

REPORT FOR WESTERN AREA PLANNING COMMITTEE**Report No.4**

Date of Meeting	14 th December 2016
Application Number	16/05154/FUL
Site Address	Land at Sparrow Road, Southview Park, Trowbridge, BA14 7FS
Proposal	Provision of 50 affordable homes over 4 land parcels within the Southview Park housing development.
Applicant	Anthony Dixon
Town/Parish Council	TROWBRIDGE
Electoral Division	TROWBRIDGE PARK – Councillor Drewett
Grid Ref	386317 157073
Type of application	Full Planning
Case Officer	Steven Sims

Reason for the application being considered by Committee

In accordance with the Council's 'Scheme of Delegation Specific to Planning', this application is brought to committee because the scheme is submitted by Wiltshire Council and objections have been received raising material planning considerations. In addition the scheme was referred to committee by Councillor Drewett.

1. Purpose of Report

The purpose of the report is to assess the merits of the proposal against the policies of the development plan and other material considerations and to consider the recommendation that the application be approved

2. Report Summary

The key issues for consideration are:

- Principle of development
- Impact on the character and appearance of the area
- Impact on the amenity of neighbouring residents
- Impact on the amenity of proposed occupants
- Highway issues
- Ecology issues
- Impact on Heritage Assets (archaeology)
- Drainage issues
- Crime prevention
- Other issues
- Planning obligations

3. Site Description

The application site covers approximately 0.77 hectares of land consisting of four parcels of land located off Sparrow Street within the Southview Park development. The four land parcels are bounded by existing dwellings except land parcel 6 which is bounded by the rail line to the southwest and land parcel 3 which is bounded by a tributary of the River Biss (Drynham Brook) and open fields to the east. The parcels of land are currently unused areas of mainly poor quality grass land enclosed by fencing.

The Ashton Park urban extension lies to the east of the Southview Park site and a public right of way (PROW) lies to the north of land parcels 2 and 3. There are no heritage assets located

in close proximity to the site and the nearest listed building is South View Farmhouse, Drynham Road located 80 metres to the west of land parcel 6.

4. Planning History

W/08/03010/FUL	Application to vary to condition 8 of permission 04/01063/OUT relating to construction of access road – Approved
W/08/00896/REM	Residential development, open space, equipped children’s play area, provision of landscaped flood area and associated infrastructure – Approved
W/07/01908/REM	Erection of 140 dwellings, including infrastructure – Approved
W/04/01063/OUT	Outline application for residential development, recycling mini bank, open space, equipped children’s play area, provision of landscaped flood protection area and associated infrastructure – Approved
W/84/01009/OUT	Residential development with associated roads, sewers and open spaces (area B) - Refused
W/83/01235/OUT	Residential development – Refused, appeal withdrawn

5. The Proposal

This is a full application for the erection of fifty affordable dwellings on four parcels of land within the Southview Park residential development.

The development would provide 50 affordable dwellings. 31 dwellings would be rented units while 19 would be units in shared ownership. Of the 50 units provided, 32 would be houses while 18 would be flats. The scheme would provide 15 1 bedroom units, 23 2 bedroom units and 12 3 bedroom units. Land parcel 2 would accommodate 18 units, parcel 3 10 units, parcel 4 10 units and parcel 6 12 units. 64 off road parking spaces are proposed in total and 11 visitor parking spaces.

The four parcels of land which are the subject of this application were originally delivered to West Wiltshire District Council by Wainhomes. Outline permission was granted in 2006 for ‘residential development’ (04/01063/OUT) and details of the scheme were approved under reserved matters application W/08/00896/REM approved in 2008. The site therefore already benefits from an extant planning permission for housing.

6. Planning Policy

Wiltshire Core Strategy (WCS) – Relevant policies include: Core Policy 1: Settlement Strategy; Core Policy 2: Delivery Strategy; Core Policy 3: Infrastructure requirements; Core Policy 29: Spatial Strategy – Trowbridge Community Area; Core Policy 41: Sustainable construction and low-carbon energy; Core Policy 43: Providing affordable housing; Core Policy 50: Biodiversity and geodiversity; Core Policy 51: Landscape; Core Policy 52: Green Infrastructure; Core Policy 57: Ensuring high quality design and place shaping; Core Policy 58: Ensuring conservation of the historic environment; Core Policy 61: Transport and Development; Core Policy 62: Development impacts on the transport network

West Wiltshire District Local Plan (saved policies) - U1a Foul Water Disposal

Supplementary Planning Guidance - Wiltshire Local Transport Plan 2011- 2026

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

1. Building a strong, competitive economy
4. Promoting sustainable transport
6. Delivering a wide choice of high quality homes
7. Requiring Good Design
11. Conserving and Enhancing the Natural Environment
12. Conserving and Enhancing the Historic Environment

7. Summary of the Consultation Responses

Trowbridge Town Council: No objection.

Wiltshire Highway Authority: No objection subject to condition

Wiltshire Council Drainage Engineer: No objection subject to conditions

Wiltshire Council Housing - Service Development & Enabling Team: As this proposed scheme will be providing 100% on-site affordable housing and meeting an affordable housing need in this location, the Housing Enabling Team can confirm that they are supportive of this application.

Wiltshire Council Public Arts Officer: Supportive, subject to contribution of £15,000 to public art.

Wiltshire Council Landscape & Arboricultural Officer: Recommends imposition of a condition in relation to landscaping

Wiltshire Council Archaeology: No objection subject to condition

Wessex Water: No objections.

'Please refer to the attached extract from our records showing the approximate location of our apparatus within the vicinity of the site. The applicant has previously submitted plans of proposed on site sewers in this area which will be laid by the developer and adopted by Wessex Water (subject to agreement and maintenance period).'

Wiltshire Council Urban Design Officer: No objection to amended plans

Wiltshire Council Ecology Officer: Supportive.

Wiltshire Council Environmental Control & Protection: No objection subject to condition requiring a noise impact assessment and a scheme for protecting the proposed dwellings and their curtilages from railway noise

Wiltshire Premises Team School Buildings & Places (Education): At the current time there is a lack of primary school places in Trowbridge and the Council is actively reviewing options for the provision of a new school site and whether any further expansion of existing schools is possible.

Wiltshire Council Waste Management: No objection subject to section 106 contribution of £4550 towards the provision of waste and recycling containers

Wiltshire Fire & Rescue Service: Standard advice and guidance provided in order to improve the health and safety of the development and reduce property loss in the event of fire

8. Publicity

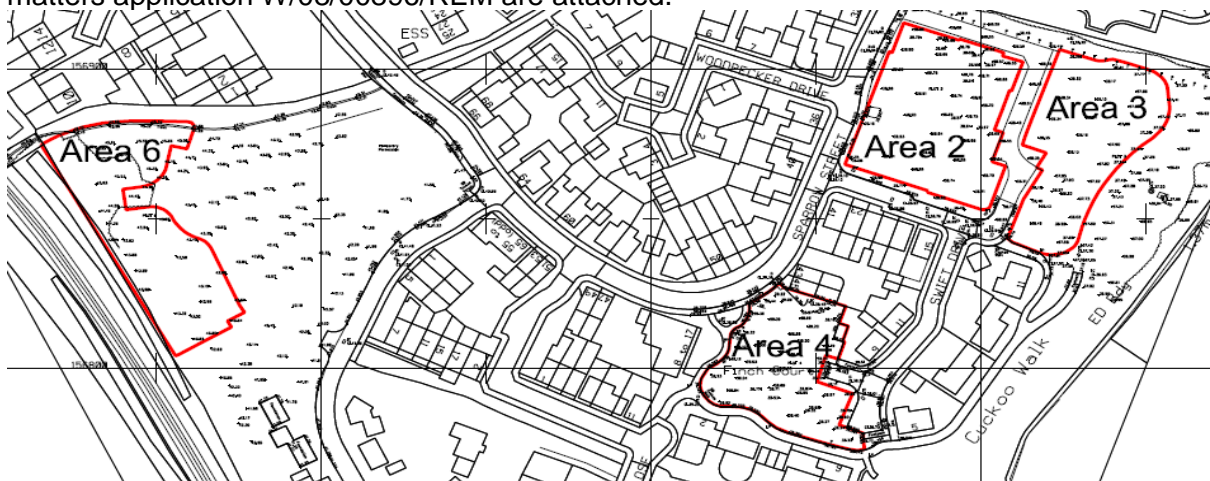
The application has been publicised in the local press and via the display of site notices and letters sent to properties within close proximity to the site. As a result of the aforementioned publicity, 7 representation letters have been received raising the following concerns:

- Prefer the areas to remain free of housing
- Overlooking/loss of privacy
- Location of proposed bins
- Increase in foot traffic
- Parking issues
- Estate and management fee upkeep issues
- Use of greenspace should be for resident only
- Antisocial behaviour from some residents
- Issues of litter/rubbish

9. Planning Considerations

9.1 Principle of Development - Following a public inquiry, outline application (ref 04/01063/OUT) for 'residential dwellings', with all matters reserved except access, was granted permission by the Secretary of State (SoS) in September 2006 on Land at Southview, Trowbridge. This application related to an area of land approximately 11.6 hectares in size south of and adjacent, the boundary of Trowbridge. The application was decided by the SoS following a recommendation for approval by the then West Wiltshire District Council and objection from the then Wiltshire County Council (on grounds that the development would lead to an oversupply of housing). In 2008 a reserved matters application (ref W/08/00896/REM) was approved for the appearance, landscaping, layout and scale of 300 dwellings at Land at Southview, Trowbridge. Development for housing on the Southview Park site has commenced and is well advanced and the permission is extant.

This current application seeks to revise the design and layout of 50 dwellings on land parcels numbered as 2, 3, 4 and 6 as originally approved under reserved matters application W/08/00896/REM. Because the permission is extant, residential development could commence on these land parcels in accordance with details approved under application W/08/00896/REM without applying for any additional permission. However, this application seeks to modify the design and layout of the approved dwellings as the land has changed ownership from the developer to the Council. For comparison copies of the proposed plans for the layout of dwellings on land parcels 2, 3, 4 and 6 and those approved under reserved matters application W/08/00896/REM are attached.

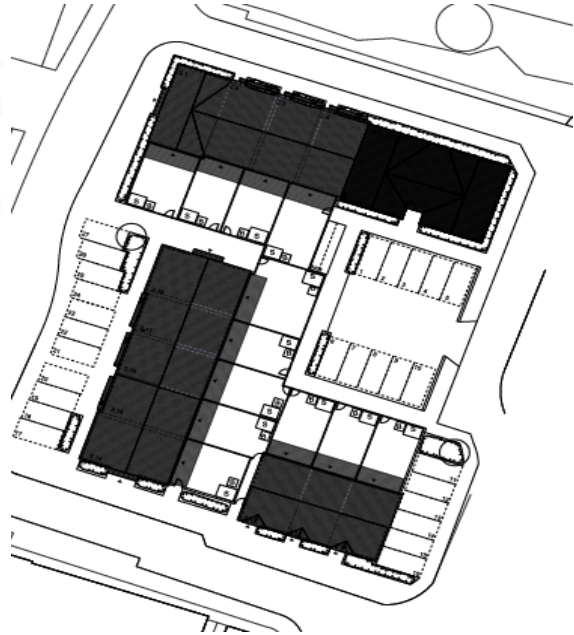


Land parcel 2

Consented W/08/00896/REM



Proposed 16/05154/FUL

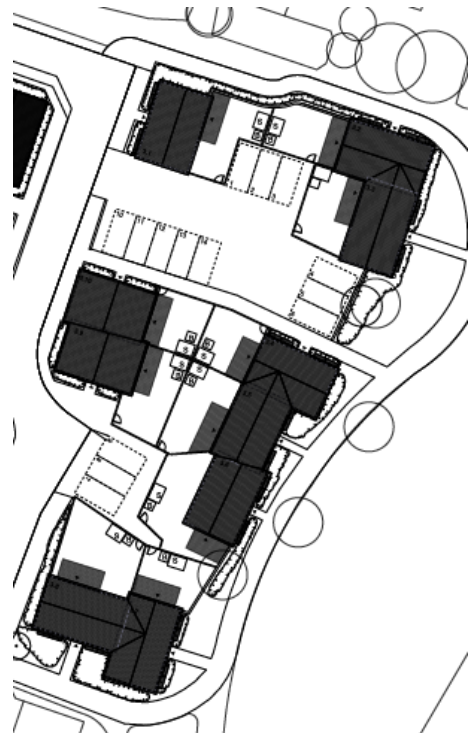


Land parcel 3

Consented W/08/00896/REM



Proposed 16/05154/FUL

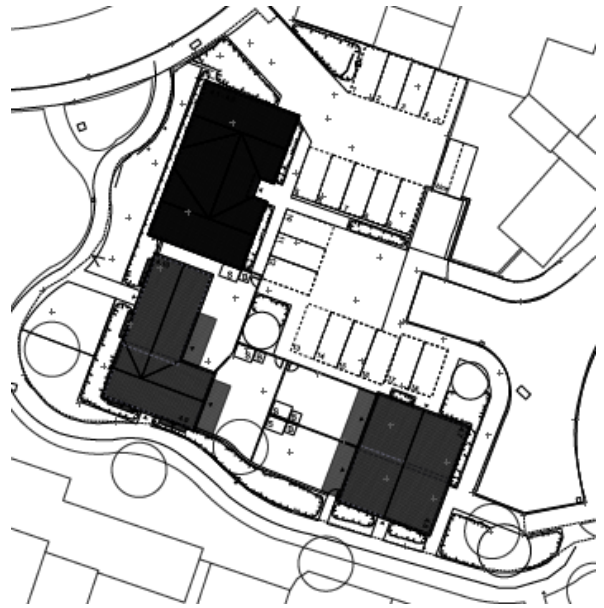
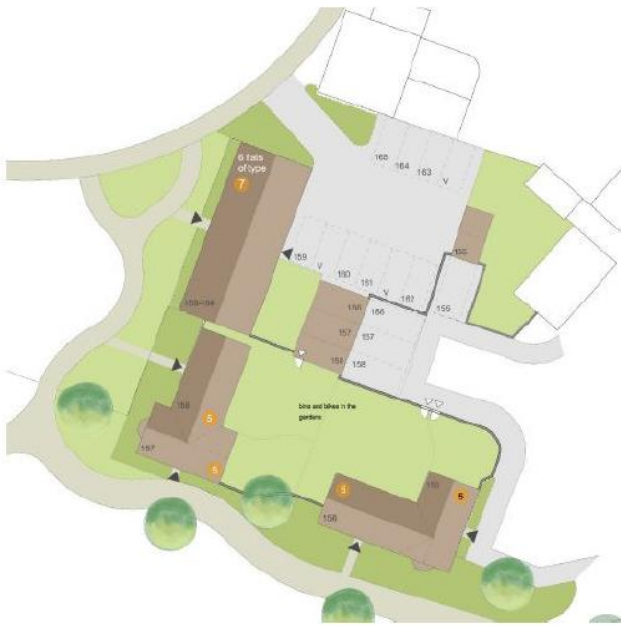


Land parcel

4

Consented W/08/00896/REM

Proposed 16/05154/FUL



Land parcel 6

Consented W/08/00896/REM

Proposed 16/05154/FUL



As the site lies within the limits of development, and has a valid extant planning permission, the principle of residential development is acceptable.

9.2 Impact on the character and appearance of the area - Core Policy 51 'Landscape' outlines that development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character. The policy requires

applications to demonstrate how development proposals conserve and where possible enhance landscape character through sensitive design, landscape mitigation and enhancement measures. Core Policy 57 'Ensuring High Quality Design and Place Shaping' states development is expected to create a strong sense of place through drawing on the local context and being complimentary to the locality and must, amongst others, relate positively to its landscape setting and the exiting pattern of development and respond positively to the existing townscape and landscape features in terms of building layouts, built form, mass and scale to effectively integrate the building into its setting.

The parcels of land are mainly areas of shrub and grass enclosed by fencing. Land parcels 2 and 3 are bordered by hedgerows and trees to the north and east while land parcel 6 is bordered by hedgerows and trees to the west adjacent the rail line.

The Council's Urban Design Officer provided a series of recommendations on design and layout which have been incorporated into the revised design. A mixture of dwellings types is proposed, including terraced, semi-detached and residential flats of 2 or 3 stories in height. Dwellings range in size from 1 to 3 bedrooms. Dwellings would use a combination of red brick and cream render on elevations which would match materials used on adjacent buildings. Concrete roof tiles would also match those on adjacent properties. The buildings have been designed to avoid blank elevations and dominant features by use of doors and windows while providing overlooking of shared open spaces and parking areas. Where possible the front doors of dwellings face out onto the street while gardens are located to the rear. Hedges, fences and walls have been used to provide boundaries and defensible areas.

There are hedgerows to the north of land parcels 2 and 3 and to the east of the land parcel 3. These lie outside the red line boundary of the application site and would not be affected by the development. Some hedgerow and shrubs would be removed in the western section of parcel 6 adjacent the rail line. However these hedgerows are considered species poor and their removal would not result in any significant harm to landscape character. Some additional planting is proposed throughout the parcels of land mainly in the form of boundary hedgerows and a few trees. A landscape condition would be attached to any approval requiring details of protection methods for adjacent trees and new planting.

The area of open space to the east of land parcel 3 would not be impacted by the development. In addition the scheme involves no loss of open space because the development occurs on land approved for dwellings under the reserved matters application (W/08/00896/REM).

The proposed layout of the development therefore reflects the existing pattern of development in the area and materials used in the proposed dwellings would match those used in the adjacent properties. The dwellings have been designed to provide an element of continuity with the approved scheme while improving on the design and layout of the original scheme. The development would therefore have no harmful impact upon landscape character or appearance of the area and the scheme complies with Core Policy 51 and Core Policy 57 of the Wiltshire Core Strategy.

9.2 Impact on the amenity of neighbouring residents - Core Policy 57 'Ensuring High Quality Design and Place Shaping' requires developments to have regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing, vibration, and pollution (e.g. light intrusion, noise, smoke, fumes, effluent, waste or litter).

The separation distance between the front of properties on the north side of land parcel 2 and the rear garden of No. 19 Sparrow Street is just over 10 metres. However the rear garden of

No. 19 Sparrow Street is already directly overlooked by adjacent properties therefore the scheme would not result in additional overlooking or loss of privacy to residents of this property.

Although the scheme involves the erection of flats at land parcel 4 (house No. 4.1 to 4.6 (plan No. 012 rev E)) which would result in overlooking of adjacent rear gardens at properties fronting Swift Drive and in particular No. 9, these properties are already overlooked by existing dwellings. In addition the proposed layout is very similar to that approved under the reserved matters application (W/08/00896/REM), in terms of the location of the flats on this parcel of land, which is a material consideration when dealing with the impact of the current scheme.

The houses fronting the highway to the east and three storey block of flats in the north section of land parcel 6, due to their orientation in relation to properties to the east (still under construction at the time of writing this report), would not result in additional overlooking or loss of privacy to the dwellings to the east of parcel 6. The separation distance between the rear (north facing) elevation of the proposed flats and rear (south facing) elevation of existing properties fronting Lamb Ale Green is approximately 17-18 metres. Although this would result in some overlooking of the rear gardens of these properties from the proposed flats, these properties are already overlooked by existing dwellings to the east and west and the proposed development would not result in additional overlooking.

The separation distance between the front elevations of proposed dwellings facing existing dwellings within the Southview Park development is between approximately 10 and 20 metres. Although this would result in some additional overlooking where properties face one another, the scheme has been designed to avoid such wherever possible. The proposed development is high density and similar separation distances exist within the existing Southview Park development.

As highlighted in section 9.1 'Principle of development' the proposed development in terms of its layout and the design and height of buildings is very similar to the approved layout under reserved matters application (W/08/00896/REM), which was granted permission in 2008 and which is extant. This extant permission is a material consideration when dealing with the current application, especially when considering the layout of development on the four parcels of land.

Concern has been raised by local residents on the location of bins stores for residential flats on land parcel 4. However, the bin location is considered acceptable and would result in no significant harm to the amenity of adjacent residents. The council's environmental protection team and waste management team have no objection to the scheme.

It is therefore considered that the proposed development would not result in additional overlooking or loss of privacy to existing private amenity spaces of local residents and the scheme complies with Core Policy 57 of the Wiltshire core Strategy.

9.4 Impact on the amenity of proposed occupants - Core Policy 57 'Ensuring High Quality Design and Place Shaping' requires that appropriate levels of amenity are achievable within the development itself

The proposed houses would have some amenity space to their rear with gardens separated by brick walls and fences. Where possible parking for each dwelling has been provided in close proximity to its recipient dwelling. Each house would have a bin store and shed located in the rear garden. Residential flats would include a communal area of cycle storage at ground floor level. Bin storage for flats on land parcel 2 would be to the rear adjacent the parking area while bin storage for flats on land parcel 4 would be to the rear of No. 9 Swift Drive. Bin

storage for flats on land parcel 6 would be adjacent the parking area and to the west of the building.

The development would therefore provide sufficient levels of amenity for occupiers of the proposed development and the scheme complies with Core Policy 57 of the Wiltshire Core Strategy.

9.5 Highway issues - One of the core planning principles of the NPPF is to “actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable” (par 17). This core planning principle is reflected within Core Policies 60 ‘Sustainable Transport’ and 61 ‘Transport and New Development’ of the WCS which seek to ensure that new developments are located within sustainable locations and are designed to encourage the use of sustainable transport facilities. Core Policy 61 also seeks to ensure that all new developments are capable of being served by safe access to the highway network.

9.5.1 Access - The application site would be accessed via Sparrow Street which forms a principle street running through the Southfield Park development. Dwellings on land parcels 2 and 4 would be accessed directly off Sparrow Street while dwellings on land parcel 3 would be accessed off a side road off Sparrow Street and land parcel 4 would form a cul-de-sac development. It is not considered that the number of road trips generated by the proposed development for 50 dwellings would have an adverse impact on existing levels of traffic within the development or cause severe harm to highway safety in the area and this level of development was already anticipated in the earlier permission.

9.5.2 Parking - The proposed development would provide 64 off road parking spaces and 11 visitor parking spaces. Although some dwellings would not have the maximum level of parking required by current parking standards, all dwellings proposed would have at least 1 allocated off road parking space. There is an extant permission on site and the council’s highways team has no objection to the scheme. There are existing bus stops to the north of the site, within easy walking distance, along Weavers Drive and Broadcloth Lane East connecting the site with the town centre. The proposed site is therefore located in a sustainable location with access to public transport.

9.5.3 Conclusion - The NPPF (para 32) advises that development proposals should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe. In this particular case, the Council’s highway officer is satisfied that the development will not have a severe impact on highway safety.

9.6 Ecology issues - Core Policy 50 ‘Biodiversity & Geodiversity’ of the WCS outlines that all development proposals must demonstrate how they protect features of nature conservation and geological value as part of the design rationale. There is an expectation that such features shall be retained, buffered, and managed favourably in order to maintain their ecological value, connectivity and functionality in the long-term. Furthermore, the policy specifies that all development should seek opportunities to enhance biodiversity. Major development in particular must include measures to deliver biodiversity gains through opportunities to restore, enhance and create valuable habitats, ecological networks and ecosystem services.

The four parcels of land relevant to this application are all of low ecological habitat value, being mainly areas of short amenity type grass, some recently sown with a basic grass seed mix to prevent soil erosion in the interim between different phases of the wider site construction. All are surrounded on either two or three sides by existing new development.

Most of the ground had been recently disturbed, re-graded and seeded or left to re-generate and is of low ecological value.

The council's ecologist provided a series of recommendations that have been incorporated into the design. These included an 8 metre buffer to remain between the proposed development at land parcel 3 and the watercourse boundary hedgerows and trees to the south and a vegetation strip to be maintained adjacent the rail line at land parcel 6. The council's ecologist therefore has no objection to the scheme.

The current scheme involves changes to the design of the buildings previously approved and minor changes in the layout only. These changes are not considered significant in terms of their impact on local fauna and flora and therefore the scheme would have no adverse impact on the integrity of local European sites of ecology value.

9.7 Impact on Heritage Assets (archaeology) - In this case the heritage impact is largely archaeological. The Historic Environment Record shows that the proposed development site has a number of post-medieval field systems surviving as slight earthworks within the site. Archaeological evaluation in advance of the proposed development at Ashton Park to the east of the site recorded evidence for prehistoric activity and two Romano-British farmsteads.

The scheme has received no objections from the council's archaeologist however in recognition of the significance of the heritage asset and scale of impact, a condition is recommended requiring a programme of archaeological investigation to be carried prior to commencement of work on site.

9.8 Drainage Issues - Core Policy 67 'Flood Risk' of the Wiltshire Core Strategy outlines that all new development will include measures to reduce the rate of rainwater run-off and improve rainwater infiltration to soil and ground (sustainable urban drainage) unless site or environmental conditions make these measures unsuitable.

The council's drainage officer has no objection to the scheme. Foul water drainage from the four parcels of land would be via the main infrastructure sewers of the existing development. Surface water disposal will be achieved by appropriate sustainable drainage systems (SuDS) and a condition would be imposed on any approval requiring details of surface water drainage to be submitted.

9.9 Crime Prevention - The objections of the Crime Prevention Officer have been taken into consideration following negotiation and an amended scheme has been submitted. For example, blank gable ends have been removed from the scheme with the introduction of doors and windows into these elevations and ungated alleyways have either been removed or gated.

9.10 Other issues - Other matters have been raised by consultees, namely estate and management fees, residents only use of greenspaces, antisocial behaviour and litter/rubbish issues however these are not material considerations that can be taken into account on this application.

9.11 Section 106 contributions & CIL - Outline application 04/01063/OUT for 'residential dwellings' with all matters reserved except access was granted permission by the SoS in 2006 subject to conditions and s106 legal agreements. The reserved matters application W/08/00896/REM was approved in 2008. This application is a full application for 50 affordable dwellings that seeks revisions to the design and layout of the approved reserved matters scheme.

There are two legal agreements relating to outline permission 04/01063/OUT, one between Wainhomes and Wiltshire County Council and the second between Wainhomes and West Wiltshire District Council, both agreed in 2006. The legal agreements include contributions towards affordable housing (provision of 30%), education, highways, public transport, public open space, and commuted sums towards play areas and a playing pitch. Developer contributions have been received by Wiltshire Council in relation to these legal agreements including those towards education. The proposed 50 affordable dwellings the subject of this application are considered in addition to the the 30% affordable housing secured through the s.106 agreement on the original outline permission.

In terms of education provision the 2006 outline development (04/01063/OUT) was approved subject to legal agreements for the developer to provide an education contribution of £1350 per residential dwelling to secondary education. Given that this is a council application and an existing legal agreement is in place it has been agreed between the council's education team and housing team that the contribution towards education provision would be as per the agreed s106 legal agreement (i.e. £1350 per residential dwelling) and the contribution would be paid from the housing teams budget for the current scheme.

Contributions were also requested by consultees towards the provision of bins. However given that an existing legal agreement is in place on a development that has commenced and is extant and from which monies have been received from the developer towards the agreed contributions, it would not be reasonable to request additional contributions and in addition the council cannot enter into a legal agreement with itself.

10. Conclusion (The Planning Balance) - The parcels of land the subject of this application lie within an established development site where construction has commenced. The site is located in a sustainable location on the edge of Trowbridge where there is adequate public transport. The scheme would provide 50 affordable dwellings the majority of which are 1 or 2 bedrooms in size. In addition the scheme involves no loss of open space because the development occurs on land approved for dwellings under the reserved matters approval.

RECOMMENDATION - Approve, subject to the following conditions:

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

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

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

Amended 3158_L_001 rev D (Proposed site plan)
Amended 3158_L_002 rev C (Landscape plan)
3158_L_003 (Location plan)
3158_L_005 rev B (Topographical survey)
Amended 3158_L_010 rev D (Parcel 2 site plan)
Amended 3158_L_011 rev C (Parcel 3 site plan)
Amended 3158_L_012 rev E (Parcel 4 site plan)
Amended 3158_L_013 rev C (Parcel 6 site plan)
3158_L_051 rev B (House type 1, 2, and 3)
3158_L_052 rev B (House type 4 and 4A plans and elevations)
3158_L_053 rev B (House type 5 and 5A plans and elevations)
3158_L_054 rev B (House type 6 and 6A plans and elevations)
3158_L_055 rev B (House type 6B plans and elevations)
3158_L_056 rev B (House type 8 plans and elevations)
Amended 3158_L_103 rev A (Street elevations 1 of 3)
Amended 3158_L_104 rev A (Street elevations 2 of 3)
Amended 3158_L_105 rev A (Street elevations 3 of 3)

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

3. No dwelling hereby approved shall be commenced until the exact details and samples of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

4. No development shall occur on a land parcel (amended dwg no. 3158_L_001 rev D), until a scheme of hard and soft landscaping for that land parcel 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;
- car park layouts;
- other vehicle and pedestrian access and circulation areas;

- all hard and soft surfacing materials;
- refuse and other storage units;
- all tree(s), of a size and species and in a location to be agreed in writing with the Local Planning Authority, shall be planted in accordance with BS3936 (Parts 1 and 4), BS4043 and BS4428

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

5. All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the buildings in that land parcel or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

6. No development shall occur on a land parcel (amended dwg no. 3158_L_001 rev D) until a landscape management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscape areas (other than small, privately owned, domestic gardens) for that land parcel has been submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out as approved in accordance with the approved details.

REASON: The 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 proper management of the landscaped areas in the interests of visual amenity.

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

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

8. The development of each land parcel hereby approved (amended dwg no. 3158_L_001 rev D) shall not be first brought into use until that part of the service road which provides access to the land parcel has been constructed in accordance with the approved plans.

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

9. No dwelling hereby approved shall be occupied until the parking area shown on the approved plans for that dwelling has been consolidated, surfaced and laid out in accordance with the approved details. This area shall be maintained and remain available for this use at all times thereafter.

REASON: To ensure that adequate provision is made for parking within the site in the interests of highway safety.

10. Development on land parcel 6 hereby permitted (amended dwg no. 3158_L_013 rev C) shall not begin until a noise impact assessment and scheme for protecting the proposed dwellings and their curtilages from railway noise on land parcel 6 has been submitted and approved by the Local Planning Authority. Any works which form part of the scheme approved by the Local Planning Authority shall be completed before any dwelling hereby permitted on land parcel 6 is first occupied.

REASON: In order to safeguard the amenities of the area in which the development is located.

11. No development shall commence on a land parcel (amended dwg no. 3158_L_001 rev D) until a scheme for the discharge of surface water from that land parcel, incorporating sustainable drainage details, has been submitted to and approved in writing by the Local Planning Authority. Development on the land parcel shall not be first occupied until surface water drainage has been constructed in accordance with the approved scheme.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission 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 that the development can be adequately drained.

12. No development approved by this permission shall commence 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: In the interests of sustainable development and climate change adaptation.

13. No development shall commence on site until a written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis,

publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority. The approved programme of archaeological work is to be carried out in accordance with the approved details. The work should be conducted by a professional archaeological contractor and there will be a financial implication for the applicant.

REASON: To enable the recording of any matters of archaeological interest.

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. No development shall commence on a land parcel (amended dwg no. 3158_L_001 rev D) (including any works of demolition), until a Construction Method Statement for that land parcel, which shall include the following:

- a) the parking of vehicles of site operatives and visitors;
- b) loading and unloading of plant and materials;
- c) storage of plant and materials used in constructing the development;
- d) measures to control the emission of dust and dirt during construction;
- e) hours of construction, including deliveries;

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

REASON: The 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 minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase.

16. Development of the dwellings shall not commence on each land parcel (amended dwg no. 3158_L_001 rev D) until details for the provision of a water supply and fire hydrants necessary to meet the fire-fighting needs of the development (including the installation arrangements and the timing of such an installation) for that land parcel have been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented in full accordance with the agreed details.

REASON: To ensure that adequate measures for fire-fighting can be incorporated into the development, including the construction phase.

INFORMATIVES TO APPLICANT:

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

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

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.

No information provided on the proposed storm water system – if it proposed to have new connections to the water course then a separate application will need to be made to the LLFA under the Land Drainage Act to agree flow, location and outfall construction.