

REPORT TO THE STRATEGIC PLANNING COMMITTEE

Date of Meeting	20th June 2019
Application Number	18/02955/FUL
Site Address	Land at Marsh Farm, Coped Hall, Royal Wootton Bassett, Swindon, Wiltshire SN4 8ER
Proposal	Class C2 66 Bed Care Home with Associated Car Park and Landscaping and Upgraded Access from Hook Road
Applicant	Leda Properties Limited & Ideal Care Homes
Town/Parish Council	Lydiard Tregoze
Division	Royal Wootton Bassett East
Grid Ref	407568 183792
Type of application	Full Planning
Case Officer	Lee Burman

Reason for the application being considered by Committee

The application has been called in for committee determination by the Division Member, Councillor Groom to consider the impact of the proposed care home in terms of the scale of development; Environmental Impact; Impact to the character, appearance and visual amenity of the locality; highways Impact; and establishment of a precedent for further development in the adjacent locality.

The application is reported to the Strategic Committee as it relates to the same site and similar proposals previously considered and refused by the Committee and subsequently dismissed at appeal.

1. Purpose of Report

To consider the application against the provisions of the development plan and relevant material circumstances and recommend approval subject to conditions.

2. Report Summary

Eleven representations of objection and one general comment have been received. Royal Wootton Bassett Town Council and Lydiard Tregoze Parish Council object to the application.

3. Site Description

The application site lies adjacent to and immediately north of the Malmesbury Road/B4041 stretching westward from the Coped Hall Roundabout and adjacent to the Hook Road/A3102 to the north, adjacent to existing properties fronting that road. Further to the north running in an east west direction is the M4 motorway. The application site area is 0.55 hectares. The land is presently in agricultural use and generally has gentle contours and a level topography. There is varied landscaping around the site's perimeter, with hedges demarcating the existing field pattern and some mature trees. The application site boundary

partially extends around the adjacent Hook Road in one location to the east providing the site access point.

The site is outside of the defined settlement framework boundary for the town of Royal Wootton Bassett and is therefore defined as being within the open countryside in terms of the development plan. The application site is not subject to any international (e.g. European), national or regional designations but is within proximity of a listed building and a known location of archaeological interest and potential.

To the southwest, across the B4042, are residential properties of relatively modern character, whilst to the east, across the A3102, are agricultural fields. To the west is an area that has been recently developed to accommodate a new 'sports hub' comprising a range of facilities for rugby, cricket, football and tennis. Along the A3102 frontage directly to the north of the site there is a single residential property and the Marsh Farm Hotel. Further residential properties extend northward to the village of Hook.

The Coped Hall roundabout to the south west of the site is a key gateway into Royal Wootton Bassett from Swindon and the M4 and is the focus for a range of commercial activities including a car sales garage (now consented for change of use to an Aldi superstore), public house, Travis Perkins builders merchants and a Rapid Hire tool and plant hire centre.

4. Planning History

13/07291/SCR	Screening Opinion as to Whether an Environmental Impact Assessment is Required in Respect of Proposed Mixed-Use Development. EIA not Required.
14/08060/OUT	Mixed Development of upto 320 Dwellings, Community Hub Comprising of 500sqm of A1/A2/A3/A4/A5/D1 & D2 Uses, Public Open Space, Landscaping, Extension to Approved Sports Hub & Access. Refused and dismissed at appeal
16/06995/FUL	Hybrid Application for a 2,469 m ² (GIA) supermarket with access and landscaping (detail) and Class C2 care home of up to 3,000 m ² (outline). Refused and Dismissed at appeal.

5. The Proposal

The development proposed is for a three storey Class C2 66 Bed Care Home with Associated Car Park and Landscaping and Upgraded Access from Hook Road. The application is made in full detail.

The application is supported by full plans and the following statements:-

- Landscape and Visual Impact Assessment
- Arboricultural Report
- Ecology Report
- Feasibility Report
- Needs Assessment
- Transport Statement & Travel Plan

Flood Risk Assessment
Design and Access Statement
Planning Statement

6. Planning Policy

National Policy

National Planning Policy Framework (NPPF) (Feb 2019) and Sections 6, 11 & 12; paras 2, 8, 11, 12, 38, 47, 61, 108, 109, 127, 128, 130, 163, 170, 175, 180, 190, 192, 193, 194, 196 are of particular relevance but this is not an exclusive and/or exhaustive listing and further para references of relevance are made within the report.

National Planning Policy Guidance (NPPG)

Development Plan

Adopted Wiltshire Core Strategy (January 2015)

The policies within the Core Strategy that are of particular relevance to the consideration of this proposal are listed below.

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 3: Infrastructure requirements
- Core Policy 19: Spatial Strategy for the Royal Wootton Bassett and Cricklade Community Area.
- Core Policy 41: Sustainable construction and low carbon energy
- Core Policy 43: Providing affordable homes
- Core Policy 45: Meeting Wiltshire's housing needs
- Core Policy 46: Meeting the needs of Wiltshire's vulnerable and older people
- Core Policy 50: Biodiversity
- Core Policy 51: Landscape
- Core Policy 52: Green Infrastructure
- Core Policy 55: Air Quality
- Core Policy 57: Ensuring high quality design and place shaping
- Core Policy 58 Ensuring the conservation of the historic environment.
- Core Policy 60: Sustainable transport
- Core Policy 61: Transport and new development
- Core Policy 62: Development impacts on the transport network
- Core Policy 67: Flood Risk
- Core Policy 68: Water Resources

Saved policies of the North Wiltshire Local Plan 2011

- H4 Residential outside framework boundary
- NE14 Trees
- NE18 Noise and pollution

Emerging Development Plan

- Wiltshire Housing Site Allocations Development Plan Document
- Lydiard Tregoze Neighbourhood Plan

Other considerations

- Royal Wootton Bassett Neighbourhood Plan
- Community Infrastructure Levy

7. Consultations

Wiltshire Council Affordable Housing Team – No objection and no contributions required.

Wiltshire Council Adult Care – No objections and no comment to make on the needs assessment.

Wiltshire Council Spatial Planning Team - No objections

Wiltshire Council Highways – no objections subject to conditions

Wiltshire Council Drainage – No objections subject to conditions

Wiltshire Council Archaeology – No objections subject to condition

Wiltshire Council Urban Design Officer – Support

Wiltshire Council Ecology – support subject to conditions

Wiltshire Council Public Protection – No objection subject to conditions

Wiltshire Council Trees Officer – No objection subject to condition.

Wiltshire Council Landscape Advisor – Objection - it is considered that the LVIA submitted has under-estimated the adverse effects of the proposed development and has not shown an adequate mitigation strategy. The proposed development is in the countryside and is of a scale and massing which is incompatible with the character and appearance of the local area. The proposed development is too large for the small and restricted site, and will result in an incongruous development form which neither conserves nor enhances the character and appearance of the area, and falls foul of Core policies 51 and 57. The application is therefore unacceptable and should be refused.

Wiltshire Council Waste – no objections subject to provision for waste disposal – contributions sought.

Highways England – No Objections

Wessex Water – No objections and defer surface water drainage considerations to the Lead Local Flood Authority (Wiltshire Council). The Council should be satisfied that foul drainage provision is adequate.

Lydiard Tregoze Parish Council – Object. Previously submitted objections remain relevant. Development is out of character and scale with the locality; will result in coalescence; inadequate parking and access arrangements; inappropriate countryside location poorly related to services and facilities; Highways hazard would arise and there is no requirement for care home provision in the locality.

Royal Wootton Bassett Town Council – Object. The Committee considered the out of town location for the care home is unsuitable given its lack of proximity to local amenities and services. The Carterwood Report analysis for the supply of beds in 5 miles and 3 miles 'market' catchment area takes in the urban area of West Swindon. M4 is considered to be a psychographic barrier and therefore the operator may struggle to recruit staff whilst also finding it difficult to achieve full occupancy. The Council believes the report should be recast excluding the urban area of Swindon.

The Town Council has also made previous submissions during earlier consultation raising the following concerns:

- Sustainability of the care home
- Highway concerns
- The land was not identified in the Neighbourhood Plan as a suitable development site
- Serious drainage concerns
- The proposed development falls outside the settlement boundary
- The development represents further coalescence with Hook and therefore West Swindon.

8. Publicity

The application was advertised by site notice, press notice, neighbour notifications, notification to the parish and town councils in the locality and the local ward member.

The application has been the subject of three periods of consultation in respect of initial submissions, revised submissions aimed at addressing concerns raised during the first consultation and a final period of consultation in respect of the submitted needs assessment. The summary below and in section 7 is the cumulative position following all three periods of consultation. All representations are available for viewing on the Council's website.

- Harm to the landscape – character, appearance and visual amenity of the locality
- No need for the development, existing provision is sufficient
- Inadequate access and creation of a highways hazard
- Precedent for further development
- Increased flood risk and inadequate drainage
- Poor Quality Design/does not reflect character and appearance of the area
- Need assessment is generic and does not accurately show the position in Royal Wootton Bassett
- Proposal was dismissed at appeal for harm to the character and appearance of the locality
- Inadequate consultation
- Inadequate medical facilities in the locality
- Refer to and reiterate all previous comments made on earlier applications dismissed at appeal **Officer comment: summary of representations received from previous report to committee is copied in full as follows for ease of reference and transparency but it should be noted this summary related to a hybrid application for a combined supermarket and care home proposal:-**

Second report to Committee summary of representations:-

The revised scheme proposals were subject to a further period of consultation with all consultees notified and all persons have previously submitted representations also notified. 21 further representations were submitted and the issues raised can be summarised as follows:-

- *Previous objections submitted remain unchanged by the scheme revisions;*
- *No requirement for additional retail, there are vacant premises in and adjacent the town that are better located;*
- *Retail unit will undermine the vitality and viability of the town centre, impacting on small business;*
- *Submitted assessment does not take account of recent store closures in the town;*

- *The retail unit is not accessible by foot or bus and with the parking will generate car borne journeys;*
- *Site entrance on Hook Road is dangerous and will result in a highway hazard;*
- *Inadequate space available for proposed and required highways works;*
- *Proposed parking provision for the care home is inadequate, Green Transport Plan inadequate;*
- *Surface water drainage submission inadequate and inaccurate;*
- *The site is subject to flooding and inappropriate for the proposed development;*
- *Coped hall and local roads are heavily congested already and this will be worsened;*
- *Contrary to the policies of the Wiltshire Core Strategy being outside the framework boundary of the town;*
- *Inadequate consultation;*
- *Too many proposed accesses on the local roads adjacent the congested Coped Hall Roundabout;*
- *Inadequate local services to meet the needs of the elderly person at a proposed care home e.g. Local GPs;*
- *No requirement for care home;*
- *Will set a precedent for further development in this locality resulting in coalescence with Swindon and Hook;*
- *Strong local objection to the scheme proposals.*

First report to Committee summary of representations:-

The application was advertised by press notice, site notice, neighbour notification letters, notification to local organisations and publication of the Council's weekly list and application details to the Council's website.

318 representations of objection and 70 representations raising comments were made. Objections included a petition of 52 signatories which raised objection jointly to this application and 14/08060/OUT. Matters addressed in the submissions can be summarised as follows:-

- *Further housing development unjustified/unnecessary with the housing target for the area met;*
- *The retail element is out of town development, outside of defined retail frontages and harmful to the town centre; and will draw trade and activity away from the town centre;*
- *Empty/Vacant supermarket facility within the town centre which is a more appropriate location;*
- *Development is outside the settlement framework boundary;*
- *Hook village does not require further development and the character of the village would be lost if development proposed is permitted;*
- *No requirement for elderly persons accommodation – needs are met;*
- *Site unsuitable for elderly persons accommodation;*
- *Flooding risks and history of flooding in this locality;*
- *Existing highway network heavily congested and further development will worsen this situation;*
- *Application site address incorrect;*
- *Local services and facilities e.g. Education, dentists and GP surgeries over capacity and cannot serve additional population;*
- *Local infrastructure e.g. drainage, electricity, water supply over capacity and unable to serve additional population;*
- *Application site unsustainable and poorly served by public transport and remote for existing residential areas;*

- *Supporting information including retail assessment is inadequate with adequate convenience floorspace provided in the town centre already and the shortage being in comparison floorspace;*
- *Inaccurate baseline figures include in supporting documentation e.g. population;*
- *Over development of the site;*
- *Development will result in light pollution and this is not assessed;*
- *Inadequate detail re: foul sewerage provision;*
- *Coalescence with Swindon and urban sprawl of Royal Wotton Bassett is opposed;*
- *Access proposal inadequate and do not provide for safe pedestrian access, Pedestrian and cycle provision accessibility in the locality currently unsafe (local accidents referenced) and this will be worsened;*
- *Existing routes to school are not safe and will be worsened, currently all children are driven to school;*
- *Harm to landscape and visual amenity of the locality;*
- *Air & noise pollution will increase;*
- *Travel Plan will not be effective and people will still travel by car;*
- *Jobs created will be low value employment and this is not a significant benefit*
Dorset & Wiltshire Fire Authority – Objects as contrary to WCS CP3 & CP57 due to lack of provision for Fire Service infrastructure. The Fire Authority considers that their objection can be overcome by the use of a condition requiring the submission, agreement and provision of necessary infrastructure.
3 letters of support submitted identifying a need for shops and consequently residents have to out commute for shopping needs.

9. Planning Considerations

9.1 Principle of development

Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 states that “determination must be made in accordance with the plan unless material considerations indicate otherwise”. Paras 2, 11, 196 & 210 of the NPPF reiterate and confirm this requirement. This is the starting point for determination from a policy point of view. The Wiltshire Core Strategy Adopted January 2015 forms the local component of the current development plan.

The Wiltshire Housing Site Allocations DPD and the Lydiard Millicent Neighbourhood Plan have not reached an advanced stage of preparation at the time of writing such that significant weight could be afforded to the documents. The Sites Allocation DPD does not address care provision. The Royal Wootton Bassett Neighbourhood Plan (Made April 2018) does not cover the application site area but the plan boundary lies in close proximity.

Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities in determining planning applications affecting a Listed Building to pay special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. The statutory duty here is reflected in Section 12 of the NPPF and Core Policy CP58 of the WCS. Heritage Asset issues are addressed further below.

The Wiltshire Core Strategy was formally adopted by the Council on 20th January 2015. In accordance with the NPPF it sets out what is sustainable development in the context of Wiltshire. It retains a number of saved policies from the former Districts’ Local Plans (e.g. North Wiltshire Local Plan 2011). It forms part of the statutory development plan for Wiltshire.

WCS core policy CP19 does not identify requirements or priorities for provision for accommodation for the elderly or those in need of care in this respect. The Council's Adult Care Team has not commented in respect of demand and similarly has not identified objection or no demand or the adequacy of existing provision in this locality. It is well established at Wiltshire and National level however that the UK is experiencing an ageing population and requirements in this respect are increasing on an on-going basis and seriously impacting non-public sector service provision requirements. Furthermore the applicant has undertaken detailed assessments of demand based both on population characteristics in the Royal Wootton Bassett town and locality and in terms of the existing available care home provision in the locality. The needs assessment is based upon an analysis of the population profile and projections in the Royal Wootton Bassett locale and so is specific to the locality and the need arising within the town and surrounding area. The assessment identifies a requirement for over 1000+ bed spaces with occupancy at existing facilities in the town in excess of 95%. Effectively existing provision is wholly occupied. The submissions have been the subject of full consultation and no evidence to dispute or contradict the findings has been made available. The Council's Adult Care Team has raised no objections in respect of these submissions and their findings which do also include review and consideration of the Council's own Wiltshire Health and Wellbeing Joint Strategic Needs Assessment for older people 2017/18. The assessments submitted are considered to be robust and sound, clearly identifying a need for provision consistent with the Council's own assessment. In this context provision by the private sector must be welcomed in principle and to suggest that there is no requirement is not considered to be a justifiable and defensible basis for refusal of the application. In this context WCS Core Policy CP46 and supporting paras 6.53 – 6.55 clearly identifies and confirms this position and that there will be a need to make a wide range of forms of provision to meet this identified need.

CP46 does allow for specialist provision for the elderly to come forward outside of the limits of defined settlements. In this context it is important to note that whilst outside the defined boundary of the settlement the site and proposal is very closely related to the boundary sitting on the outskirts of the town. In this context it is considered that services and facilities are reasonably accessible. This matter is addressed in further detail in the "Highways/Access" section below. The scale of development proposed is considered proportionate to the scale of the town. Environmental and Landscape considerations are addressed below.

The applicant has confirmed that there is a contract agreed by an operator / care home provider which is considered to be a clear expression of demand. The operator in this instance is also co-applicant for the proposal and in submissions has confirmed that the development will be implemented at the very earliest opportunity. Officers are aware of several previous instances of permission for care homes not being implemented due to a lack of demand and subsequently applications for residential development coming forward on these sites. One such instance of this has occurred at Brynards Hill/Lower Woodshaw in Royal Wootton Bassett. This scheme did not come forward and has not been implemented with a revised housing consent approved and currently being built out. In part the justification for the revised scheme at that site was a lack of a provider/demand for the care home. This is considered to be addressed by the confirmed operator for the facility herein proposed; the evidence submitted as to the contractual arrangements with the landowner whereby the operator is bound to purchase the site upon the grant of consent for the care home proposal, and the new detailed evidence submitted demonstrating the significant level of need in this locality. It should also be noted that the applicant is a national care home provider who has developed proposals in Wiltshire successfully already e.g. Devizes and who is advancing other proposals at the moment including at Chippenham. They have also provided information as to care home delivery elsewhere in the South of England confirming a track

record of delivery of such proposals/planning permissions once consent has been granted. In this context officers are convinced that this proposal will come forward.

Furthermore the applicant has reviewed the details available for the care home proposal and subsequent residential application at Brynards Hill/lower Woodshaw from the perspective of a care home provider. They identify that the proposed care home in that instance was for a 39 bed scheme. They identify that this scale of development of care homes has not be considered viable by almost all care home developers/operators for some time, with all new care homes being built for no less than 60 older people. Additionally the permitted scheme in that instance was not supported by a care home operator, instead being advanced by a housebuilder and had not been based on a detailed needs assessment. In each respect the position is in contrast to the current application proposals.

It should at this point also be noted that there are other scheme benefits in terms of job creation and the economic benefits arising from construction which also weigh in favour of the scheme proposals.

It is a material consideration of significant weight that the application site and adjoining land have been the subject of recent applications which were refused and subsequently dismissed at appeal. There are however several relevant material differences between those refused proposals and the current application.

Firstly the previous application was a hybrid Outline and Full application with the care home element of that scheme only proposed in Outline. The current care home application is in full detail and the submissions provide greater clarity as to the design of the structure and layout of the site and therefore the impact on the character, appearance and visual amenity of the locality. This is addressed in further detail below.

Secondly, the previous application included a retail food store as part of the proposals and related to a large area of land with an additional point of access. The current application is solely for a care home with a single point of access.

Finally the application is supported by significantly greater amount of supporting information in terms of needs assessment and demand for care home provision than was previously the case. As noted above this assessment is comprehensive demonstrating a significant level of need.

On this basis it is considered that there are material considerations that indicate a different decision than that previously reached by the Committee and at appeal is justifiable.

Further to this it is important to consider the findings of the Inspector who heard the appeal against the refusal of the retail food store/care home hybrid application 16/06995/FUL. (*A copy of his decision letter is attached as an appendix to this report*) The application was refused on the basis of harm to the character, appearance and visual amenity of the locality and the Inspector concluded that there was harm in this respect that was not outweighed by the benefits of development when taking into account all material considerations. However, a close reading of the Inspector's decision makes it clear that the significant harm to visual amenity arose to a large extent from the positioning, scale, design and layout of the retail element of the scheme proposals. The Inspector had information before him regarding other retail consents in the locality which informed the weighting attached to the benefits of development in his judgement. With respect to the care home element of the proposals the Inspector does identify that the proposal was broadly in accordance with the Council's policies in particular CP46 and that the harm arising through impact to the character, appearance and visual amenity of the locality was relatively limited. This is addressed in further detail in the "Character, Appearance & Visual Amenity of the Locality" section below.

The inspector was not however fully convinced as to the benefits of development in terms of the need for the development having been demonstrably established. As noted above it is considered that the evidence of need has now been comprehensively addressed and established. In this respect and alongside the now available full detail as to the design and layout of the care home it is again considered that there are changed circumstances that would justify an alternate decision to that reached at appeal and by the Committee.

The matter of a grant of consent creating a precedent for further development in this location outside the framework boundary to the north of the Malmesbury Road has been raised. It is important to remember the statutory requirement contained in national planning legislation that all applications must be considered on their own merits and in this context a previous grant of permission for development in the same locality is not in and of itself determinative. Such matters are capable of being material considerations in the decision making process but will not alone be sufficient to warrant a further grant of permission. The position in respect of the sports club and the previous application and appeal proposals is instructive in this respect. Whilst officers and the Inspector identified that the sports club had changed the character of the locality this in itself did not justify further grants of consent for further development. Similarly the dismissal at appeal of the previous proposal whilst a material consideration of significant weight is not in and of itself sufficient reason alone to justify further refusal of permission without reference to any changed material circumstances and considerations since the decision was reached. As noted above it is considered that there are demonstrably changed material considerations relevant to the determination of this application since the appeal decision was reached.

In summary it is considered that the proposed development is acceptable in principle and in accord with the development plan subject to site specific impact considerations which are addressed further below.

9.2 Highways & Access

It is important to note that the Council did not refuse the previous application on this site on highways grounds and no objections from highway officers were raised in respect of the proposed access to and from Hook Road subject to conditions. That remains the case and there are no material changes to the proposed access arrangement to and from Hook Road. Furthermore the Inspector in the recent appeal considered submissions in this respect and raised no concerns and did not dismiss the appeal on the basis of harm to the highway network and inadequate access and / or parking arrangements.

Officers are aware that there are significant concerns locally as to the impact of the proposals in highways terms and especially in the context of the existing traffic conditions on Hook Road. However, the application is informed by a full Transport Statement. Officers and a planning inspector have considered these proposals and arrangements and no objections or harm have been raised or identified. It is not considered that there is a justifiable and sound objection in this respect that would justify refusal on these grounds.

It is also recognised that concerns have been raised in the past that this is not an ideal location for a care home being some distance on foot from the Town Centre; separated by a major road from the town and situated on a key busy highways junction for the town. The site is however served by public transport with links to the town centre. The walking distance is some 925 metres/0.58 miles which is not considered to be wholly unrealistic or indeed remote. There is a pedestrian island on the Malmesbury Road immediately adjacent the site that allows for crossing of the road. It is not considered that there are available and deliverable alternate sites that are significantly better related to the town centre as has been demonstrated on multiple occasions in respect of the retail proposals advanced in recent years and through the preparation of the Neighbourhood Plan and the Site Allocations DPD.

Again it is also important to note here that the Inspector did not reach an adverse conclusion as to the location and dismiss the appeal in this context. Furthermore the applicant as a well-established care home operator is content that the location meets their requirements and has identified that other national care home operators have also approached them in respect of this site should they not wish to proceed. Those approaches have been declined. Finally it should be reiterated that WCS CP46 envisages circumstances where provision will come forward in these locations.

On this basis it is considered that the proposal would not conflict with CP61 of the WCS or the relevant provisions of the NPPF and that consent should not be refused on this basis as such a decision could not be defensibly justified.

9.3 Drainage

As with the highway matters discussed above, it is again important to note that the Council did not refuse the previous application on drainage grounds and that the Council's drainage officers raised no objections in this regard. Whilst local concerns in respect of this matter are noted it must be borne in mind that the previous application proposals for a significantly greater scale of development were the subject of a detailed and thorough analysis including a full Flood Risk Assessment. It was concluded that the development could be accommodated within the site without causing increased flood risk elsewhere and without being at risk of flooding itself.

In this respect it is essential to note that this was a matter of significant interest and consideration at appeal. The Inspector hearing the appeal received extensive submissions from interested third parties with detailed local knowledge of surface water drainage arrangements – in particular the Jubilee lake facility. The Inspector was wholly satisfied that the matters had been thoroughly considered and the much larger scheme proposals were satisfactory addressed in respect of drainage matters. There has been no significant change in circumstances of material relevance to drainage matters in respect of this site and development since the appeal was heard in September and December 2018.

The current application is informed again by a Flood Risk Assessment. This has been subject of additions and revisions following initial consultation. The scheme proposals include provision of surface water drainage which in summary includes on site attenuation with a swale within the care home site and an attenuation pond on adjacent land with flow control device to the highway drain flowing to Jubilee Lake. The proposals are consistent with those put before the Inspector hearing the previous appeal and who assessed that a reduced scale of development could readily be addressed by the same proposals subject to necessary conditions. The Councils' drainage officers have reviewed and considered the revised FRA submission and proposals and are satisfied that the scheme can be suitably drained without increased risk elsewhere or on site subject to the use of conditions.

On this basis it is not considered that there is a sound and defensible reason for refusing the application and the proposals accord with WCS CP67 and the relevant provisions of the NPPF.

9.4 Character, Appearance & Visual Amenity of the Locality

As noted above the current application is in the same location as an earlier hybrid (Outline & Full) planning application for a Lidl supermarket and a care home. App ref no 16/06995/FUL refers. This was refused by the Committee due to the harm caused to the character appearance and visual amenity of the locality. That decision was subject to an appeal alongside an application for large scale residential development on the adjoining land (14/0860/OUT refers). The appeals were heard together and both were dismissed. As is also

noted above there are material differences between the current application and that refused at appeal, namely the exclusion of the supermarket element of the proposals; detailed need assessments submitted in support of the care home; a clearly defined operator for the proposed facility; and the full detailed plans submissions in relation to the care home, which was previously in outline only.

As noted above in the consultation section the application submissions have been subject to revision. In particular the applicant team has worked on the detailed design and layout of the proposals in direct response to initial concerns raised by the Council's Urban Design Officer and cognisant of the concerns raised in respect of 16/06995/FUL. The revised submissions have addressed in full those concerns and no objection is now raised by the urban Design Officer. However, it remains the case that the Council's Landscape advisor identifies harm to the character, appearance and visual amenity of the locality. This is on the basis that the proposal will result in the development of open agricultural land on the periphery of the town of a large scale (3 storeys) building with a resultant urbanising effect out of character with the locality. It should however be noted that the site does not fall within or lie adjacent to a designated landscape and does not conflict with national guidance and WCS policies in this respect. In this context there is conflict with WCS core policies CP51 and CP57 and para 170 of the NPPF but this is in effect the harm that arises from all development that takes place on open undeveloped land outside of existing settlements. It is therefore necessary to consider what if any benefits arise from development and what if any specific policies of the plan are met by the proposals. This balancing judgement is undertaken below in the conclusion.

It is important here to also note the findings of the Inspector considering the previous appeal. The conclusions there identify that the principle harm from the application to the character and appearance of the locality arose from the Lidl supermarket and its relationship to and impact upon the visual amenity of the locality especially when viewed from the Malmesbury Road. The relationship was assessed to be prominent and stark with a large scale development introduced to an open landscape resulting in loss of views to the open countryside beyond within no significant mitigation. With respect to the care home element of the proposals the Inspector identified that the locality was already somewhat urban in character referencing here the impact of the Sports Club development adjacent to the site. Following this finding the Inspector at para 38 of his decision letter identifies that:-

The context is consequently already predominantly urban and whilst the view would undoubtedly change from fields to that of a care home, with a supermarket building behind, with appropriate landscaping and building design and location, this need not be harmful to the wider landscape or the experience of travellers along Hook Road.

With specific reference to the care home at paras 83 – 92 the Inspector balances the impact of development on the locality against other material considerations as defined by development plan policy, in particular the need for the development. It is in this context that the Inspector finds against the proposals in that the evidence of need was not at the time fully established in his opinion. Paras 86 and 87 are of relevance here. Furthermore the Inspector goes on to consider and give weight to the Council's submissions that there was no established operator with interest confirmed in delivering the proposal. In these respects the Inspector was not convinced of the benefits of development and so found there were insufficient material considerations to outweigh the harm to the character and appearance of the locality. In so doing he again indicated that this harm could be addressed and mitigated and indicated that if the need for development and its delivery could be confirmed then a different conclusion may be reached. Para 92 refers:-

This part of Appeal B is in outline and the proposed site layout indicates a large area between the proposed care home and the road/roundabout. There is consequently no

reason to doubt that the care home element of appeal B could not be implemented in a way that made a positive contribution to the townscape of this area through sensitive design and landscaping that respected the character and setting of the settlement. I consider this element of the proposal to be in accordance with CP 57.

Here it is important to note that the applicant has made additional and revised submissions to the site layout including boundary treatment details. As noted above the Council's urban design officer raised initial concerns including in this respect. The revised submissions sought to address this matter and the urban design and case officers' assessment of the submissions is that these do address and mitigate impacts sufficiently. As noted the landscape advisor considers the scale of development in the context of the site character to be harmful irrespective of these additional and revised proposals.

9.5 Heritage Assets

The site is located adjacent to the Grade II listed Marsh Farm and is a locality of known Archaeological Potential. In the latter respect the site has been the subject of full assessment and the Council's Archaeologist raises no objections subject to conditions. This position is not changed by the more detailed proposal now before the Council.

With respect to the potential impact to the listed building this relates to the potential for harm to arise from impacts to the setting of the heritage asset. The matter has been subject of previous assessment under the 2016 application and appeal and neither officers, the committee nor the Inspector found that harm arose. However, the more detailed proposals now before the Council require that this matter be revisited however.

It is important to note that the site circumstances and the significance and value of the designated heritage asset remain as previously assessed in that the historic, aesthetic and interpretative values of the asset have been changed and eroded over time by changed circumstances and use of the property. The building has changed from a farmhouse to a hotel and the related farm land which formed part of its setting has been divorced from the building. The setting has been further changed and eroded by the development of the sports club on adjacent land which has significantly altered the farmland character of the locality and setting to the listed building. It is also again important to note here that the application before the Council is for a much smaller scale of development not now including the supermarket element of the previous scheme. The care home proposal is to the south of the listed building with structures and mature vegetation located in the immediate vicinity thereby reducing, to a certain degree, the inter visibility between the two structures. There will however be a loss of open land and a greater urbanised character to the land in the immediate vicinity of the heritage asset and in this context it is considered that there is less than substantial harm at the lower end of the scale. As such there is conflict with WCS CP57 & CP58. It is necessary to consider what if any material considerations would indicate that a decision otherwise than in accord with the development plan should be reached. The NPPF at paras 190 – 196 identifies guidance as to this specific situation requiring Local Planning Authorities to consider whether or not there are any public benefits from development that may outweigh the identified harm. The NPPF is a material consideration of significant weight and is capable of being a material consideration that would support a decision otherwise than in accord with the development plan.

In this instance it is considered that there are public benefits arising from the development proposal which are of sufficient weight as to outweigh the limited harm identified to the historic environment. In this respect the provision of specialist housing for the elderly and those suffering from dementia in the context of a clearly identified need for such provision in this specific locality is considered to be a public benefit of sufficient weight to outweigh the limited harm identified in and of itself. Taken together with the other benefits of development

including the boost to the economy from construction and provision of employment opportunities at the care home the benefits are considered to demonstrably outweigh the harm identified.

9.6 Other Matters

S106/Planning Obligation

The Council's Affordable Housing Team have identified that the type of facility (C2 Care Home) does not generate a requirement for affordable housing provision under WCS core policy CP43.

In respect of waste collection the applicant formally confirmed during the previous appeal process that waste collection would be through private contractor arrangements and there would be no requirements for Council provided services. As such no financial contribution to waste collection is considered necessary in this instance.

10. Conclusion

The application proposals for a 66 bed 3 storey care home in full detail, supported by a complete needs assessment and with a fully identified care home operator committed to delivery of the facility are considered to be materially different from the scheme previously considered by committee and refused at appeal under application reference number 16/06995/FUL.

It is considered that whilst outside the limits of development this is not in and of itself a reason for refusal given the provisions of WCS Core Policy CP46 which allows for development in these circumstances where there is a clearly identified need. The applicant has made detailed submissions assessing both existing care home provision in the locality and a population based needs assessment of demand for care provision in the Royal Wootton Bassett locality. The assessments are considered to be robust, consistent with the Council's own assessment and strategy for elderly person care and are not contradicted by any detailed submissions demonstrably concluding that there is no need or demand.

The development proposal will result in some harm to the character, appearance and visual amenity of the locality and less than substantial harm at the lower end of the scale to the setting of a designated heritage asset. In this context there is conflict with the provisions of the development plan in respect of WCS Core policies CP51, CP57 & CP58.

With respect to the harm to heritage assets and the statutory requirements in this regard as identified above it is considered that the benefits of development in terms of securing housing provision for the elderly and vulnerable persons of Wiltshire and the Royal Wootton Bassett locality alongside the other economic benefits of development through construction and employment demonstrably outweigh the harm identified. In this context the policy requirements of the NPPF at para 190 – 196 are met and provide a material consideration of sufficient weight to indicate that a decision otherwise than in accord with the development plan can be reached.

As noted the proposals accord with the provision of CP46 and in providing facilities for the vulnerable and elderly members of the Wiltshire Community are considered to secure a significant positive benefit. On balance it is considered that the proposals do not result in such conflict with the development plan that a determination of refusal should be reached. The proposals as noted result in significant benefits and the delivery of these benefits is considered to be confirmed by the applicant including a care home operator with a proven track record of delivery in Wiltshire.

As such and in accordance with paragraph 12 of the NPPF it is considered that permission should be forthcoming.

RECOMMENDATION

Approve subject to the following conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

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

Site Location Plan 183799/AP01 (26.03.2018)
Amended Site Layout Drawing No.183799/AP02D (received 16.08.18)
Proposed Ground Floor Plan Drawing No.183799/ AP03 (26.03.2018)
Proposed First Floor Plan Drawing No. 183799/ AP04 (26.03.2018)
Proposed Second Floor Plan Drawing No. 183799/APO5 (26.03.2018)
Proposed Roof Plan Drawing No. 183799/AP06 (26.03.2018)
Amended Elevations Drawing No. SN4 8AY-A-05B (received 16.08.18)
Amended Site Access Arrangements Drawing No.1801-69/SK02 Rev B (received 16.08.18)
Amended Perspective Representation (received 16.08.18)
Amended Indicative Planting Proposals (received 16.08.18)
Initial Materials Palette (received 16.08.18)
Detail of Metal Railing Boundary Treatment (received 16.08.18).

Flood Risk Assessment V3 (Received 27.08.18)
Transport Statement (Received 16.08.18)
Design and Access Statement 183799 (Received 16.08.18)

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

3. Each unit of the residential care home hereby permitted shall be occupied only by:

- persons of state pensionable age; or
- persons living as part of a single household with such a person or persons; or
- persons who were living as part of a single household with such a person or persons who have since died.

REASON: The units of the residential home/sheltered accommodation have been designed for occupation by persons who satisfy the above criteria and are unsuitable for family housing.

4. No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access/driveway), incorporating sustainable drainage details, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include provision limiting the maximum flow rate from the site via the highways culvert to that referenced in the submitted Flood Risk Assessment By Pinnacle C160504 V5 Dated 17 august 2018 and Received 27 August 2018.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure that the development can be adequately drained.

5. No development shall commence on site until a fully detailed scheme for the disposal of foul sewage from the site has been submitted to and approved in writing by the Local Planning Authority. This scheme shall accord with the Foul Drainage Strategy as illustrated in Drawing No. C160504-V5 submitted within the Flood Risk Assessment & Drainage Strategy documentation prepared by Pinnacle Consultancy dated 17 August and received on 27 August 2018'

REASON: To ensure that proper provision is made for the sewerage of the site and that the does not increase the risk of sewer flooding to downstream property.

6. The development hereby permitted shall not be occupied until the approved sewage disposal & surface water drainage works proposed have been completed in accordance with the submitted and approved details. This shall include the thorough cleansing, cleaning and removal of all materials and potential blockages from the existing piped drainage/culvert proposed for use as part of the Surface Water Drainage network/system prior to the first occupation of the dwellings hereby approved. The applicant shall notify the Council including Drainage and Highways Maintenance Teams of commencement and completion of the drainage clearance and cleaning works. The works shall be subject to assessment and approval by the Council.

REASON: To ensure that the development is provided with a satisfactory means of drainage.

7. No construction or demolition work shall take place on Sundays or Public Holidays or outside the hours of 07:30 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays.

REASON: In the interests of residential amenity

8. No development shall commence on site until a construction management plan has been submitted to and approved in writing by the local planning authority. The plan shall include details of the measures that will be taken to reduce and manage the emission of noise, vibration and dust during the demolition and/or construction phase of the development. It shall include details of the following:

- i. The movement of construction vehicles;
- ii. Dust suppression covering earth works and spoil heap storage
- iii. The cutting or other processing of building materials on site;
- iv. Wheel washing and vehicle wash down facilities;
- v. The transportation and storage of waste and building materials;
- vi. The recycling of waste materials (if any)
- vii. The loading and unloading of equipment and materials
- viii. The location and use of generators and temporary site accommodation

The construction/demolition phase of the development will be carried out fully in accordance with the construction management plan at all times.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to minimise detrimental effects to the neighbouring

amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase.

9. The development will be carried out in strict accordance with the recommendations given in Section 6 of the Ecological Appraisal Report by Aspect Ecology dated February 2018.

REASON: In the interests of Protected Species and Habitat.

10. Prior to commencement of development, a Landscape and Ecological Management Plan shall be prepared and submitted to the local planning authority for approval. Details within the LEMP shall include, but not necessarily be limited to, the following:

- a) Full specification of habitats to be created, including locally native species of local provenance and locally characteristic species
- b) Description and evaluation of features to be managed; including location shown on a site map
- f) Prescriptions for management actions;
- g) Preparation of a work schedule (including an annual work plan capable of being rolled forward
- h) Details of the body or organisation responsible for implementation of the plan;
- i) Ongoing monitoring and remedial measures.

The development site shall be managed and maintained in accordance with the measures set out in the approved plan in perpetuity unless otherwise agreed in writing with the local planning authority.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure adequate protection, mitigation and compensation for protected species, priority species and priority habitats.

11. No development shall commence within the development area until:

- a) A written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and
- b) The approved programme of archaeological work has been carried out in accordance with the approved details.

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

12. No development shall commence on site until details of the materials to be used on the development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area.

13. No railings, fences, gates, walls, bollards and other means of enclosure development shall be erected in connection with the development hereby permitted until details of their design, external appearance and decorative finish have been submitted to and approved in

writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the development being occupied.

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

14. No development shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:-

- location and current canopy spread of all existing trees and hedgerows on the land;
- full details of any to be retained, together with measures for their protection in the course of development;
- a detailed planting specification showing all plant species, supply and planting sizes and planting densities;
- finished levels and contours;
- means of enclosure;
- car park layouts;
- other vehicle and pedestrian access and circulation areas;
- all hard and soft surfacing materials;
- minor artefacts and structures (e.g. furniture, play equipment, refuse and other storage units, signs, lighting etc);
- proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines etc indicating lines, manholes, supports etc);
- tree(s), of a size and species and in a location to be agreed in writing with the Local Planning Authority, shall be planted in accordance with BS3936 (Parts 1 and 4), BS4043 and BS4428

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

15. 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

16. The development shall be carried out as specified in the approved Arboricultural Note (Impact Assessment) dated February 2018 and shall be supervised by an arboricultural consultant, if required.

REASON: To prevent trees on site from being damaged during construction works.

17. No development shall commence on site until a landscape management plan, including long-term design objectives, management responsibilities and maintenance schedules for all

landscape areas (other than small, privately owned, domestic gardens) 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 application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure the proper management of the landscaped areas in the interests of visual amenity.

18. Prior to first use the access to Hook Road shall have been provided, as detailed on plan number SK02/B including alterations to the kerb lines to achieve visibility.

REASON: In the interests of safe and convenient access to the development.

19. Prior to first use the access to Hook Road shall be provided with visibility with nothing to exceed the height of 600mm above carriageway level between the carriageway edge, and a line drawn from a point 2.4 metres back along the centre line of the access from the carriageway edge, to points on the nearside carriageway edge 120 metres to the north and 70 metres to the south-west. The visibility splays will be retained in perpetuity thereafter.

REASON: In the interests of highway safety.

20. Prior to first occupation of the development hereby the Hook Road kerb lines adjacent to the access position shall have been altered, and the existing highway footway between the access and the Malmesbury Road north side bus stop shall have been reconstructed to a new width of 2 metres, in accordance with details to be first submitted to and approved by the Local Planning Authority. The highway works shall be carried out in accordance with the details approved.

REASON: In the interests of highway safety.

21. The development hereby permitted shall not be brought into use a full Travel Plan based on the submitted Framework Travel Plan has been submitted to and approved by the Local Planning Authority. No part of the development shall be brought into use prior to implementation of the Full Travel Plan, (or implementation of those parts capable of being implemented prior to first use). Those parts identified for implementation after first use shall be implemented in accordance with the timetable contained therein, and shall continue to be implemented as long as any part of the development is occupied.

REASON: In the interests of reducing the amount of private car movements to and from the development.

22. Prior to first use the parking and turning areas including the cycle parking facility shall have been provided and shall thereafter be maintained and kept available for the parking and turning of vehicles.

REASON: In the interests of safe and convenient operation of the development.

23. Prior to development above first course level details of the proposed ground floor slab levels have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved levels details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with

the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity.

24. No development shall commence on site until a scheme of acoustic insulation and noise control has been submitted to and approved in writing by the Local Planning Authority. The scheme should specify the acoustic insulation and other measures to be put in place to prevent and control the emission of noise from the development including noise from mechanical extraction and ventilation plant. The approved scheme shall be implemented in full before use commences and maintained at all times thereafter. In discharging this condition the applicant should engage an Acoustic Consultant. The consultant should carry out a thorough background noise survey and noise assessment in accordance with:

BS4142:2014 (or any subsequent version) and demonstrate that the rating noise level is at least 5dB below the background noise level.

25. No external lighting shall be installed on site until a scheme of external lighting, including the measures to be taken to minimise sky glow, glare and light trespass, has been submitted to and approved in writing by the Local Planning Authority. The external lighting scheme shall be designed so as to meet the criteria for Environmental Zone E2/ E3 as defined by the Institute of Lighting Professionals 'Guidance Notes for the Reduction of Obtrusive Light' 2012.

This will include a lux plot demonstrating that a level of 0.5 lux or less can be achieved at the edges of all ecologically sensitive areas such as hedgerows and tree canopies (based on assumed tree height and canopy spread at maturity).

The approved scheme shall be implemented in full before the development is first brought into use and shall be maintained in effective working order at all times thereafter.

The Institute of Lighting Professionals "Guidance Notes for the Reduction of Obtrusive Light" can be found free online on the following website. www.theilp.org.uk/

REASON: In the interests of Protected Species and Habitat, residential and visual amenity.

INFORMATIVES TO APPLICANT:

The applicant should be aware that the highway works will require completion of a Section 278 Agreement to secure the works.

Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

The applicant should note that the grant of planning permission does not include any separate permission which may be needed to erect a structure in the vicinity of a public sewer. Such permission should be sought direct from Thames Water Utilities Ltd / Wessex Water Services Ltd. Buildings are not normally allowed within 3.0 metres of a Public Sewer although this may vary depending on the size, depth, strategic importance, available access and the ground conditions appertaining to the sewer in question.

The applicant should note that the costs of carrying out a programme of archaeological investigation and recording will fall to the applicant or their successors in title. The Local Planning Authority cannot be held responsible for any costs incurred.

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.

The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a license may be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway.

Please note that Council offices do not have the facility to receive material samples. Please deliver material samples to site and inform the Planning Officer where they are to be found.

The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website
www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy.

There are ordinary watercourses within or in close proximity to your site. If you intend to obstruct the flow in the watercourse (permanently or temporarily, including culverting) you will require prior Land Drainage Consent from Wiltshire Council as the Lead Local Flood Authority. You are advised to contact the Drainage Team to discuss their requirements:-
<http://www.wiltshire.gov.uk/communityandliving/civilemergencies/drainage/drainageordinarywatercourseconsent.htm>

Sustainable Construction Sustainable design and construction should be implemented across the proposed development. This is important in limiting the effects of and adapting to climate change. Running costs for occupants can also be significantly reduced. Pollution Prevention During Construction Safeguards should be implemented during the construction phase to minimise the risks of pollution and detrimental effects to the water interests in and around the site. Such safeguards should cover the use of plant and machinery, oils/chemicals and materials; the use and routing of heavy plant and vehicles; the location and form of work and storage areas and compounds and the control and removal of spoil and wastes. We recommend the applicant refer to our Pollution Prevention Guidelines, which can be found at: <https://www.gov.uk/government/collections/pollution-preventionguidance-ppg> Waste Management Should this proposal be granted planning permission, then in accordance with the waste hierarchy, we wish the applicant to consider reduction, reuse and recovery of waste in preference to offsite incineration and disposal to landfill during site construction. If any controlled waste is to be removed off site, then site operator must ensure a registered waste carrier is used to convey the waste material off site to a

suitably authorised facility. If the applicant require more specific guidance it is available on our website <https://www.gov.uk/how-to-classify-different-types-of-waste>.

Background Documents Used in the Preparation of this Report:

Wiltshire Health and Wellbeing Joint Strategic Needs Assessment
for older people 2017/18

Application Documentation

Site history documentation including Inspector's decision 16/06995/FUL & N/14/08060/OUT

NPPF Feb 2019

WCS Jan 2015

Royal Wootton Bassett Neighbourhood Plan Made 2018