

Date of Meeting	25 th April 2019
Application Number	18/07692/REM
Site Address	Land South West of Quakers Road, Devizes, Wiltshire
Proposal	Reserved Matters Details of Layout, Scale, Appearance and Landscaping for the erection of 123 dwellings and associated open space including play area, attenuation basins, and site infrastructure at Land at Quakers Road, pursuant to Outline Planning Permission 15/01388/OUT
Applicant	Bellway Homes Limited (South West)
Town/Parish Council	DEVIZES
Electoral Division	Cllr Laura Mayes
Grid Ref	400895 162059
Type of application	Full Planning – Approval of Reserved Matters
Case Officer	Jonathan James

Reason for the application being considered by Committee

The application is for approval of the details of a major development, which has the potential for impact on the amenity of neighbouring residents; support for the application to be considered at full committee has been highlighted by the Local Member for this area.

1. Purpose of Report

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

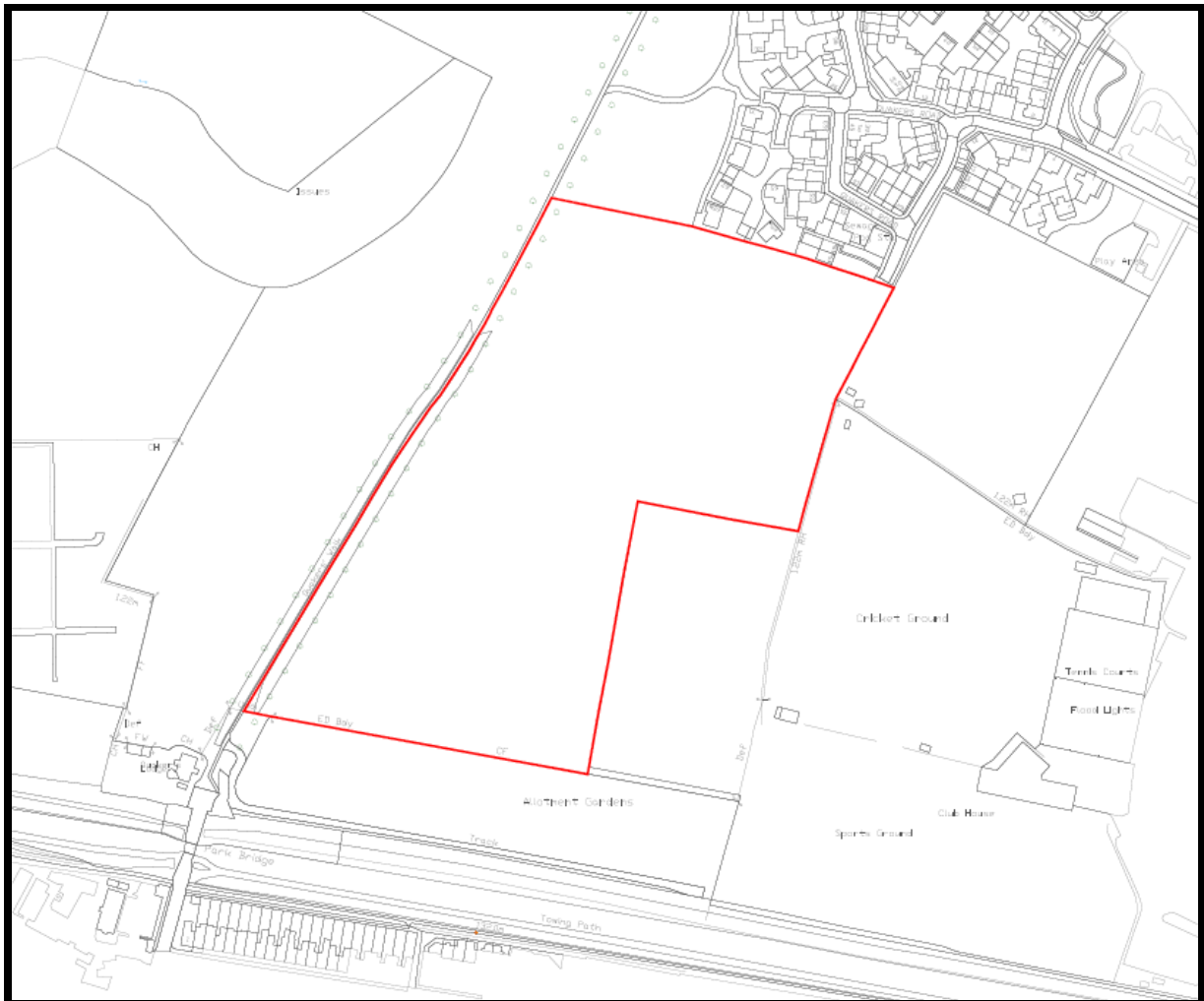
2. Report Summary

Objections have been raised to the visual impact; the impact on neighbour amenity; the impact on highway safety and air pollution; impacts on the environment and ecology. These are considered to be the principle matters raised in representations on the scheme, although many have been determined as acceptable at outline stage.

3. Site Description

The site, which has an area of approximately 4.72 hectares, is in agricultural use. There is a slight drop in level towards a pedestrian route, Quakers Walk, to the west that is 'sunk' into the landscape and flanked on either side by mature trees, which are protected by Tree Preservation Order (TPO). To the north is the Quakers Road residential development, with

Trinity Primary School, completed in 2013. Devizes Sports Club lies to the east with the Wiltshire Police Headquarters and associated grounds beyond, whilst to the south are allotments with the Kennet and Avon Canal beyond.



Site Location Plan

A bridge crosses the canal from Quakers Walk to the town on the other side. London Road to the east also provides a public right of way to the town centre for pedestrians and cyclists. Vehicular access to the site is proposed from an existing access onto Quakers Road, an adopted highway that runs to the boundary in the north-east corner of the site.

The site is not in, or adjacent to, a Conservation Area but the tower of the Grade I listed St Mary's Church, some 420 metres to the south-west, is visible from within the site.

The site is around 800 metres to the north of Devizes town centre and is well facilitated with pedestrian and cycle links to the town centre and the facilities on offer within the town. It is recognised that there are employment opportunities within the town that would allow for sustainable transport choices for potential occupiers of the development.



Aerial (2014)

There are north and south bound bus stops on London Road immediately to the north of the Quakers Road junction. Service 49 connects the site with the town centre, Swindon, and Trowbridge whilst the X49 is a school service linking to local schools/colleges on a route between Devizes and Trowbridge. A northbound bus stop is provided on Keepers Road to the north of the site and service 1C provides a regular service to and from the town centre. There are also services to Swindon, Trowbridge and Marlborough.

4. Planning History

K/52761/O - Residential development (about 230 units), new primary school and creation of new access on to the A361 London Road – Approved with conditions (Land to the north)

15/01388/OUT - Outline planning application for residential development of up to 123 dwellings together with associated open space, landscaping, parking and access. Access to be taken from existing site access onto Quakers Road – Called in by Secretary of State, determined following Planning Inquiry – Decision – Approved with conditions.

16/05341/OUT - Outline planning application for residential development of up to 65 dwellings together with associated open space, landscaping, parking and access. Access to be taken from existing site access onto Quakers Road – Approved with conditions

5. The Proposal

The application is for the approval of reserved matters of all outstanding matters (Details of Layout, Scale, Appearance and Landscaping) for the erection of 123 dwellings and

associated open space including play area, attenuation basins, and site infrastructure at Land at Quakers Road, pursuant to Outline Planning Permission 15/01388/OUT



Site Layout Plan

6. Planning Policy

Wiltshire Core Strategy 2015 (WCS):

- Core Policy 1 – Settlement Strategy. This identifies settlements where sustainable development will take place, with a settlement hierarchy running from Principal Settlements through market towns and local service centres to large and small villages. Devizes is listed as a Market Town.
- Core Policy 2 – Delivery Strategy – in order to deliver the sustainable development envisaged in CP1, CP2 sets out the delivery strategy. Again, this states that houses will be delivered in sustainable locations, with a presumption in favour of such development within the limits of development defined on the policies map. This site is identified as falling within the limits of development of Devizes.
- Core Policy 3 – Infrastructure requirements – aims to ensure for the provision of necessary infrastructure requirements where appropriate.

- Core Policy 12 – Spatial Strategy: Devizes Community Area – clarifies that development in the Devizes Community Area should be in accordance with the Settlement Strategy as set out in Core Policy 1.
- Core Policy 43 Providing Affordable Homes
- Core Policy 45 Meeting Wiltshire’s Housing Needs
- Core Policy 50 – Biodiversity and geodiversity - Development proposals must demonstrate how they protect features of nature conservation and geological value as part of the design rationale.
- Core Policy 51 – Landscape – the supporting text for this in paragraph 6.85 identifies the need to protect the distinct character and identity of the villages and settlements in Wiltshire. Development should protect, conserve and where possible enhance landscape character, and any negative impacts must be mitigated.
- Core Policy 55 Air Quality
- Core Policy 57 – requires new development to make a positive contribution to the character of Wiltshire
- Core Policy 58 – Ensuring the conservation of the historic environment – requires development to protect, conserve and where possible, enhance the historic environment, and states that designated heritage assets and their settings will be conserved.
- Core Policy 60 – Sustainable transport – The council will use its planning and transport powers to help reduce the need to travel particularly by private car this will be achieved by planning developments in accessible locations.
- Core Policy 61 – Transport and new development – New development should be located and designed to reduce the need to travel particularly by private car, and to encourage the use of sustainable transport alternatives. The proposal must be capable of being served by safe access to the highway network.
- Core Policy 64 – Demand management – residential parking standards.
- Core Policy 67 – Flood Risk
- Core Policy 68 – Water resources

Devizes Area Neighbourhood Plan (2015)

National Planning Policy Framework (2018)

Wiltshire Local Transport Plan 2011 – 2016: Car Parking Strategy (March 2011).

7. Summary of consultation responses

Devizes Town Council – No objection

Environment Agency – No comments, does not affect our remit, the conditions requested have been included and no further comments to add on the reserved matters application.

Wiltshire Council Landscape – Following receipt of details the principle outstanding matter relates to the content of the Landscape Maintenance and Management Plan (LMMP). Subject to the inclusion of Landscape Scheme Drawings as additional Landscape

Maintenance and Management Plan (LMMP) appendices, and revised text within the report to reflect legal requirements for TPO tree works and additional tasks added to the maintenance schedule for replacement planting, there are no further outstanding landscape matters for this current application.

Wiltshire Council Urban Design Officer – No objection; Following revisions to the scheme the Urban Design Officer has now resolved earlier concerns subject to the imposition of conditions.

Wiltshire Council Highways Officer – Accept the layout from a highway perspective, following amendments received over the visitor bay spaces; the site appears otherwise to meet the parking standards. Where side roads are non-adopted bin collection points will be required along the main road; cycle storage requirements also need to be demonstrated.

Wiltshire Council Affordable Housing Officer – No objections; proposal provides the required amount of affordable housing as required.

Wiltshire Council Ecology Officer – No objection subject to condition; the drainage basins and POS has the potential to affect the integrity of the root systems of the TPO trees along Quakers Walk, which in turn can impact on the ecology of the area. However, these issues have now been satisfactorily resolved.

Wiltshire Council Arboricultural Officer – Support; Concerns were originally raised with regard to the impact on the TPO trees running along Quakers Walk from the proposed scheme. However, amendments to the design of the SuDs basins have removed the level of concern regarding this element. Support is now provided subject to conditions.

Wiltshire Police Architectural Liaison – Comments that the 1.8m high fences to boundaries are accepted however gates need to be at the top of alleys as well as at the entrance to individual gardens. Amendments to the scheme appear to have resolved this.

Wiltshire Council Land Drainage – No objections; foul pumping station has been moved in accordance with advice provided by land drainage team; some further detail required; clarification on certain points should be provided. Conditions on the outline consent.

8. Publicity

The application has been advertised by way of a site notice, advertisement within the local press and by letter to neighbouring properties. The following is a summary of the responses received.

Object

- Not in compliance with neighbourhood plan
- No need for these dwellings
- Impact on neighbour amenity through overlooking
- Loss of privacy
- Impact on neighbour amenity through loss of light and overshadowing

- Visual impact of development along Quakers Walk elevation, with vehicular access and parking along this frontage
- Noise pollution impact on the use of Quakers Walk from housing and access fronting onto this area
- Is the cycleway necessary?
- The cycleway does not connect to any other cycleway/path
- Why is there now an inclusion of a 1.2m high post and rail fence dividing the existing open space from the proposed open space?
- Further funding is required for primary and secondary schools within the area
- Further funding is required for facilities and services for the area
- What further infrastructure is being put in place and the proposed timescales
- Lack of infrastructure within Devizes
- Air and noise pollution
- Impact on user's enjoyment of Quakers Walk
- There should be no lighting along Quakers Walk
- Increase in traffic through the provision of these dwellings
- Conflict between proposed traffic and pedestrians and children using the highways
- Impact on highways through increase in traffic
- London Road in Devizes is very busy and the junction through traffic will need to pass is already extremely congested, adding more houses will make this worse
- Access road to the site is inadequate to cope with the increase in traffic
- Modification to London Road junction required e.g. traffic lights or roundabout
- Air quality issues within Devizes, scheme will result in noxious air pollution
- Concern with the impact of construction traffic on the local road network
- No construction during the weekends
- Impact on protected species/wildlife
- Japanese Knotweed is noted as being within 50 metres of this site along the canal
- Design of the buffer is unacceptable, utilitarian in design, a constant 35m depth, should be undulating and more natural
- Buffer zone too small
- Drainage equipment should not be in buffer zone
- The green space along Quakers Walk is already diminished through the existing housing estate, this will make it worse
- Safety issues through conflict between the attenuation ponds and the play area
- There exists already three underused play areas within the existing Quakers Walk development which do not encroach on the buffer zone
- Conflict with adjacent sports fields
- Potential for anti-social behaviour with increase in dwellings in this location
- Would prefer to see affordable rented dwellings distributed elsewhere on the development site
- Decision has already been made to build
- Insufficient detail relating to:
 - Boundary fences;
 - Clarity on the cycleway.

9. Planning Considerations

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise. Paras 2 & 11 of the NPPF (2018) reiterate and confirm this requirement. This is the starting point for determination. The Wiltshire Core Strategy, adopted in January 2015 is the relevant development plan for the purposes of this proposal, as is the Devizes Area Neighbourhood Plan (2015).

9.1 Principle of Development

The principle of development has already been established for the provision of up to 123 dwellings on this site at outline stage. The assessment of the details at outline stage, by the Secretary of State, also considered such issues as noise, access to local services, ecology/wildlife, open space, flooding, drainage, air pollution, highway safety and the capacity of infrastructure to accommodate the proposed dwellings. It was concluded that these matters were adequately catered for and so planning permission was given. As the implications of these numbers have already been tested and proven, there can be no grounds for objecting to them now. At the time of determination of the application at outline stage both the WCS (2015) and the Devizes Neighbourhood Plan (2015) were adopted planning documents against which the provision of 123 dwellings at this site was considered acceptable.

9.2 Visual Impact

Objections have been raised that the layout of the site along the western boundary, of dwellings and parking fronting onto a supporting access road facing Quakers Walk, would be visually unacceptable. With reference to the indicative masterplan, which shows the housing along the western boundary of the site to be fronting onto an access road with associated parking facing Quakers Walk, it is considered that an assessment of this impact has already been accepted at outline stage.

On walking along Quakers Walk what is noticeable is that the path is at a slightly lower level in parts than the site. The existing mature trees along the walk provide a sense of enclosure to the users of the path and afford glimpses from the path to the wider countryside to the west and to either housing or the sports pitches to the east. It is agreed that the development of this site will change the outlook from the path to the east. However, with due regard to the proposed planting and landscaping that is proposed within and along the 35 metre buffer zone it is not considered that the changes will be to the detriment of the area. In addition the proposed development presents its front elevation to the street and to Quakers Walk which creates a degree of interaction between the different uses, as opposed to presenting the rear elevation of properties which are then generally bounded by 1.8 to 2.0 metre high boundary features to provide privacy to rear gardens. Bearing in mind that this is not a through road other than for users of the estate the level of traffic along this highway will not be significant.

Concern has been raised at light pollution along Quakers Walk and that there should be no lighting along this path. The proposal does not include lighting along the path of Quakers Walk, although it is considered that a certain degree of lighting will be required along the estate road that runs parallel with it. This however can be reasonably controlled through condition.

As such the concerns and objections are not agreed with in this instance. Comments from the Councils Urban Designer do not object to the final scheme along this elevation either, as such the visual change along this frontage is considered acceptable in this instance.

9.3 Ecology

In carrying out its statutory function, the planning authority must have sufficient information to judge whether the proposal would be likely to result in any adverse impact to protected habitats or species, in line with NPPF and with CP50 WCS (2015). Core Policy (CP) 50 provides the Councils stance on biodiversity and how development must take into consideration the importance of such features and species using an area, how they can be maintained and where it is deemed necessary to alter a feature, appropriate mitigation. The presence of any protected species would be a material consideration within the planning system.

An ecological assessment has been carried out in support of the scheme and comments have been received from the Council Ecologist on this matter. Whilst it was acknowledged that the drainage basins and POS have the potential to affect the integrity of the root systems of the TPO trees along Quakers Walk, which in turn could impact on the ecology of the area, it is considered that the submitted details on this matter has effectively resolved this issue.

It is considered that the ecology issues have all now been addressed, other than that the location of the reptile refugia, bat and bird boxes (as proposed in the ecology report) should be shown on a plan. The location of these can be reasonably addressed in a condition. The relationship between the retained trees and the swales has now been sufficiently addressed and it is considered that the integrity of these mature trees will not be compromised and they will continue to provide foraging and commuting habitat for bats, birds and a range of small mammals and invertebrates.

9.4 Neighbour amenity

Concerns have been expressed by local residents at the likely impact of the proposed dwellings on the enjoyment of their homes through loss of light, overshadowing and loss of privacy through overlooking.

The only nearby residential properties that could be affected by the proposed scheme lie along its northern boundary and more specifically are numbers 49a, 65a and 65b Quakers Road.



Indicative Master Plan considered at outline stage

As was clear at outline stage the proposal included the provision of housing along the northern boundary with rear gardens backing onto the adjacent existing dwellings. The indicative masterplan identified up to 11 properties bordering along this boundary.



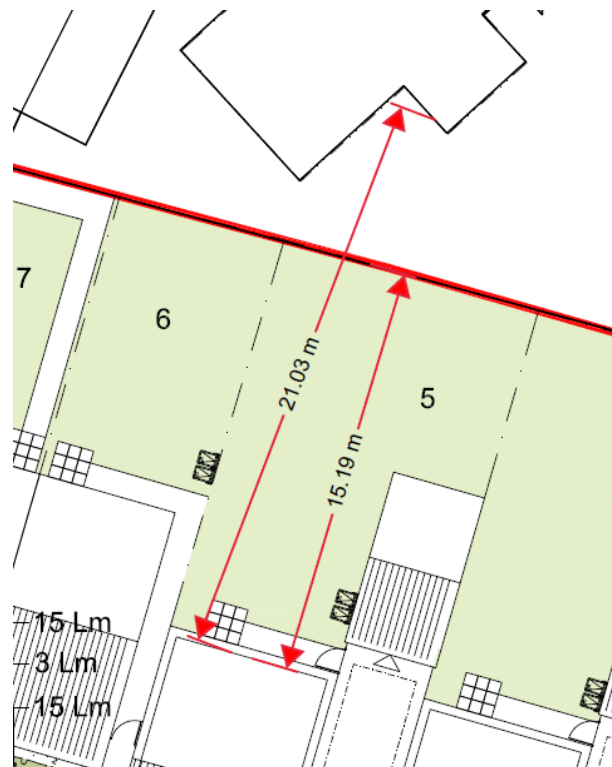
Proposed site layout (REM)

The proposed layout shows 12 properties physically bordering the existing dwellings; concerns were initially identified to the agent with regards to the distances between properties along this part of the site and the likely impact on neighbour amenity. The scheme now for consideration allows at its shortest point 10.5 metres from the proposed rear elevation to the boundary with the properties behind, thereby ensuring that the proposed scheme would not create an unacceptable level of overlooking into the garden areas of these properties.

Plots 7 and 8 look onto the garages for 65a and 65b; Plots 11 and 6 and to a degree 3 and 10 look onto gable elevations; Plots 12 and 1 are onto front gardens; Plots 4, 5 and 9 and to a degree 10 and 3 the rear elevations outlook over the rear gardens of the existing properties. At the minimum the distance from the closest properties to the existing boundaries is 10.5 metres - the appropriate distance as guidance recommends.

Numbers 65b and 49a present a gable elevation onto the proposed dwellings and as such there would not be any direct overlooking from the proposed scheme into habitable accommodation on a principle elevation. Objections have been received from the occupiers of 65b at overlooking into their conservatory and that the distance from the proposed rear elevation to the side elevation is less than the required 21 metres. The recognised guidance of 21 metres between rear elevation to rear elevation is acknowledged, however the proposed scheme would create a scenario of approximately 15-16 metres from the rear elevation of the proposed dwellings to the side elevation of the existing conservatory. Bearing in mind that this is a higher density urban location where there exists at present degrees of overlooking between the existing properties of Quakers Walk, it is considered that this minor infringement would not be so severe.

The occupiers of 65a have also objected to the scheme due to loss of privacy. Plot 5 of the proposed scheme presents its rear elevation towards 65a and at its closest point (rear elevation to nearside corner) would be 17.5 metres approximately. However, the rear of 65b is at an oblique angle to the rear of plot 5 and as such would prevent direct overlooking rear elevation to rear elevation. Also the rear elevation of plot 5 to the side windows of the kitchen area would also be 21 metres.



Plot 5 distances to 65a Quakers Road

It must be recognised that within urban locations such as this and the densities that are encouraged in the interests of sustainable development of land putting it to its optimum use will likely result in a higher density of development however this would not be considered uncommon or unreasonable. Whilst it is acknowledged that both situations have a degree of impact it is considered that they would not be so severe as to reach a reason for refusal in this instance.

The occupiers have also objected to the scheme on the grounds that the erection of 7 dwellings along their southern boundary (plots 8 to 14) will impact on their property through loss of light. They have requested that if there were more detached dwellings with parking along the sides that this would create more gaps between dwellings and allow for sunlight to filter through.

The concerns raised are acknowledged, however it is considered during the course of peak times of the year that the proposed dwellings would have little to no impact through loss of light to the property. It is acknowledged that the light from a low lying winter sun would be impacted upon through dwellings in this location; however this would not be so significantly different between what is now proposed and if there were more detached properties along this row. It is further considered that this would not be so significant as to warrant a reason for refusal in this instance.

Objections are raised suggesting that the scheme would lead to anti-social behaviour through the increase in dwellings. This is an unfounded suggestion and carries little weight in the determination of this application.

9.5 Highway issues

As described above any issues relating to any potential impact on the wider road network were considered at outline application stage and were found to not be an issue.

With regards to the proposed layout and parking arrangements associated with the current scheme before the Council, no objections are raised by the highway officer who acknowledges that sufficient space is provided for parking in relation to the proposed scheme. No objections are raised to the application by the highway officer and the scheme is now considered acceptable.

9.6 Other matters

Comments have been raised at the lack of infrastructure, within the area. These wider issues have been assessed at outline stage where it was considered that through the planning obligations secured under section 106 and also contributions provided through the Community Infrastructure Levy (CIL) would provide contributions acceptable to the scale and kind of development proposed.

Comments have been raised at the proposed cycle way running parallel to the Quakers Walk. The cycle path appears to end at an unrelated point along the sites northern boundary into the existing buffer zone with no connection to any existing cycle/foot path. However, what has been depicted on the plans is as is required per the conditions of the

consent granted under the outline application. As such whilst the path ends along the boundary without actually connecting to an existing path the applicants have fulfilled the requirements of the outline consent. A further indicative plan has been provided providing a link to an existing path to the north of the site, however as the applicants do not have control over this land and it is outside the curtilage of the site they are not in position to provide this link.

Concerns have been expressed at the size of the buffer zone and the provision of drainage basins and public open space (play equipment) within this area. However, these provisions are fundamentally as per the proposed details which were considered acceptable at outline stage. The reduction of the original proposed basins and the inclusion of underground attenuation has effectively increase the amount of area that can be attributed to public open space and for the play equipment. This has now been considered acceptable.

Concerns have been raised at the potential for conflict between the current use of the adjacent sports fields and the proposed dwellings backing onto this land. It has further been suggested that creation of these dwellings will lead to anti-social behaviour/vandalism of the sports club facilities from residents. Such comments are not evidenced and the current scheme does not propose to have pedestrian access from the rear gardens into the existing sports fields. As such this is reasonably considered beyond the remit of this application. With regards to the proposed boundary treatment between the adjoining sports fields and the proposed development it is required under condition 17 of the outline consent for this to be agreed with the LPA. Whilst a scheme has been submitted for a 1.8m high fence it is considered that the Planning Inspector in imposing this condition was seeking a more substantial barrier and as such the requirements of this condition are considered not to have been met. Further detail will be required with regards to this element.

10. S106 contributions

As agreed under the signed S106 agreement at outline stage – contributions towards affordable housing open space and play equipment, tow path and footpath financial contributions and green travel vouchers.

11. Conclusion (The Planning Balance)

In determining this application the local planning authority is fully aware that if development accords with an up-to-date Local Plan it should be approved, and that proposed development that conflicts should be refused unless other material considerations indicate otherwise.

The principle of development and the issues relating to the wider environment have been considered at outline application stage and have been found to be acceptable. It is therefore the consideration of the following matters that carries the greater weight. The visual impact of the proposed scheme has been considered acceptable within this location and detailing such as landscaping and lighting can be reasonably controlled through appropriately worded conditions. Whilst it is acknowledged that a minor degree

of impact would likely occur on the three closest properties to the site this would not be so significant as to result in a reasonable reason for refusal in this instance. Issues relating to ecology, drainage, highways and the environment have all been reasonably resolved through the supporting documents, although it is acknowledged that further clarification on certain points relating to these matters will require further conditions to be imposed. However, these matters now require clarification on minor points as opposed to fundamental issues.

There are three aspects of sustainable development, an economic, social and environmental role, to which the NPPF identifies that there is a presumption in favour of sustainable development. This is seen as a golden thread running through the decision making process and that local planning authorities should approve development in accord with the development plan without delay.

Substantial weight is given to the previous consent and the sustainable location of this proposed development. The provision of both market and affordable housing to the local housing market in this area also carries significant support for this scheme. On balance the development is considered to comply with the policies of the Wiltshire Core Strategy (2015), the NPPF and the Devizes Area Neighbourhood Plan and a positive recommendation is made.

RECOMMENDATION

Approve subject to conditions:

1. No development shall commence on site until an enhanced scheme landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:-
 - a Landscape plan that includes all ecological mitigation and enhancement *features* (in addition to habitats created).

REASON: The matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features and protected species.

2. No development shall commence on site until a revised Landscape Maintenance and Management Plan (LMMP), including the requirements and conclusions as set out in the Landscape Architects comments (received on the 5th April 2019; at Appendix 1) has been submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out as approved in accordance with the approved details.

REASON: The matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure the proper management of the landscaped areas in the interests of visual amenity.

3. All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

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

4. No development or earthworks shall take place until a Root Protection Area (RPA) fence in accordance with BS 5837-2012 Design, Demolition and Construction has been erected and checked by the applicants Arboricultural Consultant, Site Manager and Wiltshire Council Arboricultural Officer. Once the fence has been erected, it shall remain in situ until ALL development or earthworks have been completed. Any changes to the area of fencing must be agreed in writing by the LPA.

REASON: In order that the development is undertaken in an acceptable manner, to enable the Local Planning Authority to ensure the protection of trees on the site in the interests of visual amenity.

5. No walls shall be constructed on site, until a sample wall panel for each material, 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.

6. The development hereby approved shall not be first occupied until the estate roads, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car parking and street furniture have all been constructed and laid out in accordance with the approved details.

REASON: In order that the development is undertaken in an acceptable manner, to ensure that the roads are laid out and constructed in a satisfactory manner and in the interests of highway safety.

7. No dwelling shall be occupied, until cycle parking facilities have been provided in full and made available for use. The cycle parking facilities shall be retained for use in accordance with the approved details at all times thereafter.

REASON: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car.

8. The development shall not be first occupied until surface water drainage has been constructed in accordance with the approved scheme.

REASON: In order that the development is undertaken in an acceptable manner, to ensure that the development can be adequately drained.

9. 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), there shall be no additions/extensions or external alterations, including windows, doors or any other form of openings other than those shown on the approved plans, to the rear elevations of any of the dwellings on plots 1 to 14 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 any additions/extensions or external alterations, as described above.

10. 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), the garage(s) hereby permitted shall not be converted to habitable accommodation.

REASON: To secure the retention of adequate parking provision, in the interests of highway safety.

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

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

Plans Schedule:

Author	Title	Reference
Thrive	Site Layout	SL.01 H
Thrive	Coloured Site Layout	CSL.01 H
Thrive	Affordable Housing	AHL.01 D

	Layout	
Thrive	Materials Layout	ML.01 D
Thrive	Street Elevations	SE.01 D
Thrive	Adoptions Plan	ADP.01B
Thrive	Olive Floor Plans & Elevations Render	HT.OLI.per D
Thrive	Olive Floor Plans and Elevations Brick	HT.OLI.peb1 A
Thrive	Olive Floor Plans and Elevations Render	HT.OLI.per1 B
Thrive	Olive Floor Plans and Elevations Brick	HT.OLI.peb A
Thrive	Sandford Floor Plans & Elevations Render	HT.SAN.per D
Thrive	Sandford Floor Plans and Elevations Brick	HT.SAN.peb B
Thrive	Shipton Floor Plans & Elevations Brick	HT.SHI.peb C
Thrive	Shipton Floor Plans & Elevations Render	HT.SHI.per D
Thrive	Shipton Floor Plans & Elevations Recon Stone	HT.SHI.pes C
Thrive	Shipton Floor Plans and Elevations Render	HT.SHI.per1 B
Thrive	Somerby Floor Plans & Elevations Brick	HT.SOM.peb D
Thrive	Somerby Floor Plans & Elevations Render	HT.SOM.per C

Thrive	Somerby Floor Plans & Elevations Brick	HT.SOM.peb1 A
Thrive	Walton Floor Plans	HT.WAL.p C
Thrive	Walton Elevations Render	HT.WAL.er B
Thrive	Walton Elevations Render and Brick	HT.WAL.erb C
Thrive	Walton Elevations Recon Stone	HT.WAL.es B
Thrive	Woburn Elevations Brick	HT.WOB.eb C
Thrive	Woburn Elevations Render	HT.WOB.er C
Thrive	Woburn Floor Plans	HT.WOB.p C
Thrive	Woburn Elevations Recon Stone	HT.WOB.es B
Thrive	Woodcote Floor Plans & Elevations Brick	HT.WOO.peb D
Thrive	Woodcote Floor Plans & Elevations Render – Option 1	HT.WOO.per1 D
Thrive	Woodcote Floor Plans & Elevations Render – Option 2	HT.WOO.per2 D
Thrive	Woodcote Floor Plans and Elevations Render – Option 3	HT.WOO.per3 A
Thrive	Woodcote Floor Plans & Elevations Recon Stone	HT.WOO.pes D
Thrive	Wroughton Elevations Render	HT.WRO.er C
Thrive	Wroughton Floor Plans	HT.WRO.p C

Thrive	Wroughton Elevations Racon Stone	HT.WRO.es B
Thrive	Wroughton Elevations Brick and Render	HT.WRO.eb B
Thrive	Plots 93 99 Elevations	P93-99.e1 B
Thrive	Plots 93 99 Elevations	P93-99.e2 B
Thrive	Plots 93 99 Plans	P93-99.p1 B
Thrive	Plots 93 99 Plans	P93-99.p2 B
Thrive	Plots 93-100 Elevations	P93-100.e1 B
Thrive	Plots 93-100 Elevations	P93-100.e2 B
Thrive	Plots 93-100 Plans	P93-100.p1 B
Thrive	Plots 93-100 Plans	P93-100.p2 B
Thrive	2BH – Affordable – End Terrace - Floor Plans & Elevations Brick	HT.2BH.peb D
Thrive	2BH – Affordable – Mid Terrace- Floor Plans & Elevations Brick	HT.2BH-1.peb B
Thrive	2BH – Affordable – End Terrace – Floor Plans and Elevations Brick – Option 1	HT.2BH.peb-1 A
Thrive	3BH – Affordable – End Terrace Floor Plans & Elevations Brick	HT.3BH-1.peb C
Thrive	3BH – Affordable – Mid Terrace Floor Plans & Elevations	HT.3BH-2.peb D

	Brick	
Thrive	4BH – Affordable Floor Plans & Elevations Brick	HT.4BH.peb C
Thrive	3BH Affordable – End Terrace Floor Plans and Elevations Render – Option 5	HT.3BH-5.per B
Thrive	3BH Affordable – End Terrace Floor Plans and Elevations Render – Variation A	HT.3BH-A.per A
Thrive	3BH – Affordable – End Terrace Floor Plans and Elevations Brick – Option 3	HT.3BH-3.peb A
Thrive	3BH- Affordable – End Terrace Floor Plans and Elevations Brick - Option 4	HT.3BH-4.peb A
Thrive	3BH- Affordable – End Terrace Floor Plans and Elevations Brick - Option 5	HT.3BH-5.per A
Thrive	Boundary Details	BD.01.e.A
Thrive	Boundary Details	BD.02.e.A
Thrive	Boundary Details	BD.03.e.B
Thrive	Bike Store Floor Plans & Elevations	BS.pe B
Thrive	Refuse Strategy	RS.01 D
Thrive	Double Garage Plans & Elevations Brick	DG.peb.1 A
Thrive	Double Garage Plans & Elevations Render	DG.per.1 A
Thrive	Single Garage Plans & Elevations	SG.peb.1 A

	Brick	
Thrive	Single Garage Plans & Elevations Render	SG.per.2 A
Thrive	Single Garage Plans & Elevations Stone	SG.pes.3 A
Thrive	Twin Garage Plans & Elevations Brick	TG.peb.1 A
Thrive	Twin Garage Plans & Elevations Render	TG.per.2 A
Thrive	Twin Garage Plans & Elevations Stone	TG.pes.3 A
Hydrock	Highway Longitudinal Sections Sheet 1 Road 1 CH 0-300	1200 P4
Hydrock	Highway Longitudinal Sections Sheet 2 Road 1 CH 110-406	1201 P4
Hydrock	Highway Longitudinal Sections Sheet 3 Road 2, 3 & 4	1202 P4
Hydrock	Highway Longitudinal Sections Sheet 4 Road 5,6, 7 & 8	1203 P4
Hydrock	Manhole Schedule Sheet 1	1300 P8
Hydrock	Manhole Schedule Sheet 2	1301 P8
Hydrock	Engineering Appraisal	1500 P13
Hydrock	Drainage Strategy	1600 P14

Hydrock	Surface Water Exceedance Flow Paths	1601 P5
Hydrock	Attenuation Cross Sections	1602 P3
Hydrock	Vehicular Tracking Sheet 1 Inset 1-9	1900 P9
Hydrock	Vehicular Tracking Sheet 2 Inset 10-18	1901 P8
Hydrock	Vehicular Tracking Sheet 3 Inset 19-25	1902 P8
Hydrock	Vehicular Tracking Sheet 4 Fire Tender and Visibility	1903 P8
Hydrock	Surface Water Outfall Detail	2000 P7
Hydrock	Proposed Offsite Sewer Works Application Boundary	2001 P4
Hydrock	Typical Highway Construction Details	0401 P2
Hydrock	Drainage Technical Note	28 March 2019
Hydrock	Flood Risk Assessment	28 March 2019
Hydrock	SuDS Maintenance & Management Plan	DRD-D-5003 August 2018
MHP	Landscape Proposals Sheet 1 of 2	18076.101 I
MHP	Landscape Proposals Sheet 2 of 2	18076.102 I
MHP	LEAP Proposals	18076.201 D
MHP	Landscape	Updated version 6,

	Maintenance Management Plan	March 2019
MHP	Wet Pond Proposals	18076.111 C
MHP	Wet Pond Proposals	18076.112 A
EDP	Arboricultural Method Statement	Edp4643_r002_A
EDP	Arboricultural Addendum Statement	edp4643_r004a_B
BSG	Ecological Appraisal Report	6 August 2018
BSG	Ecological Management Plan	10 August 2018
BSG	Addendum to ecology report	2 January 2019

12. INFORMATIVE TO APPLICANT: 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.

13. INFORMATIVE TO APPLICANT: This permission shall be read in conjunction with an Agreement made under Section 106 of the Town and Country Planning Act, 1990 and dated the 25th October 2016 and the conditions imposed under application 15/01388/OUT reproduced below.

For Information - Schedule of conditions imposed by the Secretary of State on the outline planning permission for the site - 15/01388/OUT

1) No development hereby permitted shall commence in any phase until plans and particulars specifying the detailed proposals for all of the following aspects of the same, herein called "the reserved matters", have been submitted to and approved in writing by the Local Planning Authority for that phase.

- (a) The scale of the development;
- (b) The layout of the development;
- (c) The external appearance of the development;
- (d) The landscaping of the site;

The development shall be carried out in accordance with the approved details. Any reserved matters application pertaining to layout shall include the details of the access to the Rugby Club, as shown on the Illustrative Masterplan (Rev 003), dated January 2015 and shall make provision for a 35 metre buffer zone with Quakers Walk.

2) Application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission.

3) The development hereby permitted shall be commenced either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

4) The development hereby permitted shall be carried out in accordance with the approved plans Site Location February 2015; Site Boundary February 2015; and broadly in accordance with the Development Framework Revision 005 January 2015, with the provision of a landscaped buffer to Quakers Walk of a minimum width of 35 metres.

5) No development shall take place until a phasing scheme has been submitted to and agreed in writing by the Local Planning Authority.

6) No development shall commence on site until an Ecological Management Plan has been submitted to and approved in writing by the local planning authority. This should include details of:

- a) Habitat creation and management measures along Quaker's Walk;
- b) Mitigation measures for reptiles;
- c) Monitoring for Annex II bat species;
- d) Enhancements for Wiltshire BAP habitats/species.

For clarity, these details should be represented on a site drawing. All development shall be carried out in accordance with the approved Ecological Management Plan.

7) No development shall commence on site until a Construction Environmental Management Plan, incorporating pollution prevention measures together with precautionary timings and working practices to prevent adverse impacts to sensitive habitats and species, has been submitted to and approved in writing by the local planning authority. The plan shall

subsequently be implemented in accordance with the approved details and agreed timetable.

8) No external lighting shall be installed without the prior approval of the local planning authority. Any request for external lighting submitted pursuant to this condition shall include details of the type of light fitting and information regarding its position, height, orientation and power. The lighting shall be installed in accordance with the approved details and it shall not thereafter be modified unless agreed beforehand in writing by the local planning authority.

9) No development shall commence on site until a Construction Method Statement, which shall include the following:

- a) the parking of vehicles of site operatives and visitors;
- b) loading and unloading of plant and materials;
- c) storage of plant and materials used in constructing the development;
- d) the location of construction compound(s) and positions for site office(s);
- e) the erection and maintenance of any security hoarding/fencing;
- f) measures to control the emission of dust and dirt during construction;
- g) a scheme for recycling/disposing of waste resulting from demolition and construction works;
- h) hours of construction, including deliveries;
- i) wheel washing facilities.

has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period.

10) No development shall commence on site until details of protective fencing for the trees along Quakers Walk have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall accord with British Standard 5837 (2012): 'Trees in Relation to Design, Demolition and Construction - Recommendations' and the information shall include details of the type of fencing to be used and its position. Once the fencing has been erected it shall be maintained for the duration of the works and no vehicle, plant, temporary building or materials, including raising or lowering of ground levels, shall be allowed within the protected area(s).

11) The dwellings hereby approved shall achieve a level of energy performance at or equivalent to Level 4 of the Code for Sustainable Homes. No dwelling shall be occupied until evidence has been submitted to and approved in writing by the local planning authority which demonstrates that this level or equivalent has been achieved.

12) No development shall commence on site until details of existing and proposed ground levels across the site (including within the Quakers Walk buffer zone), proposed slab levels and details of spoil disposal have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

13) Prior to occupation of the 30th dwelling a 3 metre wide shared use cycleway shall have been provided and made available for use to enable connection with the existing shared use

path in front of 65B Quakers Road, running parallel to Quakers Walk, and connecting at its south western end to Quakers Walk, as indicated in outline on the Development Framework plan January 2015.

14) No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access / driveway), incorporating sustainable drainage details together with permeability test results to BRE365 plus if a discharge to the canal is proposed details of the Canal & River Trust approval and details of ownership of attenuation ponds, and maintenance regimes, has been submitted to and approved in writing by the Local Planning Authority. Any scheme proposing drainage ponds in the 35 metre buffer zone shall demonstrate how their construction and use is compatible with the purpose of the buffer zone to provide an informal and safe landscaped area. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

15) No development shall commence on site until a scheme for the discharge of foul water from the site, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details and no dwelling shall be occupied until the necessary works serving that dwelling have been completed and made operative in accordance with the approved details.

16) No development approved by this permission shall commence until a scheme for water efficiency has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the agreed details.

17) Prior to the commencement of development, a scheme setting out the boundary treatment to the adjoining Rugby Club shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented prior to the occupation of dwellings.

Appendix 1

Wiltshire Council Planning Consultation Response

LANDSCAPE

Officer name: Mark Goodwin CMLI Senior Landscape Architect
Landscape and Design Team, Economic Development & Planning, Wiltshire Council.

Date: 5th March 2019

Application No: 18/07692/REM (*Further revised Information*)

Proposal: Reserved Matters Details of Layout, Scale, Appearance and Landscaping for the erection of up to 123 dwellings and associated open space including play area, attenuation basins, and site infrastructure at Land at Quakers Road, pursuant to Outline Planning Permission 15/01388/OUT

Site Address: Land South West of Quakers Road, Devizes, Wiltshire

Case Officer: Jonathan James

Recommendations

<input type="checkbox"/>	No Comment
<input type="checkbox"/>	Support
<input type="checkbox"/>	Support subject to conditions (please set out below)
<input checked="" type="checkbox"/>	Holding Objection (see conclusion & outstanding matters below)
<input type="checkbox"/>	No objections

Background

Andrea Kenworthy (AK) (Landscape Officer, Wiltshire Council) has provided landscape planning advice for this application to date. AK has since left the employment of Wiltshire Council. I have reviewed AK's previous landscape advice and consultation responses provided to the LPA to date and provide the following, and hopefully final, landscape comments and observations and recommendations to the LPA on the acceptability of recently submitted further revised information submitted to address the previous landscape officer's comments and feedback.

Further revised, and additional, information has now been submitted by the applicant to address previous landscape officer advice and feedback to date. This includes the following information for the purpose of discharging the Landscaping element of Reserved Matters Condition 1(d) for 15/01388/OUT;

- Site Layout - Dwg. BELL 170619 SL.01 - Rev H
- Coloured Site Layout – Dwg. BELL170619 / CSL.01 Rev: H
- Materials Layout – Dwg. BELL170619 / ML.01 Rev: D
- Landscape Proposals (Sheet 1 of 2) - Dwg. 18076.101 - Rev: I

- Landscape Proposals (Sheet 2 of 2) - Dwg. 18076.102 - Rev: I
- Wet Pond Proposals - Dwg. 18076.111 – Rev: C
- Wet Pond Proposals Southern Pond (Cross Sections) – Dwg. 18076.112 – Rev: A
- Cycle Path Option 1 (illustrative) – Dwg. BELL 170619 CP.01 – Rev: A
- Cycle Path Option 2 (illustrative) – Dwg. BELL 170619 CP.02 – Rev: A
- LEAP Proposals - Dwg. 18076.201 - Rev: D
- 5 Year Landscape Maintenance and Management Plan (MHP) V6 – 25 March 2019)

Comments and Observations

Foul pumping station

Location accepted and details of perimeter fencing and hedge shown on revised materials and landscape drawings as requested. No further comments.

Cycleway Connection

2 cycleway options are illustrated within additionally submitted plans. I suggest route Option 1 is preferable for public amenity interests, passing through the POS area on a more direct and pleasant alignment rather than the other more convoluted route (Option 2) which passes a long run of end on parking bays within new streets.

I suggest Highways / Sustainable Transport Officer/s should provide the LPA definitive advice on this outstanding Matter. No further landscape comments.

SuDS attenuation basins

Further details have been provided for the Wet Pond areas, illustrating profiles and landscaping treatment. I consider these acceptable in terms of amenity. No further comments.

Detailed design appearance of outfall has also been provided within additional drainage drawings. No further landscape comments.

Landscape planting proposals

Drawings have been revised. No further landscape comments.

Play provision

Revised LEAP drawing submitted. No further landscape comments.

Unnecessary Timber Post and Rail fencing

I note the Materials Layout drawing has been revised to remove this unnecessary fence line along the northern edge of the linear POS area close to the pumping station. No further landscape comments.

OUTSTANDING MATTERS

The only outstanding issue which requires further revision in terms of Conditioned landscape matters for this application is the 'Landscape Management & Maintenance Plan'.

Landscape Maintenance and Management Plan

AK has previously highlighted the importance of identifying the existing TPO Trees adjoining the site, and requested that the legal requirements relating to potential future tree work maintenance is adequately conveyed within the Landscape Maintenance and Management Plan (LMMP).

It is therefore disappointing that this has still not been adequately addressed within the latest version of the LMMP (V6) of this report.

In the spirit of co-operation, and to avoid any unnecessary further delay, I highlight how the LMMP could now be further revised to provide an acceptable plan;

1. Add additional paragraph 2.2.6 within body of report to read;
"Any proposed tree works identified to be necessary for protected trees covered by '**Tree Preservation Order ref: E/328/W1 (Quakers Walk, Devizes)**' can only be carried out following approval of a planning application to carry out tree works to protected trees, made to the Local Planning Authority (Wiltshire Council)."

(Alternatively add above text /or similar to follow at end of Para. 2.2.3)

2. Copies of the final approved versions of the landscape drawings referenced at section 1.1.3 of the report should be included as an appendix to this report in order to provide site specific clarity of information for the future Management Company / Management Authority. The drawings referenced at section 1.1.3 of the report should also now additionally include the 2 additionally submitted Wet Pond Proposals drawings. 18076.111 – Rev: C & Dwg. 18076.112 – Rev: A

3. Figure 1. Maintenance Schedules - Appendix 1

The Body of the LMMP report refers to 'replacement of failed tree planting' and correspondingly prescribes an annual inspection and replacement task within the corresponding section of the maintenance schedule.

The maintenance schedule should also include an annual task item for inspection and replacement of missing, dead, dying, plants (failed planting) to cover the first 5 years following practical completion for 'Native hedge planting' and 'Ornamental planting' (separating replacement planting task from the monitoring task) i.e;

- Native Hedge Planting -

6.10 – Replacement of failed planting - Doc ref: 2.6.1 - annually (yrs. 1-5 / Nov-March etc.)

- Ornamental Planting -

7.8 – Replacement of failed planting - Doc ref: 2.7.3 - annually (yrs. 1-5 / Nov-March etc.)

Conclusion

Subject to the inclusion of Landscape Scheme Drawings as additional LMMP appendices, and revised text within the report to reflect legal requirements for TPO tree works and additional tasks added to the maintenance schedule for replacement planting, I do not identify any further outstanding landscape matters for this current application.

END

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