

REPORT TO THE WESTERN AREA PLANNING COMMITTEE

Date of Meeting	08.12.2010		
Application Number	W/10/03031/FUL		
Site Address	Land West Of Biss Farm West Ashton Road West Ashton Wiltshire		
Proposal	Application to renew planning permission W/05/00744/FUL to allow time to submit reserved matters pursuant to reference 98/01149/OUT		
Applicant	Persimmon Homes (Wessex) Ltd		
Town/Parish Council	West Ashton		
Electoral Division	Southwick	Unitary Member:	Francis Morland
Grid Ref	386962 157248		
Type of application	Full Plan		
Case Officer	Mr Kenny Green	01225 770344 Ext 5174 kenny.green@wiltshire.gov.uk	

Reason for the application being considered by Committee

Councillor Morland has requested that this item be determined by Committee due to:

* Environmental/highway impact

1. Purpose of Report

To consider the above application and to recommend that an extension of time for a previously approved outline development under reference 98/01149/OUT be granted.

Neighbourhood Responses
35 letters of objection received.

Parish/Town Council Response
Objects to the development proposal for the reasons stated on page 3.

2. Main Issues

The main issues to consider are:

The main issue to consider is whether or not there have been any material changes to circumstances that would indicate a need to re-visit the decision made in respect of application reference 05/00744/FUL.

3. Site Description

The land which is the subject of this application relates to 30 acres (12.1 hectares) of land at West Ashton Road, Trowbridge. The land is currently used for agricultural purposes but it is allocated in the adopted West Wiltshire District Plan as Site E1A - New Business Park. The site is roughly triangular in shape and is located on the eastern side of the public highway.

The adopted West Wiltshire District Plan identifies the site for future employment use following the former District Council's decision to grant outline permission in 1998. The Local Plan states that "the site is well related to the town, residential areas and the town centre, whilst not being so close as to

cause environmental or amenity problems. The site has no adverse implications for the interests of nature conservation. In particular the ancient semi-natural woodland of Biss and Green lane Woods. The site offers an excellent opportunity to provide an attractive landscaped site, integrated with the proposed country park and adjacent residential areas, which could cater for a wide range of employment uses."

"There are opportunities for good access to the main county road network and additional new road links are safeguarded in the Plan to eventually provide in future years a northern link through Paxcroft Mead and the Hilperton Gap to the Staverton Diversion, Bath and the A46/M4".

4. Relevant Planning History

On 8 October 1998 outline planning permission was granted for the development of land to the west of Biss Farm, West Ashton Road for employment uses B1, B2 and B8. All matters were reserved for subsequent approval under application ref: 98/01149/OUT.

Following this, permission was granted for 01/01617/FUL on 6 February 2003 via an application made under Section 73 of the Town and Country Planning Act 1990 (as amended) for the continuation of the 1998 permission without compliance with the standard 3 year reserved matters period.

In approving 01/01617/FUL, the Council failed to specify the time limit conditions. Nevertheless, by virtue of Section 92/(3) of the Town & Country Planning Act 1990, the permission is deemed to have been granted subject to the standard 3 year period. Therefore, the 2003 permission granted on 6 February 2003 required that in the case of any reserved matter details needed to be submitted by 5 February 2006 (3 years after the 6 February 2003 permission).

In 2005, permission was granted on 7 June 2005 (under 05/00744/FUL) to vary Condition 1 and the deemed time limits covering phasing and the stated time period to submit reserved matters attached to 98/01149/OUT.

5. Proposal

As part of approving the 05/00744/FUL application, the former District Council agreed to specify that reserved matters needed to be submitted before the expiration of 6 years from the date of the permission i.e. before 6 June 2011. At the time, the Council accepted the applicants request for an extended time period for compliance in recognising that the development of the application site for employment development was [and remains] "fundamentally dependant" on the development of 550 dwellings on land south of Paxcroft Mead (Policy H11) [please note that under a separate application, discussions are ongoing about increasing the number to 650 - which would require committee approval at a later date] and the Hilperton Relief Road (Policy T5).

The applicants advise that gaining planning permission for these 2 developments, together with submitting and gaining approval of reserved matters is unlikely to be achieved by June 2011. The applicants seek to obtain an extended time limit of 5 years, compared to the standard 3 years, for them to submit the necessary reserved matters to the Council.

Under this application, permission is sought to allow an extension of time for the submission of reserved matters following on from the Council's decision to grant outline permission (98/01149/OUT) - an application which has been renewed twice under references 01/01617/FUL and 05/00744/FUL (both of which were section 73 applications).

In recognition of Section 73 (5) of the Town and Country Planning Act and the related Explanatory Memorandum and the advice issued as "Greater flexibility for planning permissions: Guidance, 2009", an application seeking a renewal of permission subject to new time limits is identified in Article 10B(1) (b) as separate and alternative to one made under Section 73; it is also explicitly recognised as a valid form of application by the amendments made to Article 4E dealing with application for planning permission. It therefore follows that a permission granted under these provisions would be granted under section 70 of the Act (like most permissions); it would not involve procedures, or result in a permission, under section 73.

The Guidance contained within the Explanatory Memorandum indicates that SI 2009 2261 is intended to introduce a new procedure for dealing with applications to replace an extant permission which meets specified criterion. Needless to say, this application must be treated as being a fresh application but crucially, it must also be determined in full acknowledgement that an existing, extant permission exist for the site.

Following the Council's decision to approve 05/00744/FUL, the previous Government made changes to the Town and Country Planning (General Development Procedure) (Amendment No.3) (England) Order which came into force on 1 October 2009. The purpose of the amendment to the aforesaid Order was fundamentally based on adding greater flexibility to applicants and developers to apply for an extension of time to implement approved schemes during a period of continued economic decline. The Government recognised that during such a period, there has been a sharp downturn in the commencement of approved schemes and to avoid developers having to bare further costs and delays (if a fresh planning application was required), the Government made amendments to the GDPO. The fact that in this case and site, previous extensions have been granted, is irrelevant. Following the 2009 revision, the key points are:-

Has the development (previously approved) commenced?

Is the development (previously approved) extant (i.e. time limits have not yet lapsed)?

In this case, the answer to both points is no; and therefore, the Council must duly consider the planning merits of allowing an extension of time for reserved matters to be approved before development commences on site.

6. Planning Policy

Government Guidance

PPS1 - Delivering Sustainable Development

PPS4 - Planning for Sustainable Economic Growth

PPG13 Transport

Wiltshire Structure Plan 2011

DP4 Main Settlements

West Wiltshire District Plan - 1st Alteration 2004

E1A New Employment Allocations

T4B New Distributor Roads

7. Consultations

West Ashton Parish Council - Objects to the development proposal on the following grounds:

In the first instance we would like to refer to the planning permission granted on 7 June 2005 (W/05/00744/FUL). Due to the already severe congestion between West Ashton, Yarnbrook and Heywood it is essential that if any new permission is granted there should be no dilution of the requirements set out in paragraphs 11, 12, 13, 16 and 19 of the original permission.

Since the Westbury Bypass Inquiry some 18 months ago when approval for a bypass was not approved, no progress has been made in improving the road conditions along the A350. It is imperative therefore that before any work is commenced on the new Paxcroft Mead development or the development land the infrastructure proposals must be met.

Secondly we would like to refer to the Pegasus covering statement - Legal background to the application (page 2) - The original permission was given in 1998, this is now 2010, 12 years later. This application may accord with the criteria set out in the "Legal Background" section but there is no escaping the fact "NO" development has taken place in the 12 years since permission was granted. A reason given was because of the economic downturn, which we suggest only occurred in the past two to three years so is therefore not relevant.

We would also question why it is necessary to increase the number of dwellings from 550 to 650, almost a 20% increase. No mention has been made as to what impact this will have on the allocation of employment land, or the density of the proposed development.

In terms of timing (page 6) (ii), the applicants statement notes that "the HRR must be completed within 4 years or the completion of 450 houses at East Trowbridge". Why is this an option? It appears to afford the developer the opportunity to build 450 houses in 4 years and the HRR may or may not be built at all. In terms of the applicants last paragraph - "In order to take account of the delaysetc", the Parish Council suggest that this should be rejected since after 12 years of apparent inactivity it seems perfectly reasonable that the developer should commit.

The Parish Council consider that the increase from 550 to 650 dwellings, almost a 20% increase with no explanation whether this is density or reallocation of employment land in reality amounts to a significant material change, for which an explanation is required before any further planning permission is granted.

In summary the Parish Council concludes that this application seeks to extend the permission whilst adding a significant number of dwellings (100). It suggests an "or" condition for infrastructure i.e. roads. Therefore approval should be subject to a firm infrastructure condition of activity and timescale compatible with the dwelling timescale. Clarification of where the land is reallocated for the extra 100 houses and the permission time extension approved if work commences to improve the road infrastructure before the housing and employment development is undertaken.

Highways - No highways objection to extension of time of application 05/00744/FUL.

Environment Agency - No objection to the renewal of application 05/00744/FUL

Wessex Water - No comments. An informative necessary.

Spatial Planning - The proposals for this site are incorporated into the existing adopted West Wiltshire District Plan, First Alteration 2004 as allocation E1A. The delivery of this site is linked to residential development to the east of Trowbridge (allocation H11), which in turn will enable delivery of the West Ashton distributor road (to the east of the E1A allocation) and the Hilperton Relief Road (allocation T5A).

The case made by the developer relating to the current downturn in the housing market and the need for the viability of the proposed residential development to be revisited appears to be compelling. Delivery of this, and associated sites listed above, are considered to be very important for the future of Trowbridge. On this basis there is a clear planning policy precedent to support development on this site. There are no policy objections to the application. Further background information is provided below which may help to give some useful context to how the above application can contribute to the wider, strategic future of Trowbridge.

Work is underway to prepare the Wiltshire Core Strategy, which will replace the West Wiltshire District Plan and provide a strategic policy framework for Wiltshire up to 2026. A document entitled 'Wiltshire 2026 - Planning for Wiltshire's Future' was published for consultation in the autumn of 2009. This included proposals for future strategic housing and employment growth in the main towns across Wiltshire, including Trowbridge. A preferred location for strategic development was set out in this document for Trowbridge, which consisted of land to the south and south east of the town, either side of the West Ashton Road. This preferred location for growth also incorporated the site which features in this application. The identification of this site followed intensive assessment of all available sites around the town and also took into consideration any consultation responses from earlier stages of the plan making process. Overall, a good level of support for this proposal was received through the consultation responses and through a workshop held with key local stakeholders. This meeting included representatives from the Town Council, Chamber of Commerce, Economic Partnership, Local elected Councillors and others.

The proposed strategic development of this site is considered to represent the most appropriate location to accommodate growth in Trowbridge to provide for the medium and long term needs of the town. The future development of this site would deliver a number of benefits to the town.

Work is also under way to prepare a master plan for Trowbridge Town Centre. This is focused on regenerating a number of brown field sites in the town centre and strengthening the quality of the town, providing additional employment, improved retailing, centrally located housing, improved public transport connectivity and contributing to improved infrastructure and facilities for the town. This work is being prepared alongside the Core Strategy and it is considered that both of these planning tools are essential to ensure the aspirations of Trowbridge residents can be delivered.

The Trowbridge master plan is being driven by the Trowbridge Vision Board. The responses to Wiltshire 2026 included the clear messages that the town needed to grow (and many responses supported increasing the level of growth to that proposed), providing a significant increase in employment land allocated and providing for job creation, and improving infrastructure delivery. In particular improvements to the A350 interchange at Yarnbrook was called for. The evidence from the Wiltshire 2026 consultation and the consultation undertaken through the Trowbridge Vision work indicates that there is a clear appetite for growth and for improvements to infrastructure, facilities and employment growth in the town.

8. Publicity

The application was advertised by site notice / press notice / neighbour notification.
Expiry date: 29 October 2010

Summary of points raised:

35 individual letters of objection received raising concerns about :

KEY PLANNING OBJECTIONS:

building work would result in a negative effect in terms of noise and increased traffic on West Ashton Road causing gridlock at busy periods;
impact on wildlife - where will deer, kestrels and bats go if the site is developed;
erosion of green buffer between Trowbridge and West Ashton;
loss of valuable agricultural land;
lost views of superb open countryside;
building on green field land and cutting down all the trees;
risks of health and safety of local residents;
is a b8 use appropriate so close to a residential area_
drainage concerns and potential affect on surrounding land;
the Government abolished the Regional Spatial Strategies and the Trowbridge Preferred Option Plan, as consulted upon in November 2009, should also be abolished;
how can one survive without employment?
shortage of hospital beds and school places and job vacancies;
doctors surgeries are already struggling to cope to meet demand;

ALTERNATIVE SITES:

why not develop a Brownfield site - there are plenty to choose from in Wiltshire, such as the old camp site at Keevil, the Spitfire retail park, the White horse business park and West Wilts trading estate as well as the unfinished site on the A350 near Melksham;
there is ample empty business premises elsewhere - is there any need for another business park / industrial estate?
building on the edge of town will exacerbate the "doughnut effect" leaving Trowbridge town centre to stagnate further. A town centre first approach should be taken;

HOUSING RELATED OBJECTIONS:

there is no requirement for the new housing. It is completely unnecessary. There are many houses and flats empty in Trowbridge, why do we need more_
housing building in the future will be market based, which will result in less homes being built in Trowbridge, which in turn will mean less need for new employment;
lack of local support for this development - does the proposal meet the context of the new localism approach which is being heralded by the coalition government;

DELAYS:

After 12 years since the original permission, there has been no forthcoming reserved matters which suggests that there is no interest or commitment to the project by the developers; when the original outline approval was granted it was on the premise that improvements will be made to the A350 roundabout and the bypass. This scheme has clearly been abandoned; why does the Council want to extend the urban settlement of Trowbridge? the economic position of the country has changed and this needs to be taken into account;

LOCAL PETITION:

In addition to the above individual letters, a signed petition objecting to the development has been submitted and signed by 119 individuals.

9. Planning Considerations

9.1 The main issue to consider is whether or not there have been any material changes to circumstances that would indicate a need to re-visit the decision made in respect of application reference 05/00744/FUL.

Fundamentally, it is essential to note that the application proposal is consistent with Development Plan Policy. The site continues to be allocated for employment development (defined as Policy E1A). Indeed, the comments from the Council's Spatial Planning section re-enforce the point that the site is an integral part of the future development of east Trowbridge, and the Town as a whole. The Council has repeatedly recognised that the delivery of strategic employment development continues to be dependant upon two other strategic Local Plan allocations coming forward, namely:-

The residential development on land south of Paxcroft Mead (Policy H11) - the site known as East Trowbridge Development; and Paxcroft Mead and Hammond Way Link Road (Policy T5) - the road known as Hilperton Relief Road.

In addition, there is recognition that it is difficult to market and develop employment land until it is accessed and serviced with the necessary infrastructure in place. At the same time, the land to the north of the site is subject to an outline application which will seek to gain Council approval to increase the number of houses to be built from 550 to 650 (reference 04/02105/OUTES) which is still subject to section 106 negotiations which include agreeing the mechanisms for affordable housing and securing grant funding and recognising the changing economic conditions. Once the principle of residential development at land East of Trowbridge has been agreed and the scheme is implemented, a new roundabout junction at the top of West Ashton Road and distributor road would be provided (as they are agreed prerequisites for any employment development at this identified site labelled E1A in the Local Plan). This infrastructure would facilitate the servicing and opening up of the business park and enable effective marketing and the promotion of the employment site.

A wide selection of objections have been received, however, the Council has previously taken on board the issues raised. Infrastructural concerns can all be covered through planning conditions. Some locals raise concern about lack of jobs. Once granted and implemented, this site would deliver such jobs. Other concerns and objections relate largely to the principle of the development, which has clearly been established by the Council through approving previous renewals as being of great importance to the future development of Trowbridge. The comments received from the Council's spatial planning team highlight the importance of this adopted employment site.

Whilst the applicants 8-page supporting statement explains their reasoning behind applying for a planning renewal, it has resulted in attracting quite substantial local objection to a separate residential development site. To clarify matters and to alleviate any local concern, the site subject to this application would not involve any new housing. As stated within the applicants own submission, they are currently still in discussions with the Council to seek approval for an extra 100 houses on a separate, but policy linked site. For the avoidance of any doubt, the final decision to grant such an extension would rest with Elected Members.

In order not to prejudice any such decision, Members are advised that this renewal application should only be determined on the following:

1. Is it acceptable to the Council to allow an extension of time for an extant permission which the Council has identified as being of strategic importance to be developed as a business park and in the fullness of time, to provide jobs?
2. Are the attached conditions associated to 05/00744/FUL still appropriate / robust ?

In answering point 1 above, it is necessary to note that there have been no material changes to the site circumstances that would indicate a need to re-visit the decision made in respect of application reference 05/00744/FUL. There have been no relevant planning policy changes since this scheme was granted planning permission on 7 June 2005. The significant and wide reaching rapid economic downturn on a global scale is a material consideration worthy of note.

It is also true to say that the development of this employment site strongly relies upon the approval and implementation of the residential scheme at land East of Trowbridge (the Persimmon Homes site) and the completion of the Hilperton relief Road. A strong case has been made that the above two developments are at least 4 years away from completion and thus a condition allowing an extension of time for 5 years to submit phased reserved matters for the employment site is considered reasonable and justified.

In response to point 2 above, the conditions as attached to application 05/00744/FUL are sound, but some do require revision to make them more robust and precise. Others require revision to ensure that the terms of this permission does not stymie undertaking infrastructure improvements as required by policy.

Recommendation: Permission

For the following reason(s):

The proposed development conforms to the Development Plan and there are no objections to it on planning grounds.

Subject to the following condition(s):

- 1 Approval of details of the siting, design and external appearance of the building(s), means of access thereto and the landscaping of the site ("the reserved matters") in each phase of the development shall be obtained from the local planning authority in writing before any development in that phase is commenced.

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 and Article 3(1) of the Town and Country Planning (General Development Procedure) Order 1995.

- 2 i) Application for the approval of reserved matters shall be made to the local planning authority before the expiration of 5 years from the date of this permission;
 ii) The development hereby permitted shall be begun either before the expiration of 5 years from the date of this permission, or before the expiration of 2 years from the date of approval of the last reserved matter(s) to be approved, whichever is the later.

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 3(1) of the Town and Country Planning (General Development Procedure) Order 1995.

- 3 To enable the local planning authority to ensure that each phase of the development, when carried out, is complete and incorporate every appropriate and necessary ancillary feature, the

details submitted pursuant to condition 1 above, shall include a phasing programme linked to highway and infrastructure improvements with each phase subsequently agreed with the local planning authority. Once implemented, each agreed phase shall be carried out in full accordance with approved plans (pursuant to condition 1), prior to any building being brought into use.

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

- 4 In order to ensure an appropriate mix of uses in accordance with the objectives of the Development Plan, and the employment requirements of the area, each phase of development shall provide that not less than 70% of the gross floor space of any subsequently approved building(s) and an equivalent proportion of related open space shall fall within B1 or B2 Use Classes as defined with the Town and Country Planning (Use Classes) Order 1987.

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

- 5 To ensure a satisfactory landscaped setting for the development, the site shall be landscaped in accordance with a landscaping scheme which shall be subject to the prior approval of the local planning authority and shall be carried out concurrently with each agreed phased stage of the development. The approved scheme for each stage shall be implemented in the first appropriate planting season of the implementation of the stage using trees and shrubs of approved species and height and be maintained thereafter for a period of not less than five years. Any tree and shrubs which fail within that period shall be replaced with the agreement of the local planning authority and be subsequently maintained for a further period of five years.

REASON: To ensure a satisfactory landscaped setting for the development.

POLICY: West Wiltshire District Plan Policy C32 and C40.

- 6 To reserve control of the local planning authority over the external materials of construction and to ensure that the appearance of the buildings is in keeping with the established local character, a schedule of the external materials to be used in the construction of all building(s) shall be submitted to and approved by the local planning authority prior to any building(s) being constructed on site.

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

- 7 In the interests of flood prevention, no development pursuant to the erection of any building(s) shall be commenced until a scheme of positive surface water drainage to the River Biss has been designed, agreed by the local planning authority, and constructed to the satisfaction of the Council. Such a scheme shall include for the provision of sheet run-off from the site to be discharged via a new drainage ditch from the site to the River Biss.

REASON: In the interests of flood prevention.

POLICY: Government Guidance PPS25 - Development and Flood Risk.

- 8 In the interests of flood prevention, no development pursuant to the erection of any building(s) shall be commenced until a scheme of realigning the Blackball Brook and the regarding of the floodplain has been designed, agreed by and completed to the satisfaction of the local planning authority. Such works shall make provision for future maintenance access to the brook and subsequently no development shall take place within 30 metres of the Brook.

REASON: In the interests of flood prevention.

POLICY: Government Guidance PPS25 - Development and Flood Risk.

- 9 In the interests of pollution control, no development pursuant to the erection of any building(s) shall be commenced until a scheme showing the location of all areas required for the open storage of goods, materials and wastes has been submitted and agreed in writing by the local

planning authority. All vehicle parking areas, service areas and yard spaces shall be constructed of impermeable materials and suitably sized oil/chemical/petrol interceptors shall be incorporated in related surface water drainage systems.

REASON: To prevent pollution of the water environment.

POLICY: Government Guidance PPS23 - Planning and Pollution Control.

- 10 In the interests of pollution control, all oil or chemical storage tanks shall be surrounded by an impervious bund with a retention capacity of at least 110% of the largest tank within the bunded area and no working connections shall be made outside the bunded area. Waste oils and chemicals shall be collected and disposed of in an approved manner and no waste oils or chemicals shall be discharged to any drainage system.

REASON: To prevent pollution of the water environment.

POLICY: Government Guidance PPS23 - Planning and Pollution Control.

- 11 In the interests of highway safety, there shall be no vehicular access to the employment site other than via a new roundabout on the West Ashton Road.

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

- 12 The details of access to the site (pursuant to condition 1 above) shall include a distributor road between the site access roundabout on the West Ashton Road and the north-eastern boundary of the site on a line and level to be agreed with the local planning authority. There shall be no direct frontage access to the distributor road, and no more than two side road junctions onto the distributor road.

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

POLICY: West Wiltshire District Plan Policy T4

- 13 To secure the necessary highway works/infrastructure improvements to accommodate the needs of additional traffic generation, no development pursuant to the erection of any building(s) shall commence until a scheme of works for widening of the West Ashton Road, improving Yarnbrook Roundabout and Blackball Bridge, and providing for the completion of a road link from the West Ashton Road to the north-eastern boundary of the site has been submitted to and approved in writing by the local planning authority. The scheme shall include a detailed phasing programme relating to the progress of the works to occupied floor space on the site. All highway works/infrastructure improvements shall be carried out in full accordance with the approved scheme.

REASON: In the interests of highway safety.

POLICY: Government Guidance PPG13 - Transport.

- 14 To ensure that the extension of the distributor road is not prejudiced by the failure to complete the part of the works within the site in a reasonable timescale, no more than 20,000 square metres of gross floor space on the site shall be occupied until arrangements securing the completion and adoption of the distributor road to the north-eastern boundary of the site, have been submitted to and approved in writing by the local planning authority.

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

POLICY: West Wiltshire District Plan Policy T4

- 15 To ensure safe access to the site, no development, other than that relating to site earthworks, drainage, landscaping and access works shall be commenced until the roundabout, indicated in

outline on drawing no. FP 089/3 Rev E, has been completed with the written approval of the local planning authority.

REASON: In the interests of highway safety.

- 16 In the interests of highway safety and to encourage transport modes other than the private car, no building(s) shall be occupied until the following provision has been made for pedestrians and cyclists:

i) a pedestrian crossing on the West Ashton Road at the western extremity of the site;
ii) a footpath/cycleway route linking the pedestrian crossing on the West Ashton Road with the proposed Eastern Distributor Road and the proposed Biss Meadows Country Park;
iii) other footpath/cycleway routes connecting to ii) above to provide access through the rest of the site. Such provisions shall be in accordance with details that shall have first have been submitted to and agreed in writing by the local planning authority before any work commences on site in connection with the development hereby permitted. Development shall take place in full accordance with these approved details.

REASON: To ensure that satisfactory facilities for pedestrian and cyclists are provided and to encourage travel by means other than by the private car.

POLICY: Government Guidance PPG13 - Transport and West Wiltshire District Plan Policy T11 and T12.

- 17 In the interests of highway safety, the field accesses shown at points D and E on drawing no. FP 089/3 Rev E shall be permanently stopped up and replaced by a single agricultural access shown at point F prior to any building on the site being occupied, in accordance with details to be submitted to and approved by the local planning authority.

REASON: In the interests of highway safety.

- 18 To prevent pollution of the water environment, details of a scheme for the provision of foul drainage works shall be submitted to and approved by the local planning authority before any development pursuant to the erection of any building(s) is commenced on site. Once approved, the scheme shall be completed in full accordance with the agreed scheme, or as otherwise agreed in writing by the local planning authority.

REASON: To prevent pollution of the water environment.

POLICY: Government Guidance PPS23 - Planning and Pollution Control.

- 19 In order to protect the visual amenities of the area, the submission of landscaping details as required by condition 5 above, shall include a 30 metre landscaping buffer around the site which shall require the prior approval of the local planning authority prior to the erection of any building(s) on the site. The prior approval of the local planning authority will also be required in terms of the phasing and future maintenance of the landscaping buffer for the lifetime of the development.

REASON: To ensure a satisfactory landscaped setting for the development.

POLICY: West Wiltshire District Plan Policy C32.

- 20 To ensure adequate parking and servicing provision is available at the time future uses are commenced, detailed plans of the parking and servicing areas, together with the means of access thereto, shall be submitted to and approved by the local planning authority before any development pursuant to the erection of any building(s) commences on site. The detailed proposals shall indicate the provision to be made for the draining of the parking and servicing areas, the individual marking and landscaping of car parking spaces and serviced areas where appropriate and full details of their method of construction. All works referred to in this condition

shall be completed and the parking/servicing areas shall be available for use before the completed premises are occupied.

REASON: in the interests of highway safety.

POLICY: West Wiltshire District Plan Policy T10.

- 21 In order to protect the visual amenities of the area, the submission of details as required by condition 5 above, shall include a plan indicating the location of all trees and hedgerow along with a schedule identifying each species.

REASON: To ensure a satisfactory landscaped setting for the development.

POLICY: West Wiltshire District Plan Policy C32 and C40.

- 22 In order to protect any wildlife interest on the site, prior to the commencement of any development on site (i.e. building work or infrastructure improvements), an ecological survey shall be carried out to establish the presence of any protected species on or immediately adjacent to the site, the level of any identified population and the extent their habitat. The survey results and any necessary mitigating measures to avoid causing harm to any protected species shall be submitted and approved by the local planning authority. Details submitted pursuant to condition 19 above shall, as appropriate, include any necessary measures to safeguard any protected habitats and species found on site. Following the approval of such details, any agreed mitigation shall be implemented on site in accordance with an agreed timetable and phasing, as appropriate.

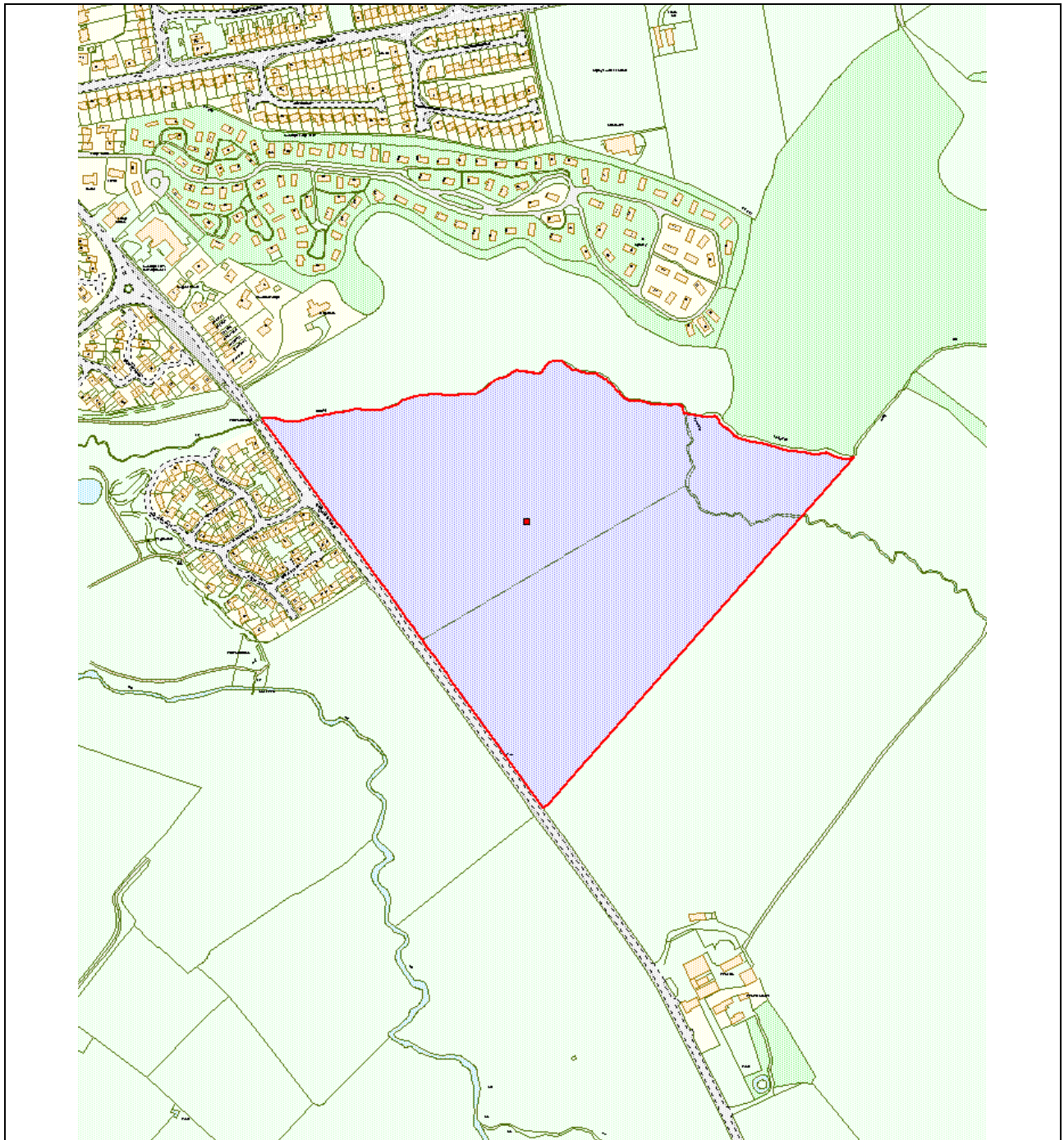
REASON: To mitigate against the loss of any existing biodiversity and nature habitats.

POLICY: Government Guidance PPS9 - Biodiversity and Geological Conservation.

Informative(s):

- 1 Prior to any commencement of development on site, the applicant/developer is advised to contact Wessex Water to agree future connections to the public water and foul drainage systems.

Appendices:	
Background Documents Used in the Preparation of this Report:	



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Bradley Road Trowbridge Wiltshire BA14 0RD www.wiltshire.gov.uk

MSA: 100022961

RELEVANT APPLICATION PLANS

Drawing : P.0639_01 SITE PLAN received on 21.09.2010