

REPORT OUTLINE FOR AREA PLANNING COMMITTEES

Date of Meeting	9th March 2016
Application Number	15/12096/FUL
Site Address	3 Witts Lane Purton Wiltshire SN5 4ER
Proposal	Proposed Demolition of Existing Dwelling & Erection of Four Dwellings (Amendments to Previously Approved Application 15/03295/FUL).
Applicant	Chris James Homes
Town/Parish Council	PURTON
Electoral Division	PURTON – Councillor Jacqui Lay
Grid Ref	409248 188055
Type of application	Full Planning
Case Officer	Richard Sewell

Reason for the application being considered by Committee

The application is being presented to Committee at the request of Councillor Jacqui Lay to consider the scale of development, the visual impact on the surrounding area, drainage issues, highway safety, parking and the impact on the residential amenity of the neighbouring properties.

1. Purpose of Report

To consider the above application and to recommend that planning permission be granted subject to conditions.

2. Report Summary

The Town Council object to the scheme proposals. 32 Letters of objection received from neighbouring residents.

The main issues when considering this application are :

- The height and scale of the proposed dwellings and the visual impact on the street scene
- Impact of proposed development on local drainage system
- Potential impact on residential amenity
- Impact on highway safety and parking

3. Site Description

The proposal site is a corner plot situated within the settlement boundary of Purton and sits at the junction of Witts Lane and Peartree Close. Following the granting of permission 15/03295/FUL the thatched cottage that was previously located on the plot has been removed and the site has been cleared leaving broken ground with a large mound of earth at the north west corner of the site. The submitted topographical survey shows the site to be slightly above the level of the road and pavement and to gently slope from east to west with the south west corner of the site being the lowest point.

This residential area of Purton features a variety of house types and sizes with no prevailing local vernacular or distinctive character features. Properties situated along Witts Lane to the south of the proposal site all face the highway and are predominantly one and half storey chalet bungalows with 2 No. two storey pitched roof dwellings sitting either side of the Waite Meads Close junction. To the west of the site are 2 No red brick bungalows behind which are a terrace of dwellings that are accessed via Smith Court. To the immediate north of the proposal site are two detached dwellings that were permitted in 2013

4. Planning History

14/02935/FUL- Demolition of existing dwelling and erect 9 dwellings WITHDRAWN

14/07635/FUL- Demolition of existing dwelling and erect 7 dwellings (Resubmission of 14/02935/FUL) WITHDRAWN

15/03295/FUL- Demolition of existing dwelling and erection of four dwellings PERMITTED

5. The Proposal

The application proposes the erection of four dwellings with front and rear amenity space, hard standing and associated parking. The proposals are a revision to the design of 4 No. dwellings permitted on the site in 2015 under reference 15/03295/FUL. The revisions include an increase of 1.3m in the overall roof height, the inclusion of dormer windows to the rear elevations and erection of car ports instead of the previously approved attached garages. The dwellings will comprise a mix of facing materials with brick and stone elevations, slate tiles roofs and timber cladding on the side elevations and car ports with the proposed palette of materials reflecting the previously approved scheme except with the previously approved cream coloured render being replaced with Bradstone Rough Dressed cast stone.

6. Planning Policy

NPPF 2012: paragraphs 14 + 17 and Section 7

Wiltshire Core Strategy 2015: CP1, CP2, CP19, CP41, CP45, CP57, CP60 and CP61

7. Consultations

Purton Town Council- OBJECTION.

Design:

The amended application as under 15/12096/FUL seeks to significantly increase the height and bulk of the approved dwellings by the introduction of further habitable rooms on ground and second floor levels combined with a loss of integrated garage space to which we are of the opinion that such a proposal will be out of context with that as approved.

Parking:

We note that as detailed within the access statement in relation to the parking of vehicles however we are of the opinion that the loss of garage space and condition 8 as under app 15/03295/FUL will give rise to potential on-street parking at a location close to the junction of Pear Tree Close and Witts Lane which potentially will give rise to highway issues.

Drainage:

Whilst we accept that there may be similar volumes of water ultimately discharging into the storm water drainage system as sited within the highway, there is concern in relation to the siting of one large facility within Plot 1 which is proposed to serve all dwellings situated upon the site. The effect that water permeating from the storage facility will have on the dwelling sited on Plot 1 and the existing neighbouring dwelling, the previous application detailed smaller individual storage facilities giving the potential to distribute water over a larger area within the site as a whole. There is also the question of future maintenance, upon who does the remit fall. Should a condition be implemented in respect of this as part of any approval.

Pavements:

We are pleased to see that under the planning approval in relation to app 15/03295/FUL conditions have been implemented in relation to the retention of pavements however it remains unclear if such pavement works extend to Plot 4 in order to negate the need for those attending/leaving the property on foot to enter out on to the highway. Should there not be provision then once again we would request that in the interest of pedestrian safety that such an extension to the pavement system be implemented.

Ground surface levels:

The existing derelict cottage has now been demolished and as a result there is an indication that the ground level has been raised to which in respect of this there is concern as to the datum levels of any new development, that it will be higher than the immediate adjacent dwellings sited within Pear Tree Close. We therefore request that prior to any development such levels are determined so they are compatible with that of the immediate adjacent dwellings thus bringing any new development in context with that as existing.

Highways- NO OBJECTION. I note that the principle of the development has been established under

consent 15/03295. However, I am aware that some details have been altered. The proposal now includes store rooms / car ports instead of garages and properties have increased in size. The proposal includes car parking / turning space to enable reversing on highway for at least 3 vehicles per dwelling and this satisfies the council minimum car parking standards for residential developments. A highway objection on car parking grounds will not withstand appeal. I note from previous files that a 2m footway is required across plots 1, 2 and 3. The footway will need to be widened to 2m in some places and resurfaced. This will require a slight amendment to the drawings and highway dedication agreement. This will provide facility for pedestrians and provide visibility for the cars reversing. In addition I consider that a lowered kerb is required adjacent to Plot 3.

Following revised plans being received on 18.02.16, the Highways officer is now satisfied that a 2m footpath is demonstrated and offers no objection to the proposal providing conditions relating to parking, visibility splays, footpaths and alterations to car ports are added to any permission granted.

Drainage- NO OBJECTION. Application form states foul drainage disposal to main sewer. The Thames Water response indicated that a discharge to sewer will be allowed subject to formal S106 WIA 1991 application – proposals shown on application drawings. Application form states storm water drainage disposal to main sewer. Thames Water response indicated that a controlled discharge to sewer (with on-site storage) will be allowed subject to formal S106 WIA 1991 application – proposals shown on application drawings. No conditions are recommended by the Council Drainage Team as the proposed details are considered to be acceptable.

Thames Water:

With regard to sewerage infrastructure capacity, we would not have any objection to the above planning application. On the basis of information provided, Thames Water would advise that with regard to water infrastructure capacity, we would not have any objection to the above planning application. Thames Water recommend the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

Urban Design- NO OBJECTION. The current planning application is a revision to that approved under 15/03295/FUL to accommodate an attic storey with rear dormers, and home office in each proposed house by raising the roof pitch and ridge height, (the footprint, roof eaves line and positioning of each house remaining essentially as previously approved). The four proposed houses with extant approved 15/03295/FUL inevitably represent an appreciable change in the character and scale from the previous building and large garden on the site, in the setting with neighbouring bungalows, chalet bungalows, and the shallower roof pitch and gable end of two storey houses opposite the site along Pear Tree Close and Witts Lane. The houses are of a similar depth to those now built adjacent between plot 1 and number 11 Pear Tree Close under N/13/00983/FUL. The

additional volume accommodating bedrooms within the roofspace now proposed would not result in such an increase in the scale (height and massing) or change in appearance of the houses from that approved under 15/03295/FUL that the current revised proposals would then become visually overbearing in this setting as the proposed houses would be suitably distanced from the existing smaller dwellings opposite along both Pear Tree Close and Witts Lane (which are set back from the road with verge, garden and driveways), and house 4 would be set suitably back on the site from the cottage adjacent. The revised proposals would still be consistent with the appreciable existing mix of building heights, massing and building form across the wider setting of the site.

Environmental Health – NO OBJECTION. It should be conditioned that construction activities may only take place between 0730hrs and 1800 hrs Monday to Friday, 0730hrs to 1400hrs Saturdays and no working on Sundays or Bank Holidays. There should be no burning of any waste on site. This too should be conditioned if possible.

Affordable Housing- NO OBJECTION. Please note that in line with CP43 of Wiltshire's Core Strategy we do not seek an affordable housing contribution on sites with less than 5 dwellings.

Ecology: NO COMMENT

POS: NO COMMENT

County Education: NO COMMENT

8. Publicity

32 letters of Objection received. Issues with proposal include

- Increase in proposed height of dwellings not in character with street scene
- Overdevelopment of plot
- Inadequate parking provision and impact on highway safety
- Impact on residential amenity of nearby properties
- Surface water drainage and flood risk

- Increase in ground levels
- Development on site already commenced
- Impact on local ecology and habitats
- Development not in accordance with Purton Parish Plan or emerging Neighbourhood Plan

9. Planning Considerations

Principle of development

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that determinations must be made in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan policy context for this development and the surrounding area is provided by

the Core Policies contained within the Wiltshire Core Strategy 2015 and the Saved Policies of the North Wiltshire Local Plan 2011.

Local residents have stated that the proposed 4 No. 5 bedroom dwellings do not meet local housing need and are not in accordance with the Purton Parish Plan or emerging Neighbourhood Plan. Residents have commented that dwellings of a similar size within Purton have remained unsold which demonstrates that there is no need for housing of this size in the village. Whilst the Parish Plan is material a consideration, the emerging Neighbourhood Plan is at an early stage of development and so cannot be afforded weight in the determination of this application. However, it is a material consideration of significant weight that there is an extant permission for 4 No. detached, 4 bedroom dwellings on the site and it is noted that this extant permission received no objections from the Parish Council, local residents or Ward Member. The additional fifth bedroom proposed for each dwelling in this current application is not considered to significantly alter the acceptability in principle of residential development within this location. As such, the development is considered to meet the requirements set out below in the following Wiltshire Core Strategy 2015 Policies.

CP19 classifies Purton as being a Large Village where in accordance with CP1 development will predominantly take the form of small housing developments involving less than 10 dwellings. The proposal site is located within the Purton Framework Boundary and therefore in accordance with CP1 the principle of residential development in this location is considered to be acceptable. In accordance with CP41 the agent has confirmed in writing that all dwellings will be constructed to Code Level 4 of the Code for Sustainable Homes. CP57 requires a high standard of design in all new developments through proposals responding positively to the existing townscape in terms of building layouts, built form, height, mass, scale, building line, plot size, elevation design, materials and rooflines. CP60 and 61 seek all new development to be located in accessible location and to provide safe access to the highway.

Scale, design and layout of proposed dwellings

The proposed dwellings will be situated in a similar formation to the previously permitted scheme with no significant increase in the footprints of each dwelling being proposed. This will allow an adequate amount of outdoor amenity space for each of the proposed 5 bedroom dwellings, with the proposed rear gardens being of a similar size to those of the surrounding properties. There will be an increase in the height of the dwellings to allow additional living space within the roof structure and also the addition of dormers on the rear roof slope elevations. This amendment to the design of the dwellings contained within extant permission results in the approximate ridgeline height of the proposed dwellings being 9.3m which is an increase of 1.3m per dwelling to those permitted in 2015. Whilst it is acknowledged that the proposed increase in height of approx 1.3m will result in buildings that are taller than the surrounding properties (specifically the chalets and bungalows on the other sides of the highway to the proposal site), the overall scale is not considered by the Council's Design Officer to be detrimental to the overall character of the street scene which features a variety of house styles and

sizes. The design of the dwellings is in keeping with the local vernacular (particularly 7 and 9 Peartree Close), with the proposed materials being similar to those used on the surrounding properties and across the wider Purton area. Therefore, the proposed dwellings would still be consistent with the appreciable existing mix of building heights, massing and building form across the wider setting of the site and this part of Purton.

Surface water drainage

Local residents and the Ward Councillor have raised a number of concerns with the proposed surface water drainage of the site and the capability and capacity of the local drainage system in dealing with surface and ground water runoff. In addition to the standard consultation response there has been extensive correspondence between the Ward Member, Council Drainage Engineers and Case Officer. In an email dated the 20.01.16 the Council's Drainage Engineer has confirmed that:

- The application includes the provision of an onsite storage and control device to the level required by Thames Water and the proposed disposal of surface water via the connection to the existing Thames Water sewer in Peartree Close and that is an acceptable arrangement. In addition, the proposed surface water attenuation tank located in under the front garden of Plot 1 is considered adequate to store the 1:100 and + 30% flow.
- Thames Water are happy to accept a limited storm water flow rate from the proposal site into their storm sewer with onsite storage. This means that Thames Water will have carried out the necessary assessment to ensure that their system can take this level of flow. It is noted from Thames Water records that the public sewer does discharge into an area with flood history, however the outlet of the public sewer is set at a particular size which in turn means a set discharge rate.
- The restricted flow from this site would not result in an increase in peak flow from the sewer into the watercourse (the peak would be longer) and if pipe could not discharge flow it would be stored in the public sewer until it could be released

Concerns have been raised with the clearance of the land, removal of the trees and the increased ground levels of the site resulting in the potential for additional surface water runoff to the adjacent properties 4 Witts Land and 7 Peartee Close. The Council's Drainage Engineers have visited the site on numerous occasions to assess this situation and have also taken into consideration the submitted topographical survey 16625-200-01T and the Purton Flooding Report and Management Plan 2013 which was provided by the Ward Councillor. When compared against the previous topographical survey (drawing No.Y14-111-1) submitted under 15/03295/FUL, the current survey shows that the overall site levels have been reduced following the clearance of the site. The current survey also

demonstrates that the northern and western site boundaries adjacent to 4 Witts Lane and 7 Peartree Close have been lowered. Soft landscaping and tree planting is proposed so with the addition of the proposed drainage system, it is considered that there are adequate measures in place to limit the potential of flood risk to the adjacent properties and highways network.

It is considered that the current proposal does not result in any additional flood risk to the surrounding properties to those dwellings permitted under the extant permission on site. It is noted that the previous application raised no objections or concerns relating to drainage from local residents or the Ward Member despite no drainage details being provided as part of the application. This current proposal provides all of the required drainage information that was requested in conditions 9 and 10 of 15/03295/FUL. The Council's Drainage Engineers and Thames Water have confirmed that the proposed drainage arrangements are acceptable in order to deal with surface water runoff from gutters and hard surfacing and are satisfied that no further conditions relating to drainage details are required. It is therefore considered that the ground levels shown in the topographical survey and the proposed soft landscaping and tree planting will limit flood risk across the site and surrounding highways network and that the Council has done all that is reasonably necessary to negate the potential for flood risk at this location.

Ground levels of site

Local residents have raised concerns with the ground level of the site being increased following the demolition of the previous dwelling and clearance on the site. This is considered to be a particular issue as it is felt that the elevated ground levels will further raise the height of the proposed dwellings within the street scene also increase the potential for flood risk to the surrounding properties and highways network.

As discussed in the section above, a topographical survey has been submitted and has been assessed against the previous survey submitted as part of 15/03295/FUL which showed the levels of the site before the previous dwelling was demolished and the site cleared. The current survey clearly demonstrates that the overall level of the site has been lowered meaning the visual impact of the increased roof height will not be significantly detrimental to the wider street scene and that the potential for additional ground water flood risk has been reduced.

Impact on residential amenity

The submitted plans show the proposed dwellings to be set back from the highway and to be situated a significant distance from the surrounding properties. The dwellings most affected by the proposed dwellings are 4 Witts lane to the west of the site and 7 Peartree Close to the north. The proposed dwelling shown as being Plot 4 is approx 6m to the east of the side elevation of 4 Witts lane and set back so that the proposed front elevation will be roughly in line with the rear elevation of 4 Witts lane. The proposed orientation and position of the dwelling and the degree of separation with the neighbouring building is not considered to result in any significant overbearing impact or loss of

sunlight to 4 Witts Lane as a result of allowing a dwelling of the size proposed to be erected in this location. No side windows are proposed in the western elevation of the dwelling and so there will be no significant loss of privacy as a result of direct overlooking into the rear garden or into the habitable windows of 4 Witts Lane

Similarly the relationship between the proposed dwellings located in Plot 1 and 7 Peartree Close is also not considered to be an un-neighbourly form of development as the distance between the properties and the lack of direct overlooking means that there will be no overbearing impact or additional loss of privacy to 7 Peartree Close. A 1.8m fence is located between the adjacent rear gardens, so despite the higher ground level of Plot 1, the fence is considered to be an adequate means of restricting views between the neighbouring outdoor rear amenity spaces.

The orientation of the proposed 4 No. dwellings and their position within the proposal site means that at the closest point the dwellings to the south of the site on Witts Lane will be approximately 18m away and to the east the dwellings on Peartree Close will be approximately 22m away. This degree of separation is an entirely acceptable arrangement in a built up residential area such as this part of Purton. In comparison to the extant permission, the 1.3m increase in roof height and the additional dormer windows on the rear roof slopes are not considered to result in any significant additional impact on the level of residential amenity currently awarded to the surrounding properties.

It is a key material consideration that there is an extant permission on the proposal site for 4 No. dwellings in the same configuration as that is now proposed. The alterations to the approved scheme do not result in a significant additional level of impact on existing residential amenity such that consent ought to be refused.

Local residents have also raised concerns about the clearance of the site resulting the loss of habitats for local wildlife. The Council's Ecologist was consulted on this matter during the previous application and was satisfied that the submitted Phase 1 Bat Survey demonstrated that there was negligible potential for the former cottage to support roosting bats. Taking this into consideration with the current proposal the Council's Ecologist has raised no concerns with the demolition of the cottage, clearance of the site and overall development.

Parking and Highway Safety

The Council's Highway's Engineer has confirmed that following the submission of a revised parking plan on 06.01.16, the development provides the required number of parking spaces being 3 per 5 bedroom dwelling as specified in the Wiltshire Local Transport Plan 2011-2016. Local residents have raised concerns that the proposed size of the dwellings and the potential for future internal alterations to create additional bedrooms will result in further on street parking in this location where there is already pressure on the public highway for parking due to Smith Court only having allocation of one parking place per property. In addition, the Ward Member has raised the issue of the junction being used as a turning point for local bus services which also contributes to the existing pressure on the

highways network.

However, the Council's parking standards are clear that dwellings of 4 or more bedrooms require a minimum of 3 parking spaces regardless of the size of the dwelling. Therefore, the proposed parking arrangements are acceptable and in accordance with Council Highways Policy. Applications must be determined on the submitted details and current material circumstances and considerations and not speculation as to possible future events and actions.

The Highways Engineer did request a revised plan showing a 2m wide footpath be shown along the eastern site boundary along Plots 1-3. This was provided by the agent on the 18.02.16 and has subsequently been considered acceptable. Visibility splays for the vehicle access of Plot 4 have not been demonstrated within the application but it is considered that they are achievable and so the Highways Engineer is satisfied that this can be dealt with by condition. Each dwelling is shown as being provided with a double bin store being located approximately no more than 10m from the highway which is within the 25m limit as detailed within the Draft Wiltshire Council Waste Collection Guidance for New Developments 2015.

10. Conclusion

Following extensive consultations with the Council's Drainage Engineers, Highways Engineer and Landscape and Design Officer, it is considered that the proposed application is an acceptable form of residential development within the Purton Settlement Framework. Whilst it is acknowledged that the proposed dwellings are of an increased height to those other properties in the local vicinity, the proposed scale, design, materials and site layout would not be visually overbearing in this setting and would be consistent with the appreciable existing mix of building heights, massing and building form across the wider setting of the site. The proposed surface and foul water drainage provision for the proposed dwellings is considered to be acceptable by both the Council's Drainage Engineers and Thames Water. The positioning of the dwellings and the proximity to the neighbouring properties means that there will be no significant impact on residential amenity in terms of overbearing impact, loss of privacy or overlooking, loss of sunlight or additional noise disturbance. The proposed parking and vehicle access are in accordance with local policy and are not considered to result in any detrimental impact on highway safety. It has been confirmed in writing that all dwellings will be constructed to Code Level 4 of the Code for Sustainable Homes. It is important to note that an extant permission exists at this stage for 4 No. dwellings. The revised proposals are not significantly different and this is a material consideration of significant weight. The proposal is considered to comply with Wiltshire Core Policies CP1, CP2, CP19, CP41, CP57, CP60 and CP61 and under the terms of the NPPF paragraph 14 should be granted permission without delay.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

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

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

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Revised Site Plan 15/39:01 Rev B received 18.02.16

Plot 1 Floor Plans 15/39:02 and Elevations 15/39:03 received 04.12.15

Plot 2 Floor Plans 15/39:04 and Elevations 15/39:05 received 04.12.15

Plot 3 Floor Plans 15/39:06 and Elevations 15/39:07 received 04.12.15

Plot 4 Floor Plans 15/39:08 and Elevations 15/39:09 received 04.12.15

Location & Site Plan 15/39:00 received 04.12.15

Drainage Foul 15/39:14 received 04.12.15

Drainage Storm 15/39:15 received 04.12.15

Landscaping Plan 15/39:20 received 04.12.15

Bin Store 15/39:21 received 04.12.15

Finishes Schedule 15/39:10 received 04.12.15

Fences 15/39:22 received 04.12.15

Topographical Survey 16625-200-01T received 15.02.16

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

- 3 No part of the development hereby permitted shall be first occupied until the access, turning area and parking spaces have been completed in accordance with the details shown on the approved plans and has been consolidated and surfaced (not loose stone or gravel). The areas shall be maintained for those purposes at all times thereafter.

REASON: In the interests of highway safety.

- 4 With regard to Plot 4, No development shall commence on site until visibility splays have been provided between the edge of the carriageway and a line extending from a point 2m metres back from the edge of the carriageway, measured along the centre line of the access, to the points on the edge of the carriageway 33metres to the east and 20metres to the west from the

centre of the access in accordance with the approved plans. Such splays shall thereafter be permanently maintained free from obstruction to vision above a height of 0.6m above the level of the adjacent carriageway.

REASON: In the interests of highway safety.

- 5 No part of the development hereby permitted shall be first brought into use until the 2m wide footway across the frontage of Plots 1, 2, and 3 has been provided and resurfaced in accordance with the details shown on the approved plans and a lowered kerb provided adjacent to Plot 3 (to cross Witts Lane). Full details shall have been submitted to and approved in writing by the Local Planning Authority prior to the works taking place.

REASON: In the interests of highway safety.

- 6 With regard to Plots 1 and 2 no external alterations (including doors) shall be made to the car ports approved here in without formal approval of the Local Planning Authority via a planning application.

REASON: To ensure car ports remain open and available for car parking

- 7 No construction activities shall be carried out within the curtilage of the site before 0730hrs in the morning on Mondays to Saturdays, nor after 1800hrs in the evening on Mondays to Fridays and 1400hrs in the afternoon on Saturdays, nor at any time on Sundays and Bank or Public Holidays. In addition there shall be no burning of waste on site at any time

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

- 8 No development shall commence on site until the proposed ground floor slab levels of the development hereby permitted have been submitted to and agreed in writing by the Local Planning Authority prior to the works taking place.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area.

- 9 The dwellings hereby approved shall achieve Level 4 of the Code for Sustainable Homes. No dwelling shall be occupied until a final Code Certificate for it has been issued and submitted to, and approved in writing by, the local planning authority certifying that Code Level 4 has been achieved.

Reason: To ensure that the objectives of sustainable development set out Policy CP41 of the Wiltshire Core Strategy are achieved.

- 10 INFORMATIVE TO APPLICANT:

The applicant is advised that the development hereby approved represents chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. A separate Community Infrastructure Levy Liability Notice will be issued by the Local Planning Authority. Should you require further information with regards to CIL please refer to the Council's Website

www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy

- 11 INFORMATIVE TO APPLICANT:

Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

- 12 INFORMATIVE TO APPLICANT:

The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

- 13 INFORMATIVE TO APPLICANT:

The applicant should note that the grant of planning permission does not include any separate permission which may be needed to erect a structure in the vicinity of a public sewer. Such permission should be sought direct from Thames Water Utilities Ltd / Wessex Water Services Ltd. Buildings are not normally allowed within 3.0 metres of a Public Sewer although this may vary depending on the size, depth, strategic importance, available access and the ground

conditions appertaining to the sewer in question.

14 INFORMATIVE TO APPLICANT:

Please note that Council offices do not have the facility to receive material samples. Please deliver material samples to site and inform the Planning Officer where they are to be found.

15 INFORMATIVE TO APPLICANT:

Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.