

STRATEGIC PLANNING COMMITTEE – 20 April 2023

ADDENDUM TO PUBLISHED REPORT

Agenda Item	8
Application Number	PL/2022/00977
Site Address	Land to the north of Horton Road, south of London Road and west of Wellington Drive, Devizes.
Proposal	Outline planning application with all matters reserved except access for up to 25,000 sqm of use class B2 (General Industrial), B8 (Storage and Distribution) and E (Commercial, Business and Service) (g) (i-iii), with landscaping and associated infrastructure.

29 planning conditions are recommended on pages 229 to 240 of the report. As a result of further negotiations the following conditions have been revised as follows:

1. i) Prior to the submission of any applications for approval of the matters reserved under this consent there shall have been submitted to and approved in writing by the local planning authority a Masterplan for the development of the site as a whole that includes:
 - a) An outline layout plan for the development clearly identifying development Zones within the site,
 - b) The maximum building heights to be developed within each Zone,
 - c) The maximum building floorspace within each Zone,
 - d) The uses and floor space of uses within each Zone,
 - e) Outline details of the units to be provided for small and start-up units and 'follow on' space
 - f) Indicative details of areas of landscaping to be provided within, between and outside each Zone,
 - g) Sequencing and timing for the development of each Zone, including provision of the access roads and footways to each Zone,
 - h) The sequencing of development for the completion of the footpath around the site and the area of recreation/ amenity land and landscape buffers as shown on the Illustrative Land Use Plan (21-056-SGP-SIT-ZZ-DR-A- 131002 / P05),
 - i) The maximum impermeable areas within each Zone (to inform the site-wide drainage strategy),
 - j) Maximum roof areas within each zone and identification of the location for a minimum 10% of the total roofing as green/ brown roofing,
 - k) Details of roof designs/ locations to be incorporated in the development (eg such as curved roofing) with reference to the submitted Design & Access Statement Addendum (September 2022),

- i) Identifying potential future connections into the adjoining 'skid pan' site as shown on the Illustrative Comprehensive Masterplan (21-056-SGP-SIT-ZZ-DR-A- 131005 / P08)

ii) The subsequent reserved matter applications shall be in accordance with the so-approved details.

REASON

The condition is needed as it is anticipated that reserved matter applications will come forward building by building. A masterplan will ensure a coherent approach to the development of the site as a whole to assist with the determination of subsequent reserved matters applications in accordance with the development template for the site and in order to ensure that infrastructure provision and environmental mitigation are provided in accordance with the requirements of the development template for the site and to cater for the needs and impacts arising out of the development.

INFORMATIVE

It is anticipated that the details submitted under this condition will have regard to the illustrative details submitted with the outline application.

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- 5. i) All applications for the approval of the Reserved Matters shall be in broad accordance with the principles described and illustrated in the approved Design and Access Statement Addendum (September 2022).

ii) A Design Compliance Statement shall be submitted with each Reserved Matters application which demonstrates this by way of comparison.

REASON

To ensure a high standard of design that is in keeping with the landscape setting, and that the development is comprehensively designed across the site as a whole in accordance with policies of the Core Strategy and, in accordance with the aspirations of NPPF paragraph 130, to ensure that “the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme.”

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- 7. The development, hereby permitted, shall be carried out in accordance with the following approved drawings and details:

Location Plan	21-056-SGP-SIT-ZZ-DR-A- 131000 , P01
Existing Site Plan	21-056-SGP-SIT-ZZ-DR-A- 130000/
Development Framework Plan	21-056-SGP-SIT-ZZ-DR-A- 131004 , P06

REASON

For the avoidance of doubt and in accordance with development management best practice.

8. All applications for the approval of reserved matters will demonstrate how they have regard to the following submitted documents:

Flood Risk Assessment & Drainage Strategy	6639-FRA-001 Rev. 3
Landscape Strategy Plan	7629/ASP3 Rev. D
Design & Access Statement Addendum	September 2022
Air Quality Assessment	Rev. 02
Noise Impact Assessment	70086639-108-01 Revision 2 (Oct. 20
Energy & Sustainability Statement	
Ecological Impact Assessment & appendices	2090.84 October 2022
Ecological Parameters Plan (Figure 1 to the above)	

and how they conform to the Masterplan to have been approved beforehand under condition 1 above.

REASON

To avoid piecemeal development of the site and ensure a comprehensive and coherent approach to the design and impacts across the site as a whole.

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14. i) Prior to the commencement of development, full construction details of the access arrangements, including ghost island turning lane, toucan signal controlled pedestrian crossing and bus shelter in broad accordance with drawing HOR-WSP-ZZ-ZZ-SK-C-0002 P04, shall be submitted to and approved by the Local Planning Authority.
- ii) There shall be no occupation of any part of the development until the access arrangements, including ghost island turning lane, toucan signal controlled pedestrian crossing and bus shelter have been completed in full accordance with the so-approved details.

REASON

In the interests of the safety and amenity of highway users and to facilitate sustainable means of travel in the interests of air quality and traffic management in accordance with the Devizes Transport Strategy and Core Policy 55 and Core Policy 61 of the Wiltshire Core Strategy.

INFORMATIVE

The applicant will be required to enter into a Section 278 Agreement and Streetworks Permit with the Local Highway Authority before commencing any work on the highway.

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20. i) No part of the development shall commence on site until a Scheme for the discharge of surface water from the site based upon the principles and hierarchy of sustainable drainage has been submitted to and approved in writing by the Local Planning Authority.

ii) No part of the development shall be first occupied until surface water drainage has been constructed and provided in accordance with the so-approved scheme.

REASON

The matter is required to be agreed with the Local Planning Authority before development commences in order that the a site-wide drainage scheme is provided to serve the Phased development to ensure that the development can be adequately drained in the interests of controlling flood risk.

INFORMATIVES

The details to be submitted under part (i) of this condition must include a detailed drainage drawing/s that include the surface water drainage network and a plan showing exceedance routes for overland flooding.

Where the drainage arrangements within a particular Zone of development are unknown, the details to be submitted under part (i) of this condition shall include points of connection for the Zone to the site-wide drainage system.

The Scheme, and details to be submitted, shall demonstrate that there will be no flooding within the site up to and including the 1 in 30-year rainfall event (with allowance for climate change). Calculations must be based upon a MADD factor of $0\text{m}^3/\text{ha}$.

Drainage drawings shall be labelled with pipe numbers used within the model to allow cross-referencing between the model and drawing

The Scheme must also identify clear arrangements in place for ownership and ongoing maintenance of SuDS over the lifetime of the development in the form of a Care Ownership and maintenance schedule.

With regards the control of surface water discharges from greenfield sites, Wiltshire Council as Lead Local Flood Authority requires post development discharges to provide 20% betterment over predevelopment discharges for both peak flow and volume.

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21. i) There shall be no occupation of any part of the development until full details of a LTN1/20 compliant cycle and pedestrian path to be provided on the site to be constructed to Wiltshire Highways adoptable standards, have been submitted to and approved in writing by the local planning authority.

The path will include a link to connect directly into the internal site road, Horton Road and Public Footpath BCAN6, in general accordance with drawing 21-056-SGPSITZZ-DR-A-131001 / P04.

ii) There shall be no occupation of any part of the development until the path has been constructed and made available for public use in accordance with the so-approved details, and it has been offered for adoption as public highway.

iii) Until adopted, the path shall remain available for use by the public at all times.

REASON

To provide for non-vehicular connectivity to and around the site in the interests of facilitating sustainable means of travel, the amenity of the area and in accordance with the development template for the site.

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29. i) Notwithstanding the provisions of Section 55(2)(f) of the Town and Country Planning Act 1990, Article 3(1) of the Town and Country Planning (Use Classes) Order 1987, and Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or in any equivalent provisions in any Act or statutory instrument revoking or re-enacting the Act or Orders with or without modification), the development shall be used solely for purposes of Use Class B2 (General Industrial), Use Class B8 (Storage and Distribution) and Use Class E (Commercial, Business and Service) (g) (i-iii). The development shall not be used at any time for any other purposes (including any other purposes in the above Use Classes).
- ii) The level of floorspace provided under this permission for storage or distribution purposes within Use Class B8 (ie when not ancillary to B2 or E uses) shall not exceed 80% of the gross floorspace of the development (as identified pursuant to condition 1 above), or 10,000 square metres, whichever is the larger.

REASONS

To allow the local planning authority opportunity to consider the merits of any proposal for use of the site other than as set out in the application and to ensure that employment potential of the site is not adversely affected by a predominance of storage and distribution use.

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