

REPORT FOR STRATEGIC COMMITTEE

Date of Meeting	23 January 2019
Application Number	18/09550/FUL
Site Address	Land at Brook Farm / adj Northacre Renewable Energy, Stephenson Road, Northacre Industrial Park, Westbury, BA13 4WD
Proposal	Landscaping and screening bund
Applicant	Northacre Renewable Energy Ltd
Town/Parish Council	WESTBURY
Electoral Division	WESTBURY WEST – Cllr Russell Hawker
Grid Ref	385757 151868
Type of application	Full Planning
Case Officer	Andrew Guest

Reason for the application being considered by Committee

The application is before the Committee because it is associated with planning application no. 18/09473/WCM for the Advanced Thermal Treatment Facility (previous agenda item).

1. Purpose of Report

The report assesses the merits of the proposal against the policies of the Development Plan and other material considerations leading to a recommendation, which is to grant planning permission subject to conditions.

2. Report Summary

This is a full planning application to construct a landscaping and screening bund. Although a standalone proposal, the intended purpose of the bund is to soften the effects of the Advanced Thermal Treatment (ATT) facility separately proposed at the adjacent Northacre Renewable Energy Facility site. It would be constructed using material excavated from that site.

The application site lies within the Westbury Civil Parish, with Dilton Marsh CP approximately 300m to the west.

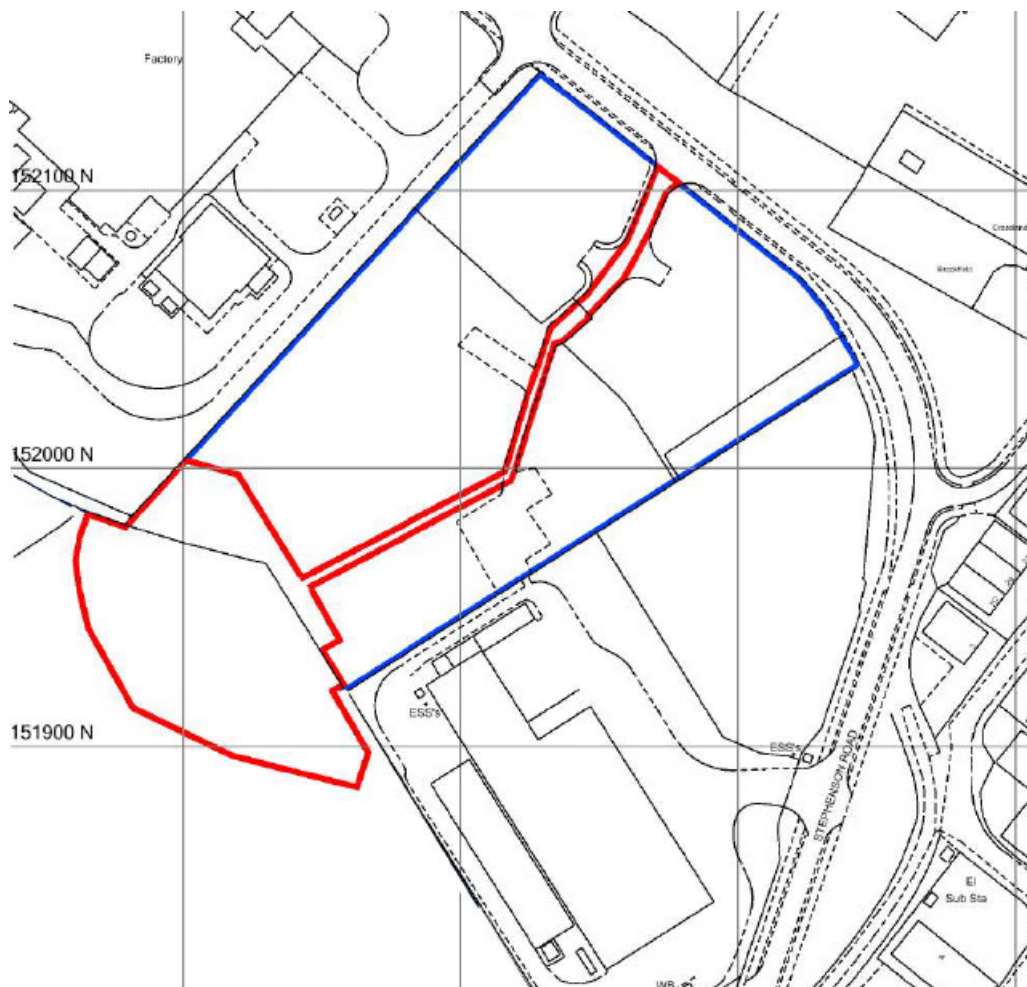
Westbury Town Council objects to the application; Adjoining Dilton Marsh Parish Council offers caveated 'no objection'. Nearby Heywood PC makes 'no comment'.

The application has generated representations from 9 interested parties - all objections.

3. Site Description

The application site is located on the north-west side of Westbury 'Market Town', partly within the existing Northacre Industrial Estate (which itself is part of a larger industrial area including the West Wilts Trading Estate (to the north) and the Brook Lane Trading Estate (to the south-east)), and partly within 'countryside'. For planning purposes the industrial estates are designated as a Principal Employment Area and the countryside is designated as an Employment Allocation (to be an extension to the Northacre Industrial Estate); the Northacre Industrial Estate and Employment Allocation are also an allocated Strategic Scale Waste Site.

The application site itself forms part of a larger land parcel within the control of the applicant. Within this parcel, and to the east of the application site, is the Northacre Resource Recovery Centre (RRC), currently supporting a 'mechanical biological treatment' (MBT) facility and an un-developed 'plot'. The un-developed plot has two planning permissions – firstly, for a vehicle depot and household recycling centre (HRC) (it is now not intended to implement the HRC); and secondly, for a 'waste transfer station' (WTS), enlarged depot and Welfare, Office and Workshop building (18/03366/WCM) (to be implemented shortly). The un-developed land to the immediate north-east has planning permission for an Advanced Thermal Treatment (ATT) facility (14/12003/WCM), and is the subject of the previous application on this agenda for a revised ATT (18/09473/WCM) *and* an appeal against the SPC's earlier refusal for a revised ATT (18/03816/WCM).

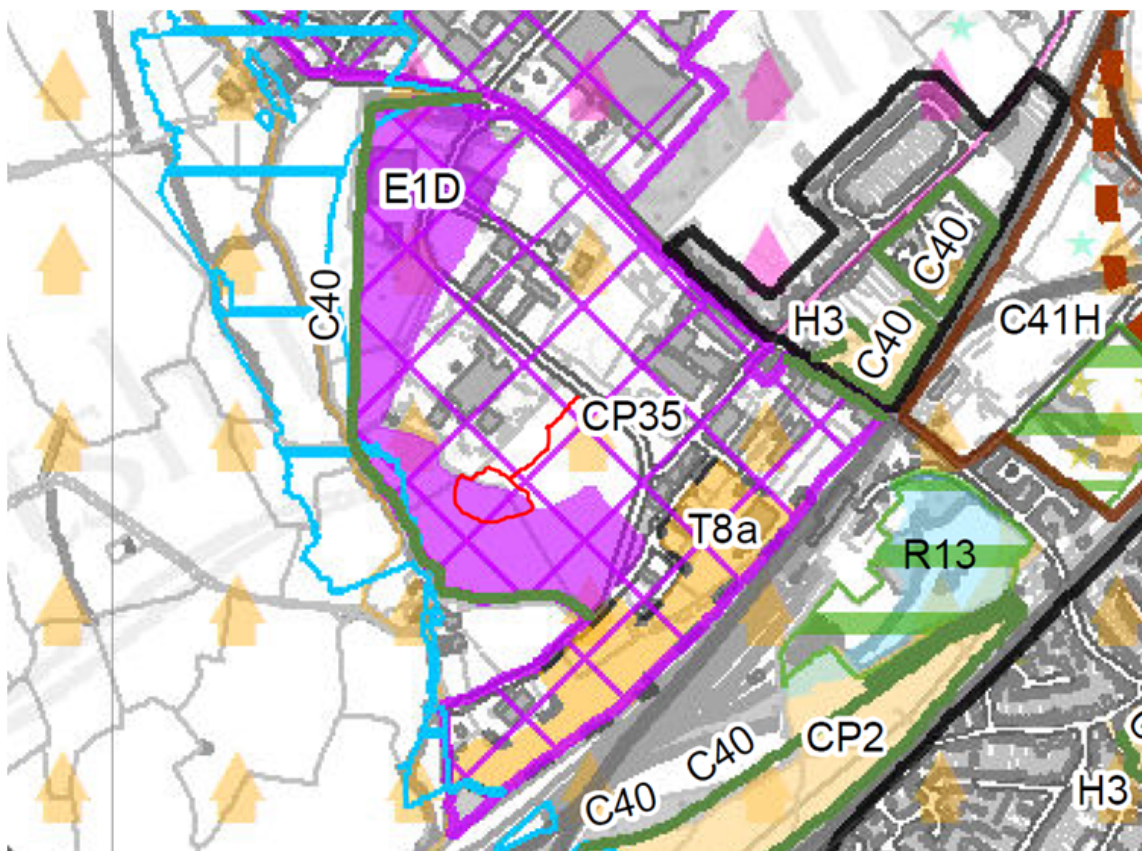


Red-edged Site Plan

To the immediate north of the application site is a large milk processing factory (Arla Dairies), with landscaping bunds in the adjacent fields. Further to the north and east of the site and the applicant's wider holding, and on the opposite side of Stephenson Road, are various other industrial/business units and uses and a sewage works, and a few remaining vacant plots awaiting new industrial/business uses, and two residential properties – Brookfield and Crosslands – fronting Brook Lane. To the west is open land, in part within the Employment Allocation and waste site allocation. Beyond this open land, c. 300m from the site, are two further residential properties – Brook Farm and Orchard House.

As set out above, for planning purposes the site and its close surroundings are designated as a Principal Employment Area and/or an Employment Allocation in the Wiltshire Core Strategy 2015. In addition, the Northacre Industrial Estate and the Employment Allocation is an allocated Strategic Scale Waste Site in the Wiltshire & Swindon Waste Site Allocations Local Plan 2013. To the west of the site – beyond Brook Farm and Orchard House – is open countryside and a Scheduled Monument (“medieval settlement and associated field systems”).

For its larger part the application site is presently an open field with a gentle fall (of c. 5m overall) from its north-east side to its south-west side. A small part of the site lies within the ATT ‘plot’ referred to above, this including the access from Stephenson Road. A fence / gappy hedge and one or two small trees define the boundary between the field and the Employment Allocation.



Extract from Wiltshire Core Strategy Policies Map

[Red line – application site; Purple shading (E1D) – Employment Allocation; Purple diamond hatching (CP35) – Principal Employment Areas; Orange shading – Rail Freight Facility]

4. Relevant Planning History

14/12003/WCM – *Advanced thermal treatment facility* – approved 23/09/15

This planning permission has not been built out but remains extant. Commencement of some elements in common with the current application is expected at end 2018 / early 2019.



14/12003/WCM – Approved General Layout Plan for ATT Facility

18/03816/WCM – *Revision of the layout and design of Advanced Thermal Treatment Facility permitted under consent 14/12003/WCM* – refused 18/07/18

The single detailed reason for refusal is as follows:

The proposed development, by reason of its height, bulk and location on rising ground on the edge of the built-up area, would have an adverse impact on the appearance of the area. This would conflict with Core Policy 51 in the Wiltshire Core Strategy, which seeks to protect, conserve and enhance the visual amenity of the landscape.

18/09473/WCM – *Revision of the layout and design of Advanced Thermal Treatment facility permitted under consent 14/12003/WCM*

'Live' application, also on this agenda.

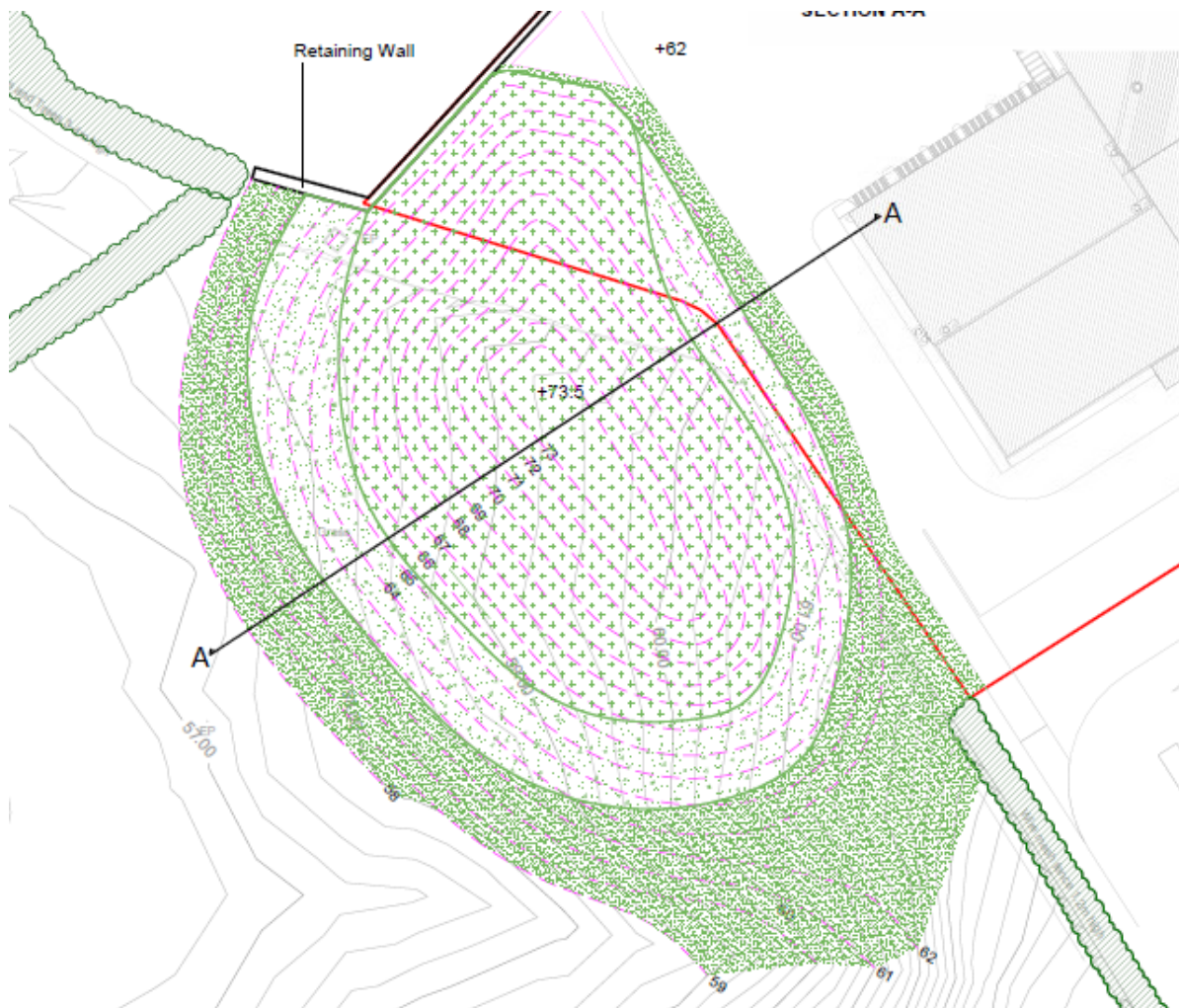
5. Proposal

The proposal is to erect a 'landscaping and screening bund'. The screening purpose of the bund would be to soften views of the ATT (as approved or as separately proposed) in views from the west. It would be planted primarily with trees and shrubs.

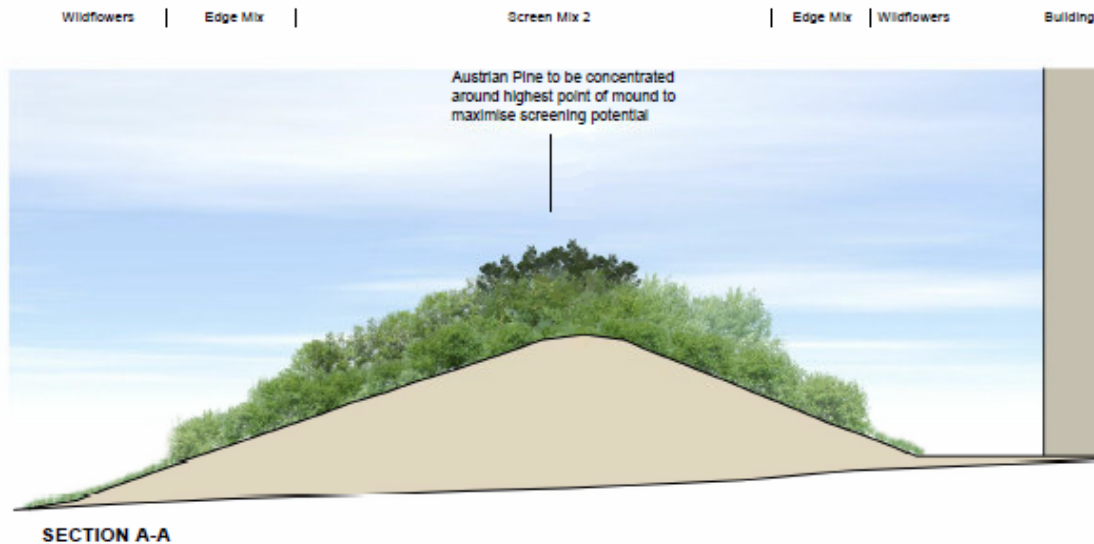
The bund would have maximum dimensions of c. 100m by 80m; its maximum height above existing levels would be c. 13-14m, although on all sides it would slope down and 'feather' into the original lie of the land. The site presently slopes, with a fall of c. 5m from its north-east side to its south-west side.

An approx. 100m length of the existing gappy hedge would be removed, but replaced by a comprehensive planting scheme across the entire bund.

The source of construction materials for the bund would be the ATT site where - in application no. 18/09473/WCM - it is proposed to level that site by cutting into its present slight incline (from east to west).



Proposed Bund – Plan



Proposed Bund – typical ‘east-west’ section

The Supporting Statement with the application says the following:

“1. Planning permission 14/12003/WCM has been granted for an Advanced Thermal Treatment (ATT) facility on land between Westbury Dairies and the Northacre Resource Recovery Centre (RRC). The design and layout of the ATT and its visual, landscape and heritage impact were fully assessed and found to be acceptable.

2. An application for revisions to the layout and design was submitted in April 2018 (ref 18/03816/WCM) and, despite being recommended for approval, was refused in July 2018 on the grounds that the “proposed development, by reason of its height, bulk and location on rising ground on the edge of the built-up area, would have an adverse impact on the appearance of the area. This would conflict with Core Policy 51 in the Wiltshire Core Strategy, which seeks to protect, conserve and enhance the visual amenity of the landscape.”

3. An application relating to further revisions to the approved layout and design, reducing its height, volume and footprint from the refused proposals as well as reducing the site development level to further reduce the height of the development.

4. The Landscape and Visual Impact Assessment which accompanies that revised ATT application confirms that the development as proposed, and not considering the subject of this application, is acceptable in terms of the potential landscape and visual impact. This application for a screening bund on land at Brook Farm to the southwest offers enhanced mitigation to the proposals should it be approved.

5. Provision of the screen bund proposed in this application can assist with further reducing the degree of landscape and visual impact that is identified as well as providing a sustainable solution to the soils that will arise as a result of development of the ATT Facility. It is also noted that although no unacceptable impact from either noise or light has been identified in any of the previous applications, the bund will provide potential mitigation for both the houses at Brook Farm.

6. The development of the ATT facility will generate quantities of soil and clays in levelling the site ready for construction to begin, in creating foundations, roads ways and other engineering work on site. The proposal has been historically to haul surplus materials to a third-party site away from Westbury. However, with the proposal for the screen bund, these can be beneficially used without the HGV movements on the local roads associated with their removal.

7. The transport assessment of the revised ATT application has considered the impact of construction traffic and found it to be acceptable but if consent is granted for the bund, the HGV movements associated with soils removal can be eliminated. The bund is estimated to contain 45,000 cubic metres of soils and clays, representing around 3000 HGV loads or 6000 HGV movements.

.....

15. The materials will be carried from the construction area to the bund site in dumper vehicles and built into the bund using excavators and blade as necessary. The operator is wholly familiar with this process and will use appropriate measures such as profile boards to achieve the required design.

16. The primary developments on the Northacre ATT site will be subject to a Construction Environmental Management Plan, required by planning condition and construction of the bund will be subject to that agreed document.

17. The materials that will be used are simply the existing soils and clays of the Northacre Industrial Estate and there is no reason to consider that there would be any risk of pollution from relocating them. In any event the donor site has been subject to Site Investigation which recorded trace levels of metals, consistent with naturally occurring concentrations, no hydrocarbons and no inorganic compounds.

18. When the bund is complete, the next available planting season will be used to undertake both the seeding as well as the shrub and tree planting. Locally sourced planting will be used where possible. Planting will be subject to ongoing aftercare in line with that of the planting around the ATT and RRC facilities”.

The application is accompanied by a Planning Statement, a Landscape and Visual Impact Assessment and a drainage report. Where relevant the application cross-references reports prepared for the standalone ATT application.

6. Planning Policy and Guidance

Wiltshire Core Strategy

Core Policy 32 – Spatial Strategy for the Westbury Community Area

Core Policy 50 – Biodiversity and Geodiversity

Core Policy 51 – Landscape

Core Policy 55 – Air Quality

Core Policy 57 – Ensuring High Quality Design & Place Shaping

Core Policy 58 – Ensuring the Conservation of the Historic Environment

Core Policy 60 – Sustainable Transport

Core Policy 61 – Transport and Development

Core Policy 62 – Development Impacts on the Transport Network

Core Policy 65 – Movement of Goods

National Planning Policy/Guidance

National Planning Policy Framework

7. Consultations

Westbury Town Council: Objection.

We object on the grounds that this is contrary to Core Policy 57; Design and landscaping. This proposal is out of sympathy and unsuitable for a rural setting.

Dilton Marsh Parish Council (nearby parish): No objection in principle.

The PC - *draws attention to Core Policy 50 in the following respects;*

- *100m of ancient hedgerow would need to be removed and a tree survey should therefore be carried out prior*
- *Some of the trees proposed for re-planting are not native to the area, as the application states*

Heywood Parish Council (nearby parish): No comment.

Wiltshire Council Highways: No objection.

Wiltshire Council Landscape: No objection.

Wiltshire Council Drainage: No objection.

The screening mound is in ZR1 [Flood Zone 1] and not in an area at risk from storm water flooding for the 1 in 30/100 events.

The submission indicates a proposal to drain some of the surface run off from the mound into the surface water system proposed for the adjacent (separate application) site, which in turn will then drain into the public storm water system – It should be noted that WW [Wessex Water] normally state that no land drainage discharges are allowed in their sewers thus the indicated proposals may be an issue and need changing.

Historic England: Do not wish to offer comments.

8. Representations

The application has been publicised by press advert, site notice and neighbour letters. Representations from 9 interested parties (all objections) have been received, summarised as follows:

- If principle of ATT facility unacceptable then this also unacceptable as essentially part of the same project. ATT would be an eyesore, and a screening bund won't change this; not possible to screen such a large development as the ATT.
- Bund un-natural in appearance.
- Loss of 100m length of hedgerow – harmful to landscape character and ecology (including wider wildlife networks and likely bat foraging area). No ecological survey/assessment or tree survey with the application.

- Proposed planting not suitable (non-native varieties – Austrian pine); better to just plant-up existing gappy hedge.
- Loss of Grade 3b agricultural land.
- Just an easy way for applicant to dispose of waste soil.
- Inadequate road infrastructure.
- Potential issues with flooding; unknown impacts on River Biss.
- Potential issues for archaeology.
- ATT inappropriate in this location – too close to Arla Dairies, homes, Westbury town; etc.; inadequate infrastructure.

9. Planning Considerations

The main issues to be considered in this case are firstly the principle of the proposal; and then, assuming the principle is accepted, the impact of the specific scheme on detailed matters, including landscape/visual amenity, traffic/highway safety, ecology, heritage assets, drainage and residential amenity.

9.1 Principle

The application site lies partly within the Northacre Industrial Estate and partly within 'countryside'. For planning purposes the industrial estate is within an allocated Principal Employment Area and the countryside is designated as an Employment Allocation; the Industrial Estate and Employment Allocation are also within an allocated Strategic Scale Waste Site.

The proposed bund, although not strictly an employment or waste use in itself, is not considered inappropriate in this context where landscaping is, and will be, a likely feature of future employment developments effectively allowed by the Employment Allocation. Accordingly, in this context the bund is considered to be acceptable development as a matter of principle. The relatively limited area taken up by the bund would not prejudice employment development elsewhere across the employment allocation which extends to some c. 3.5 ha.

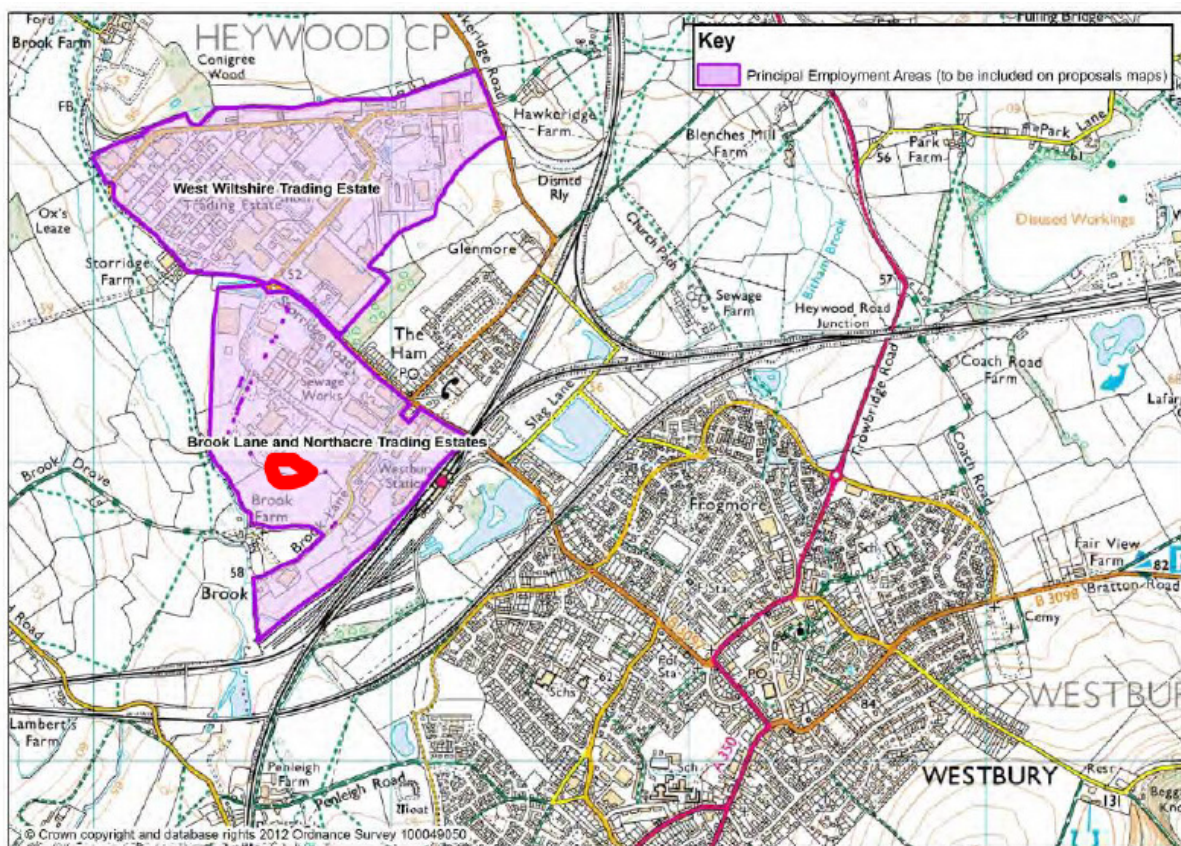
9.2 Landscape / visual amenity

Core Policy 51 ('Landscape') of the WCS states that new development should protect, conserve and where possible enhance landscape character, with any negative impacts mitigated as far as possible through sensitive design. The policy further states that proposals should be informed by and be sympathetic to the distinctive character areas identified in the relevant Landscape Character Assessment(s) and any other relevant assessments and studies; and proposals will need to demonstrate that the following matters in particular have been taken into account and landscape conserved and enhanced as appropriate:

- The separate identity of settlements and the transition between man-made and natural landscapes;
- Visually sensitive skylines, soils, geological and topographical features;
- Landscape features of cultural, historic and heritage value;
- Important views and visual amenity;
- Tranquillity and the need to protect against intrusion from light pollution, noise and motion; and
- Landscape functions including places to live, work, relax and recreate.

Core Policy 57 ('Ensuring high quality design and Place Shaping') provides more general development control standards, requiring new development to, in particular, respond positively to existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building lines, etc., to effectively integrate development into its setting. It also requires the retention and enhancement of existing important landscaping and natural features, including trees, hedgerows and watercourses.

Meanwhile, Core Policy 35 ('Existing Employment Sites') seeks to retain the defined Principal Employment Areas in employment uses, and supports renewal and intensification of employment uses thereon; and Core Policy 32 ('Spatial Strategy for the Westbury Community Area') allocates 3.8 ha of new employment land at Northacre Industrial Estate on land to its west side (that is, on and adjacent to the application site). These designations are illustrated on the following plan taken from the Landscape and Visual Impact Assessment (LVIA) with the planning application (application site added to this plan in red)



**Extract from LVA: 'Site Location Plan' showing existing and allocated employment land (mauve).
(Approximate position of application site in red)**

Landscape and Visual Appraisal (LVA) –

The application is accompanied by a Landscape and Visual Appraisal (LVA) (October 2018) which assesses the impact of the proposal on landscape character and views. It does this by applying established LVA methodology - to define baseline conditions, and then to assess the landscape and visual effects of the proposal. It also considers mitigation as necessary, and the residual effects (that is, those effects likely to be reduced over time as a consequence of proposed tree planting or other factors).

The open countryside immediately adjoining the Northacre Renewable Energy site, in which the majority of the proposed screen mound would be located, falls within LCA E3, 'North Bradley Rolling Clay Lowland'. Its key characteristics are:

- Gently rolling farmland based on clay, with extensive views, including views on the chalk downland in the east and south;
- Distinct pattern of small to medium sized fields enclosed by mainly intact hedgerows with mature trees;
- Predominantly pasture with a few scattered ancient woodland blocks;
- Settlements consist of several villages and farmsteads linked by a dense network of mainly secondary roads and footpaths;
- Pylons as a dominant vertical element.

The relevant management and landscape objectives summarised in the Landscape Character Assessment are focussed on conserving this character area's landscape diversity and mitigating the "the urbanising influence of large towns". They include:

- Retention and management of the hedgerow network along with appropriate protection of the remaining mature hedgerow trees;
- Managing existing vegetation and planting new woodland to maintain the enclosed character and screen views of intrusive urban edges;
- Seeking of landscape enhancements from trading estate developments and screening of visual detractors;
- The introduction of new tree planting along watercourses using alder and willow;
- enhance woodland, cattle and horse pasture for bats.

Having regard to these baseline conditions and objectives, the LVA sums up the local landscape context of the application site as follows:

"As a result of the heavily developed and disturbed nature of the much of the area immediately surrounding to the east of the site, it is generally deemed overall, when the adjacent open countryside is taken into consideration, to be an Ordinary Landscape area (one which contains some features of visual value but generally lacks a coherent and aesthetically pleasing composition). Consequently it is considered to be of Medium Sensitivity¹ with some potential to accommodate further change, as the estate expands westwards onto the adjacent agricultural land (assuming that buffer planting is incorporated, as outlined in the Core Strategy ...)"

Landscape effects –

Landscape character is defined in the LVA as *"the distinct and recognisable pattern of elements that occurs consistently in a particular type of landscape, and how this is perceived by people. It reflects particular combinations of geology, landform, soils, vegetation, land use and human settlement. It creates the particular sense of place experienced in different areas of the landscape"*. The degree to which a particular landscape type or area can accommodate change arising from a particular development, without detrimental effects on its character, will vary with:

- Existing land use;

¹ Medium Sensitivity defined as landscape areas with reasonably positive character, but with evidence of alteration or degradation of the character or features. Potentially tolerant of some change

- the pattern and scale of the landscape;
- visual enclosure / openness of views, and distribution of visual receptors;
- the scope for mitigation, which would be in character with the existing landscape.

Overall landscape impact is determined by combining the sensitivity of the landscape resource with the magnitude of landscape change.

In this case, and terms of the landscape effects of the proposed bund, the LVA concludes the following

“6.2. the land on which the proposed site is located, sits on the boundary between the existing Brook Lane and Northacre Trading Estates and the adjoining open countryside to the west (which has been allocated for employment use, in the Core Strategy adopted by Wiltshire Council). When the wider context of the adjacent trading estates is considered the proposed screen mound is largely compatible with its landscape context, with screen mounds having been created west and south of Westbury Diaries.

6.3. The footprint of the screen mound has been designed to avoid disturbing the hedgerow separating the field in which it is located and the one immediately to the north-west. However the proposal does necessitate the removal of 100 metre section of native hedgerow (after allowing for the 25m gap) which currently forms the south-western boundary of the Northacre Renewable Energy site. Consequently there is deemed to be no overall significant direct physical impacts associated with this development.

6.4. With regard to the relevant landscape character assessments, the proposed screen mound, has no adverse effect on the existing field pattern and will serve to reinforce the existing urban edge of Westbury as stipulated in core strategy CP51

6.5. It is considered that the proposed screen mound will assist in reducing the current level of urbanisation of the landscape setting of the listed farmhouse at both Brook Farm and adjacent SAM site (especially when the associated tree planting has become established). It will in addition have the potential to minimise both noise levels and light spillage associated with the Northacre Renewable Energy development, for occupants of both the Brook Farm and Orchard House residences.

6.6. Overall the magnitude of landscape change is categorised as Small Beneficial because:

- *The section of hedgerow to be removed is relatively limited in extent and not visible from the public footpath;*
- *the hedgerow dividing the two fields and that located on the south-western boundary of the MBT facility is to be retained (and it is assumed protected from disturbance for the duration of the construction operations);*
- *there are similar man-made landforms in the immediate vicinity of the site;*
- *the mound will serve to reduce the overall visual mass of the revised renewable facility*
- *the proposed tree and shrub planting, once established, will make a positive contribution to the landscape character of the countryside on the north-western fringes of Westbury, complementing existing features like Ox's Leaze*

6.7. Consequently the landscape effect, for the proposed screen mound can be deemed to be Slight Beneficial overall”.

These conclusions of the LVA are agreed. Notably, that the effects of the proposal on the North Bradley Rolling Clay Lowland landscape character area (which is essentially the presently open land to the west of the industrial estate) would be Slight Beneficial. A slight beneficial impact would mean that the existing landscape character in this area, which is not particularly vulnerable to change, would be maintained as a consequence of the proposed development, and this in the context of the site lying within a Core Strategy Employment Allocation.

One of the existing bunds beside the Arla Dairies site (referred to in the LVA) is shown in the following photograph –

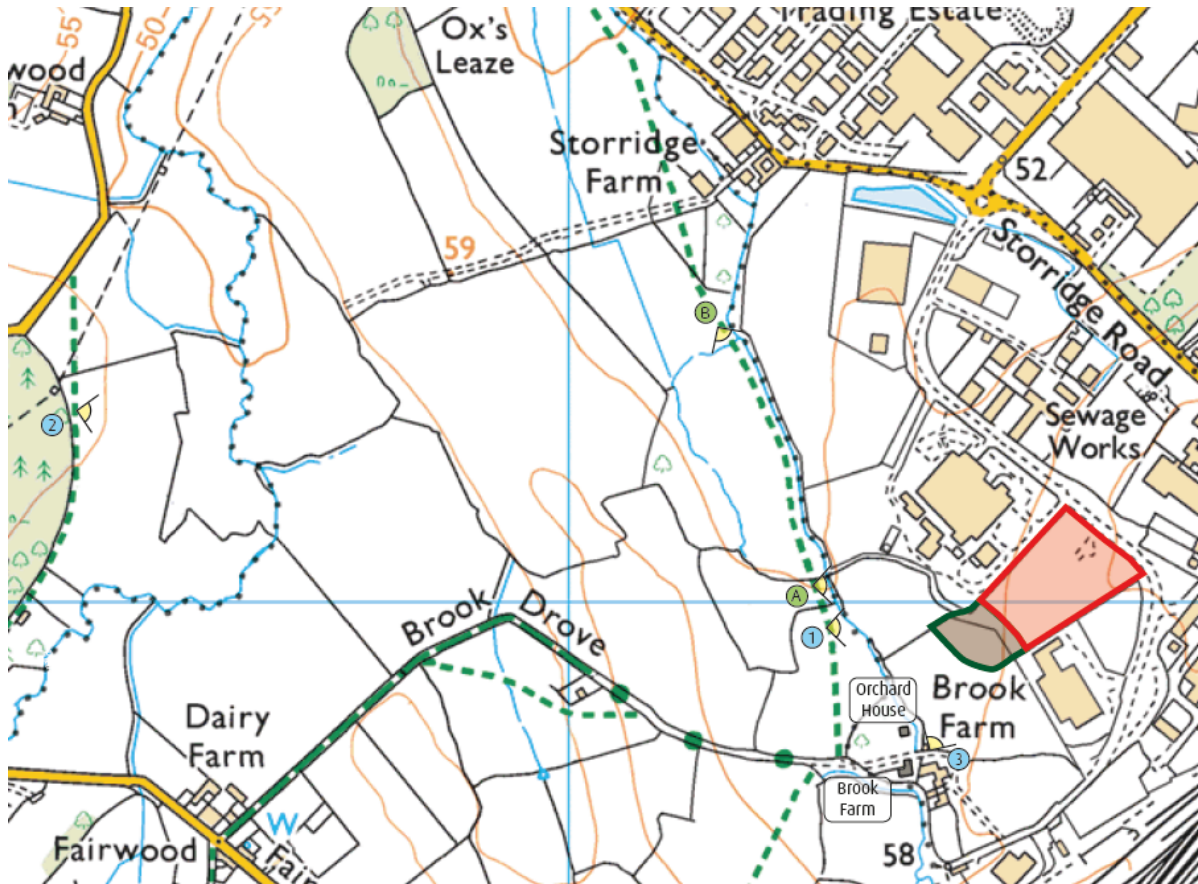


Existing bund beside Arla Dairies site

Visual effects –

Visual effects relate to the nature of the existing visual amenity of the area and the visibility of the proposed development from identified receptors. Overall visual impact is determined by combining the sensitivity of the receptor with the magnitude of visual change.

The LVA identifies a number of key local receptors, or viewpoints, and then assesses the effects of the proposed development on the views. The viewpoints are identified on the following plan forming part of the LVA. Following this, a table - also taken from the LVA - sets out the range of effects



LVA photograph (viewpoints) locations

Reference, Receptor and Location		Range of Effects		
		Sensitivity	Magnitude	Significance
Views from the north-west				
B	Looking south-east along length of public footpath (DMAR10)	Low to Medium	No Change	Negligible
PM2	Public footpath (NBRA32) on eastern edge of Round Wood	Medium to High	Small Beneficial to No Change	Slight Beneficial to Negligible
Views from the west				
A	Looking east at site on public footpath (DMAR10)	Low to Medium	Small Beneficial	Slight Beneficial
PM1	Public footpath (DMAR10) north-west of Brook Farm	Medium	Small to Medium Beneficial	Moderate to Slight Beneficial
View from the south				
PM3	Looking north from Brook Farm access road	Low to Medium	Small to Medium Beneficial	Moderate to Slight Beneficial

LVA: Viewpoints analysis

As is evident, the LVA concludes that the significance of the effects of the bund on all identified views would be between 'negligible' and 'slight beneficial', and this is agreed.

The integration of the proposed bund into the surrounding landscape would be assisted by the existing presence of similar engineered land forms (albeit unplanted) on the southern and western boundary of the adjacent Westbury Dairy. The proposed trees forming the larger part of the accompanying landscaping scheme, once fully established (and because of their elevated position clearly visible from a distance) would complement those already present in the immediate vicinity and hence serve to enhance landscape character, albeit in a relatively localised area. Consequently there is considered to be a Slight Beneficial Landscape effect on completion, increasing to Moderate to Slight Beneficial over the long term (10-15 years).

The proposed bund and proposed revised ATT facility –

The separate LVA for the standalone proposed revised ATT facility has demonstrated that the revised ATT would have insignificant impacts on landscape and visual amenity in its own right. However, the bund proposed here would contribute towards reducing the impact even further. Due to its size and scale the bund, with its associated planting would make a measureable contribution to partially screening the proposed revised ATT facility from both the public footpaths located to the west and Brook Farm to the south. Consequently the majority of visual effects would be beneficial.

9.3 Traffic & Highway Safety

Core Policy 61 of the WCS requires new development to be located and designed to reduce the need to travel. Core Policy 62 requires development to provide appropriate mitigating measures to offset any adverse impacts on the transport network at both construction and operational stages.

The proposed bund would not generate traffic at its 'operational' stage; it does, however, have potential to generate traffic at the construction stage. The potential impacts of this have been assessed in the Transport Assessment which accompanies the revised ATT application.

It has been estimated that the bund requires some 45,000 cu m of soil and sub-soil for its construction. The intended source of this material is the adjoining ATT site where it is proposed to partially lower existing ground levels. By using the removed material in the construction of the bund the two proposals – for the ATT and for the bund – in combination remove the need for both the material's export (from the ATT site) and import (to the bund site) to/from further afield. Instead the material would simply be re-distributed between the two sites. The Transport Assessment which accompanies the revised ATT planning applications estimates that this approach would remove, on average, 4 construction HGV movements per day, and this relating to export only.

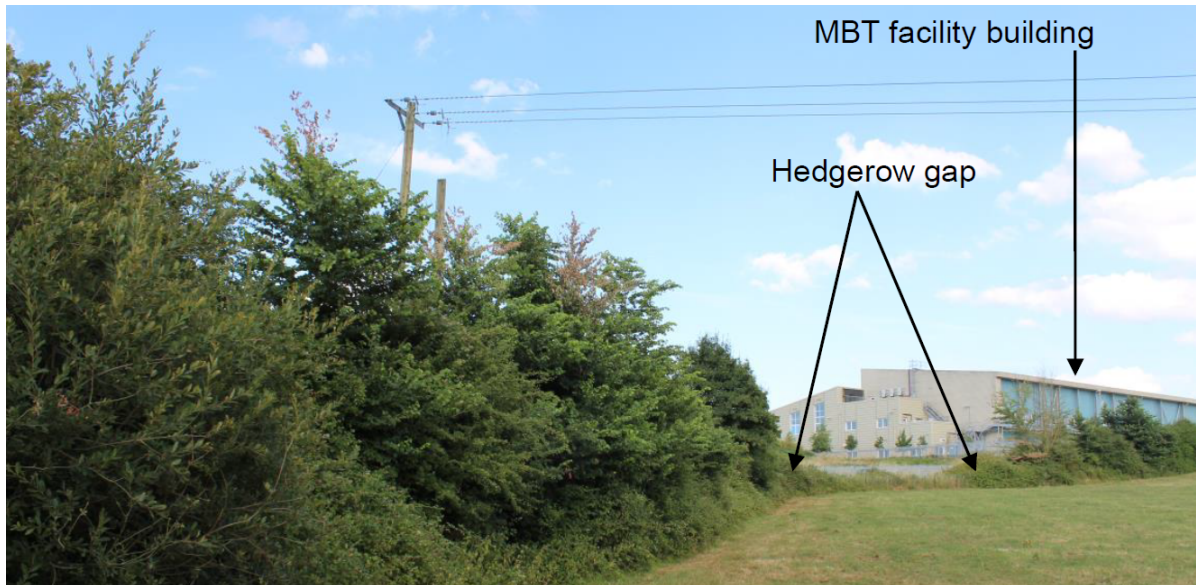
In context, 4 HGV movements per day is not significant (during the AM weekday peak the A363/A350/B3097 roundabout sees c. 117 HGV's); but nevertheless, this approach to managing construction traffic is a material consideration which weighs in favour of the bund application.

9.4 Ecology

An extended Phase 1 ecological survey of the adjoining Northacre Renewable Energy site was undertaken in September 2014 and updated in April 2018. It concludes that the

brownfield land that forms the northern-most portion of the proposed bund site has an ecological value at a 'site scale' (lowest level). The agricultural land that forms the remainder of the proposed development site is improved grassland of limited ecological value.

A c. 100m section of hedge on the existing boundary between the Northacre Renewable Energy site and the field is proposed to be removed. This hedge is of mixed quality and is 'gappy' (one gap extending to c. 25m). The loss of the hedgerow would not be detrimental to ecology; indeed, the proposed new landscaping on and around the bund would offer an enhancement.



Existing 'hedge' on boundary within site (photograph from LVA)

9.5 Heritage Assets

The Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty upon local planning authorities in determining applications for development affecting listed buildings to have special regard to the desirability of preserving the special interest and setting of the listed building.

Core Policy 58 (ensuring the conservation of the historic environment) of the Wiltshire Core Strategy states that new development should protect, conserve and where possible enhance the historic environment.

The application is accompanied by a Heritage Impact Assessment (HIA). It identifies no assets directly affected by the proposal, and this is agreed. Two nearby assets are identified – Brook Farm House (a grade II listed building) and the "Medieval settlement and associated field systems west of Brook Farm (a Scheduled Monument). In relation to these – and in particular, the impact of the proposed bund on their settings – the HIA concludes the following:

"No material change in the settings of any heritage assets is expected to occur as a result of the construction of the proposed bund and (despite a minor improvement in the aesthetic quality in the views towards the consented scheme from the Scheduled Monument and the

Listed Building (where available)) there is no reduction or increase in the contribution that setting makes to the significance of any heritage asset, and thus the significance of those assets is not found to be diminished or harmed. In no case is the ability to appreciate the significance of any asset considered to be diminished. The proposed changes are therefore considered to be acceptable in respect of the heritage resource”.

This conclusion is agreed. In terms of the NPPF tests, the proposed bund would not cause 'harm' (less than substantial or otherwise) to the assets; but rather it would have a neutral effect.

There is limited potential for a direct impact on any unknown archaeological remains.

9.6 Drainage

The application is accompanied by a 'Technical Note' which assesses flood risk and drainage.

The site lies within Flood Zone 1 (lowest risk of flooding). Accordingly, the bund does not create a flood risk to the site or to the surrounding area.

A detailed Drainage Strategy report has been produced for the proposed ATT facility. It proposes an on-site network for managing surface water, eventually discharging into Wessex Waters sewers in Stephenson Road. Drainage arrangements for the screen bund on its north-east side have been allowed for in the ATT facility strategy. All other areas would drain naturally in a south-westerly direction towards the Biss Brook, as presently. These arrangements are satisfactory.

9.7 Residential amenity

The bund is sufficiently distanced from residential properties to ensure no impacts on residential amenity. Potential noise during construction can be managed by a Construction and Environmental Management Plan (CEMP), which is a matter for conditions.

10. Conclusion

The proposed bund would be located on land allocated for development in the Wiltshire Core Strategy. Its impact on matters of acknowledged importance – notably, landscape, amenity, highway safety and heritage assets – has been demonstrated to be acceptable. Indeed, there are benefits arising in terms of softening the impact of other developments and reducing construction traffic. For all these reasons the presumption on favour of development applies, and the application is recommended for approval accordingly.

RECOMMENDATION

That the application be approved 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:

- No. 18616-500-03A (Location Plan) dated 10/2018
- No. NOR-LP02 Rev A (Screen Mound Plan) dated 09/2018
- 'Technical Report - Screen Mound' by Floodline Consulting dated 05/10/2018

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

3 With the exception of its final surfacing with top soil, the bund hereby approved shall be constructed from existing inert soils and sub-soils derived from the adjacent Northacre Renewable Energy site only. No other materials shall be used in the construction of the bund, including non-existing materials that may be imported to and/or stored at the Northacre Renewable Energy site.

REASON: To accord with the terms of the proposal and to minimise construction traffic generation in the interests of amenity.

4 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.

5 No development hereby approved shall take place until a site specific Construction Environmental Management Plan has been submitted to and been approved in writing by the local planning authority. The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust and site lighting during construction. The plan should include, but not be limited to:

- Procedures for maintaining good public relations including complaint management, public consultation and liaison
- Arrangements for liaison with the Council's Public Protection Team
- All works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed with the Local Planning Authority, shall be carried out only between the following hours:
08 00 Hours and 18 00 Hours on Mondays to Fridays and 08 00 and 13 00 Hours on Saturdays and; at no time on Sundays and Bank Holidays.
- Construction deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within the permitted hours detailed above.
- Mitigation measures as defined in BS 5528: Parts 1 and 2 : 2009 Noise and Vibration Control on Construction and Open Sites shall be used to minimise noise disturbance from construction works.
- Procedures for emergency deviation of the agreed working hours.
- Control measures for dust and other air-borne pollutants.
- Measures for controlling the use of site lighting whether required for safe working or

- for security purposes.
- Construction traffic routes.

REASON: In the interests of the amenities of surrounding occupiers during the construction of the development.