

Date of Meeting	27 April 2016
Application Number	15/12454/OUT
Site Address	Land To The North Of Sandridge Common, Sandridge Road Melksham, Wiltshire
Proposal	Outline Planning Permission for residential development of up to 100 dwellings associated infrastructure, open space and landscaping , with creation of new vehicular access from Sandridge Common
Applicant	Robert Hitchins Ltd
Parish Council	MELKSHAM WITHOUT
Electoral Division	MELKSHAM WITHOUT NORTH – (Cllr Terry Chivers)
Grid Ref	391733 164326
Type of application	Full Planning
Case Officer	James Taylor

Reason for the application being considered by Committee

Councillor Chivers has requested that the application be considered by the Planning Committee at the request of the Parish Council.

1. Purpose of Report

To assess the merits of the proposal against the policies of the development plan and other material considerations and to consider the recommendations that planning permission should be granted.

2. Report Summary

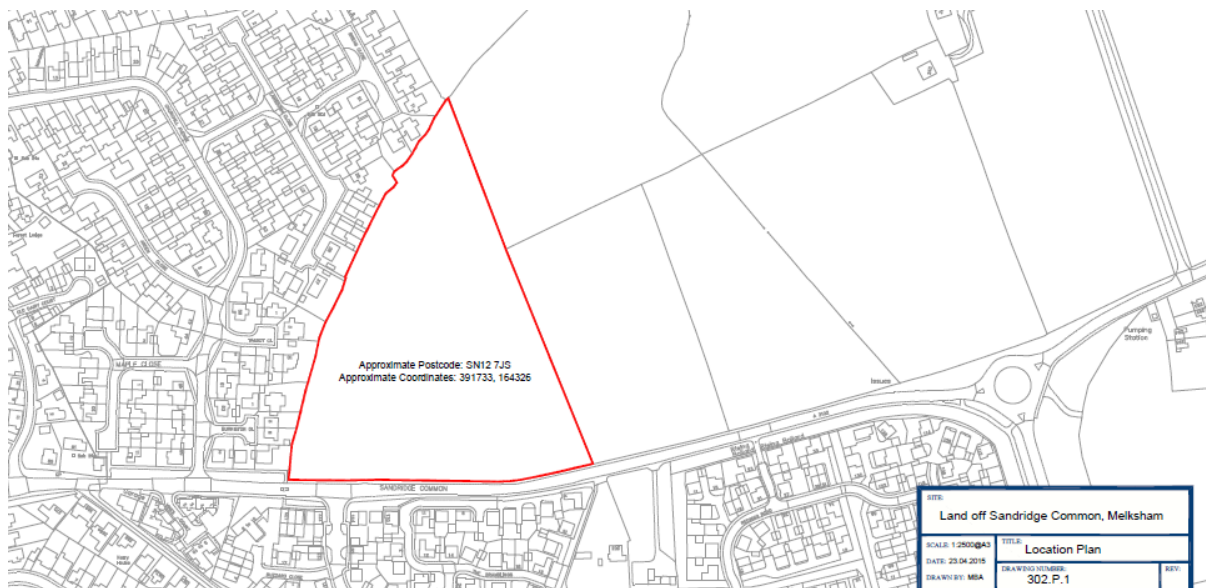
The main issues to consider are:

- Principle
- Impact upon the character and appearance of the area
- Impact upon neighbouring amenity
- Access and highways
- Other

3. Site Description

The application site is a triangular shaped parcel of agricultural land on the periphery of Melksham immediately north of Sandridge Common to the east of the settlement.

The site adjoins late 20th century housing development to the north-west which has an adopted footpath leading to the site between 37 and 38 Lansdown Close. Further agricultural land is adjacent to the site to the north-east. To the south is the A-classified highway known as Sandridge Common; beyond which is early 21st century housing development.



Site Location

The site has a mixed boundary to the north-west; to the north-east and south are established agricultural hedges. There are overhead wires running east to west through the centre of the site and to the northwest and south margins of the site there is subterranean infrastructure.

The site is not subject to any particular designations and to clarify it is not Green Belt and it is not an Area of Outstanding Natural Beauty or a Special Landscape Area of county-wide significance.

4. Planning History

Whilst there have been no previous planning applications on this site a screening opinion was sought in May 2015 (15/04320/SCR) for the proposed development and it was concluded by the Local Planning Authority that the proposal would not require an Environmental Impact Assessment.

5. The Proposal

This application is for up to 100 new dwellings, with all matters reserved, at land north of Sandridge Common. The proposal includes associated infrastructure, open space and landscaping with the creation of a new vehicular access from Sandridge Common. All details, including access, remain reserved for subsequent approval at this outline stage.

6. Planning Policy

The Wiltshire Core Strategy (WCS) was adopted on 20th January 2015 and therefore holds full weight in planning terms. The following Core Policies (CP) are relevant when assessing this application.

CP1 (Settlement strategy), CP2 (Delivery strategy), CP3 (Infrastructure requirements), CP15 (Melksham Area Strategy), CP41 (Sustainable construction and low carbon energy), CP43 (Providing affordable homes), CP44 (Rural Exception Sites), CP45 (Meeting Wiltshire's housing needs), CP46 (Meeting the needs of Wiltshire's vulnerable and older people), CP50 (Biodiversity and geodiversity), CP51 (Landscape), CP52 (Green Infrastructure), CP55 (Air Quality), CP56 (Contaminated Land), CP57 (Ensuring high quality design and place shaping), CP58 (Ensuring the conservation of the historic environment), CP60 (Sustainable Transport), CP61 (Transport and Development), CP62 (Development impacts on the transport network), CP64 (Demand Management), CP67 (Flood Risk)

Wiltshire Waste Core Strategy - WCS6 (Waste Audit)

Wiltshire & Swindon Minerals Core Strategy 2009 - MCS1

When adopting the WCS, some policies continue in force from the West Wiltshire District Local Plan (1st Alteration) (WWDLP) were saved. Those which are relevant to this application include:

U1a (Foul Drainage/sewerage treatment), I2 (Arts), I3 (Access for everyone)

Other relevant documents (Local)

- Wiltshire Housing Land Supply Statement 2015
- 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 - Regulation 123 List (123 List)

- Wiltshire Infrastructure Delivery Plan 2 2011-2016 Appendix 1 Melksham Community Area September 2013
- Affordable Housing Supplementary Planning Guidance adopted August 2004
- Wiltshire Local Transport Plan - Car Parking Strategy
- Leisure and Recreation Development Plan Document 2009
- Open Space provision in New Housing Developments – A Guide (Supplementary Planning Guidance)
- Wiltshire Council Waste Collection Guidance for New Development

National Policy

- National Planning Policy Framework 2012 (NPPF)
- Planning Practice Guidance (PPG)
- Circular 06/2005 – Biodiversity and Geological Conservation

7. Consultation Responses

Melksham Without Parish Council – Do not oppose the application but would like to see the following:

- Provision of footway along the entire frontage length of the A3102 is required.
- The developers to respect in the detail of this site that the existing adjoining properties are bungalows. Only bungalows or two storey dwellings to be built along this boundary with the rear gardens of any new dwellings abutting the gardens of the existing bungalows to avoid any loss of light amenity.
- Children from this development would likely attend the new Forest and Sandridge School and as such a pedestrian crossing would be needed across the A3102 and that this should be lined up with the current entrance to footpath MW22. The Parish Council recommends that S106 funding is used to provide this. Additionally there should be a barrier at the end of the footpath that exits onto A3102 to prevent children from running out.
- There are no street lights from the Murco garage to the roundabout and any new housing would be on the left hand side of this section of the A3102. The Council wishes to see street lights from the 5 newly installed at Skylark Road up to the roundabout on Sandridge Common on the northern side, and recommends that S106 funding is used to provide this.
- Apart from the school there is a lack of any community building and a small hall would benefit all the residents living in the East of Melksham.

- No pedestrian access from any new development into Lansdowne Close as residents do not wish to lose the identity of this being a Close.
- There are concerns over the adequacy of the sewage system and seek reassurance over the suitability of foul drainage. The existing sewers in Churchill Avenue and Lansdowne Close are already subject to problems and thus the Council wish to see foul drainage connected to the sewerage system in Sandridge Road.
- The Council note that in the absence of the New Housing Allocations DPD that this proposal is outside of the current Settlement Boundary.
- The Council wishes to see this application considered by the Western Area Planning Committee and will be asking its Wiltshire Councillor to call it in.

Melksham Town Council – No objection. Acknowledge that this application is in the Melksham Without parish, but note that the development will impact on residents in the Melksham town area and therefore ask that:

- As properties adjacent to this development in Burniston Close, Talbot Close, Lansdown Close and Bream Close are predominantly bungalows the Town Council would not like to see large dwellings in particular adjacent to these properties and asked that adequate green screening is provided to protect residents' privacy.
- That adequate street lighting is provided along the A3102 from the Murco Garage to Sandridge Road roundabout.
- Provision is made for a footway along the entire frontage length of the A3102.

Environment Agency – No comments received. (The site is in flood zone 1, the area with lowest risk of flooding)

NHS England – No comments received.

Wessex Water – No objection.

Wiltshire Council Affordable Housing Officer– There is a demonstrable need for affordable housing and therefore in accordance with Policy 30% affordable housing should be sought in the event that the principle of development is acceptable.

Wiltshire Council Archaeology Officer – No objection. An archaeological evaluation has now been completed which confirmed that nothing of archaeological significance is likely to be impacted by the proposed development.

Wiltshire Council Drainage Team – No objection subject to conditions.

Wiltshire Council Ecology Officer – No objection subject to conditions.

Wiltshire Council Education Officer – No objection subject to contributions towards primary and secondary school education

Wiltshire Council Highways Officer – No objection subject to conditions and S106/S38 Legal Agreement

Wiltshire Council Landscape Officer – No objection.

Wiltshire Council Leisure Officer – The proposal would require a contribution of £26,300 to go towards Woolmore Farm.

Wiltshire Council Open Space Officer – No objection

Wiltshire Council Public Art Officer - £30,000 should be put towards public art in the pursuit of public art being integrated into the development.

Wiltshire Council Public Protection Officer – No objection subject to condition on contaminated land and financial contribution towards improvement of local air quality.

Wiltshire Council Spatial Planning Officer – No objection.

Wiltshire Council Urban Designer – No objections.

Wiltshire Council Waste Officer – No objection subject to condition and circa £9,100 for waste and recycling bins depending on the final layout and mix of development.

Wiltshire Fire and Rescue Service – Buildings should be built in accordance with Building Regulations

8. Publicity

The application was advertised by site notices, neighbour notification letters and a Wiltshire Times advert. Around 17 parties have made representations on the proposals raising the following comments (summarised):

Principle

- Loss of open countryside which is used for agricultural purposes.
- Brownfield sites should be developed first.
- Melksham is growing too fast.

Highways

- Traffic calming measures to Sandridge Common required to slow traffic down.
- Increased volume of traffic in area.
- Footway to Lansdown Close should be closed off.
- Concern over width of roads and lack of parking resulting in parking in the existing residential streets.

Impact on Character and Appearance of the Area

- Destroy the appearance of the area and the tranquillity.
- Out of keeping with adjacent low density and low rise development.

Impact on Neighbouring Amenity

- Concern over heights of built form and hedges.
- Concern with loss of privacy and light.
- Concern with impact on solar panels and loss of FiT.
- Noise and smells.

Drainage

- Concern over flooding from urbanising often saturated land.
- Local houses have been underpinned as a result of drainage issues.
- Can the existing sewerage system cope.

Other

- Infrastructure / amenities cannot cope with more development.
- Undemocratic to allow unwanted and not needed housing.
- Loss of wildlife domain and impact on wild animals.
- Devalue property / Loss of view / guaranteed that the land would not be built on when purchased property.
- Are there sufficient doctors, dentists, schools and employment opportunities.

9. Planning Considerations

9.1 Principle

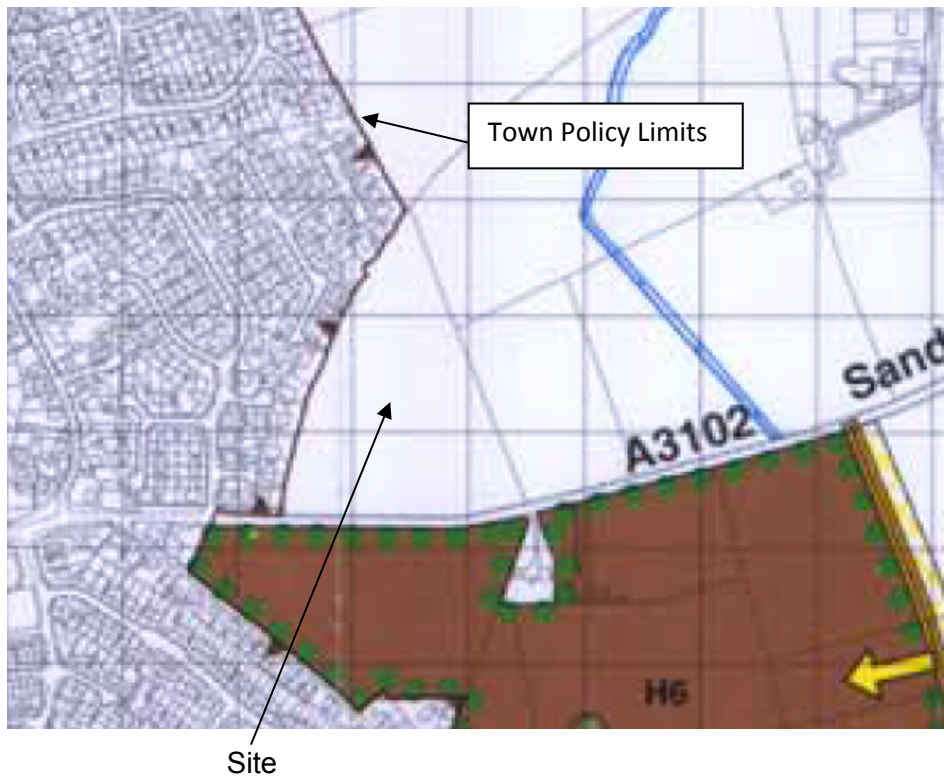
Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise.

In this case, the Wiltshire Core Strategy, including those policies of the West Wiltshire District Plan that continue to be saved in the WCS, forms the relevant development plan for the Melksham area. The Wiltshire Housing Sites Allocation Plan and the Melksham Neighbourhood Plan are emerging plans but can only be afforded limited weight at this stage of their preparation.

Important material considerations in this case include the requirement in the National Planning Policy Framework (NPPF) to assess whether the Council has a five year housing supply for the north and west housing market area that includes Melksham.

Wiltshire Core Strategy – Core policy (CP1) identifies Melksham as a market town with the potential for significant development for jobs and homes. Market Towns are defined as settlements that have: *“the ability to support sustainable patterns of living in Wiltshire through their current levels of facilities, services and employment opportunities. Market Towns have the potential for significant development that will increase the jobs and homes in each town in order to help sustain and where necessary enhance their services and facilities and promote better levels of self-containment and viable sustainable communities.”*

Core Policy 2 (CP2) sets out the delivery strategy and advises that within the limits of development, as defined on the policies map, there is a presumption in favour of sustainable development at Market Towns. It supports a plan-led approach to development outside of the limits of development of existing settlements, stating that such development will only be permitted in exceptional circumstances, or if the site is identified for development through a site allocation document or a Neighbourhood Plan. The exceptional circumstances are set out in paragraph 4.25 of the Core Strategy. In this case, the site lies outside of the limits of development for Melksham and has yet to be identified for development through either the Wiltshire Housing Sites Allocation Plan or a Neighbourhood Plan, and the proposal does not meet any of the exceptional circumstances in paragraph 4.25. The proposal is therefore in conflict with this aspect of the development plan.



Core Policy 15 (CP15) sets out the strategy for Melksham and its community area and identifies an indicative requirement of approximately 2370 new dwellings for the Melksham community area of which about 2240 should occur at Melksham. The requirement is expressed as a 20 year requirement covering the period from 2006 to 2026. The most recent published Housing Land Supply Statement 2015 identifies a requirement for a further 664 dwellings in the Melksham Community Area over the plan period due to completions and previous permissions. It is noted that Strategic Planning committee recently (February 2016) resolved to grant planning permission (14/10461/OUT) for up to 450 dwellings at Land East of Spa Road, Melksham. (These would count towards the 664 total).

Core Policy 15 (CP15) makes explicit reference to paragraph 5.83 which acknowledges a number of issues and considerations for Melksham that are relevant to this application. These include the opportunity for new growth to contribute towards regeneration of the town centre and the importance of any new development having strong walking and cycling linkages to the town centre.

The emerging Wiltshire Housing Site Allocations Plan is considering a number of site options around the town. In this context, the proposal site is considered to be relatively well related to the town. It forms a logical area for expansion, in effect, 'rounding off' a triangular shaped field to the east of the town that abuts residential development on two sides.

Material Considerations relevant to the principle of development - The NPPF, within the context of a presumption in favour of sustainable development, aims to significantly boost the supply of housing. It requires local planning authorities to identify and regularly update a supply of specific deliverable sites sufficient to provide 5.25 years' worth of housing land supply measured against the housing requirements of the housing market area identified in the WCS (a description normally abbreviated to 5 years supply). The NPPF makes it clear that where this cannot be demonstrated, relevant policies for the supply of housing (which in this case would include CP2 in relation to limits of development) cannot be considered up to date, and planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

Housing Land Supply has to be regularly assessed. The Council's April 2015 Housing Land Supply Statement, published in September 2015, indicated that there was a 5.6 years land supply available in the north and west housing market area. However, this included some sites identified for housing in the draft Chippenham Site Allocation Plan. The Examination of this plan was suspended by the Inspector late last year to allow the Council to undertake further work to address concerns raised by him regarding the site selection procedure, sustainability appraisal and deliverability of the proposed allocations in the plan (policy CH1 South West Chippenham; CH2 Rawlings Green and Policy CH3 East Chippenham).

Following the suspension of the Examination, another planning inspector in December 2015 considered a proposal for a development of up to 28 houses on a site at Arms Farm, Sutton Benger, also within the north and west housing market area. The Council's position for the purposes of the appeal was, following the suspension of the examination into the Chippenham Site Allocations DPD, that the Council could not demonstrate a five-year supply of deliverable housing sites. Paragraph 49 of the Framework is clear that where a local planning authority cannot demonstrate a five-year supply of deliverable housing sites, relevant policies for the supply of housing should not be considered up-to-date. As CP2 seeks to constrain development within defined limits, the Inspector concluded that CP2 is a relevant policy for the supply of housing. As such, he did not consider that it can be regarded as up-to-date, which, in his view, reduced the weight to be afforded to the constraints that it imposes and, thus, to a scheme's conflict with them. However, the Planning Inspector did conclude that irrespective of the Council's ability to demonstrate a 5 year supply of housing sites CP1 was up to date.

Since the Inspector's decision (December 2015) and conclusions referenced above the Council has not yet been able to update its position on 5 year housing land supply. Following on from the Arms Farm appeal, the Council lost an appeal at Bradford on Avon, where the Inspector gave significant weight to the lack of a five year housing land supply. In these circumstances this application for housing must be considered in the context of the presumption in favour of sustainable development and consideration of the adverse impacts of the development compared to the benefits.

It is noted that the Council's spatial planning officers acknowledge this context and therefore on balance raise no objection to the principle of development.

In the context of an acknowledged need to deliver more than 600 houses at Melksham (subject to the completion of a legal agreement in connection to land east of The Spar – this number would still remain at circa 200 dwellings) to meet the requirements of the Core Strategy, and given the fact that the Sites Development Document is still emerging, the conclusion that can be drawn from this analysis is that the principle of the development of this site for up to 100 dwellings must be considered acceptable at present unless there are adverse impacts that would significantly and demonstrably outweigh the benefits of the proposal, (such as have been identified in the refusal of the application for 263 houses on land opposite Shurnhold, a decision that has gone to appeal). The remainder of the report addresses the relevant issues relating to this proposal.

9.2 Land Quality

9.2.1 Flood Risk and Drainage

A Flood Risk Assessment and Drainage Strategy (FRA) has been submitted with the application. The FRA identifies that the site is within Flood Zone 1, which is the lowest risk area where residential uses are considered to be appropriate in terms of minimising flooding risks.

The site proposes a 'Suds' (sustainable urban drainage strategy) which includes a range of features to deal with surface water flows and the urbanisation of the application site. This includes a detention basin (balancing pond), storage tanks, filter trenches, permeable surfaces and water butts. The final design of a scheme will depend on the final development. It is proposed to discharge surface waters in a restricted manner to the east of the site. Separate land drainage consent would be required and final details can be controlled by conditions based on the expert advice received.

The proposal includes a plan to connect into the existing Wessex Water foul sewer system. It has been questioned as to whether there is capacity within the system to take additional

flows, however it is noted that Wessex Water raises no objection and indicates there is capacity within their systems.

The proposal is therefore considered to comply with CP67 and Saved Policy U1a.

9.2.2 Agricultural Land Quality

The site is located on grade 3 agricultural land. It is not clear whether it is grade 3a or 3b or a mixture of the two. The NPPF states that Local Planning Authorities should protect the best and most versatile agricultural land (best is Grades 1, 2 and 3a). Without further information to clarify the issue, a precautionary approach would be to assess it as the loss of an area of the lowest ranking of best and most versatile agricultural land. Paragraph 112 of the NPPF states that *“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.”* With this in mind it is noted that the site involves the loss of a small field enclosed on two sides by housing and that on the western peripheries of the town the agricultural grade is higher. As such it is assessed that whilst the loss weighs against the proposals, on balance, given the location; the fact that at best, it is only the lowest of the three grades; that the size here is not significant, and that higher grade agricultural land could potentially be protected by approving the development in this location, then this is considered to be acceptable.

9.2.3 Land Contamination

The Wiltshire Council Public Protection Officer has noted from a desk-based study that there are potentially contaminative land uses to the northern and western periphery of the site and as a precaution they recommend a planning condition for further exploration and remediation if necessary. Such an approach is in accordance with CP56 of the development plan.

9.2.4 Archaeology

An archaeological evaluation has been submitted and summarises that a “historic field boundary that was removed in the latter half of the 20th century, and limited survival of post-medieval ridge and furrow.” The site lay within the medieval Royal Forest of Melksham, and it is suggested that the land was wooded until disafforestation in the 17th century for agricultural purposes, therefore precluding any earlier settlement activity.

The Council's archaeology officer has accepted the findings and wishes to make no further recommendations and therefore the proposals are acceptable under CP58 of the development plan.

9.3 Impact upon the character and appearance of the area

Although this current application is in outline stage it is anticipated that the reserved matters will see a mix of housing. It is indicated that this will include at the southern frontage a predominance of 2 storey development with occasional 3 storey focal points. To the south west edge the development would be reduced to 1.5 storey development. The majority of the site though would be 2-storey development with occasional 2.5 storey focal points. The density of the development will be 39 dwellings per hectare (net) but there will be variations to reflect the existing urban edges and the new urban edges to be created to the east.

The illustrative layout shows the built form set back from Sandridge Common so that there would be a discernible buffer between the highway and the built environment; and therefore a sense of spaciousness on this arterial approach to Melksham would be generated.

The Council's urban design officer has considered the application and noted that "*given the recent development to the south, development of this parcel of land would form a natural extension to the existing development boundary*". It is noted that they raise no objection at this stage and await further information at reserved matters stage.

It is undeniable that the character and appearance of the application site would be altered from a field to built development; however there is some context to this with a similar form and density of development having recently been constructed immediately to the south side of Sandridge Common very much akin to the current proposals and the proposal is situated on a site that is not subject to any landscape designations.

9.4 Heritage Assets

The application has been submitted with a heritage assessment that has identified no designated heritage assets and no non designated heritage assets that would be affected by the proposals.

The findings of the heritage assessment are accepted and it is considered that the proposals would not affect any designated heritage assets, with no listed buildings, scheduled monuments or conservation areas within the vicinity. Further it is agreed that there are no non-designated heritage assets that would be affected, with the built form within the locality

being of 20th and 21st century in origin; and as set out above, no archaeological potential of note.

9.5 Ecology and Landscape

A Phase 1 Habitat survey and a specific survey for badgers have been carried out and reported within the submission. This concludes that there are not considered to be any significant adverse effects on any statutory or non-statutory sites of nature conservation interest from the development; no evidence of Badgers was recorded within the site; and no trees within the site were recorded as having developed features suitable to support roosting bats. The report goes on to make recommendations in relation to ecological and landscape protection and enhancement.

The Council's ecologist has considered the proposals and noted that the southern boundary hedge is considered to be a UK BAP priority habitat due to the species that make up the hedge. However they acknowledge that this is an outline application with no firm details of landscaping and note the indicative details of a replacement hedge. On the basis that ecological interests can be mitigated for and enhanced by the appropriate use of conditions they raise no objection.

The Council's landscape officer identifies that the site is not subject to any special designations and the Special Landscape Area of county-wide significance lies to the east. At this stage and based on the information provided they are content to raise no objection and await further details within any reserved matters application.

The proposal, subject to additional information which can be sought via conditions is considered to comply with CP50 and CP51.

9.6 Sustainable Construction

CP41 of the Wiltshire Core Strategy identifies how sustainable construction and low-carbon energy will be integral to all new development in Wiltshire. In doing so this policy sets the framework for meeting a number of national and local priorities (for example Part L of the current Building Regulations) that seek to achieve sustainable development and conserve natural resources. This policy will help to reduce Wiltshire's contribution to climate change through improved design and construction methods. As a requirement of this policy if this application were to be recommended for approval a condition would be required to secure all new homes to reach an equivalent energy performance level the same as Code Level 4 (in full) of the Code for Sustainable Homes.

9.7 Impact upon neighbouring amenity

Due to the application being in outline, the detailed impact of the proposed development upon neighbouring properties in terms of overlooking and overshadowing cannot be fully assessed as the location of dwellings including heights and location of windows are yet to be determined. However, it is clear that the development of this site can take place without any unacceptable impacts upon the amenity of neighbouring properties. The detailed layout to ensure privacy is adequately protected will be subject to approval at reserved matters stage.

9.8 Highway Impact

The access arrangements remain a reserved matter at this stage. However, the application has clearly been submitted on the basis of access from Sandridge Common as there is no reasonable alternative. Further the indicative information sets out provision of a right hand turn lane from the east.

A Transport Assessment has been submitted with the application alongside a Travel Plan. The Transport Assessment states that the site is well located to give future residents the option of sustainable travel choices; and following a capacity analysis the impact on the existing highway would be small from a proposal for up to 100 dwellings.

The Travel Plan details measures to promote sustainable travel choices including a Travel Information Pack for new residents, provision of reasonable facilities for pedestrian and cyclists to make these more attractive and convenient options for shorter journeys and a Travel Plan co-ordinator to promote sustainable travel choices through promotional offers and promotional events.

The Highways Officer has raised no objections to the proposal as it would not result in a significant residual cumulative impact on the highway network. This recommendation is subject to conditions and separate legal agreements in respect of the proposed access arrangements to serve the site. This includes provision for a right turn lane, alterations to the speed restrictions in the vicinity, improvements to street lighting, pedestrian facilities and provision of visibility splays along Sandridge Common, updated Travel Plan and its implementation, and permeability through the provision of connections into the 20th century development to the west. Subject to these provisions the proposal is therefore considered to comply with CP60, 61 and 62.

The amount of parking would be assessed in the detailed reserved matters application.

There is an adopted pedestrian access from the 20th century development to the west of the application site. This has proven to be a point of contention for local residents who do not wish to have such connection and permeability. It has been confirmed through the course of the application that the Council has ownership of this access point and your highway, urban design and landscape officers wish to see use of this access to encourage permeability and connections. This can be secured through reserved matters/conditions.

9.9 Other

The Public Art Officer has stated that they would expect the applicant to integrate public art into the site which would be in line with Policy I2 of the WWDLP and is also referenced in CP3 and CP57 and as such a contribution of £30,000 was requested. However it is considered that this request does not comply with the Community Infrastructure Levy Regulations 2010 and therefore a condition requiring the Applicant to submit a public art plan as part of the reserved matters application would be appropriate.

The environmental protection officer has highlighted that the site is not within an air quality area, but nonetheless they request a contribution to air quality improvements at £566. However it is considered that this request does not comply with the Community Infrastructure Levy Regulations 2010 and air quality objectives can be best addressed through encouragement of sustainable travel choices as part of the development.

The Council's leisure officer has sought an obligation of some £26,300. However it is considered that this request does not comply with the Community Infrastructure Levy Regulations 2010.

The Council's early learning officer has sought an obligation of £98,496 towards future childcare provision. They state that the *"planned increase in housing will increase the demand from parents requiring more affordable childcare/early years education in Melksham. The section S106 money would not only provide money to help ensure that there is sufficient childcare/early years education in Melksham to meet the local community's needs, it would also help ensure that parents can access the free entitlement grant which is a statutory function of the Local Authority to provide sufficient places."* However there is not specific project to which such monies would be directed at this time and as such this is not considered to be a justified request.

9.10 Section 106/S38 Legal Agreements

Core Policy 3 advises that *'All new development will be required to provide for the necessary on-site 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 204 of the National Planning Policy Framework.

The affordable housing and the infrastructure items listed below are those that are relevant to the application site, are directly related to and are required in order to mitigate the impact of the proposed scheme. At the time of writing the Applicant has agreed to provide all the following requests save for Secondary Education. In regard to this matter they continue to consider their position and your officers continue to insist on this being a reasonable and necessary obligation:

Affordable Housing

CP43 requires on sites of 5 or more dwellings, affordable housing of at least 30% will be provided and requires them to be subject to an appropriate legal agreement. 30% of 100 would equate to 30 affordable dwellings being required on this site. Based on current housing need figures for Melksham these should be a mix of 1, 2, 3 and 4 bed dwellings and should also not normally be in groups exceeding 12-15 dwellings.

Education

The allocated schools for this development are the new Forest and Sandridge Primary School and Melksham Oak Senior School which are both full. Therefore a contribution would be required to both primary and secondary school provision for specific expansion projects that have to date received 5 or fewer contributions. The contributions are therefore site specific.

Using the recently adopted 2016/17 capital cost multipliers, the sums required from this development are:

28 x £18,064 (£505,792) for primary school education and 20 x £23,940 (£478,800) for secondary school education.

This will be controlled through the detailed S106 Legal Agreement.

Open Space and Play Provision

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 enhance open spaces which will be included within the S106.

The proposal requires a public open space requirement of 3670m² of which 177m² is to be equipped play provision all of which should be secured in perpetuity. The Council's public open space officer raises no concern regarding the equipped space; but the wider space raises some concern to them as it appears to be largely orientated to drainage provision. The provision can be secured through a legal agreement and the detail of the open space (which will inevitably be multi-functional to a greater or lesser degree) needs to be agreed through the reserved matters application.

Highways

The highway officer has identified the need for planning obligations to secure the following:

- Provision of the access right turning lane, pedestrian refuge, adjusted 30/40 speed limit gateway and approach markings, and resurfacing of the A3102 Sandridge Road over the extent of the new right turning lane works.
- Altered and new street lighting over the A3102 site frontage to bring the A3102 frontage street lighting into accordance with BS5489-1;2013 BS EN123201-2 2003.

Refuse

A contribution of circa £9,100 would be required to provide the new dwellings with adequate waste and recycling bins. This is in conformity with the Wiltshire Council Waste Collection Guidance for New Development.

The development would be liable for CiL contributions (although affordable housing could expect to be exempted) and further financial benefit to the Council would result from the New Homes Bonus.

10. Conclusion (The Planning Balance)

The proposal is not in accordance with the development plan, in that it lies outside of the limits of development of Melksham and Bowerhill, and has not been brought forward through the plan led process outlined in policy CP2. However, this has to be set against other

material considerations that are relevant at this point in time. In this regard, Melksham is a market town identified for sustainable growth in the Core Strategy where more than 600 houses are required to be built to meet the town's housing needs. Whilst the location for such a level of development would normally be identified through a plan-led process, the Wiltshire Sites Allocation Plan is under preparation and has not yet reached an advanced stage. Even acknowledging the recent strategic committee decision in relation to land east of Spa Road there remains a need to provide additional land for housing to meet the targets set in the Core Strategy.

More pertinently, the Inspector decisions in December on the Arms Farm appeal and in March at Bradford on Avon concluded that for the reasons set out above, CP2 could not be relied upon by itself as a defensible housing policy due to the current lack of a 5 year housing land supply in the North and West Housing Market Area, which includes Melksham. As this report demonstrates, unlike Arms Farm and the Shurnhold applications, there are no adverse impacts that would significantly and demonstrably outweigh the benefits that this particular development can offer in this location, which forms a logical extension to the town. Melksham is regarded as a sustainable settlement in the Wiltshire Core Strategy and is identified for sustainable growth – including affordable housing, providing increased housing supply, infrastructure improvements and the financial benefits of the community infrastructure levy. Furthermore there is general support for this application from the Parish Council. It is therefore considered in this case that the application should be approved.

RECOMMENDATION

It is recommended that the grant of planning permission be deferred and delegated to the Area Development Manager, subject to the prior completion of a legal agreement, within the next 6 months, to cover the matters identified in section 9.10 above, and subject to the conditions set out below.

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:

- 1578-01 received on 16th December 2015;
- 302.P.1 received on 16th December 2015;
- 302.P.3 Rev A received on 16th December 2015; and
- 302.E.5.3 Rev B received on 16th December 2015.

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

5. No development shall commence on site until a programme of phasing for the development (including off-site highway improvement works) has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON: In order to define the terms of the permission.

6. No development above ground level shall commence on site until the details of the materials to be used for the external walls and roofs (including samples) 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 application contained insufficient information to enable this matter to be considered prior to granting planning permission.

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

- * location and current canopy spread of all existing trees and hedgerows on the land;
- * full details of any to be retained, together with measures for their protection in the course of development;
- * a detailed planting specification showing all plant species, supply and planting sizes and planting densities;
- * finished levels and contours;
- * means of enclosure and boundary treatments;
- * car park layouts;
- * other vehicle and pedestrian access and circulation areas;
- * all hard and soft surfacing materials;
- * minor artefacts and structures (e.g. furniture, play equipment, refuse and other storage units, signs, lighting etc);
- * proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines etc indicating lines, manholes, supports etc);
- * arboricultural method statement;

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

8. 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.

9. Before development takes place, a Landscape and Ecology Management Plan shall be prepared and submitted to the local planning authority for approval, including the provision of integral boxes for nesting birds and roosting bats within dwellings adjacent to the eastern and western boundaries, and around the SUDS area. The development site shall be managed and maintained in accordance with the measures set out in the approved plan in perpetuity unless otherwise agreed in writing with the local planning authority.

REASON: To ensure the appropriate management of priority habitats and mitigation for protected species.

10. No development shall commence on site until details of a foul drainage disposal scheme has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details prior to the occupation of any approved building.

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.

11. No development shall commence on site until details of a storm drainage disposal scheme has been submitted to and approved in writing by the local planning authority. The

scheme shall subsequently be implemented in accordance with the approved details prior to the occupation of any approved building.

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.

12. No development shall commence on site until details of a surface water management scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development has been submitted to and approved in writing by the local planning authority. The submitted details shall clarify the intended future ownership and maintenance provision for all drainage works serving the site. The scheme shall subsequently be implemented in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to prevent the increased risk of flooding, and ensure future maintenance of the surface water drainage system.

13. No development shall commence on site until a scheme for water efficiency has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the agreed details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner and to prevent the increased risk of flooding, and ensure future maintenance of the surface water drainage system.

14. 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: To ensure that the objectives of sustainable development equal or equivalent to those set out in Policy CP41 of the Wiltshire Core Strategy are achieved.

15. The Residential Travel Plan dated December 2015 shall be implemented in accordance with the measures set out within the hereby agreed document. The results of the implementation and monitoring shall be made available to the Local Planning Authority on request, together with any changes to the plan arising from those results.

REASON: In the interests of road safety and reducing vehicular traffic to the development.

16. Prior to first occupation of any dwelling hereby permitted the access shall be provided with visibility with nothing to exceed the height of 600mm above carriageway level between the carriageway edge, and a line drawn from a point 2.4 metres back along the centre line of the access from the carriageway edge, to points on the nearside carriageway edge 90 metres to the east and 90 metres to the west.

REASON: In the interests of highway safety.

17. Prior to first occupation 2 metre wide pedestrian footways shall have been provided on the northern side of the A3102 as detailed on plan number 301/E/5/3/B. The footways so provided shall thereafter remain permanently available for use by pedestrians.

REASON: in the interests of pedestrian accessibility.

18. Prior to first occupation the vehicular access to the development including a right turning lane, pedestrian refuge and street lighting on the A3102 shall have been provided.

REASON: In the interests of safe and convenient access to the development.

19. Details of improvements to the existing highway footway link to Lansdowne Close shall be submitted to and approved in writing by the Local Planning Authority. These details shall include a specification for the construction of a tarmacadam footway for the first five metres beyond the western site boundary and resurfacing of the remainder of the footway.

The works, insofar as can be carried out within the extent of the existing public highway, shall be carried out in accordance with the approved details prior to the occupation of the 50th dwelling.

Any application for reserved matters approval shall include a pedestrian link within the development to the offsite link to Lansdowne Close.

REASON: In the interests of pedestrian accessibility.

20. Notwithstanding the details submitted, no development shall commence on each phase of the 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. No part of development shall 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 that serve that part of the development have all been constructed and laid out in accordance with the approved details, unless an alternative programming arrangement is agreed in the approved details.

REASON: In the interests of highway safety.

21. 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: In the interests of highway safety.

22. Before any development takes place, a Construction Environmental Management Plan (CEMP) shall be submitted to the local planning authority for approval. The Plan shall provide details of the measures that will be implemented during the site clearance and construction phases to prevent any harm or injury to protected species (specifically including badger, hedgehog, reptiles, amphibians and nesting birds), hedgerows and trees. The CEMP shall include details for dust suppression. Development shall be carried out in full accordance with the approved plan.

REASON: To ensure adequate protection and mitigation for protected species, priority species and priority habitats; and in the interests of the amenities of the area.

23. No development shall commence on site until a waste audit regarding the construction of the site (part a-g) of Policy WCS6 of the Waste Core Strategy) has been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission.

24. The construction of dwellings hereby permitted shall not commence on site until details of the storage of refuse, including details of location, size, means of enclosure and materials have been submitted to and approved in writing by the Local Planning Authority. A dwelling shall not be first occupied until the approved refuse storage for that dwelling has been completed and made available for use in accordance with the approved details and it shall be retained in accordance with the approved details thereafter.

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 for the interests of public health and safety

25. 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;

This 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.

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 (referred to in PPS23 as a validation report) must be produced. 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 the scheme 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: 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.

26. No external lighting shall be installed on the site until plans showing the type of light appliance, the height direction 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 "Guidance Notes for the Reduction of Obtrusive Light" (ILE, 2005)" have been submitted to and approved in writing by the Local Planning Authority.

The details shall:

- a) Show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb foraging/commuting bats using the boundary hedgerows), including security lighting and lighting of footpaths (if necessary); and
- b) Specify luminaires, heights and positions of fittings, direction and other features, e.g. cowls, louvres or baffles

The approved lighting shall be installed and shall be maintained in accordance with the approved details and no additional external lighting shall be installed.

REASON: In the interests of the amenities of the area, to minimise unnecessary light spillage above and outside the development site and to protect wildlife interests.

27. Demolition or construction works on the site and vehicle deliveries shall not take place outside 08:00 hours to 18:00 hours Mondays to Fridays and 08:30 hours to 13:00 hours on Saturdays nor at any time on Sundays or Bank Holidays.

REASON: In the interest of protecting the amenity of nearby residential properties.

28. No dwelling hereby approved shall be occupied until a public art scheme for the site and a timetable for installation has been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure the proposal complies with the relevant public art policies.

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

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

INFORMATIVE: The submitted Utilities Statement says at 6.1 that permeable paving will be used within the development. The applicants should be advised that permeable paving will not be accepted for the adoptable highway areas.

INFORMATIVE: The applicant is advised that the reserved matters application should include low-rise development to reflect the adjacent development to the west and the fringe of town location.

INFORMATIVE: 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.

INFORMATIVE: Safeguards should be implemented during the construction phase to minimise the risks of pollution and detrimental effects to the water interests in and around the site. Such safeguards should cover the use of plant and machinery, oils/chemicals and materials; the use and routing of heavy plant and vehicles; the location and form of work and storage areas and compounds and the control and removal of spoil and wastes. We recommend the applicant refer to the Environment Agency's Pollution Prevention Guidelines, which can be found at:

<https://www.gov.uk/government/collections/pollution-prevention-guidance-ppg>

INFORMATIVE: The applicant should note that under the terms of the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010 (as amended) it is an offence to disturb or harm any protected species, or to damage or disturb their habitat or resting place. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please visit the following websites for more information:

<http://www.wiltshire.gov.uk/planninganddevelopment/biodiversityanddevelopment.htm>

<https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

INFORMATIVE: Bird nesting or bat roosting opportunities in new buildings, such as integral bat bricks (e.g. <http://www.ibstock.com/sustainability-ecozone.asp>), bat tubes (e.g. http://www.nhbs.com/2fr_schwegler_bat_tube_tefno_162812.html) or Habitat (<http://www.habibat.co.uk/>) are integral and can be fitted into the walls of buildings. They do not interfere with the human inhabitants and require no maintenance. Woodcrete products are longer-lived than traditional timber-made boxes, and there are many different products available from a range of suppliers. These types of enhancements can be generic or aimed at specific species. Nest boxes are available from a range of different suppliers; the following is a small selection to demonstrate how these boxes can be incorporated into the fabric of buildings and for more information for the applicant in some cases. Enhancements can also be provided for other species such as amphibians and reptiles, hedgehogs and invertebrates. Further information can be found at:

<http://www.ecosurv.co.uk/product/bird-box-range>

<http://www.habibat.co.uk/bird-boxes/>

<http://www.birdbrickhouses.co.uk/page53.html>

<http://www.nhbs.com/title/188492/habi-sabi-starling-box>

<http://www.nhbs.com/title/184737/starling-box-smooth-brick>

<http://www.nhbs.com/title/184740/starling-box-custom-brick-facing>

http://swift-conservation.org/swift_bricks.htm

<http://www.ibstock.com/sustainability-ecozone.asp>

http://www.ciria.com/buildinggreener/complementary_features.htm

<http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/biodiversity-ecosystems-and-green-infrastructure/>

INFORMATIVE: Proposals show intention to form a new outfall and discharge to an ordinary watercourse – this including discharge rates will require a separate Land Drainage Consent application and approval. This is a separate legislation requirement and granting of planning permission does not give automatic LDC – in fact gaining LDC may require alteration of any planning application/approval documentation.