

REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

Report No.

Date of Meeting	4 th April 2012		
Application Number	11/02322/FUL		
Site Address	6 Battlewell, Purton, Swindon, SN5 9BT		
Proposal	Demolition of existing dwelling and erection of 5 no. new dwellings		
Applicant	Hannick Homes Ltd		
Town/Parish Council	Purton		
Electoral Division	Purton	Unitary Member	Cllr Jacqui Lay
Grid Ref	408049 187302		
Type of application	FULL		
Case Officer	Lydia Lewis	01249 706 643	Lydia.lewis@wiltshire.gov.uk

Reason for the application being considered by Committee

The application has been called to committee by Cllr lay to consider: the standard and ownership of the private road, its width and its egress out onto Restrop Road; the right to upgrade the road when others who use it may not want this; the density and size of new properties to the plot size; ownership of hedges and banks; public rights of way over the top section of the lane and along the western boundary of the site; and public use of the remainder of this private road.

1. Report Summary

To consider the above application and to recommend that planning permission be DELEGATED to the Area Development Manager subject to conditions and subject to the applicant entering into a legal agreement under S.106 of the Town and Country Planning Act 1990 in respect of the provision of a financial contribution towards public open space.

2. Main Issues

The main issues in the consideration of this application are the acceptability of:

- The principle of development;
- The design and appearance;
- The impact of the development on the amenity of neighbouring occupiers;
- Parking and highway safety;
- Impact of the development on archaeology;
- Provision of public open space; and
- Drainage.

The application has generated an objection from Purton Parish Council as well as 38 letters of objection from 36 different properties.

A petition with 198 signatures objecting to the proposed development has also been received.

3. Site Description

The application relates to a plot of land currently forming the curtilage of No.6 Battlewell. No.6 Battlewell is a detached two storey property set at the western end of Battlewell. Battlewell itself comprises a private road with right of way partially along it. The site is roughly rectangular in shape and extends to an area of 0.259 hectares, set within the defined Settlement Framework Boundary. The site is bound by residential to the north, east and west, with open countryside to the south. A public right of way runs along the western and southern boundaries of the site.

4. Relevant Planning History – there is no history of relevance to this application.

5. Proposal

The applicant seeks consent for the demolition of the existing property and the erection of 5 detached four bedroom properties. A detached double garage is proposed for plots 1, 2 and 5 and plots 2 and 4 would each have an integral double garage.

Amended plans have been received in relation to initial concerns raised by highways, these adjust the size of the proposed garages and amend proposals to Battlewell itself which would be widened and incorporate 2 passing bays.

6. Planning Policy

North Wiltshire Local Plan 2011

C2 – Community Infrastructure
C3 – Development Control Policy
HE5 – Scheduled Ancient Monuments and Nationally Important Features
H3 – Residential Development within Framework Boundaries
CF3 – Provision of Open Space

National Planning Policy

Planning Policy Statement 1: Delivering Sustainable Development
Planning Policy Statement 3: Housing
Planning Policy Statement 5: Planning for the Historic Environment
Planning Policy Guidance 13: Transport
Planning Policy Statement 25: Development and Flood Risk

7. Consultations

Purton Parish Council – Objects to the application for the following reasons:

The unsuitability of the access – The junction onto Restrop Road has restricted visibility and cutting the hedge back as suggested in the application is not sufficient to overcome this problem. It will also be dependent on the land owner cutting the hedge back on a regular basis and this cannot be guaranteed.

This section of Restrop Road is at the entrance to the village and only just falls within the 30 mph speed limit and some motorists are still travelling faster when they draw parallel with the entrance to Battlewell.

Battlewell is a narrow single track lane the increase in traffic along its length to reach the development site to accommodate 5 dwellings does not seem feasible. It is appreciated the increase will only be for 4 dwellings given a dwelling already exists on the site but this could still generate another 10-12 vehicles using the lane on a regular basis. The proposals put forward to

increase the width of the lane in places goes some way to help but it is not clear if this work is achievable as the land is not within the ownership of the applicants. Also, if lay-bys are provided as suggested in two places there will be nothing to stop walkers using these pull-ins to park in whilst out for a walk thus defeating their object. This is a regular occurrence on the lay-by at the bottom of Battlewell and results in blocking an entrance to a property they will have no regard for parking in a lay-by on a track hence it is a real problem. If drivers are turning into Battlewell from Restrop Road and there are no usable passing points it is likely to result in motorists backing out onto Restrop Road. This is a very dangerous situation to create given the nature of Restrop Road. The upkeep of the land falls to the residents of Battlewell as it is an un-adopted road therefore an increase in traffic will be an added burden on the wear and tear on the road surface. Arguably you could say there will be more residents to pay for it but somebody will have to organise this and not all may be in agreement hence it is of no benefit to existing residents.

The lane is used frequently by pedestrians gaining access to the open countryside and by children and parents / carers walking to school as the land leads onto Ringsbury Close and Restrop View. To add significant traffic to this lane will be dangerous, in particular at the top of the lane closest to the entrance to the development site as this part is very narrow and pedestrians will have nowhere to get out of the way of vehicles.

Number of dwellings – The Parish Council is of the opinion that there are too many dwellings proposed for this site and will result in overdevelopment. Also the style of the properties is out of keeping with other dwellings in Battlewell.

Environmental and ecological assessments – The Parish Council would also like to see an environmental and ecological assessment carried out as the removal of hedges etc will impact visually on this very rural setting.

Core policy C3 – The Parish Council believes that this development is contrary to policy C3, criteria i, ii, iv, vii, and viii of the Local Plan.

Amenity and Fleet Team – It would be unreasonable to require the developer to provide a local park or LEAP and therefore an offsite contribution will be required. This development generates a need for £29,600 in offsite Open Space Contribution to be used to provide Open Space within the Parish of Purton.

Council's Land Drainage Engineer – The use of soakaways, permeable surfacing for access road and attenuation / storage beneath access road as set out in the preliminary drainage report are ideal. Detailed calculations, including soakaway tests and layout will be required prior to any development on site.

County Archaeologist – No objection subject to the imposition of an appropriately worded condition.

Highways – Following the receipt of revised and additional plans, no highway objection subject to conditions relating to details of the access road, visibility splays, parking and turning areas to be laid out and a restriction on the garages being converted to habitable accommodation.

Public Rights of Way Team – Footpath 96 runs along the western side of the access road. Please ensure that there is sufficient visibility and width for pedestrians to pass. It has been suggested that residents walk along the access road to the village, perhaps the developer could be asked to dedicate this length as a public footpath.

English Heritage – The application should be determined in accordance with national and local policy guidance, and on the basis of the Council's specialist conservation advice.

Thames Water – With regard to surface water drainage it is the responsibility of the developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed

to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required.

Thames Water advise that with regard to sewerage and water infrastructure they would not have any objection to the application.

An informative in relation to water pressure is recommended.

8. Publicity

The application was advertised by site notice and neighbour consultation.

A petition with 198 signatures objecting to the proposed development has been received. This objects on the grounds that the proposal would have a dramatic effect on the local community who currently use the footpaths surrounding the property and Battlewell Lane. The proposal would have an increased safety risk to walkers to the local ancient camp as well as all pedestrians using the lane as a right of way into the village. As this is an unadopted road there will be no speed limit and there is no proposal to add street lighting.

38 letters of letters of objection have been received from 36 different occupiers. The concerns raised are summarised below:

- Out of character with the surroundings;
- Over-development;
- Could involve removal or alterations to ancient hedgerows;
- Would substantially increase traffic and make it dangerous for pedestrians;
- The narrow road also forms the footpath, and many school children, elderly people and dog walkers use it. Battlewell is used by more pedestrians than cars;
- Widening the road would degrade the character of this ancient path;
- Capacity of the drainage system;
- Access to the highway is not satisfactory;
- The majority of cars on Restrop Road do not stick to the 30 mph speed limit;
- Overlooking;
- There is a question of ownership land to the north of the site bounding Orchard Gardens. Orchard Gardens approach is a convoluted and congested route with commercial parking, high density housing with small children and a number of sharp turns and restricted width roadways;
- Affordable homes would aggravate the traffic problem;
- Loss of open garden area;
- There is no street lighting along the lane;
- Hedges would never be cut regularly enough to decrease the danger at the access;
- The safer access would be the one to the north of the site near Orchard Gardens;
- Additional noise, dust and traffic pollution;
- Loss of view;
- Reduction in property value;
- Several mature oak and horse chestnut trees were felled before the application was made;
- Battlewell is unsuitable for heavy goods vehicles;
- Purton needs affordable housing not more large detached houses;
- The proposed passing place at the chicane area already exists;
- The inclusion of a turning head is not a material planning improvement as each property along Battlewell (save for number 4 whose access is from Orchard Gardens) has its own turning area; and
- There is currently no maintenance arrangement in place regarding the upkeep of the lane and the increase in traffic will lead to greater wear and tear.

9. Planning Considerations

Principle of Development

Policy H3 of the Local Plan states that proposals for residential development, including residential institutions and applications to renew permissions for residential development, within the Framework Boundaries will be permitted provided that a number of criteria are met including: priority is given to the re-use of previously developed land and buildings; and the most efficient use of the land is achieved compatible with the site's location, its accessibility and its surroundings. Planning Policy Statement 3: Housing (PPS3) was amended in June 2010 through a Ministerial Statement to exclude private residential gardens from the definition of previously developed land in Annex B.

The application site would therefore be classified as greenfield land and the priority for development should be previously developed land, in particular vacant and derelict sites and buildings. The Ministerial Statement does not create a policy presumption against development in private residential gardens, but it does, alter the weight to be given to factors to be considered, in particular, development needs to be judged against the prevailing character of an area.

The basic policy set out in PPS3 is unchanged and paragraph 36 states that the Government's policy is to ensure that housing is developed in suitable locations which offer a range of community facilities and with good access to jobs, key services and infrastructure. This should be achieved by making effective use of land, existing infrastructure and available public and private investment.

The Wiltshire Core Strategy pre-submission document has been prepared following consultations during the autumn 2009 and summer 2011. Between 20th February 2012 and 2nd April 2012 comments are invited on the 'soundness' of the draft plan and whether correct legal processes have been followed. It is anticipated that this document be adopted towards the end of this year and this will supersede some of the policies contained within the current North Wiltshire Local Plan 2011 including policy H3.

When adopted Core Policies 1 and 2 of the Core Strategy would replace policy H3 of the Local Plan. Core Policy 19 of the draft Core Strategy defines Purton as a large village. Core Policy 2 states that within the limits of development, as defined on the proposals maps, there is a presumption in favour of sustainable development at the Principal Settlements, Market Towns, Local Service Centres and Large Villages.

Whilst limited weight can be given to the Core Strategy in relation to this application but it is a material consideration and it is important to note that the proposal complies with the requirements of Core Policy 2.

In terms of density, based on the site plans submitted, the site would be approximately 0.259 hectares and the density would therefore equate to approximately 19 dwellings per hectare. This is below the minimum density set out within policy H3, however, it is acknowledged that the Chief Planning Officer Letter dated 15th June 2010 deleted the national indicative minimum density of 30 dwellings per hectare from PPS3 stating that this change together with private residential gardens being excluded from the definition of previously developed land (as referred to above) emphasise that it is for local authorities and communities to take the decisions that are best for them, and decide for themselves the best locations and types of development in their areas.

In addition, PPS3 states that in respect of density Local Planning Authorities should have regard to, amongst other things: the characteristics of the area, including the current and proposed mix of uses; and the desirability of achieving high quality, well-designed housing.

The surrounding area is generally characterised by relatively large properties within large plots and a density of 19 dwellings per hectare is considered acceptable in this instance.

The site is situated within the Settlement Framework Boundary and in relatively close proximity to Purton High Street and the range of services and facilities associated with this. The proposal would represent the more efficient use of land and is considered to be acceptable in principle.

Design and Appearance

Policy C3 of the Local Plan states that new development will be permitted subject to a number of criteria including amongst other things: respect for the local character of the area with regard to the design, size, scale, density, massing, materials, siting and layout of the proposal.

The surrounding residential area is characterised by properties of a mixture of architectural styles and designs, with a number of bungalows within Ringsbury Close to the west. The properties would each be two stories in height measuring approximately 5 metres to the eaves. Plot 3 would have a maximum ridge height of approximately 8.5 metres, plots 1 & 5 would have a maximum ridge height of 8.7 metres and plots 2 & 4 would have a maximum ridge height of 9.2 metres. The scale of the properties would be appropriate within the context of the surrounding area.

The properties would be constructed of reconstituted stone, plots 2 & 4 with reconstituted stone cills and headers and plots 1, 3 & 5 with tiled cills and brick arched headers. Plots 2 & 4 would have a reconstituted slate roofing tile and plots 1, 3 & 5 would be constructed using a roman roofing tile, colour brindle. A condition requiring the submission of sample materials is recommended to ensure they are of sufficient quality.

The scale, massing and layout of the proposed dwelling would be acceptable and in accordance with policy C3 of the Local Plan.

Amenity

Policy C3 of the Local Plan considers that new development will be permitted subject to a number of criteria including inter alia: avoid creating developments with unacceptable low levels of privacy and amenities and avoid the unacceptable loss of privacy and amenities to adjacent dwellings or other uses to the detriment of existing occupiers development.

Plot 2 would be situated approximately 13 metres from the south side elevation of No.6 Orchard Gardens and approximately 12 metres from the rear garden. This property has a single storey extension which is not shown on the submitted layout plan and 2 kitchen windows and a sitting room window exist in the side elevation at ground floor level. There are no first floor windows in the south side elevation. Kitchens are not regarded as habitable rooms and in addition this room benefits from a further window in the west elevation. With regard to the sitting room window, this is a secondary window with further windows and patio doors situated in the west elevation. On the basis of the above, it is not considered that the proposed development would result in any material overlooking or overshadowing of No.6.

Plot 2 would maintain an adequate separation distance from No.24 Ringsbury Close of approximately 26 metres.

No.5 Orchard Gardens is set at an oblique angle to plot 4 and an adequate separation distance of approximately 20 metres would be maintained between the rear elevation of plot 4 and the rear elevation of No.5.

Plot 4 proposes 2 first floor bedroom windows in the east elevation facing the rear gardens of Nos. 4 & 5 Battlewell, These properties benefit from rear gardens extending to approximately 45 metres in length and any overlooking resulting from the proposed development would be to an area of garden situated some distance from the properties themselves. On this basis, it is not considered that any overlooking could be regarded as significant. The windows would be situated approximately 15 metres from the rear gardens of No.3 Battlewell and Pippins.

Plot 5 would be situated approximately 3.5 metres from the side elevation of No.5 Battlewell. This property has no first floor windows in the side elevation facing the application site but has a ground floor high level window set towards the rear of the property. Given the slightly staggered nature of the properties, it is considered that any harm caused would be limited.

Plots 1 & 5 have first floor secondary bedroom windows in their east and west elevations respectively at a distance of approximately 10 metres. These windows are secondary in nature and would be set at a slightly oblique angle. It is not therefore considered that any overlooking could be regarded as significant.

In consideration of the above the proposed development would not be materially detrimental to the amenities of neighbouring occupiers in terms of overlooking or overshadowing.

Parking and Highway Safety

Policy C3 of the Local Plan states that new development will be permitted subject to a number of criteria including amongst other things: have a satisfactory means of access, turning, car parking and secure cycle storage and not result in a detrimental impact upon highway or pedestrian safety.

In December 2010, new minimum car parking standards were introduced. As part of these standards, the Council has taken the view that garages are no longer allocated parking provision, except where there are overriding design considerations (size of 3m x 6m, 2.4m height to ensure that a large vehicle (i.e. 4 x 4) can park, including a level of storage). Three car parking spaces are required for a four bedroom property.

Amended plans have been received showing 3 parking spaces per dwelling together with a visitor parking bay. Further amended plans have been received increasing the size of the detached and integral garages in order that they fully reflect the specified internal measurements to ensure that the garages could realistically be used for the parking of vehicles. The plans show that 3 car parking spaces would be provided per dwelling and the proposal is acceptable in this regard.

Additional highways plans have been submitted in support of the application following initial concerns raised by highways, in summary these indicate:

- 5.5 metre width carriageway into Battlewell for the first 10 metres;
- Arrangements shown on a topographical survey (as opposed to OS);
- Proposed visibility splay towards Restrop (south) shown to tangent point with associated works to fence, hedge and verge;
- Hedge along the north channel retained (pushing the whole initial section of land south); and
- Footpath links at the end of the lane recognised and shown as retained.

A stretch of the public right of way extending to approximately 28 metres runs along the southern side of the existing lane and would be retained as part of the proposal. Concern has been raised by objectors and the Parish Council regarding the safety of pedestrians using this stretch of the right of way and also the remainder of Battlewell, although the remainder is not a designated public right of way. This situation exists at present although it is proposed that the vehicular access be moved approximately 11 metres further west, in addition the proposal would create an additional 4 dwellings with their associated vehicular movements. The proposal would facilitate improvements to the existing lane, including increases in width and 2 new passing opportunities. On balance, it is not considered that the introduction of a further 4 properties would exacerbate the existing situation to such an extent as to create material harm to highway safety or warrant refusal of planning permission.

Archaeology

Policy HE5 of the Local Plan considers that permission will not be granted where a proposal would have an adverse effect on a scheduled ancient monument or other nationally important feature of archaeological or historic interest or their setting.

The proposed development sites lies 50 metres south of the location where a substantive Roman building and several kilns were excavated in 1975.

In response to initial concerns raised by the County Archaeologist, an Archaeological Evaluation has been submitted in support of the application. This revealed some good, well-preserved evidence of Roman activity, including a corn drying oven. The County Archaeologist has advised that finds of pottery and ceramic building material hints at the possibility of a Roman Building in the near vicinity. It is advised that further investigation recording will be necessary to enable this.

The proposed development would not have an adverse impact on archaeology subject to the imposition of an appropriately worded condition.

Planning Contributions

Policy CF3 of the Local Plan requires new housing development to make provisions for open space. Where it is not possible to make that provision directly, the Council will accept financial payments to remedy deficiencies in the quantity or quality of that space. The reasoning accompanying the policy emphasises that all residential developments, regardless of scale, have the potential to contribute to an increased need for open space.

This development generates a need for £29,600 in offsite Open Space Contribution to be used to upgrade facilities at Church Street Open Space and Play Area.

The applicants have confirmed that they are willing to enter into a Section 106 agreement under the terms outlined above and subject to this, the proposal would be acceptable in this respect.

The Council have produced "Waste Collection Guidance for new developments" to compliment the Waste Core Strategy adopted in July 2009. A contribution of £120 per dwelling is sought for the provision of various bins required for each dwelling. The developer could choose to provide these himself but in any event such bin provision needs to be secured via a legal agreement.

Drainage

Policy C3 of the Local Plan states that new development will be permitted subject to a number of criteria including amongst other things: avoid overloading of existing or proposed services and facilities, the local road network and other infrastructure.

The site is situated within flood zone 1 (lowest probability of flooding). Flood Risk Assessments are not required by Planning Policy Statement 25: Development and Flood Risk (PPS25) on sites within flood zone 1 unless they exceed 1 hectare in size. The site extends to approximately 0.259 hectares.

Although the site is situated within flood zone 1, the Environment Agency do not show flooding from surface water on their published maps just fluvial flooding.

An Initial Site Drainage Appraisal has been submitted in support of the application. This concludes that the site is capable of being successfully drained and a number of drainage options are available. The Council's drainage engineer has advised that the use of soakaways, permeable surfacing for access road and attenuation/storage beneath access road as set out in the preliminary drainage report are ideal. Detailed design calculations, including soakaway tests and layout will be required prior to any development on site, this can be secured through condition.

A condition requiring a scheme for the discharge of surface water from the site (including surface water from the access / driveway), incorporating sustainable drainage details and the detailed design calculations, including soakaway tests and layout is recommended.

On the basis of the above, it is not considered that the proposed development would be subject to an unacceptable risk of flooding or materially increase the risk of flooding elsewhere in accordance with PPS25.

10. Recommendation

Subject to the applicant entering into a legal agreement under S.106 of the Town and Country Planning Act 1990 in respect of the provision of a financial contribution towards public open space, as required by policy CF3 of the adopted North Wiltshire Local Plan 2011, it is recommended that planning permission be GRANTED for the following reason:

The scale and layout of the proposal is considered to be acceptable in the context of the surrounding area and the proposal is not considered to result in an unacceptable impact upon the residential amenity of surrounding properties. Sufficient car parking and manoeuvring space is provided within the site and the proposed development would not be detrimental to highway or pedestrian safety. The proposed development would not have a detrimental impact on archaeology and it would not be subject to an unacceptable risk of flooding or materially increase the risk of flooding elsewhere. In this way the proposed development is considered to comply with the provisions of policies C3, HE5, H3 and CF3 of the adopted North Wiltshire Local Plan 2011 and the guidance contained within Planning Policy Statement 3: Housing and Planning Policy Statement 25: Development and Flood Risk.

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. No development shall commence on site until details and samples of the materials to be used for the external walls and roofs 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: In the interests of visual amenity and the character and appearance of the area.

POLICY - C3 of the North Wiltshire Local Plan 2011.

3. 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:

- (a) indications of all existing trees and hedgerows on the land;
- (b) details of any to be retained, together with measures for their protection in the course of development;
- (c) all species, planting sizes and planting densities, spread of all trees and hedgerows within or overhanging the site, in relation to the proposed buildings, roads, and other works;
- (d) finished levels and contours;
- (e) means of enclosure;
- (h) hard surfacing materials;

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

POLICY - C3 of the North Wiltshire Local Plan 2011.

4. 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.

POLICY - C3 of the North Wiltshire Local Plan 2011.

5. No development works, (including construction works) shall commence on site until full details of access road improvements (H346 / 06 Rev A) for the access road (Battlewell) from the C414 have been submitted to, and approved in writing by, the Local Planning Authority in line with drawing (H346 / 06 Rev A). The access road improvements shall be completed in accordance with the approved drawings prior to the development (including construction works) taking place and have been provided in accordance with the approved details.

REASON: To enable vehicles to pass / stand clear of the highway in the interests of highway safety in accordance with policy C3 of the North Wiltshire Local Plan 2011.

6. No development shall commence on site until visibility splays have been provided between the edge of the carriageway and a line extending from a point 2.4 metres back from the edge of the carriageway, measured along the centre line of the access, to the points on the edge of the carriageway 43 metres in both directions from the centre of the access in accordance with the approved plans (H346 / 06 Rev A). Such splays shall thereafter be permanently maintained free from obstruction to vision above a height of 1 metre above the level of the adjacent carriageway.

REASON: In the interests of highway safety in accordance with policy C3 of the North Wiltshire Local Plan 2011.

7. No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the local planning authority. The approved Statement shall be adhered to throughout the construction period and shall provide for:
 - the parking of vehicles of site operatives and visitors;
 - loading and unloading of plant and materials;
 - storage of plant and materials used in constructing the development;
 - the erection and maintenance of security hoarding;
 - wheel-washing facilities in order to prevent the deposit of mud on adjacent highways;
 - measures to control the emission of dust and dirt during construction; and
 - a scheme for recycling/disposing of any waste resulting from construction works.

REASON: In the interests of amenity and highway safety in accordance with policy C3 of the North Wiltshire Local Plan 2011.

8. Prior to the occupation of the dwellings hereby approved, notices shall be erected in the passing bays confirming their status and that no parking is permitted. These shall be maintained as such thereafter.

REASON: In the interests of highway safety in accordance with policy C3 of the North Wiltshire Local Plan 2011.

9. No part of the development hereby permitted shall be first brought into use until the parking and turning areas have been completed in accordance with the details shown on the approved plans. The areas shall be maintained for those purposes at all times thereafter.

REASON: In the interests of highway safety in accordance with policy C3 of the North Wiltshire Local Plan 2011.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any other Order revoking or re-enacting or amending that Order with or without modification), the garage(s) hereby permitted shall not be converted to habitable accommodation.

REASON: To safeguard the amenities and character of the area and in the interest of highway safety in accordance with policy C3 of the North Wiltshire Local Plan 2011.

11. No development shall commence until a scheme for the discharge of surface water from the site (including surface water from the access / driveway), incorporating sustainable drainage details and detailed design calculations, including soakaway tests and layout, 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 in accordance with policy C3 of the North Wiltshire Local Plan and Planning Policy Statement 25: Development and Flood Risk.

12. No development shall commence on site 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 in writing 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 in accordance with policy HE5 of the North Wiltshire Local Plan 2011 and Planning Policy Statement 5: Planning for the Historic Environment.

13. The development hereby permitted shall be implemented in accordance with the submitted plans and documents listed below. No variation from the approved plans should be made without the prior approval of the local planning authority. Amendments may require the submission of a further application.

- 10.101.101 – Site location plan, date stamped 15th July 2011
- H346/05 – Vehicle swept path analysis plan, date stamped 15th July 2011
- 10.101.100 Rev H – Site layout, date stamped 9th November 2011
- 10.101.015 Rev D – Floor plan and elevations – double garage, date stamped 9th November 2011
- 10.101.012 Rev D – Elevations, plots 2 & 4 (plot 4 handed), date stamped 9th November 2011
- H346/06 Rev A – Accommodation works (incorporating topographical survey), date stamped 9th November 2011

- 10.101.011 Rev C – Floor plans – plots 2 & 4 (plot 4 handed), date stamped 9th November 2011
- 10.101.013 Rev B – Floor plans and elevations - plot 3, date stamped 15th July 201
- 10.101.010 Rev B – Floor plans – plots 1 & 5 (plot 1 handed), date stamped 15th July 2011

REASON: To ensure that the development is implemented as approved.

Informatives

1. Thames Water will aim to provide customers with a minimum pressure of 10m head (approximately 1 bar) and a flow rate of 9 litres / minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
2. Please be advised that nothing in this permission shall authorise the diversion, obstruction, or stopping up of any right of way.

