

STRATEGIC PLANNING COMMITTEE ADDITIONAL INFORMATION

21st June 2017

This is information that has been received since the committee report was written. This could include additional comments or representation, new information relating to the site, changes to plans etc.

ITEM 7 - Land at Hunters Moon, Chippenham, Wiltshire

Correction on Number of Units in Phase 1

Following the publication of the committee report the applicant advised that the latest revision to the Site Layout for Phase 1 (plan reference SL-001 Rev M) resulted in the removal of two units from the first phase of development, resulting in 140 units in this phase (for which full planning permission is sought). As such the applicant has agreed to the following revised description of development:

“A hybrid planning application: An Outline Planning Application for the demolition of existing buildings & structures & mixed-use development comprising up to 450 dwellings, up to 2.41 ha of employment (B1, B2 & B8) development, public open space, landscaping, & all associated infrastructure works (with all matters reserved other than access); with a Full Planning Application for the first phase of the development comprising 140 dwellings, open space, 10 no. B1 employment units, drainage works including attenuation pond; & associated infrastructure.”

Any reference in the report to 142 units in phase 1 should be corrected to read 140 units.

Condition 36 would also need to be amended as follows:

“36. No more than 140 dwellings shall be occupied unless, and until the M4 J17 improvement scheme as shown on Atkins drawing numbers WHCC_OS-ATK-HGN-TO7178-DR-D-0001 Revision P01.5 dated 14/01/2016 and WGCC_OS-ATK-HGN-TO7178-DR-D-0002 Revision P01.4 dated 14/01/2016 are completed and open to traffic.

REASON: To ensure the safe and effective operation of the strategic road network.”

Removal of Neighbour Objection

Following the publication of the Committee Report the neighbouring occupier of Taffswell Farm returned a further consultation response on 14th June 2017 which reads as follows:

“Following discussions with Mr Mark Mitchard of Bloor Homes we have now received in writing, letters from him which have satisfactorily addressed all the issues stated in our objections, and which have been incorporated in the Application to be heard on 21st June.

We would therefore, like to withdraw all previous objections raised by us”.

As such only one consultation response now remains which is in objection to the development. This objection can be summarised as follows:

- i) No provision of doctor's surgery within the site;
- ii) No provision of primary or secondary schools within the site.

Submission of Dormouse Survey

Following the publication of the committee report an additional Dormouse survey was received by the Local Planning Authority on 14th June. The Council's Ecologist has reviewed the submitted survey and confirmed that the need for further Dormouse surveys can be removed from Condition 33, which should now read as follows:

"33. Prior to submission of any application for reserved matters, the development site shall be subject to up to date surveys for protected species including:

- Invertebrates
- Bats
- Habitats / botany

The survey results shall be included in a mitigation statement clearly setting out necessary measures to avoid and mitigate impacts upon protected species, including parameters for detailed designs. The mitigation statement shall be submitted to and approved in writing by the Local Planning Authority prior to submission of any application for reserved matters. Reserved matters applications will only be permitted where the design is in accordance with the parameters set out in the approved mitigation statement.

REASON: In the interests of securing ecological surveys required by legislation and so as to secure a form of development that does not unnecessarily impact upon protected species and their habitat."