

REPORT FOR WESTERN AREA PLANNING COMMITTEE

Date of Meeting	07/03/2018
Application Number	17/05359/FUL
Site Address	Land at Boreham Road, Rear of 10 Rock Lane, Warminster BA12 9JZ
Proposal	Erection of a Dwelling
Applicant	Mr John Rittey
Town/Parish Council	Warminster
Electoral Division	Warminster East – Cllr Andrew Davis
Grid Ref	388621 144482
Type of application	Full Planning
Case Officer	Katie Yeoman

Reason for the application being considered by Committee:

Cllr Andrew Davis requested that this application be called-in for the elected members to determine should officers be minded to grant permission. The key issues identified by Cllr Davis for members to consider are as follows:

- The scale, design, bulk, height and general appearance of the development;
- The visual impact upon the surrounding area;
- The impacts it would have on neighbouring amenity;
- The impacts it would have on highways safety.

1. Purpose of Report

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

2. Report Summary

The main issues to consider with this application are:

- The principle of the development
- Design, siting and scale
- Impact on the surrounding area including the neighbouring conservation area and its setting
- Impact on neighbour amenity
- Impact on highways safety and parking provision
- Drainage matters
- Impact on ecology and trees

3. Site Description

The application site relates to the garden ground associated to an unlisted residential property at No. 12 Rock Lane, Warminster and extends to some 683sq.m. The rectangular parcel of garden land is bordered by garden ground associated to neighbouring properties at No's 2, 8 10 Rock Lane. The boundaries of the site are formed by well-established hedging and trees. The site is not within the Conservation Area, although it is within 50m and fronts onto Boreham Road. The application site is illustrated on the site location plan on the following page.



As illustrated on the map and site photo below, the application site includes a number of trees which are subject to five individual Tree Preservation Orders (TPO) and one group TPO.



Map extract showing position of trees protected by TPOs (green hatched area) and Conservation Area (green shaded area).

4. Planning History

The following planning history relates to the application site:

W/93/01328/TPO - Felling of 4 Cherry trees - Approved.

W/96/00598/TPO - Felling/crown reduction of Sycamore/Common Ash forming boundary to Boreham Road - Approved.

W/06/01928/TPO - Works to Ash, Sycamore, Tulip, Lime, Scots Pine and Maple trees – Approved 31.07.2006

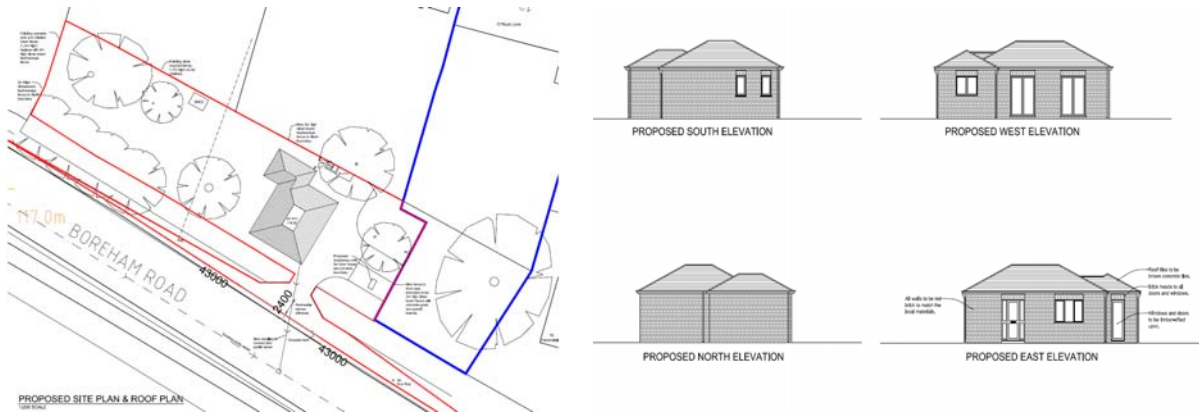
15/04364/PREAPP – 1.5 storey dwelling – Officer response dated 01.06.2015

5. The Proposal

This application seeks full planning permission for the erection of a single storey detached, two bedroom dwelling and the creation of a new vehicular permeable access served off Boreham Road which would be created by removing a section of the existing boundary hedgerow and bank as illustrated on the plans below. It should be noted that the hedgerow is

not covered by a hedgerow retention notice (under Hedgerows Regulations 1997) therefore its removal does not require planning approval from the local planning authority.

Revised plans were submitted on 15/12/2017 modifying the height, design and siting of the proposed dwelling including alterations to the proposed parking provision and pedestrian and vehicle access. The proposed dwelling would be constructed of red brickwork under a brown concrete tiled roof



The insert plan below illustrates how the applicant proposes to site the dwelling and create the access whilst retaining the trees protected by TPO.





View of application site from Boreham Road

6. Planning Policy

Local Context: Wiltshire Core Strategy (development plan) - CP1, CP2, CP3, CP31, CP43, CP45, CP57, CP58, CP60, CP61, CP62, CP64, CP67

'Saved' Policy U1a of the West Wiltshire District Plan 1st Alteration (2004)

The 'made' Warminster Neighbourhood Plan

Wiltshire Local Transport Plan 2011-2026 Car Parking Strategy (LTP3) - PS6

Wiltshire's Community Infrastructure Levy – Planning Obligations Supplementary Planning Document

Wiltshire's Community Infrastructure Levy - Charging Schedule (Charging Schedule)

Wiltshire's Community Infrastructure Levy - Regulation 123 List (123 List)

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

Planning (Listed Building and Conservation Areas) Act 1990 - Section 72: General duties as respects Conservation Areas in exercise of planning functions

7. Summary of Consultation Responses:

Warminster Town Council (comments based on the revised plans submitted on 15/12/2017:

Objects on the basis that the site is near to a local school which has expanded and there are many parking pressures and highway issues. Additional concern was raised about the loss of the existing hedge, damage to trees and wildlife for a development that would be out of keeping for the area.

Council's Highways Officer (comments based on the revised plans submitted on 15/12/2017:

No objections subject to conditions relative to access, parking, visibility splays, siting of any gates, a scheme for the discharge of surface water from the site and necessary licences from the Highways Authority.

Council's Ecologist (comments based on the revised plans submitted on 15/12/2017): No objections.

Council's Archaeologist: No objections. The Wiltshire and Swindon Historic Environment Record shows that there are no heritage assets within the area of the proposed development. In line with the National Planning Policy Framework, in consideration of the likely significance of the heritage asset and scale of impact, that no archaeological investigation is required in relation to this application.

Council's Drainage engineer (comments based on the revised plans submitted on 15/12/2017): The submitted plans indicate the use of permeable paving and a soakaway. A planning condition should be imposed to secure the exact details. The proposed connection to the main sewer for foul water would be subject to separate approval from the sewerage undertaker. There is therefore no requirement for a planning condition.

Wessex Water (comments based on the revised plans submitted on 15/12/2017): No objection. New water supply and waste water connections would be required. No surface water connections will be permitted to the foul sewer system.

Council's Arboricultural and Landscape Officer (comments based on the revised plans submitted on 15/12/2017): No objections. Following a site meeting held with the applicant and his arboricultural consultant, and submission of revised plans, the development would have a much reduced impact on the retained and protected trees.

Public Consultation: The public notification exercise comprised advertisement by site notice and neighbour notifications. In total, 18 letters of objection have been received in relation to the original and revised plans submitted and in summary, the following comments were raised:

- The owners of No. 8 and No. 10 Rock Lane have a right of access over the application site to inspect/maintain existing utilities and services. The development would build across these services making it difficult to access these services.
- Concerns regarding the future marketing/ selling of neighbouring properties and the loss of property values.
- The planning permission for the houses on Rock Lane included a condition that vehicle access would be via Rock Lane and hence the reason no access is available from Boreham Road.
- Concerns regarding the loss of outlook, loss of privacy, loss of light, overshadowing and increased sense of enclosure to No. 10.
- The proposed scheme is directly in front of No. 10 Rock Lane and the property is orientated with all public rooms facing the proposed development including the property's front door.
- The proposed scheme would remain inconsistent with adjoining properties and would be likely to trigger a number of other planning requests for equivalent direct vehicular access on to Boreham Road (98/00732/REF, 98/00870REF, 07/02484FUL).
- The design, bulk, height and general appearance of the scheme is not in character with the neighbouring properties or wider area or proportionate to the plot.
- The application site borders the main entrance to the town and the proposed dwelling and loss of hedgerow and bank will have a significant impact on the character of the area.
- The visual impact of this scheme is significant when viewed from the existing properties along Rock Lane and from Boreham Road.
- Whilst reducing the scale of the proposed scheme may mitigate the visual impact to existing properties on Rock Lane, it does nothing to mitigate the visual impact on

Boreham Road, the loss of existing bank and hedgerow and the potential effect of proposed direct vehicular access.

- The application site address has been misrepresented as land on Boreham Road however, the site is part of Rock Lane and forms garden land.
- There is a bus stop in close proximity to where the access would be made.
- The proposed vehicular access onto Boreham Road poses highways safety concerns.
- Due to the high level of on street parking along Boreham Road at certain times, vehicle's exiting the site would have poor visibility and would pose a danger.
- The proposed vehicular access is in close proximity to a school and church where there is already significant congestion at peak times.
- Concerns with regards to loss of and damage to the existing trees (which are subject to Tree Preservation Orders) on site.
- Concerns with the loss of the hedgerow and impacts on wildlife.
- The proposed dwelling would be subject to road noise.

One letter of support was also received raising the following comments:

- Attractive design.
- The development would positively contribute to the area.
- One house on this site is acceptable.

9. Planning Considerations

9.1 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.

9.2 The Principle of Development: The application site is located within the development limits of Warminster which is defined as a market town by CP1 of the Wiltshire Core Strategy. CP1 states that development at markets towns has *"the ability to support sustainable patterns of living in Wiltshire through their current levels of facilities, services and employment opportunities. Market Towns have the potential for significant development that will increase the jobs and homes in each town in order to help sustain and where necessary enhance their services and facilities and promote better levels of self-containment and viable sustainable communities"*.

9.2.1 CP2 of the Core Strategy seeks to deliver development in Wiltshire in the most sustainable manner and goes on to state that: *"within the limits of development, as defined on the policies map, there is a presumption in favour of sustainable development at the Principal Settlements, Market Towns, Local Service Centres and Large Villages."*

9.2.2 CP31 details that further housing is required in this Community Area and the strategy is to increase the level of employment, town centre retail and service provision, along with residential development, as part of sustainable growth.

9.2.3 The 'made' Warminster Neighbourhood Plan forms part of the Development Plan for Wiltshire and the policies in the Plan must be given full weight when assessing planning applications that affect land covered by the Plan. In terms of residential development, Policy E5 requires development to respect the local character to ensure the conservation and enhancement of the built and natural environment.

9.2.4 The NPPF is also a material consideration and this details the presumption in favour of sustainable development.

9.3 Design, Siting and Scale: Adopted WCS CP57 states that 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 existing 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.

9.3.1 In terms of layout, the proposed dwelling would be set within a reasonable sized plot and would provide an adequate level of outdoor amenity space. Although the dwelling would occupy most of the width of the site, adequate separation distances to the neighbouring properties would be maintained and the development would not overdevelop the site.

9.3.2 Officers raise no concerns about the proposed height and scale, elevational design and hipped roof form, which officers submit would adequately assimilate with the existing built environs and would not appear visually discordant. Furthermore, the use of brown concrete roofs tiles and red brickwork are well established building materials used on neighbouring properties.

9.3.3 For the above reasons, it is considered that the design and siting of the proposed dwelling would be acceptable and would accord with Core Policy 57 of the WCS and policy E5 of the Neighbourhood Plan.

9.4 Impact on the Surrounding Area including the Impact on the Neighbouring Conservation Area and its Setting: The application site is located approximately 50m from the boundary of the Warminster Conservation Area therefore careful consideration must be given to Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which states that in the exercise of any functions, special attention should be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area.

9.4.1 Paragraph 129-132 of the NPPF requires local planning authorities to identify and assess the particular significance of any heritage asset that may be affected including any contribution made by their setting and consider the impact of the proposed development on its significance. Paragraphs 133 and 134 require local authorities to make an assessment as to whether there is substantial harm, less than substantial harm or no harm to the heritage asset.

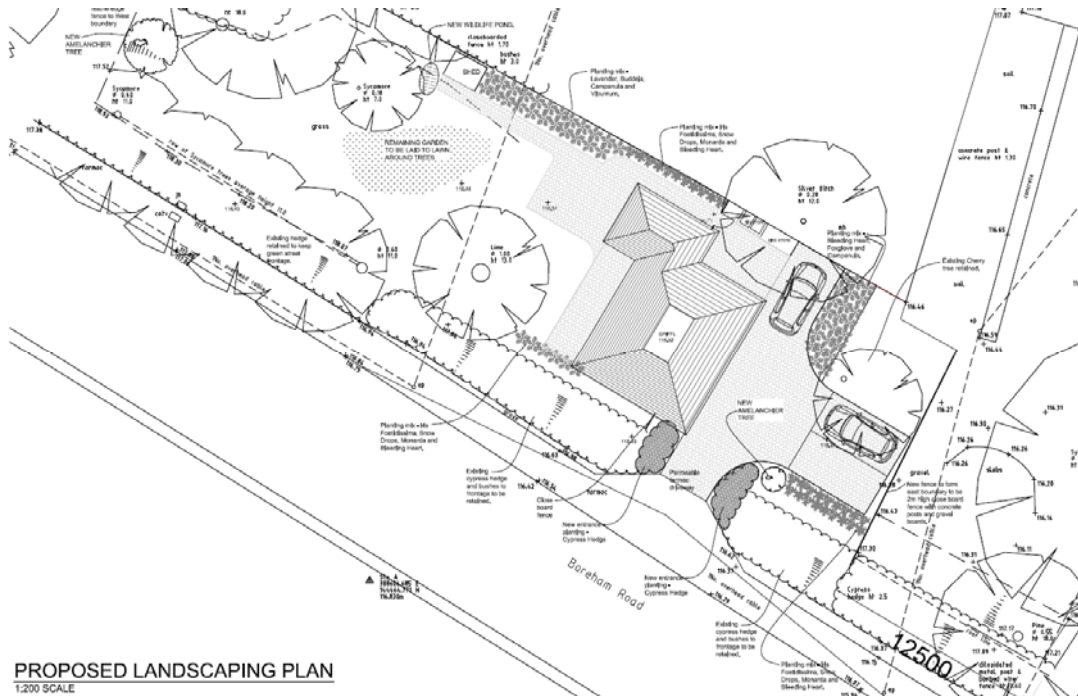
9.4.2 This part of the Conservation Area includes one of the main arterial roads serving Warminster and several properties lining Boreham Road, with some dating back to the early 19th century including a number of Grade II listed buildings. These buildings are interspersed with more recent development, set at varying distances from the public highway. The road is bordered by brick and stone walls and mature boundary hedgerows and trees that contribute to the character and significance of this part of the Conservation Area.

9.4.3 The application site (identified in the insert map on the following page) lies on the outskirts of the Conservation Area and forms part of the gateway into the town and Conservation Area. The application site and land immediately to the west are characterised by mainly two storey residential properties with the exception of No. 15 Heronslade – the chalet bungalow property located to the immediate south east of the application site. This property and the rest of the Heronslade cul-de-sac are positioned closer to Boreham Road compared to the Rock Lane properties. The southern boundary of these properties is well enclosed by a mature boundary hedgerow fronting Boreham Road.



Map extract showing existing building patterns along Boreham Road

9.4.4 The proposed development would employ a similar dwelling-plot relationship to the Heronslade properties and would follow and respect the building pattern set by the properties located to the east of the application site. In terms of CP57 and CP58, officers have concluded that the proposed dwelling would not have a detrimental impact on the character and appearance of the street scene. Furthermore, with the proposed dwelling being a modest single storey that would be set behind the well-established boundary hedgerow (save for the new access creation), officers submit that the dwelling would be sufficiently screened from public view thereby lessening its harm on the street scene.



9.4.5 Unlike the historically refused development at No. 2 Rock Lane, this development proposal does not involve loss of an embankment. The development would involve the partial removal of the boundary hedgerow and creation of a new vehicle access, but officers submit that this would not harm the setting of the Conservation Area. The majority of the existing Cypress hedge and protected trees would be retained that would continue to address the

street scene and Conservation Area. Even if the loss of the hedgerow was to be considered to have a degree of harm to the Conservation Area, it would be levelled at marginal 'less than substantial' harm in terms of applying the NPPF test.

9.4.6 In cases whereby a development proposal would lead to 'less than substantial harm' to the significance of a designated heritage asset, paragraph 134 of the NPPF requires the decision maker to weigh the degree of harm against the public benefits the proposed development would deliver, which includes securing a viable use. In this particular case, the if the committee were to decide that the loss of part of the hedgerow would have a minor level of harm, officers submit that this would be outweighed by the public benefits delivered by the creation of one 2-bed dwelling in support of policies CP1, CP2 and CP31.

9.4.7 Should members of the committee be minded to heighten the level of harm created by the partial loss of the hedge, due cognisance should be given to the fact that the removal of the hedgerow does not require permission from the Local Planning Authority; and this could be done separate to the deliberation of the application. In approving the application, the LPA would have scope to secure a landscaping and hedgerow retention plan – which is included and clearly notated on the landscape plan reproduced above.

9.5 Impact on Neighbour Amenity: CP57 of the Wiltshire Core Strategy requires a high standard of design in all new developments and that development has regard to the compatibility of adjoining buildings and uses.

9.5.1 Taking into account the modest height and scale of the proposed dwelling, the relationship with the nearest neighbouring properties and the sun's path travelling from east to west, the development would not significantly reduce the amount of sunlight and daylight enjoyed by the neighbour's principal garden areas and habitable rooms. For these reasons, it is also considered that the development would not have an overbearing or harmful domineering effect on the outlook of the neighbouring properties or the principal garden areas.

9.5.2 The proposed windows to the north, east and west elevations of the dwelling, being at ground floor level and facing the proposed intervening 2.0m high boundary treatments, would not result in harmful overlooking or loss of privacy to the neighbours. The proposed boundary treatments, as detailed on the plans submitted, can be secured by planning condition.

9.5.3 The proposed windows to the south elevation would face the public highway and therefore no unreasonable overlooking or loss of privacy would occur.

9.5.4 For the reasons above, it is considered that there would be no significant demonstrable harm to the neighbour amenity and the development proposal is compliant with Policy CP57 of the Wiltshire Core Strategy.

9.6 Impact on Highway Safety and Parking Provision: The application was referred to the Council's highways team as part of the consultation exercise and subject to the imposition of planning conditions, no objections are raised. In accordance with the Local Transport Plan 2011-2026 Car Parking Strategy (LTP3), a minimum of two parking spaces are required for a 2-bed dwelling. As detailed on the plans submitted, two parking spaces measuring 4.8m x 2.4m would be provided to meet this standard.

9.6.1 Based on the visibility splays shown on the proposed block plan being provided with no obstruction to visibility at or above a height of 600mm, the highways officer raised no objections. The proposed vehicle access, for drivers exiting the application site, would provide adequate visibility and there would be no detrimental impact on highways safety and the provisions set out within CP61, CP64 and NPPF para 32 would be satisfied.

9.6.2 Concerns have been raised that the bus stop is in close proximity to the application site and as identified on the proposed site plan, this would impede visibility when exiting the site. A planning condition is therefore considered necessary to burden the applicant to obtain separate consent and re-locate the bus-stop to ensure the new access has appropriate visibility at or above a height of 600mm above the nearside carriageway level.

9.7 Drainage Matters: Adopted WCS CP67 requires all new development to include measures to reduce the rate of rainwater run-off and improve rainwater infiltration to soil and ground, unless site or environmental conditions make these measures unsuitable. The proposed site plan indicates that a soakaway would be used to dispose of surface water to the application site. However, no exact details have been provided. This could be adequately resolved by imposing a pre-commencement condition on any permission to ensure that the soakaway system is designed and suitable to adequately deal with the surface water run off.

9.7.1 Saved policy U1a of the West Wiltshire District Plan 1st Alteration (2004) states that development shall be permitted where adequate foul drainage, sewerage and sewage treatment facilities are available or where suitable arrangements are made for their provision. In sewered areas new development is expected to connect to mains drainage. All new sewers would need to be formed following the adoptable standards set by Wessex Water. The completed application forms states that foul sewage would be disposed of via the main sewer and the proposed site plan shows the existing main sewer and its connection to the proposed dwelling. Officers are satisfied that the application details comply with adopted WCS CP67 and saved policy U1a of the West Wiltshire District Plan 1st Alteration (2004) as well as the NPPF.

9.8 Impact on Ecology and Trees: The application was referred to the Council's ecologist as part of the consultation exercise respecting the proposed loss of hedgerow bordering Boreham Road. Following extensive discussions and a site inspection by the Council's Landscape and Arboricultural officer and his reported conclusions, the ecologist raised no objections. There is no conflict with the Core Strategy or the NPPF in terms of ecology.

9.8.1 Following officer negotiations, the proposed dwelling has been reduced in size thereby increasing the distance between the dwelling and root protections areas of the protected lime tree and silver birch tree. Subject to the imposition of conditions, the Council's landscape & arboricultural officer is satisfied that the development would not result in harming the protected trees.

9.9 Other Material Considerations: Concerns have been raised by the neighbours at No. 8 and 10 that there is a right of access across the application site to inspect/ maintain services and utilities. However, a right of access is a private civil matter, and this cannot influence the determination of this application.

9.9.1 Third parties have also raised concern about potential future problems with marketing and selling their properties and loss of property values if the proposed dwelling is approved and built. These concerns are also not material planning considerations and therefore cannot be taken into account as part of the determination of this application.

9.9.2 The local concerns raised about a precedent being set in the surrounding area is duly noted. However, every application must be judged on its own merits and against the relevant planning policies in place at the time.

9.9.3 Although the development does not trigger any s106 obligations, it is a development that would be CiL liable. The amount payable is calculated should planning permission be granted, following receipt of a CiL liability form. Should members be minded to grant permission, an

informative should be imposed informing the developers that CIL payments are required prior to any on-site commencement.

10. Conclusion (The Planning Balance)

For the reasons set out above, this proposal is considered to comply with national and local plan policies having due regard to the visual impact on the immediate local context and the wider area, including the effects on the Conservation Area. Furthermore, officers consider that the proposal would not cause harm to the amenities enjoyed by the occupiers of the neighbouring properties; and, the development would not result in highway safety conflicts. Officers therefore recommend that planning permission should be granted subject to the following planning conditions and informatives.

RECOMMENDATION: Approve subject to the following:

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: Location plan – received on 15/12/2017; Existing and proposed sections - received on 15/12/2017; Existing and proposed street scene - received on 15/12/2017; Proposed site plan and roof plan - received on 15/12/2017; Parking Plan Space 1 - received on 15/12/2017; Parking Plan Space 2 - received on 15/12/2017; Proposed elevations - received on 15/12/2017; Proposed floor plans - received on 15/12/2017; Proposed landscaping plan - received on 15/12/2017; 3D view from Boreham Road - received on 15/12/2017; 3D south west view - received on 15/12/2017; 3D south east view - received on 15/12/2017; Birds eye view from north east - received on 15/12/2017; North west birds eye view - received on 15/12/2017; Tree survey – drawing no. 16 – dated 05/01/2016; Tree protection plan – drawing no. 17 – dated 20/02/2018; Topographical survey – drawing no. 1 – dated April 2017

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

3. No development shall commence on site 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. All hard landscaping shall 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.

5. The existing boundary hedgerow to the southern boundary of the application site shall be retained in accordance with the approved landscaping plan (proposed landscaping

plan – received on 15/12/2017) and maintained at all times thereafter unless otherwise agreed in writing by the local planning authority.

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

6. The development hereby permitted shall not be first occupied until the first five metres of the access, measured from the edge of the carriageway, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

REASON: In the interests of highway safety.

7. The development hereby permitted shall not be first occupied until visibility splays have been provided on both its sides of the access to the rear of the existing footway based on co-ordinates of 2.4m x 2.4m. The splays shall be kept free of obstruction above a height of 600mm at all times.

REASON: In the interests of highway safety.

NOTE: This condition requires the applicant to obtain separate consent from the Council's highway Authority to re-locate the bus-stop. Planning informative no.2 refers.

8. Any gates shall be set back 4.5 metres from the edge of the carriageway, such gates to open inwards only.

REASON: In the interests of highway safety.

9. No part of the development hereby permitted shall be first occupied until the access, turning area and parking spaces 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: To ensure that adequate provision is made for parking within the site in the interests of highway safety.

10. No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access/driveway), incorporating sustainable drainage details, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first brought into use 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.

PLANNING INFORMATIVES

1. The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire

Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website: www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy

2. The proposal comprises a proposed alteration to the public highway. The applicant is advised that a separate license is required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Contact should be made with the vehicle access team on telephone 01225 713352 or email vehicleaccess@wiltshire.gov.uk for further details.

3. No works should take place that would result in harming nesting birds from March to August inclusive. All British birds (while nesting, building nests and sitting on eggs), their nests and eggs (with certain limited exceptions) are protected by the Wildlife and Countryside Act 1981 (as amended). If birds are nesting within the proposed development, work should be undertaken outside the breeding season for birds to ensure their protection, i.e. works should only be undertaken between September and February. Further advice on the above can be sought from the Council Ecologists.

4. The applicant should note that under the terms of the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010 (as amended) it is an offence to disturb or harm any protected species, or to damage or disturb their habitat or resting place. Please note that planning permission does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species and/or a suspected protected species is encountered during the works you should stop works immediately if applicable, and seek the advice of a suitably qualified and experienced ecological consultant who will advise of the appropriate course of action and consider whether a licence is required from Natural England prior to re-commencing/commencing works.

5. The applicant is advised that new water supply and waste water connections will be required from Wessex water to serve this proposed development. Application forms and guidance information is available from the Developer Services web pages at the following website www.wessexwater.co.uk Further information can be obtained from our New Connections Team by telephoning 01225 526222 for Water Supply and 01225 526333 for Waste Water.