

REPORT OUTLINE FOR AREA PLANNING COMMITTEES**Report No.**

Date of Meeting	8 th March 2018
Application Number	17/06709/FUL
Site Address	Corrindale, The Street, Teffont Magna, Salisbury, Wiltshire, SP3 5QP
Proposal	Construction of a new house and vehicular access
Applicant	Diana Jefford
Town/Parish Council	TEFFONT
Electoral Division	NADDER AND EAST KNOYLE – (Cllr Wayman)
Grid Ref	398930 131952
Type of application	Full Planning
Case Officer	Lucy Minting

Reason for the application being considered by Committee

Councillor Wayman has called in the application for the following reasons:

- Scale of development
- Visual impact upon the surrounding area
- Relationship to adjoining properties
- Design - bulk, height, general appearance

1. Purpose of Report

To consider the above application and the recommendation of the Area Development Manager that planning permission should be APPROVED.

2. Report Summary

The main issues which are considered to be material in the determination of this application are listed below:

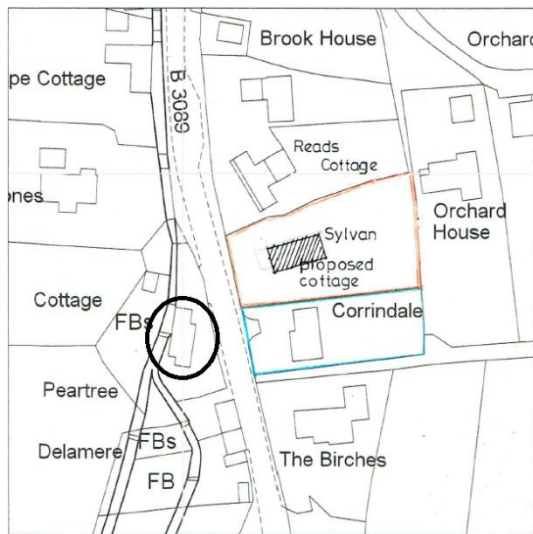
- Principle of development
- Scale, Design, Impact to character and appearance of area, designated heritage assets (conservation area and listed building) and landscape designated as an AONB
- The impact on the living conditions of proposed and nearby properties
- Highways considerations
- Ecology & Trees
- Potential Archaeology
- Drainage
- Sustainable construction and low carbon energy
- CIL

The application has generated an Objection from Teffont Parish Council, 14 letters of objection and 13 letters of support

3. Site Description

The site is on the east side of the B3089 through Teffont Magna and forms part of the curtilage of Corrindale. There are properties to the east (Orchard House) and North (Reads Cottage).

The site within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (AONB), Teffont conservation area and Bathurst Cottage (circled) which is opposite Corrindale to the west side of the B3089 is Grade II listed.



The front part of the site is reasonably level, but the landform rises steeply to the rear of the site, which is 12 to 14metres higher than the road level.

There is a post and rail fence to the road boundary with a mixture of fencing/trees/hedging to the other site boundaries and within the site.

Dwellings in Teffont vary from being orientated with ridge lines running parallel with the road (including Corrindale, Reads Cottage, Bathurst, Peartree and Delamere Cottages in the immediate vicinity of the site), to being 'side on' presenting gables/hipped roofs to the street (including Fitz House barn, Bradstones and Brook House to the north and The Birches to the south).

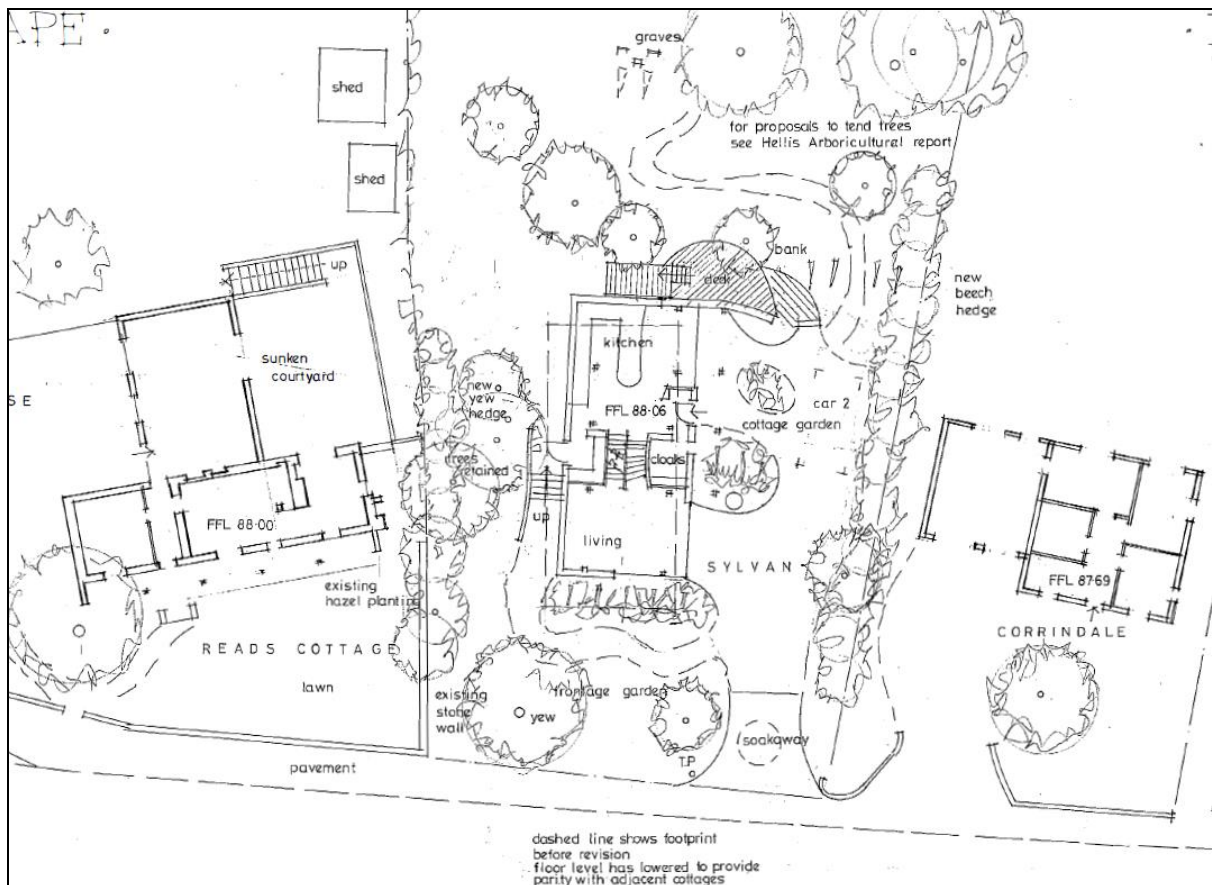
4. Planning History

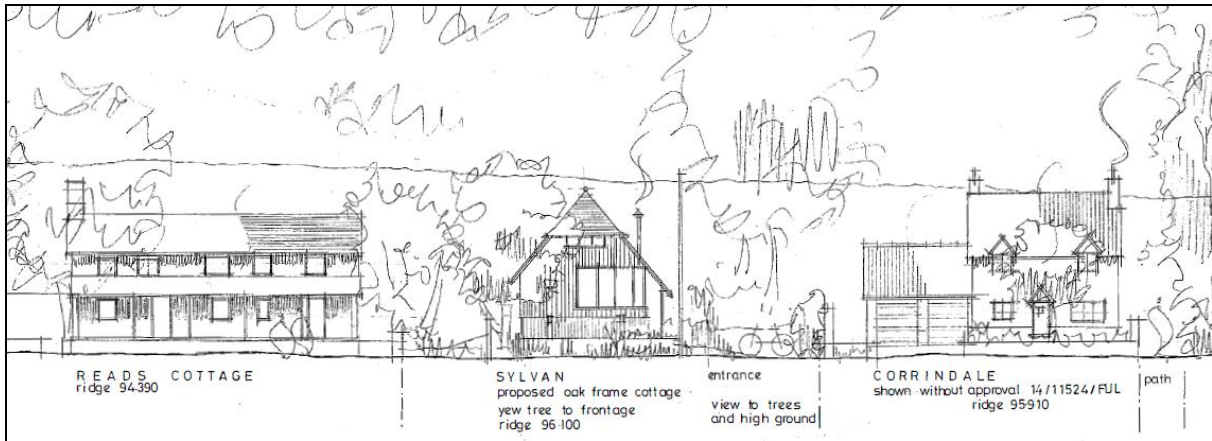
Application Ref	Proposal	Decision
S/2002/2436	Full planning application for Demolition of existing dwelling (Reads Close) and outbuildings and construction of three dwellings and associated landscaping and alterations to access	Refused 11/08/2003
S/2003/0084	Conservation Area Consent for Demolition of existing (unlisted) dwelling known as Reads Close (now Reads Cottage) and outbuilding	Refused 11/08/2011
S/2005/2038	Trees in Conservation Area application: 1 x Yew prune to clear path, shape and dead wood 1 x Elder - fell 1x Hazel next to telegraph pole - coppice 5 x Goat willow - pollard Silver Birch & Walnut - 30% reduction and shape Oak - lightly prune Ash - fell Yew - reshape Norway Spruce - fell	No objections 18/11/2005

	4 x Apple - 50% height reduction and shape Leyland Cypress - fell 15 x Hazel – re-coppice	
14/02281/TCA	Trees in Conservation Area application: Pollard 2x Ash to approximately 4.5 m	No objections 01/05/2014
15/00782/TCA	Trees in Conservation Area application: 1. Yew - reduce by approx. 25% to remove overhang over path/highway. Reshape 2. Ash - reduce by approx. 40% 3. Leylandii - reduce by approx. 50% 4. Holly - reduce by approx. 25% to improve shape and remove overhang into neighbouring property 5. Oak - remove, 6, 7 & 8. Three apple trees - remove	No objections 12/03/2015
15/12785/TCA	Trees in Conservation Area application: Reduce all Trees listed to a height and proximity to adjacent houses.	No objections 12/02/2016
17/08571/TCA	10 Leylandii Cypress trees - fell	No objections 12/10/2017

5. The Proposal

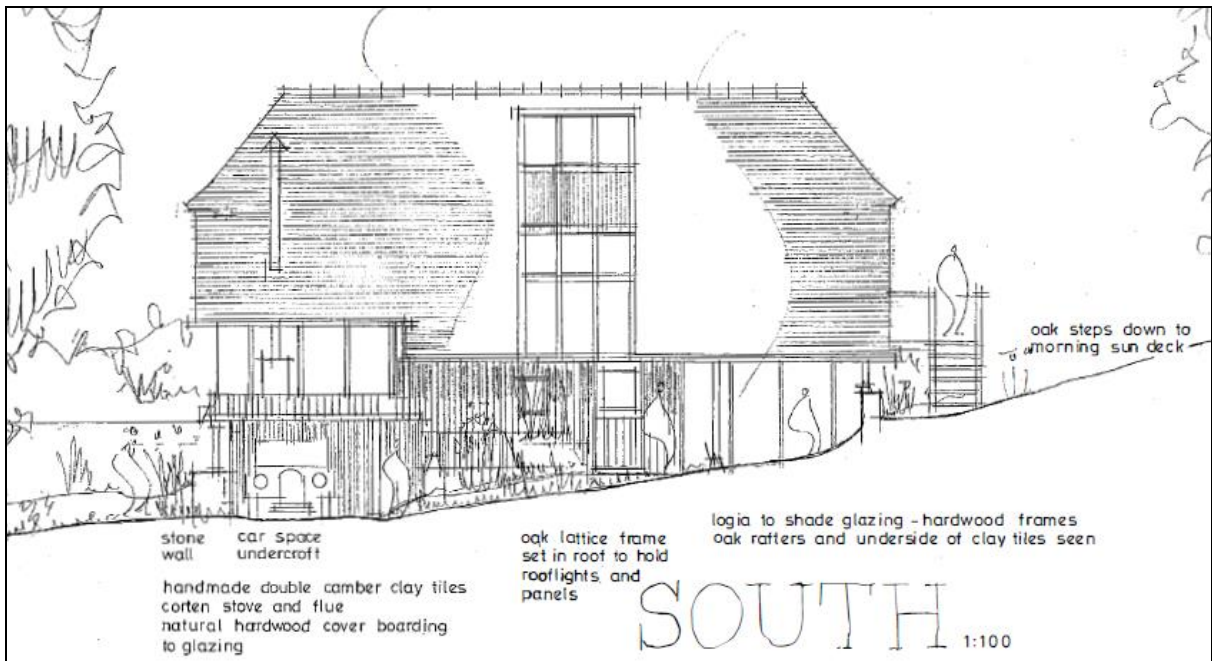
The proposal is for a new detached 3 bedroom dwelling sited between Corrindale and Reads Cottage, with new vehicular access from the B3089 (The Street). The scheme has been amended during the course of the application.





Extract from street scene elevation

The proposed dwelling is orientated 'gable end' onto the street and utilises the changing levels across the site with an undercroft parking space provided towards the front of the building and two levels of living accommodation above with low eaves lines and rooms set within the roofspace.



Extract from South Elevation showing undercroft parking space

The dwelling is proposed to be built of oak frame above a natural stone plinth, clad with oak boarding, under a clay tile roof with hardwood windows and doors.

The following changes have been made to the scheme:

- The dwelling, and therefore its west gable elevation, has been moved back 1.5m from the proposed position.
- The dwelling has been moved south away from the boundary to Reads Cottage by 0.5m at the front and 1.0m at the rear eastern gable.
- The dwelling has been further lowered into the land by 0.5m, so that the kitchen and entrance ground floor are now in parity with the floor levels of the houses on either side.

- As the ground floor level is now only 1.36m above pavement, access ramping to front door is possible without steps. The stone steps and associated retaining walls have been removed.
- To simplify edges, gutters to hip roof ends have been removed.
- Trees to north of proposed cottage have been retained to provide screening and assist in retaining the 'treed gap'.

6. Planning Policy

The Wiltshire Core Strategy (WCS):

Core Policy 1 (Settlement Strategy)

Core Policy 2 (Delivery Strategy)

Core Policy 3 (Infrastructure Requirements)

Core Policy 33 (Spatial Strategy for the Wilton Community Area)

Core Policy 41 (Sustainable Construction)

Core Policy 43 (Providing affordable homes)

Core Policy 50 (Biodiversity and Geodiversity)

Core Policy 51 (Landscape)

Core Policy 57 (Ensuring high Quality Design and Place Shaping)

Core Policy 58 (Ensuring the Conservation of the Historic Environment)

Core Policy 60 (Sustainable Transport)

Core Policy 61 (Transport and New Development)

Core Policy 62 (Development impacts on the transport network)

Core Policy 64 (Demand Management)

Core Policy 67 (Flood Risk)

Wiltshire Local Transport Plan 2011-2026:

Car Parking Strategy

Government Guidance:

Planning Practice Guidance

National Planning Policy Framework (NPPF) March 2012

- In particular, chapter 7: Requiring good design (paragraphs 58, 60 and 61), chapter 11: Conserving and enhancing the natural environment (paragraphs 109 & 115) and chapter 12: Conserving and enhancing the historic environment (paragraphs 128, 129, 131, 132, 133 & 134) of the framework are considered particularly relevant.

Supplementary Planning Guidance:

Cranborne Chase & West Wiltshire Downs AONB Landscape Character Assessment (LCA) 2003

Adopted Supplementary Planning Document 'Creating Places Design Guide' April 2006

Teffont Village Design Statement Adopted 24/01/2015

Planning (Listed Building and Conservation Areas) Act 1990:

- Section 16: Listed Building Decisions
- Section 66: Special considerations affecting planning functions
- Section 72: General duty as respects conservation areas in exercise of planning functions

7. Summary of consultation response

Conservation:

Comments on revised plans:

Further to the revised drawings, I can confirm that they do respond to some of my concerns. There have been modest improvements to the location of the building within the site, the ridge line, and especially the hard landscaping on the right/southern side. Perhaps the strangest element of the design is the integral car port, as this pushes the 'ground' floor upward and creates internal level changes, but the amendments have meant that the front door is much more accessible. Reading the comments of others on the application, there seems to be a level of concern at the loss of the undeveloped treed section from the streetscene, and the coalescence of the eastern side of the village. This is certainly reasonable in CA terms, and could be defended if necessary. I do consider that the impact on the setting of the LB opposite would be very modest.

Comments on original plans:

I expressed concerns at preapp about the scale and design of this proposed new dwelling. A previous refusal (S/2002/2436) is relevant, as of course is the VDS, and we should be mindful that the CA is not one of continuous built form, there are several green or treed gaps, of which this is one, that contribute to its rural character.

The scheme has been amended since preapp, however I would suggest that (in terms of the spacing of properties in the street, rather than neighbour impact which others will consider) the northern elevation is still too close to Reads Cottage, especially in view of the latter's verandah, and that it is too far forward in the site – both of the neighbouring properties are angled as if part of a crescent, yet the proposed building juts forward of the middle, giving it more prominence than desirable; having discussed this on site I can appreciate that the topography of the site makes it difficult, and I think that perhaps some compromise could be had here, by pushing the western gable back (or shortening the building) about 1.5m. This would also serve, critically, to give the building more of the appearance of sitting within its garden, rather than fronting the road. In terms of scale, the building has difficulties due to the steep slope of the site, but I am concerned that by creating an integral garage it forces the building to be wider and taller than otherwise necessary; the hard landscaping necessary to provide access both to the garage and the front door at first floor level has a significant impact on the potential for a traditional garden setting, and need to be reduced in scale. I would certainly suggest that the front door should be able to be reached without steps. The new access adjacent to the existing would greatly open up the street frontage and complete the loss of the current perception of the site as a lightly wooded area, but if the western elevation is further back into the site then this would be improved, and if a planting scheme can form part of the approval that would give the authority an element of control. I wonder if a simple one-and-a-half storeyed building is out of the question.

If there is a mind to approve the application, I should like to be confident of materials, fenestration details, eaves and rainwater goods.

As submitted I would suggest that the proposal would fail to preserve or enhance the character of the CA, contrary to section 72 of the Act, and would have a negative, albeit modestly so, impact on the setting of the grade II listed building opposite, contrary to section 66; and there would be no public benefit outweighing the harm (NPPF 134). There is no heritage appraisal that looks at the heritage issues directly, contrary to NPPF 128 & Core Policy 58.

Archaeology: Support subject to conditions

This site is of archaeological interest as it lies close to the historic core of Teffont Magna, which dates to at least the Saxon period. It is therefore recommended that a programme of archaeological works in the form of an archaeological watching brief is carried out as part of any development.

Ecology: No comment

Highways: No objections subject to conditions

The revised proposed will not be detrimental to highway safety. Parking for 2 vehicles and turning within the site has been demonstrated, therefore it is considered that the development will not detrimentally affect highway safety and I therefore wish to raise no highway objection providing the following conditions are imposed (first five metres of the access to be consolidated and surfaced; access/turning and parking to be provided and maintained; visibility across the site frontage and surface water drainage)

Public Protection: No Observations

Wessex Water: Comments

Comments confirming new water supply and waste water connections will be required from Wessex Water which can be added as informative.

WC Drainage: Support subject to conditions

The site is in Flood Zone 1, although road in front of the site is shown to be in Flood Zones 2/3 and to have had surface water flood risk for 1 in 100 year events with access/egress issues.

Any proposed use of soakaways will need to be backed up by permeability testing to BRE 365 plus in chalk areas any soakaway needs to be at least 10m from buildings/structures There may be existing foul drainage crossing the site (this existing system is likely to be S105A public)

Recommend conditions for details of foul and surface water drainage to be agreed.

AONB Partnership: Comments

The AONB Partnership has the following comments on this application.

1. The Cranborne Chase and West Wiltshire Downs AONB has been established under the 1949 National Parks and Access to the Countryside Act to conserve and enhance the outstanding natural beauty of this area which straddles three County, one Unitary and five District councils. It is clear from the Act, subsequent government sponsored reports, and the Countryside and Rights of Way Act 2000 that natural beauty includes wildlife, scientific, and cultural heritage. It is also recognised that in relation to their landscape characteristics and quality, National Parks and Areas of Outstanding Natural Beauty are equally important aspects of the nation's heritage assets and environmental capital. This AONB's Management Plan is a statutory document that is approved by the Secretary of State and is adopted by the constituent councils. It sets out the Local Authorities' policies for the management of this nationally important area and the carrying out of their functions in relation to it, as required by section 89 of the CRoW Act. The national Planning Practice Guidance [Natural Environment paragraph 004] confirms that the AONB and its Management Plan are material considerations in planning.

2. The National Planning Policy Framework states (paragraph 109) that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes which include AONBs. Furthermore it should be recognised that the 'presumption in favour of sustainable development' does not automatically apply within AONBs, as confirmed by paragraph 14 footnote 9, due to other policies relating to AONBs elsewhere within the Framework. It also states (paragraph 115) that great weight should be given to conserving landscape and scenic beauty in AONBs, which have the highest status of protection in relation Cranborne Chase Area of Outstanding Natural Beauty to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in these areas.

3. Local government (including planning authorities), Ministers of the Crown, individual councillors, any public body, statutory undertakers and holders of public office also have a

statutory duty in section 85 of the CRoW Act to have regard to the purposes of AONB designation, namely conserving and enhancing natural beauty, in exercising or performing any functions relating to, or so as to affect, land in an AONB.

4. More detailed information in connection with AONB matters can be found on the AONB web site where there is not only the adopted AONB Management Plan but also Position Statements and Good Practice Notes (Planning Related Publications). In particular when considering construction within the AONB I would draw attention to our Good Practice Note on Colour in the Countryside

5. The site is in the West Wiltshire Downs landscape character area of the Open Chalk Downland landscape character type of the AONB's landscape character assessment. Greater details of the landscape, buildings and settlement characteristics can be found in the Landscape Character Assessment 2003. That document is available and it can be viewed in FULL on our web site.

6. As you may be aware, the AONB is very concerned about light pollution. Any external lighting should be approved by the Local Planning Authority and comply with the AONB's Position Statement on Light Pollution and the more recent Good Practice Note on Good External Lighting and Paper by Bob Mizon on Light Fittings.

7. This proposal appears to be a single property being squeezed in between existing properties. As you know, the AONB Management Plan identifies affordable housing as the primary need within the AONB. There is no indication that the current proposal would fall into that category.

8. I note the comments of your Conservation Officer in connection with the street scene and the character of the Conservation Area.

9. Looking at the details of the proposed design it appears that the architect has not taken account of AONB guidance on matters such as roof lights and extensive windows in relation to potential light pollution and prejudicing dark night skies. It also appears that there is a modern, possibly stainless steel, chimney which would detract from the scene. If you are minded to consider an approval the AONB would wish to see these matters corrected.

Teffont Parish Council:

Teffont Parish Council (TPC) appreciates that the applicant has taken into account some of the concerns expressed by Councillors at the August Parish Council meeting and by the Conservation Officer. The plans have been amended.

However, there are still reservations and concerns on some points. TPC request that Wiltshire

- Council Planning Committee should consider the following issues in refusing the application.
- The height of the building still dominates the environment, especially impacting on Reads Cottage which has a considerably lower roof line.
- Although the position of the proposed new house has again been moved very slightly further away from Reads Cottage, it remains forward in position to Reads Cottage and Corrindale and is still too close to Reads Cottage. It would still impact on its neighbours' privacy and light.
- There is a question on whether this plot should be built on at all taking into account the street scene and open space which will be lost.
- Wiltshire Core Policy 57 "Ensuring high quality design and place shaping. (Section iii) responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational

design, materials, streetscape and rooflines to effectively integrate the building into its setting.” This clearly is not being taken into account in this application.

- Teffont Village Design Statement states that any new building should be in sympathy with the traditional cottages and not overwhelm the neighbouring properties. Ample space must remain around the building, especially on either side, in order to protect the special open quality of the village. This application still does not take this into account.

8. Publicity

The application was advertised by press / site notice and neighbour consultation letters.

14 representations have been received objecting to the scheme. The material considerations raised are summarised as follows:

- Adverse impact to conservation area and AONB
- Proposal is garden infill. Site should remain as an undeveloped green and treed/rural wooded gap between houses
- Will compromise character of Teffont - Reduces open space and urbanisation of one of few remaining green spaces in rural conservation area fundamental to Teffont's identity (other gaps/green spaces have already been built on).
- Loss of open space which absorbs noise and vibrations of heavy vehicles
- Teffont is unsuitable for more development due to lack of infrastructure (no school, shop, post office, pub and very poorly served by public transport)
- Overdevelopment & overcrowding of site - Previous scheme for a dwelling on this land (in similar location and slightly smaller) was refused as part of redevelopment of Reads Close (now Reads Cottage) with three dwellings (S/2002/2436)
- Contrary to scale of traditional buildings in village
- Design inappropriate (imposing and will not blend in)
- Revised plans have only slightly revised the siting of the dwelling (which is not located centrally within the site) and only minimal reduction in proposed ridge height of 0.5m (by excavation) does not make significant changes on the impact and setting of the dwelling
- Unnecessarily tall building with ridge line still significantly higher than Reads Cottage and impact to Reads Cottage (exacerbated by still being forward of Reads Cottage and along southern boundary of Reads Cottage, causing overshadowing, overlooking over dominant and overwhelming impact to Reads Cottage/garden/patio and living areas)
- Replacing trees with dominant barn like structure will not enhance space and light for Reads Cottage
- Bulk and mass of proposal inappropriate to space and will compromise setting of Reads Cottage (previous apps to demolish Reads Cottage were refused as property was considered to make a positive contribution to the Conservation Area)
- Orientation, steep pitch, expanse of clay tiles, large rooflights and solar panels, will dominate historic views to north towards listed buildings and from within gardens
- Contrary to Core Policy 2 (i) and (ii) does not meet the housing needs of settlement
- Scale of house remains unaltered and still dominates site - Conservation officer's suggestion for 1 ½ storeyed building not been addressed. 1 ½ storeyed building would be more appropriate and potentially more affordable dwelling
- Out of keeping with flow of the street
- Height, scale, mass, building line and roofline contrary to Teffont VDS (with particular reference to text on pgs 11, 12, 22 – aims to protect open spaces as further development along eastern side of B3089 compromises important gaps and creates crowded feel without ample ground to sides and rear to maintain the sense of space and special open quality of the village)

- Too close to Reads Cottage
- Blocking of light to Reads Cottage/patio/garden is wrongly being justified by existing leylandii trees/hedge along north boundary of site (which neighbours would like to be reduced to 2m high or removed)
- Planting scheme is vague and photomontage is not accurate giving false impression dwelling is sited centrally within the site and should be disregarded
- Any dwelling should have a reduced ridge height than Reads Cottage, sited further away and centrally within the plot to not overwhelm Reads Cottage and allow space to each side improving aesthetic of street scene
- Parking could be provided by shared driveway with Corrindale (less disruption to highway and greater space within plot)
- Any dwelling should be rotated 90 degrees to follow the linear pattern of development
- Surface water drainage/flooding issues following felling of trees and excavation into bank.
- Trees need to be retained to preserve wooded nature of land on steep hill
- Materials will need to be conditioned
- Permitted development rights should be removed for additional windows and future extensions
- Reference to the site having family graves at the rear of the site
- Concerns neighbours have not been notified of revised plans (*Officer note – records show all properties adjoining the development site have been notified in accordance with the Council’s Statement of Community Involvement*)

13 representations have been received supporting the scheme. The material considerations raised are summarised as follows:

- Responds to local need in community for additional family housing for vitality and vibrancy of village where population has decreased from 1961 – 2011 by 13% (census figures) whilst population of Wiltshire as a whole has risen.
- Small villages can accept infill development
- Teffont VDS states development would ‘*compromise the important gaps*’ whereas WCS defines development in small villages ‘*as the filling of a small gap*’ which development complies with (plot is not in use as a garden remaining an unused vacant gap within the built area)
- Development of gaps/open spaces in villages is part of their evolution
- The site is not specifically mentioned in the Teffont VDS to not be developed
- Teffont has vast open stretches of undeveloped land (water meadows to the south and long paddock opposite Fitz House to the north)
- Complies with Teffont VDS which should not be used to object to any development
- South facing orientation fulfils VDS criteria (limited excavation, maintains space to the sides and views through and around, and thermally/energy efficient).
- There are existing properties with gable-ends facing the road which typifies the irregular, organic nature of a rural village building line (antithesis of urban, linear restraint)
- Differing orientation is one of appealing qualities of the village
- Scale and mass appropriate
- High quality design and materials, sensitive and responsive, taking cues from many other properties in village and rural nature, is complementary to the space, setting and respecting existing buildings (land characterised by rising slope of the eastern hillside of Teffont valley and the Grade II listed Bathurst Cottage)
- Good quality and interesting design will enhance the surroundings
- Size of plot is commensurate with immediate 3 neighbours. Space remains either side of the propose dwelling typical for this part of Teffont
- Scheme takes into account Reads Cottage.

- No impact to privacy of Reads Cottage (no fenestration on the north elevation)
- In accordance with guidance testing impact on Reads Cottage amenity of light
- A separate trees in conservation area application has been approved – 17/08571/TCA removing line of Leyland Cypress trees at request of Reads Cottage occupants; but retains deciduous and evergreen vegetation to north boundary (which will be supplemented with native hedging)
- Retention of existing landscape with minimal excavation and vast majority of trees including ecological/wildlife habitat beneath
- Any trees to be removed will be replaced.
- Post and rail fencing to site frontage will be replaced (rather than defensive stone walling or hedging) to maintain gentle boundary/distinctiveness of site with no additional hard landscaping
- Minimal visual parking impact by having undercroft parking space
- Reference to procedure of Parish Council meeting (which is not material to consideration of this application)

9. Planning Considerations

9.1 Principle of development:

The National Planning Policy Framework (NPPF) came into force on 27th March 2012 and makes it clear that planning law (Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004) requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise. Paragraph 12 of the NPPF confirms that the 'NPPF does not change the statutory status of the development plan as the starting point for decision making' and proposed development that is in accordance with an up-to-date Local Plan should be approved and proposed development that conflicts should be refused unless other material considerations indicate otherwise.

The proposals are therefore to be considered in the context of the National Planning Policy Framework (NPPF) which sets out Central Government's planning policies, and the adopted Wiltshire Core Strategy (WCS) which also includes some saved policies of the Salisbury District Local Plan (SDLP).

At the heart of the NPPF is a presumption in favour of sustainable development and the Adopted Wiltshire Core Strategy seeks to build resilient communities and support rural communities but this must not be at the expense of sustainable development principles and the Settlement and Delivery Strategies of the Core Strategy are designed to ensure new development fulfils the fundamental principles of sustainability.

This means focusing growth around settlements with a range of facilities, where local housing, service and employment needs can be met in a sustainable manner. A hierarchy has been identified based on the size and function of settlements, which is the basis for setting out how the Spatial Strategy will deliver the levels of growth.

Core Policy 33 confirms that development in the Wilton Community Area should be in accordance with the Settlement Strategy set out in Core Policy 1 and growth in the Amesbury Community Area over the plan period may consist of a range of sites in accordance with Core Policies 1 and 2.

Core Policy 1 of the Wiltshire Core Strategy sets out the 'Settlement Strategy' for the county, and identifies four tiers of settlement - Principal Settlements, Market Towns, Local Service Centres, and Large and Small Villages. Only the Principal Settlements, Market Towns,

Local Service Centres and Large Villages have defined limits of development/settlement boundaries.

Core Policy 2 of the Wiltshire Core Strategy sets out the 'Delivery Strategy'. It identifies the scale of growth appropriate within each settlement tier, stating 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.

Within the Settlement Strategy, Teffont is identified as a small village which do not have limits of development/settlement boundaries. The proposed site is therefore outside the limits of development as defined on the policies map and is therefore considered to be open countryside where there is a general presumption against development. However Core Policy 1 explains that some very modest development may be appropriate at Small Villages which will be carefully managed by Core Policy 2 (which states that limited development within the built area is acceptable) and the other relevant policies of the development plan.

Core Policy 2 states that at Small Villages such as Teffont, development will be limited to infill within the existing built area where it seeks to meet the housing needs of the settlement or provide employment, services and facilities and provided that the development:

1. *Respects the existing character and form of the settlement*
2. *Does not elongate the village or impose development in sensitive landscape areas,*
and
3. *Does not consolidate an existing sporadic loose knit area of development related to the settlement.*

Infill is defined in the Core Strategy as the filling of a small gap within the village that is only large enough for not more than a few dwellings, generally only one dwelling.

Table 5.20 Delivery of Housing 2006 to 2026 - Wilton Community Area of the Wiltshire Core Strategy identifies a housing requirement need for 255 dwellings, with a remainder of 102 within the community area (taking into account completions and specific permitted sites).

The site is also considered to be within the built up area of the village being a gap between existing residential development and as such further residential development could therefore be considered acceptable in principle.

In considering the acceptability of the proposals in principle; it is also necessary to consider the other relevant planning policies and the normal range of material considerations that have to be taken into account when determining a planning application and a judgement is necessary in terms of all the development impacts also considered below.

9.2 Scale, Design, Impact to character and appearance of area, designated heritage assets (conservation area and listed building) and landscape designated as an AONB:

The NPPF sets out Central Government's planning policies. It states the purpose of the planning system is to contribute to the achievement of sustainable development. It defines core planning principles which include that planning should always seek to secure high quality design. Paragraph 58 of the NPPF in particular states that development should respond to local character and history, and reflect the identity of local surroundings and materials and paragraph 132 requires development to enhance heritage assets and make a positive contribution to their setting.

The Planning (Listed Building and Conservation Areas) Act 1990 (sections 16, 66 & 72) requires proposals affecting listed buildings or their settings to seek to preserve the special

interest of the buildings and their settings. The principal considerations are to ensure that new development protects the significance of listed buildings and their settings, and prevents harm to their significance. Proposals within conservation areas must preserve or enhance the character and appearance of the areas.

Core Policy 57 of the WCS requires a high standard of design in all new developments through, in particular, enhancing local distinctiveness, retaining and enhancing existing important features, being sympathetic to and conserving historic buildings and landscapes, making efficient use of land, and ensuring compatibility of uses (including in terms of ensuring residential amenity is safeguarded).

Core Policy 58 'Ensuring the conservation of the historic environment' requires that 'designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance.'

Objective 16 of the Councils Design Guide states (page 67) also refers to the need for new development proposals to exhibit '*How the new dwelling(s) will relate to the context and to each other to create a particular place*'.

The NPPF also states that the planning system should also contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes which include AONBs. Core Policy 51 of the WCS seeks to protect, conserve and enhance Wiltshire's distinctive landscape character and development '*must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures.*'

Development proposed in the AONB should demonstrate particular regard to the character and appearance of the landscape setting. The AONB Partnership comments have been attached in full above. The AONB is characterised by a diversity of landscapes and these variations and differences are represented by 8 landscape types in the AONB Landscape Character Assessment (LCA) 2003. The application site is in the Donhead- Fovant Hills landscape character area. The LCA explains that villages such as Teffont are sited at the heads of shallower valleys which drain through the greensand to the valley below and although these villages are hardly visible within the wider landscape they do have a particular character, reflecting their unusual valley-head location and the use of local building materials (such as the local Chilmark stone) and styles and clay tiles and thatch are the dominant roof materials. The LCA includes a management objective that built development should respond to the villages' character and avoid the use of standard suburban designs and details. The AONB are also concerned about any external lighting which should comply with their Position Statement on Light Pollution.

The Teffont Village Design Statement (VDS) refers to piecemeal development along the eastern side of the B3089 and concerns that further development would compromise important gaps and open views of the countryside and the intrinsic character and special charm of the village. The VDS guidelines for new development include that it should sit comfortably within its immediate surroundings; use natural materials (with natural stone being the preferred material for walls of new dwellings and tiles should be good quality handmade or hand finished clay peg tiles in muted colours); respect the traditional and vernacular feel of the village with high quality design and sensitive scale and proportions to not overwhelm neighbouring dwellings; include ample ground to the sides and rear so the sense of space is maintained along with views into and beyond the plot; enclosure by natural boundaries and building heights limited to single or two storeys with a mix of roof heights and levels adding character.

Objections raised to the application (summarised above) include that the site should not be developed at all and retained as an open treed gap within the street scene also referring to a previous refused scheme. Notwithstanding these objections to any development on the site; the comments also include that it is considered the proposed dwelling is too close to the adjacent dwelling Reads Cottage, should be orientated parallel to the road, sited centrally within the plot, and reduced in size and use of a shared access with Corrindale.

Representations of Support to the application (summarised above) include that the site is considered to be suitable for development as an infill plot, providing family living accommodation, and that the design, scale, materials and orientation is appropriate to the village character, the plot and neighbouring dwellings.

Each planning application is considered on its own merits, although previous decisions are material considerations. In this case the refused scheme (S/2002/2436) was for demolition of Reads Close (now Reads Cottage) and redevelopment with 3 dwellings on the site along with outbuildings. That application was refused for the following reason:

'The proposed development by reason of its number, massing and scale of dwellings would adversely impact upon the character of the conservation area and housing restraint area.'



Extract of street scene elevation of refused scheme

It is not considered that this automatically means the current scheme should be refused, as can be seen from the extract taken from the street scene elevation of the refused scheme; the issue was the overall number, massing and scale of dwellings proposed.

The amended plans to this application revise the location of the building, setting it further back (eastwards) by 1.5m and to the south within the site and reducing the ridge line (by excavating it down 0.5m). The revised plans retain existing and softening of proposed landscaping compared to the original proposals (the stone walls, steps and area of drive have been removed from the proposals).

The Supplementary Planning Statement to the revised plans explains that *'The desire is very much to maintain the view of trees seen past the proposed cottage to south and, conversely, for the landscape to flow past each side and down the slope to the Street frontage retaining the evergreen trees to the north...Orientating the cottage with its gable end onto the Street allows the trees of the high ground backdrop to be linked with the Street...This is a cottage made of the same palette of traditional materials and details that are found in the Conservation Area, but it has also evolved to respond and express an individuality intended to reinforce the specialness of the space.'*

The revisions are considered to reduce the prominence and give the building more of the appearance of sitting within its garden.

It is now considered that the proposal will not significantly harm the character or appearance of the conservation area, taking into account that whilst the site is currently an undeveloped

treed gap and inevitably any development is going to affect this; given the existing modern development along the road, and the now more softer approach to the landscaping, it is not considered to significantly harm the overall character of the area.

The AONB have raised concerns about any external lighting and that this should comply with the AONB's Position Statement on Light Pollution. It is considered reasonable for any external lighting to be agreed via condition and that an informative can be included advising the applicants of the AONB's Position Statement on Lighting.

It will be also appropriate to add conditions requiring materials to be agreed; sample stonework plinth panel, large scale details, hard and soft landscaping and to also remove permitted development rights for further extensions, additional windows or outbuildings.

Subject to these conditions, it is considered that the proposal will not cause significant harm to the character or significance of the Conservation Area, the setting or the listed building or have a significant impact on the visual amenities or character of the area or AONB.

9.3 The impact on the living conditions of proposed and nearby properties:

Policy CP57 requires that development should ensure the impact on the amenities of existing occupants is acceptable, and ensuring that appropriate levels of amenity are achievable within the development itself, and the NPPF's Core Planning Principles (paragraph 17) includes that planning should 'always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.'

Residential amenity is affected by significant changes to the environment including privacy, outlook, daylighting and sunlight inside the house, living areas and within private garden spaces (which should be regarded as extensions to the living space of a house). The extent to which potential problems may arise is usually dependent upon the separation distance, height, depth, mass (the physical volume), bulk (magnitude in three dimensions) and location of a development proposal in relation to neighbouring properties, gardens and window positions.

Objective 16 of the Councils Design Guide states (page 67) also refers to the need for new development proposals to exhibit 'How the new dwelling(s) will relate to the context and to each other to create a particular place'.

Only a utility room door/window is proposed on the north elevation, with the main fenestration on the west, east and south facing elevation (towards the side elevation of Corrindale).

The Building Research Establishment document 'Site Layout Planning for Daylight and Sunlight: a guide to good practice' (2011) provides a test which determines whether or not, for perpendicular development, further detailed daylight and sunlight tests are required. Providing that one of the 45 degree planes (i.e. elevation or plan) is unobstructed, daylight and sunlight levels are unlikely to be adversely affected because light will continue to be received either over the roof or beyond the end of the development.

Whilst the proposed dwelling is sited to the south of Reads Cottage, taking into account the distances (such that that dwelling does not exceed the BRE guidelines), the relationship between the siting of the proposed dwelling and Reads Cottage including that the footprint is angled away from Reads Cottage with receding roof; it is not considered that the dwelling would result in a significant adverse impact upon residential amenity.

It is considered that the dwelling has been designed to avoid unacceptable overlooking/overshadowing impacts in terms of layout of the development and position of windows and habitable rooms between both proposed and existing dwellings and it is not considered that the proposal will unduly impact on residential amenity.

In addition to considerations of character and appearance; it will be appropriate to remove permitted development rights for further windows/dormer windows being added and for extensions to the dwelling in order to maintain residential amenity.

9.4 Highways Considerations:

The supporting text to Wiltshire Core Strategy Policy 64 refers to a parking study, commissioned by the council in January 2010, which included a comprehensive review of parking standards, charges and policy within both the plan area and neighbouring areas.

The resulting LTP3 Car Parking Strategy (the third evolution of the Wiltshire Local Transport Plan) was adopted by the council in February 2011 and includes policy PS6 – Residential parking standards. The parking standards for new dwellings are set out in the Wiltshire Local Transport Plan 2011-2026 – car parking strategy:

Table 7.1 Minimum parking standards (allocated parking)

Bedrooms	Minimum spaces
1	1 space
2 to 3	2 spaces
4+	3 spaces
Visitor parking	0.2 spaces per dwelling (unallocated)

Cycle parking is also included in the undercroft.

The highways authority has advised that the revised proposal satisfactorily demonstrates parking for 2 vehicles and turning within the site and will not be detrimental to highway safety subject to conditions.

9.5 Ecology & Trees:

Core Policy 50 of the Wiltshire Core Strategy and the National Planning Policy Framework requires that the planning authority ensures protection of important habitats and species in relation to development and seeks enhancement for the benefit of biodiversity through the planning system.

The site has been assessed for its potential to support habitats and species of importance to nature conservation and the application documentation includes a Biodiversity survey report which explains that the site slopes from east to west, levelling off towards the west side with the level section having fewer trees than the steeper section and that there is limited vegetation due to shading from the trees.

Trees within conservation areas are protected as long as they meet the minimum size requirements (they must have a trunk diameter of 7.5cm measured at 1.5 metres above ground level). If the trees in question measure this size or greater than they are protected regardless of their species.

The application also includes a Tree survey report which explains the proposed development requires the removal of 10 trees and recommends that an arboricultural method statement, tree protection plan and schedule of arboricultural supervision is conditioned in order to safeguard the retained trees. This can be conditioned.

The Biodiversity survey report confirms that no bat roost features were found within trees on the site, although bats are commuting and foraging over the site using the east, south and west boundaries (where vegetation will be retained); no signs of other protected species were encountered (badger, reptiles, amphibians, dormice) although all of the trees and shrubs are of value to foraging and nesting birds. The report recommends biodiversity enhancements in the form of bat boxes; house martin nests and timings of work (which can be conditioned by reference to the mitigation measures outlined in section 5 of that report).

Details of the soft and hard landscaping of the site can also be agreed via condition.

The council's ecologist has no comments to make on the application.

9.6 Potential archaeology:

The National Planning and Policy Framework (NPPF) contains the following Policy:

"128. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation."

The Council's archaeologist has advised that this site is of archaeological interest as it lies close to the historic core of Teffont Magna, which dates to at least the Saxon period and normally a pre-determination field evaluation would be recommended, although in this case it is clear from the aerial photograph and arboricultural report that there are a larger number of trees and bushes on the site, making pre-determination evaluation difficult.

The NPPF also says: *141. Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.*

The Council's archaeologist has therefore recommended that a programme of archaeological works in the form of an archaeological watching brief is carried out as part of any development. If the applicant has further information on previous land use, such as significant terracing, which might affect the archaeological potential of the site, I would be happy to discuss it with them or their archaeological advisors.

9.7 Drainage:

The site is in Flood Zone 1 (the zone of least flood risk) and is not at risk of surface water flooding, although the council's drainage engineer has advised the road in front of the site is shown to be in Flood Zones 2 and 3 and at risk of surface water flooding.

Although there is no statutory requirement to do so; the Lead Local Flood Authority (LLFA) were erroneously consulted on the application. Comments have been received and are attached above.

It is proposed to connect to mains drainage (for which separate consent will be required from the relevant authority), and the issue of surface water drainage will be covered under building regulations for the dwelling, although the highways authority have recommended surface water details be agreed in the interests of ensuring no outflow to the public highway from the access/driveways. It is considered reasonable that a condition for the surface water from the access/driveways can be added, although the other suggested conditions from the council's land drainage engineer (scheme for discharge of foul water and surface water discharge) are unnecessary as covered under separate legislation although informatives can be added including the comments from the council's drainage engineer.

9.8 Sustainable construction and low carbon energy:

The WCS' key strategic objective is to address climate change. It requires developers to meet this objective under Core Policy 41- Sustainable Construction which specifies sustainable construction standards required for new development.

For new build residential development the local planning authority has previously sought energy performance at "or equivalent to" Level 4 of the Code for Sustainable Homes via planning condition. However, the LPA is currently no longer applying CP41 and related conditions to applications given it has effectively been superseded by the current government direction of travel favouring Building Regulations for these matters.

9.9 S106 obligations and CIL:

In line with government guidance issued by the DCLG (November 2014) Planning Contributions (Section 106 Planning Obligations), 1 proposed dwelling does not generate the need for S106 contributions.

The Community Infrastructure Levy (CIL) came into effect on the 18th May 2015; CIL will be charged on all liable development granted planning permission on or after this date and would therefore apply to this application. However, CIL is separate from the planning decision process, and is administered by a separate department.

10. Conclusion

It is considered that the proposed development of the site will maintain the character and appearance of the area and avoid adverse impact upon the character and appearance of the conservation area, the wider landscape (also designated as an AONB), setting of the listed building to the south west of the site and will not unduly impact upon residential amenity.

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:

Plan Ref: 1689.P-01 Rev A, received by this office 02/11/2017

Plan Ref: 1689.P.02 Rev A, received by this office 02/11/2017

Plan Ref: 1:1250 Location Plan Position of Cottage Revised Oct 2017, received by this office 03/11/2017

Biodiversity survey/assessment, received by this office 12/07/2017

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

(3) No development shall commence within the area indicated (proposed development 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; and
- The approved programme of archaeological work has been carried out in accordance with the approved details.

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

(4) No development shall commence on site until a scheme for the discharge of surface water from the site access/driveway, incorporating sustainable drainage details, together with permeability test results to BRE365, to prevent discharge onto the highway has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until surface water drainage has been constructed in accordance with the approved scheme.

REASON: To ensure that the development can be adequately drained, in the interests of highway safety.

(5) 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;
- all hard and soft surfacing materials;

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, in the interests of visual amenity and the character and appearance of the area.

(6) 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.

(7) No demolition, site clearance or development shall commence on site, and; no equipment, machinery or materials shall be brought on to site for the purpose of development, until a Tree Protection Plan showing the exact position of each tree/s and their protective fencing in accordance with British Standard 5837: 2012: "Trees in Relation to Design, Demolition and Construction -Recommendations"; has been submitted to and approved in writing by the Local Planning Authority, and;

The protective fencing shall be erected in accordance with the approved details. The protective fencing shall remain in place for the entire development phase and until all equipment, machinery and surplus materials have been removed from the site. Such fencing shall not be removed or breached during construction operations.

No retained tree/s shall be cut down, uprooted or destroyed, nor shall any retained tree/s be topped or lopped other than in accordance with the approved plans and particulars. Any topping or lopping approval shall be carried out in accordance British Standard 3998: 2010 "Tree Work – Recommendations" or arboricultural techniques where it can be demonstrated to be in the interest of good arboricultural practise.

If any retained tree is removed, uprooted, destroyed or dies, another tree shall be planted at the same place, at a size and species and planted at such time, that must be agreed in writing with the Local Planning Authority.

No fires shall be lit within 15 metres of the furthest extent of the canopy of any retained trees or hedgerows or adjoining land and no concrete, oil, cement, bitumen or other chemicals shall be mixed or stored within 10 metres of the trunk of any tree or group of trees to be retained on the site or adjoining land.

[In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs above shall have effect until the expiration of five years from the first occupation or the completion of the development, whichever is the later].

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 enable the Local Planning Authority to ensure the retention of trees on the site in the interests of visual amenity.

(8) Notwithstanding the approved drawings, no walls of the development hereby permitted shall be constructed until details of the following have been submitted to and approved in writing by the Local Planning Authority:

(i) Large scale details of all external joinery (1:5 elevation, 1:2 section) including vertical and horizontal cross-sections through openings to show the positions of joinery within openings, depth of reveal, heads, sills and lintels;

(ii) Full details of proposed rooflights and solar panels, which shall be set in plane with the roof covering;

(iii) Full details of external flues including finish, background and mechanical ventilation, soil/vent pipes and their exits to the open air;

(iv) Full details of rainwater goods;

(v) Large scale details of proposed eaves and verges (1:5 section)

The works 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, to ensure that the development is appropriately detailed due to its location within the conservation area and setting of listed building.

(9) All windows shall be of timber. No paint or stain finish shall be applied to external timber until details of the paint or stain to be applied have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the development being first occupied.

REASON: In the interests of visual amenity and the character and appearance of the area, to ensure that the development is appropriately detailed due to its location within the conservation area.

(10) No walls of the development hereby permitted shall be constructed until details and samples of the materials and finishes 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: In the interests of visual amenity and the character and appearance of the area.

(11) No walls of the development hereby permitted shall be constructed until a sample panel of stonework, not less than 1 metre square, has been constructed on site, inspected and approved in writing by the Local Planning Authority. The panel shall then be left in position for comparison whilst the development is carried out. Development shall be carried out in accordance with the approved sample.

REASON: In the interests of visual amenity and the character and appearance of the area.

(12) No external lighting shall be installed on site until details of external lighting have been submitted to and approved in writing by the Local Planning Authority. The approved lighting shall be installed and shall be maintained in accordance with the approved details and no additional external lighting shall be installed.

REASON: In the interests of the amenities of the area and to minimise unnecessary light spillage above and outside the development site, to prevent light pollution and harm to the AONB.

(13) 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.

(14) No part of the development hereby permitted shall be first occupied until the access, turning area and parking spaces (including the undercroft car and cycle 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: In the interests of highway safety.

(15) The development hereby permitted shall not be occupied until the area between the nearside carriageway edge and a line drawn 2.4m metres parallel thereto over the entire site frontage has been cleared of any obstruction to visibility at and above a height of 600mm above the nearside carriageway level. That area shall be maintained free of obstruction at all times thereafter.

REASON: In the interests of highway safety.

(16) The development shall be undertaken and completed in accordance with recommendations and precautionary mitigation measures outline on section 5 of the Biodiversity survey/assessment Version 2 dated 11 May 2017.

REASON: To ensure adequate protection, mitigation and compensation for protected species.

(17) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General

Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions to, or extensions or enlargements of any building forming part of the development hereby permitted.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements.

(18) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), no window, dormer window or rooflight, other than those shown on the approved plans, shall be inserted in the elevations, roofslopes or gable ends of the development hereby permitted.

REASON: To safeguard the character and appearance of the area and in the interests of residential amenity.

(19) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), no garages, sheds, greenhouses and other ancillary domestic outbuildings shall be erected anywhere on the site on the approved plans.

REASON: To safeguard the character and appearance of the area.

INFORMATIVE: Material samples

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.

INFORMATIVE: External lighting

The application site is located within the countryside of the AONB which is currently bidding for 'Dark Sky Reserve Status' (further information can be found via - <http://www.ccwwdaonb.org.uk/our-work/dark-night-skies/>).

It is therefore recommended the applicant consider a scheme of screening/louvres to be attached to and used on all approved rooflight windows in the interests of the amenities of the area and to minimise unnecessary light spillage above and outside the development site. In considering any proposed external lighting, the applicant should comply with the Cranborne Chase and West Wiltshire Downs AONB position statement on Light Pollution available from: http://www.ccwwdaonb.org.uk/projects/pub_other.htm

INFORMATIVE: CIL

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.

INFORMATIVE TO APPLICANT: Works on the highway

The application involves an extension to the existing dropped kerb. The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence will be 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. Please contact our Vehicle Crossing Team on vehicleaccess@wiltshire.gov.uk and/or 01225 713352.

INFORMATIVE TO APPLICANT: Archaeological work

The work should be conducted by a professionally recognised archaeological contractor in accordance with a written scheme of investigation approved by this office and there will be a financial implication for the applicant.

If archaeological remains are encountered, this may have an effect on the programme of works.

INFORMATIVE TO APPLICANT: Exhumation of Human Remains

Nothing in this permission shall authorise the exhumation, removal, or interference with human remains which may exist on the site. Separate legislation exists for such matters.

INFORMATIVE TO APPLICANT: Wessex Water

Water Supply and Waste Connections

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 our 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.

Separate Sewer Systems

Separate systems of drainage will be required to serve the proposed development.

No surface water connections will be permitted to the foul sewer system.

Please find attached an extract from our records showing the approximate location of our apparatus within the vicinity of the site (this letter can be found on the application file which can be viewed on the council's website against the relevant application record)

INFORMATIVE TO APPLICANT: Surface Water and Foul Drainage

The application form states foul drainage disposal will be main sewer – the applicant will need to investigate the location of existing foul drainage system and pipework within the site as there may be S105A public sewers crossing the site which would require permission from Wessex Water.

The application form states storm water drainage disposal to be via a soakaway in the driveway – Any proposed use of soakaways will need to be backed up by permeability testing to BRE 365 plus in chalk areas any soakaway needs to be at least 10m from buildings/structures.

INFORMATIVE TO APPLICANT: Wildlife and Countryside Act

The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Habitats Regulations (2010) it is an offence to disturb or harm any protected species, or to damage or disturb their habitat or resting place. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.