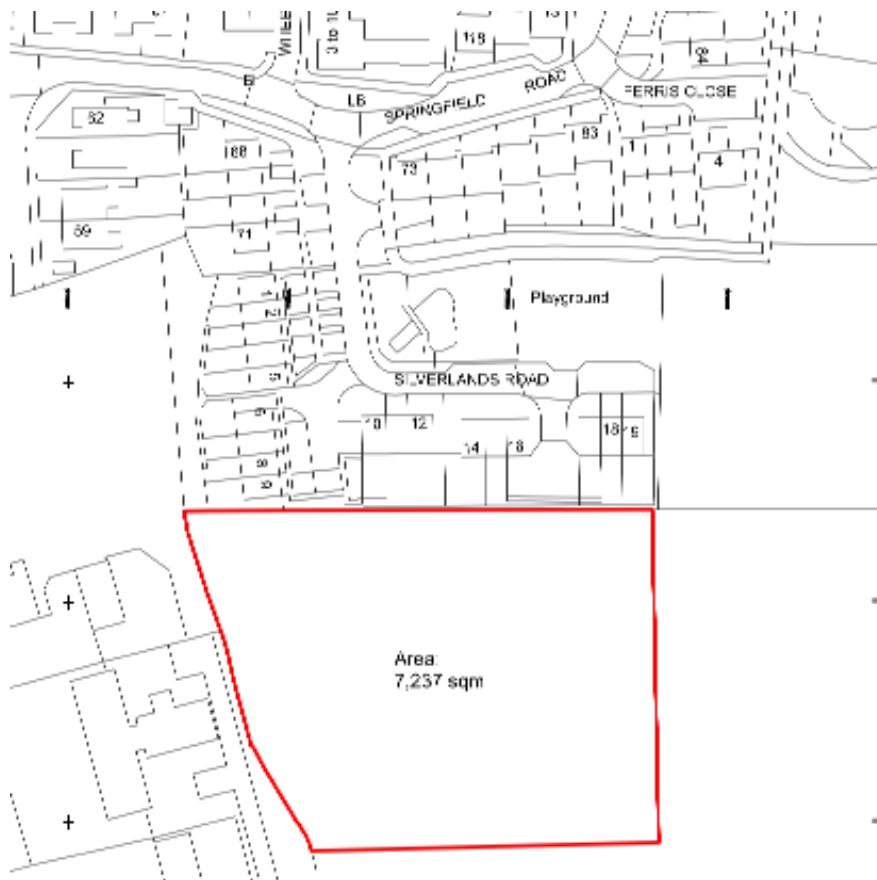
2. Report Summary

The key issues for consideration are:-

- Principle of development;
- Need for affordable housing;
- Loss of agricultural land;
- Design, layout and impact on residential amenity;
- Visual Impact;
- Impact on highway safety;
- Ecological Impact;
- Impact on heritage assets;
- Environmental impacts, flood risk & drainage;
- Planning obligations.

3. Site Description

The application site comprises an area of land on the southern outskirts of the village of Rowde. The site lies outside the Limits of Development for Rowde as defined on Inset Map 33 of the former Kennet Local Plan. The site consists of an area of open undeveloped agricultural land and for the purpose of assessing this proposal is classified as open countryside. The site extends over an area of approximately 1.8 acres and its northern boundary adjoins the rear gardens of the properties within Silverlands Road. The houses on this road were also located outside the limits of development when approved in 2005, however the dwellings are all affordable units granted planning permission under the then housing exceptions policy in the Kennet Local Plan.



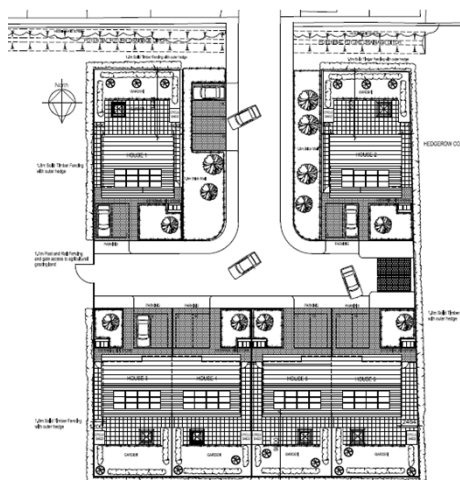
Site Location Plan

4. Planning History

The application forms part of an agricultural field and has no planning history. As noted above, the Silverlands Road development was granted outline planning permission in 2005 (planning application reference K/47035/O) and reserved matters consent in 2007 (planning application reference K/56098/RM) for 18 two storey houses. There is no other planning history relevant to this current proposal.

5. The Proposal

The application seeks full planning permission for a residential development scheme of 6 single storey dwellings for the elderly (for affordable rent) with access from the Silverlands Road estate road. The scheme will be delivered by Wiltshire Council.



Proposed Site Layout



Proposed Elevation

6. Planning Policy

The **National Planning Policy Framework (NPPF)** with particular regard to Chapters 1 'Building a strong, competitive economy', 4 'Promoting sustainable transport', 6 'Delivering a wide choice of high quality homes' and 7 'Requiring Good Design'.

The adopted **Wiltshire Core Strategy**, with particular regard to:

- Core Policy 1 Settlement Strategy;
- Core Policy 2 Delivery Strategy;
- Core Policy 3 Infrastructure Requirements;
- Core Policy 12 Spatial Strategy: Devizes Community Area;
- Core Policy 41 Sustainable Construction and Low-Carbon Energy;
- Core Policy 43 Providing Affordable Homes;
- Core Policy 44 Rural Exceptions Sites;
- Core Policy 45 Meeting Wiltshire's Housing Needs;
- 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 60 Sustainable Transport;
- Core Policy 61 Transport & Development;
- HC35 Recreation Provision on Small Housing Sites (Appendix D saved Kennet Local

Plan policy).

Wiltshire Local Transport Plan 2011 – 2016: Car Parking Strategy (March 2011).

Wiltshire and Swindon **Waste Core Strategy** 2006 – 2026 (July 2009).

7. Consultations

Rowde Parish Council – Support the proposal subject to no construction work on weekends and no construction movements to and from the site outside school hours during the weekdays. It was also requested that the construction vehicles do not park in Silverlands Road or Springfield Road and the bungalows should be offered to local residents in the first instance.

Thames Water – No objections.

Wiltshire Council Highways – No objections, subject to conditions.

Wiltshire Council Public Protection team – No objection, subject to conditions.

Wiltshire Council Ecologist – No objection, subject to conditions.

Wiltshire Council Drainage Engineer – No objection, subject to conditions.

Wiltshire Council New Housing team - No objection.

Wiltshire Council Archaeologist – No objection.

8. Publicity

The application has been publicised via both press and site notices and letters sent to properties within close proximity of the site. As a result of the publicity 4 letters have been received raising the following concerns:

- Silverlands Road is a cul-de-sac which just about copes with the volume of traffic, even at the times of the “school run” when the area becomes a very busy drop-off zone. However, when this road becomes a through-fare to further houses the more traffic builds up and the likelihood of an accident becomes a concern;
- Silverlands Road is simply not suitable as a through road. It is perfectly acceptable to create a link road through from Marsh Lane or direct from a quieter off shoot of Springfield Road;
- The adjoining land has been set aside for potential development and will inevitably be developed;
- There seems to be a complete lack of consideration for the children of Springfield Road, their freedom to play safely and for peace of mind for the many parents;
- Precautions should be put in place to ensure the up most safety, such as fences and relevant path ways during the construction period. And damage to roads extra are fixed not left unattended like springfield was when Scholars park and Silverlands were built.
- Noise and disruption should be minimized and working hours should be limited to weekdays 8am to 4.30pm;
- Developers should be made aware of the Care facility to the east of the site;
- The hedgerow contains bats which should be protected.

Observations and guidance have also been received from the Wiltshire Fire & Rescue Service and the Police's Crime Prevention Design Adviser in order to improve the security and safety of the development.

The concerns raised as a result of the public consultation period are all addressed within the following section.

9. Planning Considerations

9.1 Principle of Development

The local development plan is the Wiltshire Core Strategy (WCS) (adopted January 2015). In accordance with the aims and objectives of the NPPF and in the interests of promoting sustainable development and the protection of the countryside the policies of the plan seek to restrict most new residential development to locations within the Limits of Development defined for the towns and villages. However, there is an exception with regard to matters such as affordable housing.

Core Policy 1 'Settlement Strategy' of the WCS outlines a settlement strategy which identifies the settlements where sustainable development will take place to improve the lives of all those who live and work in Wiltshire. Core Policy 2 'Delivery Strategy' of the WCS outlines that there is a presumption in favour of sustainable development at the Principal Settlements, Market Towns, Local Service Centres and Large Villages and development should be restricted to within the limits of development other than in exceptional circumstances. The 'exception policies' are outlined within paragraph 4.25 of the WCS and includes rural exception sites.

The proposed development involves the construction of six affordable dwellings under the rural exceptions policy of the local development plan. Core Policy 44 'Rural Exceptions Sites' of the WCS outlines set criteria which must be met in order to allow the Local Planning Authority to support such proposals:

"At settlements defined as Local Service Centres, Large and Small Villages (Core Policy 1), and those not identified within the settlement strategy, a proactive approach to the provision of affordable housing will be sought in conjunction with Parish Councils and working with local communities and other parties. This exception to policy allows housing for local need to be permitted, solely for affordable housing, provided that:

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

Core Policy 12 Spatial Strategy: Devizes Community Area identifies Rowde as a Large Village. The principle of the proposed development can therefore be accepted subject to compliance with criteria i. – viii. of Core Policy 44.

The site is located outside the current Limits of Development for Rowde and the proposal would therefore constitute development within the countryside. The proposed development

would however adjoin the existing settlement and be reasonably well related to the existing built up area of the village. The site is approximately half a mile from the centre of the village and therefore within a short walk of various local services. The proposed properties would be reliant to some extent on the services and facilities within the village i.e. village shop, public houses etc and other services and employment opportunities within the surrounding Market Towns and Principal Settlements which can be accessed via the public transport facilities (bus) via the High Street.

The proposed development is for six dwelling only which will be for the elderly. The scale of the development is considered to be proportionate to the size of the settlement and will not put undue pressure on local services.

Core Policy 44 outlines that a proposal must have clear support from the local community. The Parish Council is in support of the proposed development provided restrictions are in place to limit the impact of the construction phase.

In light of the above the principle of the proposed use and development is considered acceptable.

9.2 Need for Affordable Housing

In accordance with Core Policy 44 the housing must be delivered to meet an identified and genuine local need. The Council's New Housing team has therefore been consulted and confirmed that the proposal does form part of the wider Council house building programme which was approved by a committee of the Cabinet of Wiltshire Council on 16th September 2014, with a focus on delivering bungalows for older people in rural communities. Furthermore, the proposals would provide 100% affordable housing which will meet an identified and genuine local need and, are therefore, supported by the New Housing Team.

The proposed scheme intends to deliver all the units as affordable rented homes for the elderly. In this instance therefore, of particular interest and use in establishing affordable housing need is under-occupancy data within the Parish, as the proposed affordable housing is likely to attract elderly customers who are currently under-occupying existing affordable housing stock. The New Housing team confirmed that affordable housing data shows that for households of 65+ years, within the parish of Rowde, there are currently 2 households under-occupying by 1 bedroom and 7 households currently under occupying by 2 bedrooms.

The New Housing team confirmed that should the affordable homes not remain within the Council's ownership, the affordable homes would be required to be transferred to a Registered Provider approved by the Council, on a nil public subsidy basis and to remain as affordable housing in perpetuity. The completed affordable housing units would need to be nominated in line with the Council's current Allocation Policy and procedures.

In light of the above it is clear that the proposed dwelling will meet an identified need and will be secured as affordable units.

9.3 Loss of Agricultural Land

The site comprises an area of undeveloped agricultural land. As such, regard must be had to the NPPF which advises that "local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality" (par 112).

Natural England's Technical Advice Note TIN049 '*Agricultural Land Classification: protecting the best and most versatile agricultural land and for guidance on soil protection*' explains that "the Agricultural Land Classification (ALC) provides a method for assessing the quality of farmland to enable informed choices to be made about its future use within the planning system." The ALC system classifies land into five grades, with Grade 3 subdivided into sub-grades 3a and 3b. The best and most versatile land is defined as Grades 1, 2 and 3a by policy guidance.

The site is classed as Grade 2 and therefore the development would result in the loss of high quality agricultural land which the NPPF seeks to preserve. However, in this case, the development does not result in the loss of a significant amount of agricultural land and the this loss has to be set against the benefits that the scheme would deliver – in this case, affordable housing to meet an identified local need. The proposal would result in the development of only a small part of the agricultural field, the majority of which will remain within an agricultural use.

9.4 Design, Layout & Impact upon Residential Amenity

In terms of design, Core Policy 57 'Ensuring High Quality Design and Place Shaping' of the WCS lays down the requirement for good design. The policy outlines that "a high standard of design will be expected in new developments, extensions or alterations to existing buildings, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complimentary to the locality".

The proposed site plan shows that the dwellings will be positioned around an estate road which would be built to an adoptable standard. The estate road will connect to Silverlands Road via the existing area of hardstanding which is positioned between nos.16 and 17 Silverlands Road. The dwellings would benefit from off-street parking spaces and private amenity areas.

The dwellings would be single storey and the separation distances between the proposed and existing dwellings will ensure no loss of amenity as a result of overlooking to the existing residents within the Springfield Road estate. The simple form and design of the bungalows would not appear out of place with the dwellings within the neighbouring estates and the use of an external brickwork finish for the walls and a slate tile to the roof is appropriate for the context of the site.

9.5 Visual Impact

In relation to visual impact, Core Policy 51 'Landscape' of the WCS outlines that development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character. The policy requires applications to demonstrate how development proposals conserve and where possible enhance landscape character through sensitive design, landscape mitigation and enhancement measures.

The site lies within the open countryside on the edge of the village and the relationship of the proposed development with the existing built up area of the village and its impact on the character of the landscape has been carefully considered.

The development would project further southwards beyond the established built up area of the village into the open countryside. The principle of extending the village southwards into the open countryside was previously accepted under the Council's rural housing exceptions policy when the Silverlands Road estate was formed. The properties within the estate are

now well established and there is a mature hedge line which defines the southern boundary between the built up area and the open countryside and partially screens the dwellings.

The proposed development would encroach further into the open countryside and the proposed urban development of this site will obviously result in a permanent change in land use and character of the site and its immediate environs, resulting in change from agricultural use and character to that of urban development. However, the scheme is set against the backdrop of existing housing and will not result in an adverse impact on the wider area and with a landscape design scheme to help mitigate against the visual impact and taking into account the need for affordable housing within the area the principle of development from a landscape and visual perspective is considered acceptable.

In terms of the potential visual impact, it is recognised that the proposed dwellings would be single storey and from the south would be viewed against the backdrop of the two storey dwellings within the Springfield Road estate. The proposed layout also proposes the planting of a hedgerow with native species around the perimeter of the site which would screen and soften the development. Full details of the proposed hedgerow and the requirement for a landscape management plan can be secured via a condition of any planning permission. A mature hedgerow would however redefine the southern boundary of this area of the village and help soften the impact of the development on the open countryside which was successfully achieved as part of the Silverlands Road development as noted above.

9.6 Impact on Highway & Pedestrian Safety

Core Policies 60 'Sustainable Transport' and 61 'Transport and New Development' of the WCS seeks to ensure that new developments are located within sustainable locations and are designed to encourage the use of sustainable transport facilities. The proposal seeks permission under the Council's housing exceptions policy and there are public transport services available within a short walk of the site.

In terms of layout, the Highway's department are satisfied that the proposal demonstrates adequate parking provision and noted that there is a provision of a footway which will afford pedestrian access and help to secure an acceptable level of visibility from the parking spaces. The estate road will be built to an adoptable standard and will therefore have the ability to accommodate service and delivery vehicles.

It is recognised that concerns have been raised by a local resident in relation to highway safety aspects associated with the proposal. These concerns have been carefully considered. However, it is not considered that the development would result in a significant increase of vehicular movements using the surrounding highway network. The bungalows will be provided to help meet the local need for affordable accommodation for the elderly. The number of trips associated with the properties will be less than the larger family homes within the adjoining estate.

The NPPF advises that development proposals should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe. The Council's highways department is satisfied with the layout of the proposed development and have raised no concerns with the impact of the development on the surrounding highway network or pedestrian safety. The submission and approval of a Construction Method Statement (CMS) will ensure there are no adverse impacts as a result of the construction phase of the development which can be secured via a condition of the planning permission. The CMS will cover issues such as hours of operation, vehicular movements and parking areas in accordance with the request of the Parish Council.

9.7 Ecological Impact

Core Policy 50 Biodiversity and Geodiversity of the WCS requires that the planning authority ensures protection of important habitats and species in relation to development and seeks enhancement for the benefit of biodiversity through the planning system.

The application is supported by an Ecological Assessment by Ethos Environmental Planning. The ecological assessment has identified the conservation value of the existing western and northern hedgerows on site; as such the development proposals include the retention of the majority of these features. However, a small section of the northern hedgerow is proposed for removal, which was assessed as not having a significant negative impact on biodiversity of the site. The report makes a series of recommendations as there is an opportunity to compensate for the loss of this habitat through the improvement of retained grassland areas (such the residential gardens). The development proposal also provides an opportunity for further habitat enhancement through formal planting within the gardens of the built environment and the perimeter of the site.

In terms of protected species, the site is used by breeding birds, low numbers of foraging bats and common toads and mitigation, compensation and enhancement measures for these species will be required as part of the development proposals and are outlined within the report. A condition will be added to the planning permission to ensure the recommendations are carried forward to ensure the protection of important habitats and species and compliance with Core Policy 50. The Council's Ecologist has no objection to the proposed development subject to the aforementioned condition.

9.8 Impact on Heritage Assets

Core Policy 58 'Ensuring the Conservation of the Historic Environment' of the WCS outlines that development should protect, conserve and where possible enhance the historic environment. The site does not lie within a Conservation Area and there are no Listed Buildings within or adjoining the site.

In relation to archaeological remains, the NPPF advises that "where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation" (par 128).

A Historic Environment Desk Based Assessment by Armour Heritage has been submitted with the application. The Council's Archaeologist has reviewed the report and the application and indicated that "the Wiltshire and Swindon Historic Environment Record (HER) shows that there are no known heritage assets within the proposed development site. The HER indicates the focus of medieval settlement is centred off the High Street and further features indicative of settlement have been mapped from aerial photographs around Rowde Manor Farm to the north of Rowde. The Desk Based Assessment submitted with the application has given a low to medium potential for archaeological remains to be present within the site which I concur with". The Council's Archaeologist further stated that the NPPF seeks a balanced judgment on the significance of the heritage asset and scale of harm and therefore does not consider that any archaeological investigations are necessary in relation to this application. The proposed development has therefore met the aims of Core Policy 58.

9.9 Environmental Impacts, Flood Risk & Drainage

The site is within flood risk zone 1 according to Environment Agency flood risk map and is therefore not at risk from flooding. In terms of the surface water drainage scheme, Core Policy 67 'Flood Risk' of the WCS seeks to ensure that all new development includes

measures to reduce the rate of rainwater run-off and improve rainwater infiltration to soil and ground (sustainable urban drainage) unless site or environmental conditions make these measures unsuitable.

The application is therefore supported by a Drainage Statement by Opus which includes an indicative drainage strategy which proposed:

- Attenuated surface water flow from the site to a ditch to the west of the site.
- Highway drainage from the site to Wessex Water's existing 750mm diameter public surface water sewer.
- Foul drainage from the site to Wessex Water's existing 100mm diameter public foul water sewer.

The Council's Drainage Engineer highlighted some discrepancies between the drainage strategy shown on the application plans and the drainage statement and also indicated that soakaways will not work in this area and therefore recommended that the storm water strategy be reviewed following discussions with Wessex Water.

Wessex Water originally raised no concerns with the proposed development but following information from the Council's Drainage Engineer they recommended further discussion needs to be initiated by the applicant with Wessex Water and the LLFA (Lead Local Flood Authority) to agree rates of surface / highway water and discharge to their respective apparatus.

As a result of the above discussions have taken place between the applicants and Wessex Water which has resulted in the submission of an amended drainage strategy. The amended drainage strategy shows that surface water run-off from the site will be discharged into Wessex Water's network in Silverland's Road. Wessex Water is happy with the principle of the method of surface water disposal, however full details will have to be submitted and approved prior to the construction of the development. The Council's Drainage Engineer has no objection to the revised drainage scheme but indicated that details of the future ownership and maintenance regimes of the cellular storage for the dwellings included within the drainage scheme will have to be clarified and agreed, which can be secured via a condition.

The Council's Drainage Engineer and Wessex Water do not therefore object to the proposed development and feel that the site can be appropriately drained. Full details of the drainage strategy can be secured via a condition of the planning permission, as recommended by the Council's Drainage Engineer, in order to ensure compliance with Core Policy 67.

In terms of land contamination, the application is supported by a Geo-Environmental and Geotechnical Assessment by Earth Science Partnership which recommends further site investigation to fully assess the levels of contamination at the site. The Council's Public Protection team has no objections to the proposed development and believe that a contaminated land condition does not appear to be warranted in view of historical land use and the general condition of the site as surveyed. However as the report has identified two incidences of elevated PAH albeit marginal, a contaminated land condition should be applied such that this can be fully assessed along with any additional survey work that is recommended by the consultants.

In order to limit the environmental impact of the proposed development the scheme will have to meet the requirements of Core Policy 41 'Sustainable Construction and Low-Carbon Energy' of the WCS. The policy identifies how sustainable construction and low-carbon energy will be integral to all new development in Wiltshire. The policy aims to help reduce Wiltshire's contribution to climate change through improved design and construction methods. In order to comply with the policy the residential development will have to be

designed to meet the relevant requirements of energy performance equivalent to Level 4 of the Code for Sustainable Homes which will be a condition of the planning permission.

9.10 Planning Obligations

The scheme is being delivered by Wiltshire Council who will deliver all the units as affordable housing under Core Policy 44 'Rural Exceptions Sites' of the WCS. Criteria viii. of the policy seeks to ensure that any affordable housing provided under this policy will always be available for defined local needs, both initially and on subsequent change of occupant. As such, the Council will sign a Unilateral Undertaking to ensure that the units are delivered as affordable homes.

Policy H35 'Recreation Provision on Small Housing Sites' of the former KLP (saved by Appendix D of the WCS) outlines that new residential developments of between 5 and 19 dwellings will be expected to provide land for children's recreation on the basis of 0.72 ha/1000 people. The requirements of this policy however do not apply to the proposed development as the dwellings will be for the elderly only.

10. Conclusion

In summary, the proposed development will deliver six affordable dwellings for the elderly to meet an identified local need. The scheme is considered to be of an appropriate design for the context of the site will not result in a significant detrimental impact on the local landscape or townscape character. The development will not have any adverse ecological, or environmental impacts or sever highway impacts.

No statutory consultees have objected to the proposal, and whilst the concerns of a local residents have been carefully considered, the scheme is considered to be in accordance with both the national and local planning policy and with suitably worded conditions, and a unilateral undertaking to secure the dwellings as affordable units, it is recommended that planning permission be granted.

RECOMMENDATION

That planning permission be **GRANTED** subject to the Council signing a Unilateral Agreement to ensure the dwellings are delivered as affordable units and retained as such.

RECOMMENDATION

- 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 and the imposition of the following conditions:

- 2 The development hereby permitted shall be carried out in accordance with the following approved document and plans:
 - Application Form;
 - Existing Site Plan, no.80-01;
 - Proposed Context Site Plan, no.90-01;
 - Proposed Site Plan, no.90-02;
 - Proposed Floor Plans for House 1 and 2, no.20-;
 - Proposed Floor Plans for Houses 3 and 4 and House 5 and 6, no.20-02;

- Proposed Typical Front and Side Elevation 1 for Houses 1 and 2, no.20-03;
- Proposed Typical Rear and Side Elevation 2 for House 1 and 2, no.20-04;
- Proposed Typical Front and Side Elevation 1 for Houses 3/4 and 5/6, no.20-05;
- Proposed Typical Rear and Side Elevation 2 for House 3/4 and 5/6, no.20-06;

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

- 3 No above ground development shall commence on site until the exact details and samples of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: The matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area

- 4 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 :-

- * a detailed planting specification showing all plant species, supply and planting sizes and planting densities;
- * means of enclosure;
- * all hard and soft surfacing materials.

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.

- 5 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.

- 6 No above ground development shall commence on site until a landscape management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscape areas (other than small, privately owned, domestic gardens) has been submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out as approved in accordance with the approved details.

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 the proper management of the landscaped areas in the interests of visual amenity.

- 7 No part of the development hereby permitted shall be occupied until the access, turning area and parking spaces have been completed in accordance with the details shown on the approved plans. The areas shall be maintained for those purposes at all times thereafter.

REASON: In the interests of highway safety.

- 8 **INFORMATIVE TO APPLICANT:**
The applicant will be expected to enter into a S38 agreement under the Highways Act 1980 with the Local Highway Authority to enable the roads to be adopted and maintainable at public expense. This is necessary to ensure adequate access for refuse vehicles.

- 9 No development shall commence on site (including any works of demolition), until a Construction Method Statement, which shall include the following:
- a) the parking of vehicles of site operatives and visitors;
 - b) the access route to the site of the vehicles of the site operatives and visitors;
 - c) loading and unloading of plant and materials;
 - d) storage of plant and materials used in constructing the development;
 - e) measures to control the emission of dust and dirt during construction;
 - f) measures for the protection of the natural environment.
 - g) hours of construction, including deliveries;

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

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

- 10 No development shall commence on site until full details of the surface water drainage scheme shown on drawing no.D-01 R4 'Indicative Drainage Layout' has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until surface water drainage has been constructed in accordance with the approved scheme.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission. In order that the development is undertaken in an acceptable manner, to ensure that the development can be adequately drained.

- 11 The mitigation measures detailed in section 9 of the approved Ecological Assessment by Ethos Environmental Planning (July 2015) shall be carried out in full prior to the first occupation of the development and/or in accordance with the approved timetable detailed in the Ecological Assessment.

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

- 12 The dwellings hereby approved shall achieve a level of energy performance at or equivalent to Level 4 of the Code for Sustainable Homes. No dwelling shall be occupied until evidence has been issued and submitted to, and approved in writing by, the local planning authority certifying that this level or equivalent has been achieved.

REASON: in order to ensure the development reduces its impact and contribution to climate change through improved design and construction methods.

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

Step (i) Site Characterisation:

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

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

Step (ii) Submission of Remediation Scheme:

If any unacceptable risks are identified as a result of the investigation and assessment referred to in step (i) above, a detailed remediation scheme to bring the site to a condition suitable for the intended use must be prepared. This should detail the works required to remove any unacceptable risks to human health, buildings and other property and the natural and historical environment, should be submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, a timetable of works and site management procedures.

Step (iii) Implementation of Approved Remediation Scheme:

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

Step (iv) Reporting of Unexpected Contamination:

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

Step (v) Verification of remedial works:

Following completion of measures identified in the approved remediation scheme a verification report should be submitted to the Local Planning Authority. The report should demonstrate the effectiveness of the remedial works.

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

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

Step (vi) Long Term Monitoring and Maintenance:

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

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

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

14 INFORMATIVE TO APPLICANT:

This permission shall be read in conjunction with an Agreement made under Section 106 of the Town and Country Planning Act, 1990 and dated the

15 INFORMATIVE TO APPLICANT:

The attention of the applicant is drawn to the contents of letter from the Wiltshire Fire & Rescue Service dated 18 September 2015 which can be viewed on the Council's website www.wiltshire.gov.uk