

Date of Meeting	20 September 2017
Application Number	17/01250/REM
Site Address	Land South Of Devizes Road, Hilperton, Wiltshire
Proposal	Reserved Matters application for the scale, layout & external appearance of the development and landscaping of the site following outline approval for the erection of up to 15 dwellings (Appeal ref: APP/Y3940/A/14/2221954, Council ref: 13/06879/OUT)
Applicant	Hill Homes Ltd
Town/Parish Council	HILPERTON
Electoral Division	HILPERTON – Cllr Ernie Clark
Grid Ref	387605 158986
Type of application	Full Planning
Case Officer	Eileen Medlin

Reason for the application being considered by Committee

The application has been called to committee by Cllr Ernie Clark at the request of Hilperton Parish Council who object to the proposals. The application was deferred by Councillors at the Western Area Planning Committee on the 26th July and officers were instructed to negotiate a revised scheme with the applicant to deliver a lower density of development on site mindful of the reduced developable area, the siting of affordable housing and pedestrian safety. The applicant has chosen not to revise the scheme but rather to put forward additional justification for the proposal that was previously presented to committee. The two additional documents have been published to the council website.

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 should be approved.

2. Report Summary

This is a reserved matters application which follows the approval of outline application ref 13/06879/OUT (which was allowed on appeal); and the key issues for consideration are the reserved matters which are: Scale; Layout; External appearance of the development; and the Landscaping of the site

Within this amended report, special regard is given to the issues raised by Members at the 26 July committee meeting and the deferral reasons, specifically relating to density; the spread of the on-site affordable housing and the means of access and footpaths near to Devizes Road.

3. Site Description

The 0.87 hectare site is located outside of the defined settlement limits of Hilperton on land to the south of Devizes Road and outside the Trowbridge settlement framework on land north of the

residential properties at Paxcroft Mead. The site's location and its environs are illustrated on the insert maps which are reproduced below. The land to the west of the site was subject to an application for up to 26 dwellings (16/01633/OUT refers) which was refused on 14 December 2016. The subsequent appeal was recently dismissed. This site benefits from outline permission for housing and the previous principle opposition to housing outside settlement limits is not a determining consideration for this reserved matters submission.



The lighter shaded area shown above represents the Hilperton Conservation Area. the black lines represents the established village and town settlement limits for Hilperton and Trowbridge. The site is largely encircled by residential development and is about 2.5km from Trowbridge town centre.

4. Planning History

As reported above, this site has outline planning permission in place for the erection of up to 15 dwellings which was allowed on appeal under reference: APP/Y3940/A/14/2221954 following the refusal of 13/06879/OUT. The approved outline application included the detailed means of access off Devizes Road leaving all other matters being reserved for approval at a later date. Permission was granted subject to eight planning conditions and a S106 agreement.

The conditions relate to approving the detailed means of access off Devizes Road, as well as setting out the need for reserved matters to be submitted and approved, requiring a surface water drainage scheme, pedestrian/cycle link between the site and land to the south; another condition sets out the need for a construction method statement; and another sets out the requirements for all the associated highway works which need to be submitted and approved. The s106 agreement

has been amended by deed of variation to reflect the current policy position and to ensure it is CIL compliant.

5. The Proposal

This application seeks approval for the matters reserved by the outline planning permission which comprises: scale, layout, external appearance and landscaping.

The application proposes 15 houses including 5 affordable housing units (representing what is considered a low density of 17 dwellings per hectare). The proposed 10 market units would be 4-bed detached two storey houses with garages. The 5 affordable units comprise 3 affordable rented units in the form of 2 x 2-bed and 1 x 3-bed properties provided in one terrace; and, 2 shared ownership units comprising 1 x 2-bed and 1 x 3-bed provided as a semi-detached building.

The proposed layout of the site is illustrated on a reproduced block plan on the following page.



6. Planning Policy

The Wiltshire Core Strategy (WCS) was adopted on 20th January 2015 and full weight in planning terms. The primacy of the development plan is enshrined in the NPPF and is reaffirmed at paragraphs 11, 12, 17, 150 and 196 where emphasis is placed upon the importance of a plan led system.

The following Core Policies (CP) are relevant when assessing this application: CP1 (Settlement strategy), CP2 (Delivery strategy), CP3 (Infrastructure requirements), CP29 (Trowbridge Area Strategy), CP43 (Providing affordable homes), 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), CP57 (Ensuring high quality design and place shaping), 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)

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).

The following document list also merits due consideration:

- Open Space provision in New Housing Developments – A Guide (Supplementary Planning Guidance)
- Affordable Housing Supplementary Planning Guidance adopted August 2004
- Leisure and Recreation Development Plan Document
- National Planning Policy Framework 2012 (NPPF)
- Wiltshire Car Parking Strategy
- Circular 06/2005 – Biodiversity and Geological Conservation
- Wiltshire Council Waste Collection Supplementary Planning Guidance for New Development
- Wiltshire Council's Emerging Groundwater Management Strategy Proposals
- Hilperton's Emerging Neighbourhood Plan (which recently completed its area designation consultation)
- Hilperton Village Design Statement 2005

7. Summary of consultation responses

Hilperton Parish Council – Object to the proposals for the following reasons:

Firstly, the plans show the affordable housing in one particular area. The Parish Council considers that these should be 'pepper-potted' around the site. No consideration has been given to the ageing demographic. All the private housing on the plans show four-bedroomed properties and there is a lack of provision for smaller properties/bungalows. There is nothing in the plans to secure the open space in perpetuity, and it is considered that a condition should be imposed which would do this. Otherwise there is a real concern that the area designated as open space might come back for development in the future.

Wiltshire Council Highways Officer – No objection

Wiltshire Council Ecologist – No objection subject to compliance with Ecological Mitigation and Management Plan

Natural England – No comments.

Wessex Water – No objection

Wiltshire Council Drainage Officer – The proposal seeks to connect foul/storm drainage to public sewers and WW consultee response does not appear to raise any issues regarding the proposals and flow rates. Based on this there should not be an issue; however the application does not appear to address the issue of a septic tank and drainage from other properties which has been the subject of enforcement notices by EA in the past.

Wiltshire Council Landscape Officer – No objection

Wiltshire Council Urban Design Officer – No objection following revisions

Wiltshire Council Tree Officer – No objection

Wiltshire Council Waste Officer – Supportive, subject to conditions.

Wiltshire Council Archaeologist – No objection

Wiltshire Council Education Team – Developer contributions were secured at outline planning permission stage.

Wiltshire Council Environmental Health – The Construction Management Plan proposals need to be adhered to.

Wiltshire Council Affordable Housing Team – The affordable housing provision as proposed is policy compliant and the size of units is considered acceptable.

8. Publicity

A site notice was displayed near to the site along Devizes Road on 2 March 2017 and 62 individual notification letters were posted to neighbouring/local residents. A second round of consultation was carried out following the receipt of revised plans. Following these notifications, 14 letters of objection were received (including a pre-disposition representation made by Cllr Clark) from 7 households who raised the following summarised concerns:

- The development is cramped due to the increased public open space
- The neighbourhood plan seeks smaller housing for downsizing
- The scheme is not in keeping with the character of the area.
- The development is contrary to the Hilperton Village Design Statement
- The development comprises an amorphous collection of new buildings
- Stark gable ends would front Devizes Road
- The houses at the site entrance should face Devizes Road
- Density compatibility concerns
- Welcomed the committee's decision to defer to application to seek a reduced density
- Concerns raised about not spreading the affordable housing around the site
- The landscape plan is not adequately detailed
- Boundary treatment and screening concerns
- Concerns about the upkeep of boundaries and landscape / development conflicts
- Loss of hedgerow due to pedestrian access
- Open space should be safeguarded from future development pressures
- Concerns about septic tank location and implications
- Protection and management of ecological features
- Competing interests of ecology and urban design
- Widening of path on southern side of Devizes Road unnecessary
- The proposed new path behind the hedge at the site frontage is unnecessary
- In principle objections have also been raised by correspondents; and concerns about
- The loss of the greenfield site to development
- There is no need for new houses while houses on Paxcroft Mead remain unsold
- Noise issues for existing occupiers
- Increased traffic concerns
- Why was Badger Sett not identified previously
- Drainage concerns
- There should be a S106 contribution towards the village hall
- Other concerns raised about lack of consultation and notification

9. Planning Considerations

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 and enshrined within the WCS, constitutes the relevant development plan for the Trowbridge Community Area.

9.1 Principle of Development - As set out in the planning history section of this report the principle of constructing up to 15 dwellings at this site has already been established following the allowed appeal dated 24 December 2014.

9.2 Access - The detailed means of accessing the site off Devizes Road for vehicular and pedestrian access and egress has already been approved and is not subject to any material change under this reserved matters submission and therefore it is not open for the Council to consider this part of the submission. The insert plan below is taken directly from the approved

outline application which can be easily compared against the insert plan of the proposed REM site layout illustrated within section 5 of this report.



9.2.1 if there are any remaining concerns about road safety, Condition 6 pursuant to the outline permission requires the applicant/developer to provide additional details of the estate roads, footways, footpaths, verges, junctions, street lighting, retaining walls, service routes, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients and street furniture insofar as they relate to details of access, including the timetable for provision of these works, to the Local Planning Authority for its written approval prior to any commencement of work on site. The Council therefore would still have sufficient control to ensure that appropriate and safe highway infrastructure is provided on site.

9.3 Density – Whilst density is not a specific reserved matter, it clearly forms a constituent part of any layout and scale of development. Density can be measured as the number of dwellings per hectare but this method of measuring density does not fully take account of a developable site area and other constraints on the developable area such as the shape of the site, boundary features, the number and width of roads and the size of the units proposed which influence how a development's density is quantified and experienced.

9.3.1 As previously reported, this site benefits from outline planning consent for up to 15 residential units. However this does not automatically mean that reserved matters would be granted for 15 units or indeed 15 x 5 bed units. The identification of badger habitat on the site and on the land to the immediate west following the outline approval is a material constraint which has reduced the developable site area. The red lined site plan area has not changed since the outline stage, but the applicants have designed an alternative layout which is materially different to the illustrative layout produced at outline stage in 2013.

9.3.2 It should also be noted that Core Strategy policies do not prescribe a maximum density of development but rather require development to make efficient use of land whilst drawing on the local context. To assist members of the committee, officers have analysed recent residential development densities within close proximity of the site; and as part of the case officer's PowerPoint presentation, further explanation aided by a detailed comparison development slide shall be provided.

9.3.3 In this particular case, officers conclude that the (reduced) developable area of the site can comfortably accommodate the proposed 15 residential units and would not appear as a cramped form of development or harm the character and appearance of existing development and the village of Hilperton or suburb of Trowbridge. The size and type of units proposed within the layout are discussed in more detail later in this report in relation to the relevant reserved matters and in particular the section on scale, which has been expanded following the deferment decision in July to enable members to fully understand how officers have reached the reported conclusion.

9.4 Affordable housing – Core Policy 43 requires affordable housing units to be dispersed throughout a development and designed to a high quality, so as to be indistinguishable from other development. It further advises that in determining the level of integration to be achieved,

consideration should be given to the practicalities of management and maintenance associated with the proposal whilst still ensuring affordability, particularly in development of flats.

9.4.1 The integration of affordable housing within any given development is not simply about the number of units placed in a group. It is also about the design and appearance of the affordable housing in relation to the development as a whole and the placement of the affordable housing within the scheme. When responding to consultation responses on larger schemes the Council's new housing team request that the affordable housing units are placed together in groups of no more than 12 to 15 units. Pepper potting affordable housing within small scale schemes such as the development south of Devizes Road would be unreasonable, unnecessary and in conflict with CP43 – which inter alia seeks to maximise management and maintenance efficiencies which would be compromised if the 5 on site proposed affordable housing units were dispersed throughout the scheme. The Council's housing officer, acting on behalf of the future RSL would not encourage the dispersal of the 5 affordable housing units and has confirmed her support for the proposed layout.

9.4.2 This application as originally submitted, and as illustrated below, placed the affordable housing in a separate cul-de-sac dominated by parking and hardstanding with a narrow access between two garages. Officers advised the applicants that the layout shown was contrary to Core Policy 43 and requested improvements to the scheme. It is considered that the revised proposal is fully compliant with Core Policy 43 as the affordable units are designed to a high quality and indistinguishable from the market units and are appropriately integrated within the overall scheme. They are smaller units but this is reflective of the need of affordable units locally and their size does not identify them as affordable.



Above: Superseded Site Layout Plan with affordable housing separated from market housing



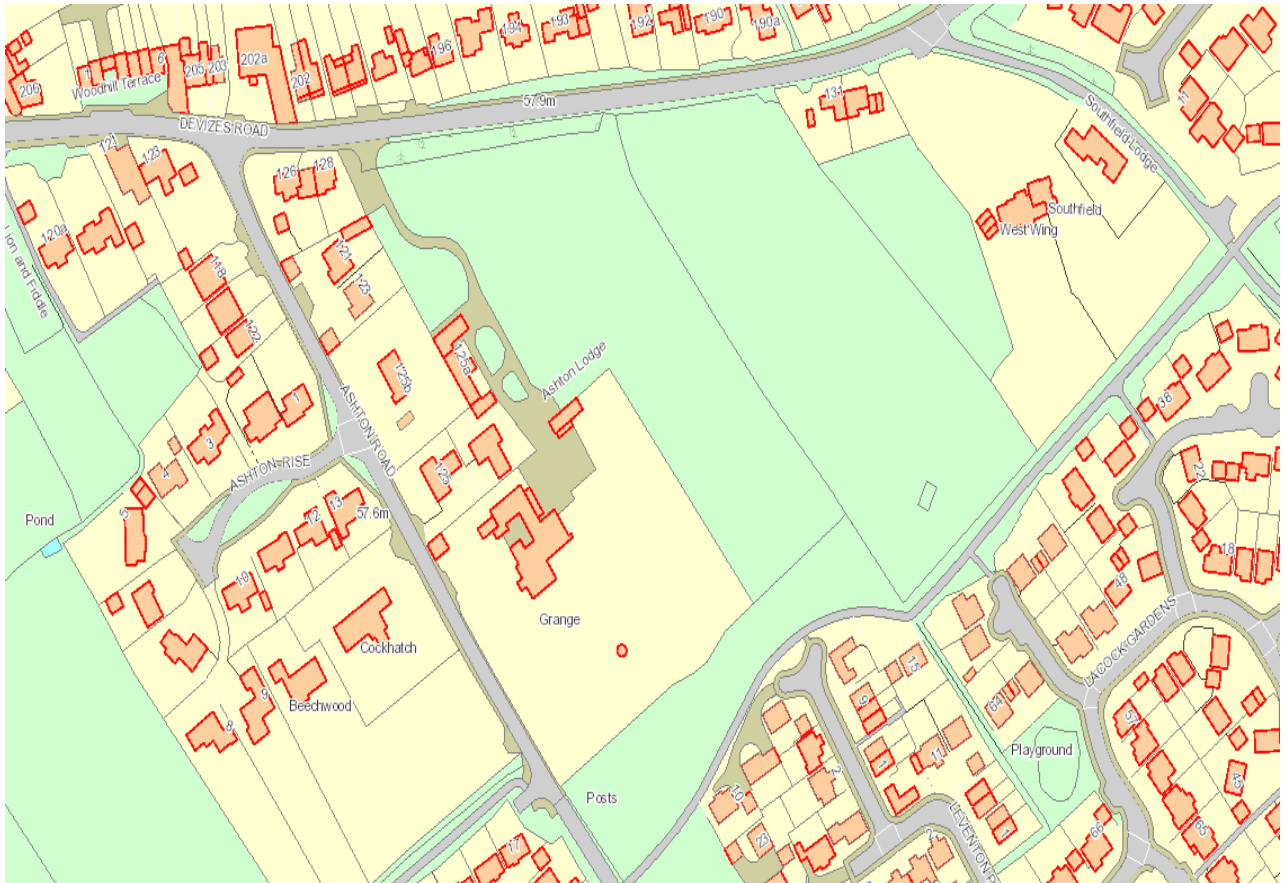
Negotiated revised Site Layout Plan with affordable housing located prominently within the scheme

	<p>Front Elevation 2B4P Aff House Type 2B4P Aff House Type 3B5P Aff House Type</p>
<p>Superseded front elevation for the affordable rented units</p>	<p>Proposed front elevation for the affordable rented units</p>

9.5 Layout – This includes the layout of buildings, routes and open spaces within the development site and the relationships they have with the site’s surroundings.

9.5.1 The site is broadly rectangular in shape and bounded to the northwest by Devizes Road. The opposite side of Devizes Road is fronted by a row of residential properties. The site and the land to the immediate east, west and south are in open countryside forming a gap between the settlements of Hilperton and Trowbridge.

9.5.2 The proposed layout for the 15 dwellings has been influenced by the approved position of the access off Devizes Road and the position of a badger sett within the southwestern hedgerow. The proposed layout presents two houses which would front the internal road but also address Devizes Road with the remainder of the housing fronting the new internal road and cul-de-sac arrangement which is considered acceptable and would reflect the form of development found on the south side of Devizes Road as illustrated in the insert map and aerial images below:



9.5.3. The proposed layout would retain and enhance the existing landscape features such as the existing hedgerow and trees. It provides on-site public open space in keeping with the Council's adopted standards which would also keep the majority of the existing hedgerow within areas of open space which is preferable for on-site management purposes and is considered to be in accordance with Core Policies 50, 51, 52 and 57 of the WCS. In light of the recent appeal decision on the adjacent site at the Grange (APP/Y3940/W/17/3167012 refers), the proposed layout also has the advantage of keeping the bulk of the development to the east of the internal road allowing the open space to contribute towards safeguarding the remaining gap between development on this site and the historic village core.

9.5.4. The long term management of the open space is already secured by the s106; and as part of ecological enhancement and agreed mitigation, new hedgerows would be planted which would be separated from residential gardens by an access strip to allow for maintenance purposes. No play equipment is to be provided on site within the open space due to its size. Instead, a developer contribution amounting to £3,683.00 (index linked) has been secured by s106 linked to the outline consent to contribute towards enhanced local children's play equipment / facilities and that the obligation dictates that no house can be occupied until the said sum is paid.

9.5.5 The local highway authority and the waste team have confirmed that the layout meets their standards as required by Core Policy 61 and 64 and the waste SPD.

9.5.6 The proposed houses are sufficiently distant from neighbouring residential properties and would not compromise existing residential amenity. Future occupiers of the proposed dwellings would have adequate private amenity space of their own and the proposed separation distances within the scheme ensures adequate levels of amenity and privacy in accordance with Core Policy 57 and paragraph 17 of the NPPF.

9.5.7 A new footpath and cycle link would connect the site with the existing network to the south which is a conditional requirement attached to the outline consent.

9.5.8 Overall, the proposed layout is acceptable and in accordance with the above mentioned policies.

9.6 Appearance – This relates to how new buildings and the scheme as a whole looks, including the design treatment and how it responds and relates to the local context and surroundings. The inserts below illustrate some of the house type variety being proposed within the scheme. The first two relate to market housing and the third shows the affordable housing units.



9.6.1 The applicant proposes a mix of house styles to incorporate designed variety throughout the scheme, but as is evident from the above house type examples; the affordable housing is not visually distinguishable from the design of the market housing and would not appear discordant when compared to the proposed market housing units and officers report that the affordable units would comply fully with WCS CP43 requirements; and all the house types and use of materials would be complementary to the housing found along Devizes Road. The character of the properties found along Devizes Road is formed by a varied mix of styles constructed mainly in red brick although there is some rendered facades and some use of reconstituted stone. The housing found at Paxcroft Mead (located to the south) is predominantly made up from detached housing constructed from brick. The properties at No. 131 and 132 Devizes Road (which are located to the east) are rendered cottages. Further to the east, the properties known as West Wing and Southfield are rendered with brick detailing. To support this application, and in line with the Hilperton Village Design Guide, as well as being cognisant of the content of the emerging Hilperton Neighbourhood Plan, comparative analysis of the local area has been undertaken which confirms the spread of construction materials found along Devizes Road, Ashton Road/Ashton Rise, Stourton Park and Paxcroft Mead. The predominant material found locally is brick and brick sample panels have been appraised by the Council's urban designer who has confirmed his support for panel 3 which comprises a warm mottled red/orange brick with soft blue detail, which officers recommend.

9.6.2 The proposed means of enclosing the plots with hedging and tree planting and the formation of the roads and public realm are also considered to be in keeping with the character and appearance of the area.

9.7 Landscaping – This relates to existing and proposed landscape planting which have value in terms of improving or protecting amenities, softening the impacts of buildings and breaking up the urban mass and rooflines as well as creating biodiversity and ecological habitat enhancement.

9.7.1 The proposed landscaping scheme which is illustrated on the insert plan shown below would retain important landscape features on the site such as the trees and hedging on Devizes Road (except for the area required to create the consented new access) and the hedgerow along the south eastern boundary. The applicant is committed to planting additional hedgerow along the south-western and north-eastern boundaries of the site as well as additional tree planting. The hedge planting is secured in the S106 associated with the outline application. Shrubs are proposed to enclose the front gardens. With the support of internal consultees, it is considered that the proposed strategic landscaping of the site is in keeping with Core Policies 51 and 57 of the Wiltshire Core Strategy but that further detailed landscape plans are required by condition.



9.7.2 The S106 agreement accompanying the outline permission includes a requirement to prepare an Ecological Management Plan which would need to be approved by the council prior to the commencement of development and which should address specific issues such as the long term maintenance of the existing and proposed hedgerow, details of the management company responsible and creation and management of a new meadow

9.8 Scale –This relates to the size/quantum of the development, including the height, width and length, and massing of proposed buildings.

9.8.1 In terms of understanding the local context, the properties found along Devizes Road to the north of site have large footprints and are sited on large plots. The cottages at No. 131 and 132 Devizes to the north-east of the site and to the south side of Devizes Road occupy smaller plots which are broadly comparable to the house-plot ratios found along Ashton Road and Ashton Rise. The housing within Paxcroft Mead is built at a higher density and the houses are generally smaller occupying smaller plots. The buildings to the north of Devizes Road occupy an elevated position and the application site gently slopes to the south.

9.8.2 Core Policy 45 advises that new development should incorporate a range of different types, tenures and sizes to create mixed and balanced communities. Core Policy 57 advises that development should respond positively to existing townscape in terms of scale amongst other things. It also requires development to make efficient use of land whilst taking account of the characteristics of the site and the local context to deliver an appropriate development which relates effectively to the immediate setting and to the wider character of the area.

9.8.3 The outline application gave consent for up to 15 dwellings. It is noted that the indicative layout submitted with the outline application has evolved following recognised constraints and negotiations with officers. The finalised proposed layout is considered in section 9.5 of this report and is found to be acceptable. The identification of the Badger Sett has changed the developable area of the site but it is considered that the current layout can still comfortably accommodate 15 dwellings. In terms of the building layout, the mix of detached, semi-detached and terraced units is in keeping with building layouts locally. The proposed gardens to all the houses are proportionate to the size of the houses and whilst they do not extend to the depth of those on the northern side of Devizes Road are more generous than those found in the nearby Stourton Park development or within the Paxcroft Mead development to the south of the site.

9.8.4 The manner in which houses and garages are laid out allows for very generous spacing between dwellings at first floor level which is reflective of the pattern of development on the northern side of Devizes Road. The height mass and scale of the buildings are again reflective of those found on Devizes Road and Stourton Park but with more space between dwellings than generally found at Stourton Park. Officers report that this proposal does not represent a cramped form of development and would not be out of keeping with the character and appearance of the area but rather mediates between the low density development on the northern side of Devizes Road and the higher density development to the south and east of the proposed site.

9.8.5 The quantum of development (which was allowed on appeal) constitutes an efficient use of land which would relate well to the character and appearance of the local area in terms of building layouts, built form, height, mass, scale, and plot sizes; and would be in accordance with the above mentioned policies.

9.9 Other Matters – The outline permission was the subject of a number of conditions which need to be discharged. The subsequent details required for the discharge of these conditions can be submitted following the approval of reserved matters. These relate to technical highway and drainage details and the pedestrian/cycle link and construction management plan

9.9.1 To further support this application, the applicants have submitted a Construction Management Plan (CMP) with this application which meets the requirements of highways officers and public protection. Condition 7 imposed on the outline consent requires that the approved CMP is fully complied with throughout the construction period. Following the committee debate in July, a condition requiring the development to be energy efficient in accordance with WCS Core Policy 41, has been added.

10. S106 contributions - The outline application was the subject of a s106 agreement. This agreement has been varied to amend the affordable housing provision to fall in line with current policy and to remove a contribution not considered CIL compliant by the appeal Inspector (pursuant to the offsite leisure contribution). The s106 (as amended) secures the following:

- A financial contribution of £3,683 towards off site children's play provision
- A financial contribution of £124,324 towards school places
- Provision and maintenance of the on-site public open space
- Provision of 5 affordable Housing units (3 x Affordable Rented and 2 x Shared Ownership)
- Securing and delivering an Ecological Management Plan

11. Conclusion (The Planning Balance) - It is considered that the reserved matters pursuant to this application namely the layout, scale, appearance and landscaping of the development are acceptable and in accordance with the development plan and are NPPF compliant. The proposed development would be in keeping with the character and appearance of the area and would provide adequate levels of amenity for existing and future occupiers and no harm would be created to justify a refusal.

RECOMMENDATION: Approve subject to the following conditions:

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

Dwg SLP – Site Location Plan Revision P1, Received 09 February 2017

Dwg 1 – Proposed Residential Development, Revision P4, Received 27 June 2017

Dwg 2 - Landscape Strategy Plan - Revision P2, Received 27 June 2017

Dwg 3 – Street Scene and Site Sections – Revision P2, Received 13 July 2017

Dwg 5 - Single Garage Detail, Received 27 June 2017

Dwg 10 – Avebury House Types Floor Plans (Plots 1 and 2) Revision P3, Received 27 June 2017
Dwg 11 – Avebury House Types Elevations (plots 1 and 2) Revision P4, Received 27 June 2017
Dwg 20 - Cherhill House Type Floor Plans (Plot 3) Revision P1, Received 27 June 2017
Dwg 21 – Cherhill House Type Elevations (Plot 3) Revision P2, Received 27 June 2017
Dwg 30 – Durrington House Types Floor Plans (Plot 5) Revision P2, Received June 2017
Dwg 31 – Durrington House Types Elevations (Plots 5) Revision P2, Received 27 June 2017
Dwg 40 – Edington House Type Plans (Plots 4, 10, 12 and 13) Revision P2, Received 27 June 2017
Dwg 41 – Edington House Type Elevations (Plots 4, 10 and 13) Revision P2, Received 27 June 2017
Dwg 42 - Edington House Type Floor Plans (Plot 12), Rev P2, Received 27 June 2017
Dwg 60 - Ramsbury House Type Floor Plans (Plots 6 and 11) Revision P2, Received 27 June 2017
Dwg 61 - Ramsbury House Type Elevations Revision P2 (Plot 6), Received 27 June 2017
Dwg 62 - Ramsbury House Type Elevations Revision P2 (Plot 11) Received 27 June 2017
Dwg AF01 - Block 1 Affordable House Type Plans (plots 14 and 15) Rev P2, Received 27 June 2017
Dwg AF02 – Block 1 Affordable House Type Elevations (Plots 14 and 15) Revision P2, Received 27 June 2017
Dwg AF03 - Block 2 Affordable House Types Plans (Plots 7 and 9) Revision P2, Received 27 June 2017
Dwg AF04 – Block 2 Affordable House Types Elevations (Plots 7 and 9) Revision P2, Received 27 June 2017
Dwg 5278-100 Revision B – Vehicle Swept Path Analysis, Received 18 July 2017
Dwg 5278-101 Revision A – Drainage Strategy and Finished Levels, Received 18 July 2017

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

2. 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;
- * 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);
- * proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines indicating lines, manholes, supports);

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.

3. 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.

4. No dwelling hereby permitted shall be occupied until the access, turning area and parking spaces thereto have been completed in accordance with the details shown on the approved plans. The areas shall be maintained for those purposes at all times thereafter.

REASON: In the interests of highway safety.

5. The approved brick panel which has been constructed on site and is illustrated and annotated on the sample photograph received on 14 July 2017 shall then be left in a position on site for comparison purposes whilst the development is carried out. The development shall be carried out in accordance with the approved brick sample.

REASON: in the interests of visual amenity and the character and appearance of the area

6. No development shall commence on site until details of the roof tiles/slate and render type to be used on the development 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 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

7. No development shall commence on site until a lighting design strategy for biodiversity for buildings, features or areas to be lit shall be submitted and approved in writing by the local planning authority. The strategy shall:

- a) Identify those areas/features on site that are particularly sensitive for foraging and commuting bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, foraging;
- b) Show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications, including a Lux plot) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places; and
- c) Specify luminaires, heights and positions of fittings, direction and other features, e.g. cowls, louvres or baffles

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

REASON: To minimise light spillage into hedgerows and trees and to maintain dark foraging and commuting corridors for bats.

8. 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.

Planning Informative:

1. Your attention is drawn to the fact that, whilst the details have been approved in relation to this reserved matters application, the conditions attached to the outline planning permission under reference 13/06879/OUT will need to be discharged prior to the commencement of works and adhered to as well as compliance with the associated S106 agreement.