

8 February 2019



Warren Simmonds
Planning Officer
Wiltshire Council

By Email

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Dear Warren

Planning application 16/06690/OUT: planning obligations

Following our meeting on 31 January, I write with updates around ecology, highways, and other matters.

Ecology

As set out at our meeting, the applicant's consultant ecologist (Ecosupport) have now completed an updated ecological assessment which responds to the previous comments of the County Ecologist. In particular, it:

- provides a report on additional bat and reptile surveys, undertaken since the original submission and survey work, which had become out of date;
- expands and updates mitigation and compensation strategies where appropriate;
- sets out a Reptile Mitigation Strategy and in particular, the location of a nearby receptor site;
- provides further detail on proposed bat roosting features, lighting strategy and boundary protections.

Overall, we are able to demonstrate an acceptable approach in relation to ecology, such that the development can proceed, subject to the recommended conditions and strategies. We would ask for these details to be formally considered by the County Ecologist for an update to her consultation response.

Highways

I also attach updated proposals for access, comprising drawing ref 4814-SK-012B, as previously considered informally by the Council's Highways Engineer. Key points are that:

- As set out in our original Transport Statement, 14 dwellings would generate up to 9 two-way movements at peak, which is insignificant.
- As such, visibility is the main consideration and the updated plan illustrates that the whole visibility splay is contained within either the highway boundary or the 1m wide retained strip under the applicant's control, in both directions. The applicant is content for the land required for the visibility splays to be dedicated to highway so the verge can be maintained to achieve the required visibility.
- The updated plan, based on the topographical survey, shows that vertical visibility achievable from the access from a drivers eye height of 1.05m accords with TD 42/95. It shows that the visibility from the west is accords with TD 42/95. It shows that the available visibility approaching from the east is slightly lower than from the west but the information in the TA on existing speeds of traffic show the westbound traffic speeds are lower than the eastbound speeds.

- Improving the existing access is preferable from a residential amenity point of view and also results in lesser impact on trees/hedgerows.

Based on previous correspondence with the Council's highways engineer it was clear the revised proposals were technically acceptable and that there is no objection. However, would ask for this plan to be the subject of a formal updated consultation response.

S.106 and other matters

We are keen to work proactively with WC in preparing the S.106 and progressing to an outline decision, and are pleased you are able to work on this in parallel with consulting on highways and ecology. As discussed it would make eminent sense for the S.106 agreement for the Yard to be prepared in conjunction with that for Hilltop Way (ref 18/07328/VAR), since there are so many overlaps.

For reference, the applicant's solicitor is as below:

We have also been advised through Boodle Hatfield that your solicitor on the Hilltop Way S.106 is:

Planning Solicitor (Locum)
Legal Services, Wiltshire Council

We would be grateful of your early instruction of solicitors, to enable early progress towards an outline grant. As discussed this is important to assist Wiltshire Council through the forthcoming examination of the Housing Sites DPD which allocates the site, but also given the sub-5 year housing land supply currently faced by the authority. If there are any further queries don't hesitate to drop me a line.

Yours sincerely

Associate Director

Enc. Ecological report (Ecosupport, Jan 2019)
Drawing reference 4814-SK-012B