

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

Date of Meeting	11 January 2023
Application Number	PL/2021/06519
Site Address	Purdys Farm, Wood Lane, Braydon, Swindon, Wilts, SN5 0AH
Proposal	Change of use of land to provide an extension to existing Gypsy / Traveller site
Applicant	Mr F Lee
Town/Parish Council	LYDIARD MILLICENT
Electoral Division	Councillor Steve Bucknell
Grid Ref	404198 186206
Type of application	Full Planning
Case Officer	Michael Akinola / Andrew Guest

Reason for the application being considered by Committee

The application was called into Committee by Councillor Steve Bucknell to consider the location of the application site within the open countryside and the lack of sufficient local facilities and infrastructure to support the proposed use; and to also consider the potential for increased risk of flooding in the area, and highways related concerns in view of the access to the site being on a bend; and the potential impacts on the amenities of nearby residents resulting from intensification of the existing use.

As such, Cllr Bucknell seeks Committee consideration as to potential compliance or conflicts with Core Policy 1 (Settlement Strategy), Core Policy 19 (Spatial Strategy for the Royal Wootton Bassett and Cricklade Community Area), Core Policy 60 (Sustainable Transport) and Core Policy 47 (Meeting the needs of gypsies and travellers).

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 subject to conditions.

2. Report Summary

The main issues in the consideration of this application are as follows:

- Principle of development
- Impact on the character, appearance, visual amenity and openness of the locality
- Impact on residential amenity
- Impact on Ecology/County wildlife site
- Impact on drainage/flooding

- Impact on Highways safety

As a result of the consultation exercise, 10 letters of objection were received. The Parish Councils of Lydiard Millicent and Purton also raised several concerns regarding the application.

3. Site Description

The application relates to land to the rear of Purdys Farm, an existing Gypsy/Traveller site located along Wood Lane (C127) between Brinkworth and Braydon outside of any settlement boundary. As such, the application site is defined as being located within the open countryside. The application site is largely screened by mature hedges and planting; however, partial views are afforded as a result of the access.

The application site is located adjacent to two existing pitches occupied by related families. Each pitch contains a static mobile home and a touring caravan. The site also contains a hay barn, stables and a wildlife pond site. The locality also features ecological interests/potential, and there are footpath ref: PURT162 & LMIL2 running west of the application site.

4. Planning History

08/02352/S73A – Change of use of land to form a 2 pitch gypsy caravan site with ancillary hard-standing and settlement tank and formation of a wildlife pond – Approved on a temporary basis.

11/01695/S73A – Removal of condition 1 of 08/02352/S73A to continue use of land as a 2-pitch gypsy caravan site with ancillary hard-standing, settlement tank and wildlife pond – Refused.

11/03115/S73A – Removal of condition 1 of 08/02352/S73A to continue use of land as a 2 pitch gypsy caravan site with ancillary hard-standing, settlement tank and wildlife pond (re-submission of 11/01695/S73A) – (Permitted).

13/03666/FUL – Erection of Shower Building (Approve with Conditions).

5. The Proposal

Permission is sought to change the use of the land to a Gypsy and Traveller residential caravan site consisting of 5 no. pitches, each containing 1 no. mobile home, 1 no. touring caravan, 1 day room. Additionally, proposed car parking, turning area, hard surfacing, sewage treatment plant and a children's play area.

6. Local Planning Policy

Wiltshire Core Strategy (2015):

Core Policy 1: Settlement Strategy

Core Policy 2: Delivery Strategy

Core Policy 19: Royal Wootton Bassett and Cricklade Community Area

Core Policy 47: Meeting the needs of Gypsies and Travellers

Core Policy 50: Biodiversity and geodiversity

Core Policy 51: Landscape

Core Policy 57: Ensuring High Quality Design and Place Shaping

Core Policy 60: Sustainable Transport

Core Policy 61: Transport and New Development

Core Policy 67: Flood Risk

Saved policies of the North Wiltshire Local Plan (NWLP) 2011 (adopted June 2006)
H4 – Residential Development in the Open Countryside
NE18 – Noise and Pollution

Wiltshire Housing Site Allocation Plan (Adopted Feb 2020):
Settlement Boundary Review and site allocations

Lydiard Millicent Neighbourhood Plan (Made May 2021)

National Planning Policy Framework July 2021:
Paragraphs; 2, 7, 8, 11, 12, 14, 15, 38, 47, 59, 80, 104, 105, 110, 111, 112, 130, 134, 167 & 174

Planning Policy for Traveller Sites (2015)

National Planning Policy Guidance (NPPG)

Gypsy and Traveller Accommodation Assessment (2020)

Emerging Gypsies and Travellers Plan

Gypsy and Traveller Accommodation Assessment (March 2022)

7. Summary of consultation responses

Lydiard Millicent Parish Council: object to the proposal and request it is called in for the following reasons:

- No local amenities
- Hard standing area planned will increase risk of flooding in the area.
- Local infrastructure inadequate for increased traffic and people.
- Worsening of existing light and noise pollution.
- Site is in a Green Belt
- Site is on a blind bend with reported near misses

Purton Parish Council: Object over concerns of overcrowding on the site, the entrance is narrow and it would be overbearing in the community. The development is in the open countryside outside areas allocated in the development plan and it would place undue pressure on local infrastructure.

Wiltshire Council Highways officer: an objection is raised on the grounds of the proposal being outside of any defined settlement and in a unsustainable location for new residential development which would be reliant on access by the private motor vehicle. However, they noted they would be leave this decision to the Case officer. No objection is raised in regard to parking and access in this respect.

Wiltshire Council Spatial Planning: note that the GTAA identify the need for 2 pitches on the application site; however, no objection to unrestrictive 5 pitches on the application site.

Wiltshire Council Ecologist: no objection.

Wiltshire Council Drainage: no objection subject to pre-commencement conditions.

8. Publicity

The application was advertised by neighbour letters and Parish council notification. This generated 10 objections. A summary of the representations is set out below:

- The road will become busy and is already dangerous without additional development
This is a rural area and is not in keeping with the look and feel of the existing properties
- Proposal would result in more pollution, light and noise in a rural location
- It would set a precedent for future development
- No information on drainage and surface water discharge
- Results in loss of agricultural land
- Developments proposed along wood lane have always been refused
- Harm to the rural character due to increased built form
- Its in the open countryside and there are no local services
- Does not promote sustainable development
- Loss of privacy
- Great Crested Newts exist on the application site and the proposal would harm this
- The plans do not show the existing gypsy pitches

9. Planning Considerations

Policy and principle of development

Under the provisions of section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004, and the provisions of the NPPF i.e. para 2, applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The statutory development plan in respect of this application consists of the Wiltshire Core Strategy (WCS) (Adopted January 2015); the 'saved' policies of the North Wiltshire Local Plan (NWLP) 2011 (adopted June 2006); Wiltshire Housing Sites Allocation Plan (Adopted Feb 2020) WHSAP; and the Lydiard Millicent Neighbourhood Plan (Made May 2021).

The proposal is located within the open countryside outside of any defined settlement boundary. In this instance, Core Policy 2 of the WCS states that within the limits of development, as defined on the policies map, there is a presumption in favour of sustainable development. It advises that outside the defined limits of development that development will not be permitted other than in circumstances as permitted by other policies in the plan

As the proposal seeks permission to provide accommodation for specified individuals who are Gypsies/Travellers, Core Policy 47 of the WCS is relevant; it states that for the North and West Housing Market Area, in which the site is located, for the period of 2016 to 2021, an additional 22 pitches are required. As highlighted in their initial consultation response, the Council's Spatial Planning team noted that the WCS pitch requirements in the WCS are expressed until the end of 2021 only and in the absence of a 2021-26 requirement, the pro-rata requirement would be 4.4 when projecting the pitch requirement forward. As such, in total, the Council's Spatial Planner noted that the 2016-22 requirement would, therefore, be 27 pitches (rounded up). The Council's Spatial Planning team further noted that as of March 2022, 40 pitches had received planning permission since December 2016.

However, the Council has published a Gypsy and Traveller Accommodation Assessment (GTAA) (March 2022) and this provides a more up to date assessment of accommodation need for Gypsies and Travellers in Wiltshire relative to the WCS. The GTAA confirms that

there is now additional need for pitches in Wiltshire beyond that referred to in the WCS, and specifically for the period of 2022-38 there is a requirement of 120 new pitches for Gypsies & Travellers who meet the planning definition in PPTS Annex 1; 61 pitches for households who do not meet the definition but may be protected under the Equality Act; and up to 18 pitches for households who could not be determined. The GTAA further notes that requirements for the first 5-year periods in the GTAA have not been met. The GTAA is a material consideration that must be given significant weight.

The application is for 5 no. additional pitches to be occupied by Gypsies/Travellers who fulfil the definition of Gypsies and Travellers in Annex 1 of the Planning Policy for Traveller Sites. Five pitches would contribute towards the unmet need identified by the GTAA, and so must be considered acceptable as a matter of principle. The GTAA specifically identifies a need for 2 additional pitches related to the existing Purdys Farm Gypsy and Travellers site, but in view of the wider need there can be no reason for limiting the number of pitches to just two, and there is no reason for making the permission personal or time-limited.

This position reflects the recent Inspector's decisions at appeals to allow similar proposals: Land to the South of Bridge Paddocks, Braydon Road, Leigh (20/01449/FUL; APP/Y3940/W/20/3253486) and Land adj. Bridge Paddocks, Braydon Road, Leigh (20/08187/FUL; APP/Y3940/W/21/3267711) - (at Annex 1 to this report). These appeal decisions conclude that the proposed unlimited occupancy of Gypsy/Traveller sites (both comprising 4 pitches and including the siting of 4 mobile homes, 4 touring caravans and the erection of 4 dayrooms, all to be used for residential purposes) would contribute towards addressing the unmet general need for Gypsy and Traveller sites as they could be occupied by any persons that meet the PPTS definition. The Inspector noted in the decisions, that there were no grounds to impose a temporary planning permission condition or one that limits occupancy to specific named persons. This decision can also be considered a material consideration that carries significant weight in the determination of this current application.

WCS Core Policy 47

In accordance with Paragraph 11 of Planning Policy for Traveller Sites, where there is identified need, proposals should be assessed against locational criteria. In Wiltshire, Core Policy 47 of the WCS contains the relevant criteria and it states that:

Proposals for new Gypsy and Traveller pitches or Travelling Showpeople plots/yards will only be granted where there is no conflict with other planning policies and where no barrier to development exists. New development should be situated in sustainable locations, with preference generally given to previously developed land or a vacant or derelict site in need of renewal. Where proposals satisfy the following general criteria they will be considered favourably:

- i. *No significant barriers to development exist in terms of flooding, poor drainage, poor ground stability or proximity to other hazardous land or installation where conventional housing would not be suitable*
- ii. *It is served by a safe and convenient vehicular and pedestrian access. The proposal should not result in significant hazard to other road users*
- iii. *The site can be properly serviced and is supplied with essential services, such as water, power, sewerage and drainage, and waste disposal.*
- iv. *The site must also be large enough to provide adequate vehicle parking, including circulation space, along with residential amenity and play area*
- v. *It is located in or near to existing settlements within reasonable distance of a range of local services and community facilities, in particular schools and essential health services.*

- vi. *It will not have an unacceptable impact on the character and appearance of the landscape and the amenity of neighbouring properties and is sensitively designed to mitigate any impact on its surroundings.*
- vii. *Adequate levels of privacy should be provided for occupiers*
- viii. *Development of the site should be appropriate to the scale and character of its surroundings and existing nearby settlements, and*
- ix. *The site should not compromise a nationally or internationally recognised designation nor have the potential for adverse effects on river quality, biodiversity or archaeology.*

In assessing sites for Travelling Showpeople or where mixed-uses are proposed, the site and its surrounding context are suitable for mixed residential and business uses, including storage required and/or land required for exercising animals, and would not result in an unacceptable loss of amenity and adverse impact on the safety and amenity of the site's occupants and neighbouring properties.

Criteria i – Barriers to Development

With regard to criterion (i) it is of note that several comments received during the public consultation highlighted drainage and surface water flooding issues in the locality. Whilst these concerns are acknowledged, the Council's Drainage Engineers have been consulted with respect to the proposal, and whilst they conclude that further information is required in relation to a surface water strategy and soakaway testing, this can be secured by way of a pre-commencement condition.

In light of the Council's Drainage Engineer conclusions, it is not considered that significant conflict with the relevant policies of the plan and provisions of the framework arises. Additionally, it is noted that there are no other significant barriers to development in terms of poor ground stability or proximity to other hazardous land.

Criteria ii – Road Safety and Access

Several objections were received during the public consultation stage relating to criterion (ii). These raised concerns that the proposal would increase traffic and exacerbate existing highways safety issues, and that the access and road are unsuitable for the additional traffic which would be created by the proposal.

The Council's Highways Officer's response is that the access can be improved by the provision of a setback for the gated entrance, and a condition is recommended accordingly. The Highways Officer raises no objection to the parking and turning within the site. With regard to concerns raised by interested third parties in relation to the increase in vehicular movements, the Highways Officer concludes that it would not be reasonable to recommend refusal for this reason.

Criteria iii – Essential services

Criterion (iii) requires that the site is properly serviced and is supplied with essential services. As outlined above, the Drainage Engineer does not object to the application and notes that the required information (surface water strategy and soakaway testing) can be adequately secured via a precommencement condition.

The application site is directly adjoining an existing Gypsy / Traveller site and there are, therefore, existing essential services on the wider site which can be utilised. As such, there is no defensible basis for a refusal of the application on these grounds. No details of the proposed waste disposal arrangement have been provided but further details of these can be secured by way of condition. The proposal therefore complies with criterion (iii).

Criteria iv – Vehicle Parking and Residential Amenity

With regard to criterion (iv), the Highways Officer is satisfied with the proposed access and parking arrangement, and raises no objection to the vehicle circulation areas proposed. The submitted plans indicate that each of the plots would contain a mobile home, a touring van, two parking spaces, a semi-detached amenity block and a play area. The proposed units would have adequate private amenity space, and given the proposed arrangement and distance from neighbouring properties, it is not considered that the proposal would result in unacceptable harm to the amenities or living conditions of neighbouring properties in terms of overlooking and overbearing impact. The proposed pitches would also not be overlooked or overshadowed. The proposal is therefore considered to comply with criterion (iv).

Criteria v – Proximity to Services and Facilities

Concern was raised during the public consultation period regarding the lack of services and facilities within the locality. However, application site is not significantly distant from the market town of Royal Wootton Bassett (4.4 miles), the large village of Purton (3.4 miles) and the small village of Lydiard Millicent (5.6 miles), and so has reasonable access to local services and a local employment base. It is also material that the application site adjoins an existing Gypsy/Traveller site.

Although the site is located in the open countryside in planning terms, given the above it would not be reasonable to refuse the proposal on this basis. As such, it is considered that the proposal complies with criterion (v).

Criteria vi – Impact on Landscape and Residential Amenity

The application site is surrounded by mature hedges and planting, and it is considered that views to the proposed area of development would be limited and the development would not be visually prominent from the wider open countryside. In addition, although the proposed site would partially be visible from Wood Lane as a result of the access, it is considered the proposed pitches and associated development when viewed would be read with the existing pitches on the application site. As such, the proposal would not appear wholly out of character within its setting and would not be harmful to the landscape or visual amenity of the locality. Conditions can in any event be applied to ensure further details of hard and soft landscaping is provided prior to commencement of the development; and to control external lighting.

Criterion (vi) also requires that the proposal should not have an unacceptable impact upon the amenity of neighbouring properties. The proposal is not located in close proximity to surrounding residential properties. The application site is largely screened by site boundary treatments of hedges and trees, and is distant from neighbouring properties. Accordingly, it is not considered that the proposal would result in unacceptable harm to the amenities or living conditions of neighbours.

Criteria vii - Privacy

Criterion (vii) requires that adequate levels of privacy should be provided for occupiers. The five proposed pitches and associated developments would be sited in an environment which is largely free of noise and/or potentially disturbing influences, and as such the proposal complies with criterion (vii).

Criteria viii – Scale and Character

Some of the comments in response to the application state that the proposal would be inappropriate to the character of the surroundings, and would appear out of keeping. However, there are existing pitches adjoining the site which do not detract, and the proposed new pitches would be largely screened from public view by existing planting/hedges. Permission is sought for five additional pitches and the need for pitches has been demonstrated; in this context five additional pitches is not considered out of scale. The proposal would be read in the context of the existing pitches on the adjacent land, and so would not be discordant with the scale and character of the locality such that significant harm arises.

Criteria ix – National and International Designations

The proposal would not conflict with criterion (ix) as there are no nationally or internationally recognised designations on the site or in its vicinity. The proposal would not be in close proximity to a river, nor would it cause harm to biodiversity or archaeology.

In summary, the proposal is considered to be acceptable in principle as it complies with criteria (i) to (viii) of Core Policy 47.

Other matters

A comment was received during the public consultation period which raises concern that the proposal would increase light pollution. The proposal does not indicate that any external lighting is proposed, however a condition is recommended to control the installation of external lighting on the site.

Concern was also raised that the proposal would harm wildlife in the surrounding area and that the proposed works may potentially cause environmental pollution. The Council's Ecologist has been consulted with respect to the scheme proposals and no objection is raised.

There are no land contamination constraints on the application site with regard to environmental pollution and a condition can be attached to ensure any contamination found during construction is reported to the LPA.

10. Conclusion

The proposal is considered to be acceptable on its planning merits. The proposal is considered to comply with Core Policies 1, 2, 19, 47, 51, 57, 60, 61 and 67 of the Wiltshire Core Strategy and sections 4, 5, 9, 12, 14 and 15 of the NPPF.

It has been demonstrated by the Council's Spatial Planning Officer c/o the GTAA that there is an identified need for 2 additional pitches associated with the adjacent site for households that meet the planning definition in Annex 1 to PPTS (2015). However, the Council's Spatial Planning officer has also confirmed that wider need for pitches is such that five pitches are acceptable as a matter of principle.

RECOMMENDATION

Grant permission 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: dwg no.FL21-SLP (location plan) & dwg no.21033/01A (proposed site plan) [Received by the LPA on the 16th of November 2021]

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

3. The site shall not be occupied by any persons other than gypsies and travellers, defined as persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.

REASON: The site is in an area where residential development other than accommodation for Gypsy and Travellers is not normally permitted and the development must therefore be defined for use as a Gypsy and Traveller site only.

4. No development above ground floor slab level shall commence on site until details and samples of the materials to be used for the external walls and roofs of the new day rooms have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and retained with those materials in perpetuity thereafter.

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.

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

- all hard and soft surfacing materials;
- 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.

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.

6. All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs,

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

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

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

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

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), no gates, fences, walls or other means of enclosure, other than those shown on the approved plans, shall be erected or placed anywhere on the site.

REASON: In the interests of visual amenity.

9. There shall be no more than 5 commercial vehicles kept at the application site (one commercial vehicle for each of the 5 pitches), and they shall not exceed 3.5 tonnes in weight.

REASON: In the interests of residential amenity, highway safety and the character of the countryside.

10. Except for the keeping of commercial vehicles as defined in condition 9, above, no commercial activity or use, including the storage of materials and waste, shall be carried out on the site.

REASON: In the interests of residential amenity, highway safety and the character of the countryside.

11. There shall be no more than 5 pitches on the site hereby approved and on each pitch there shall be no more than 2 caravans stationed at any time, of which only 1 caravan shall be a mobile home/static caravan (caravan(s) as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968).

REASON: To comply with the terms of the application and safeguard interests of visual and residential amenity in accordance Core Policy 57 of the Wiltshire Core Strategy.

12. The development hereby permitted shall not be occupied until details of the proposed domestic waste storage and collection arrangement have been submitted to and approved in writing by the Local Planning Authority.

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

13. No waste shall be burnt on the site at any time.

REASON: In the interests of the amenities of the area.

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

Reason: Core policy 57, Ensuring high design and place shaping such that appropriate levels of amenity are achievable.

15. No external lighting shall be installed/erected on site unless details of the lighting scheme/location are submitted to and approved in writing by the Local Planning Authority. The approved lighting shall be installed and shall be maintained in accordance with the approved details and no additional external lighting shall be installed.

REASON: To minimise light pollution and in the interests of the amenities of the area.

16. In the event that contamination is encountered at any time when carrying out the approved development, the Local Planning Authority must be advised of the steps that will be taken by an appropriate contractor; to deal with contamination and provide a written remedial statement to be followed by a written verification report that confirms what works that have been undertaken to render the development suitable for use.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

17. 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, and demonstrating at least 1.0m from the bottom of the proposed soakaways to the highest point of the groundwater variance, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until surface water drainage has been constructed in accordance with the approved scheme

REASON: To ensure that the development can be adequately drained

18. No development shall commence on site until a scheme for the discharge of foul water from the site, including all necessary consents from the sewerage undertaker as required, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until foul water drainage has been constructed in accordance with the approved scheme.

REASON: To ensure that the development can be adequately drained

19. Prior to first occupation of the development hereby approved the entrance gates at the site access adjacent to the public highway shall be set back 7 metres from the edge of the carriageway, and permanently retained as such thereafter.

REASON: In the interests of highway safety.

20. INFORMATIVE TO APPLICANT:

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.

21. INFORMATIVE TO APPLICANT:

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.

22. INFORMATIVE TO APPLICANT:

The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

23. INFORMATIVE TO APPLICANT:

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.

24. INFORMATIVE TO APPLICANT:

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 <https://www.wiltshire.gov.uk/dmcommunityinfrastructurelevy>.