

REPORT TO THE EASTERN AREA PLANNING COMMITTEE

Date of Meeting:	1 st November 2012	
Application Number:	E/2012/0361/OUT	
Site Address:	Land at Zouch Manor, Tidworth	
Proposal:	Residential development (up to 100 dwellings) including infrastructure, ancillary facilities, open space and landscaping. Demolition of existing buildings on site. Construction of new vehicular accesses from A338, Zouch Farm Road and Nepaul Road	
Applicant/Agent:	Robert Hitchins Limited	
Parish:	Tidworth	
Grid Reference:	Easting: 423340 Northing: 149186	
Type of Application:	Major	
Conservation Area:	Cons Area: No	LB Grade: N/A
Case Officer:	Charlie Bruce-White	Contact Number: 01722 434682

Reason for the application being considered by Committee:

Cllr Mark Connolly has called in the application due to the scale of development, relationship with adjoining properties and highway impact.

1. Purpose of report

To consider the above application and to recommend to Members that planning permission be APPROVED subject to conditions and the completion of a s.106 legal agreement.

2. Report summary

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

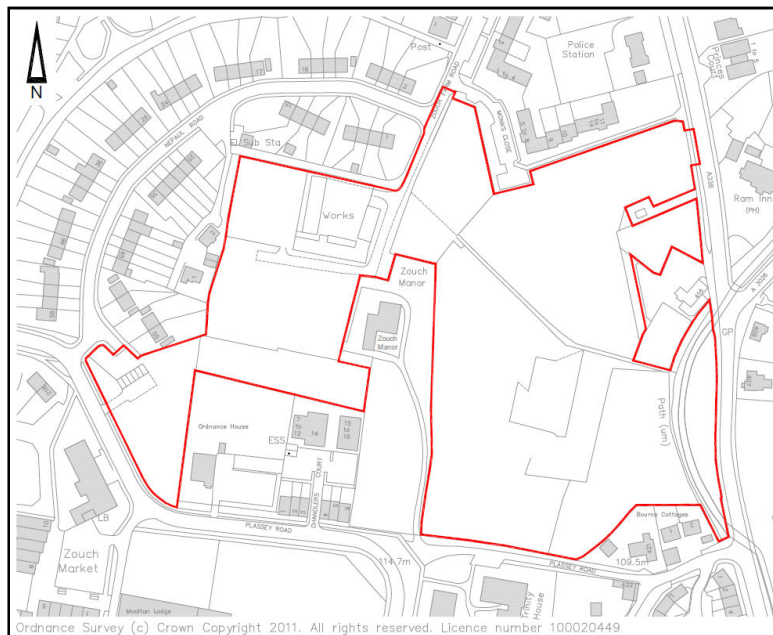
1. The principle of development;
2. Character and appearance of the area;
3. Amenities of adjoining and nearby property;
4. Highways considerations;
5. Affordable housing;
6. Recreational open space, education and community infrastructure;
7. Ecology;
8. Flood risk and drainage;
9. Land contamination and water quality;
10. Archaeology.

The application has generated support from Tidworth Town Council, 10 letters of objection and 1 letter of support from the public.

3. Site Description

The application relates to approximately 3.8 ha of land situated reasonably centrally within Tidworth, and is inside the Limits of Development as defined within the Local Plan. The land currently comprises vacant green space that is privately owned, having the general appearance of pasture, with the exception of a parcel of former light industrial buildings, including derelict traditional farm buildings, and a row of disused garages to the west of the site. The site contains a number of individual trees and groups of trees that are protected by Tree Preservation Orders (TPOs). The site has frontages notably onto the A338, Plassey Road, and Nepaul Road, where it is bounded by the main road through the town and existing residential development. A parcel of land, including Zouch Manor and several other residential properties, project into the site almost dividing the site into two areas east and west (see plan below). Two public footpaths run through

the site, one running parallel to the A338 and the other intersecting the site east to west. The River Bourne passes through the easternmost end of the site, with the land adjacent being situated within Flood Zones 2 and 3. The site rises continuously from this point to the west, so that most of the site is within Flood Zone 1.



4. Relevant Planning History

None relevant.

5. Proposal

Outline consent is sought for up to 100 dwellings, including infrastructure, ancillary facilities, open space and landscaping. It is also proposed to construct new vehicular accesses onto the A338, Zouch Farm Road and Nepaul Road. The existing buildings on site would be demolished.

The scale, appearance and layout of the buildings, as well as the landscaping of the site, are 'reserved' and these details will therefore be agreed through a subsequent reserved matters application. The application therefore seeks consent for the principle of up to 100 dwellings and the details of its access.



6. Planning Policy

- Local Plan: policies PD1 (development & design), HC1 (strategic housing provision), HC5 (net housing density), HC7 (housing layout), HC28 (affordable housing target), HC29 (definition of affordable housing), HC30 (affordable housing on large sites), HC31 (integration of affordable housing), HC34 (recreation provision on large sites), HC37 (demand for education), HC42 (additional social and community needs), AT1 (transport appraisal process), AT9 (motor vehicle parking standards), AT10 (developer contributions), NR4 (nature conservation outside designated sites), HH1 (protection of archaeological remains).
- Supplementary Planning Guidance: *Community Benefits from Planning*
- Wiltshire Local Transport Plan: Car Parking Strategy
- Emerging policy: Draft Wiltshire Core Strategy core policies 1, 2, 3, 26, 41, 43, 45, 50, 52, 56, 57, 58, 60, 61, 62, 64, 67.
- National Planning Policy Framework (NPPF)

7. Consultations

Tidworth Town Council	Support but comment that dwellings opposite Monks Close should be no higher than 2 story, and trust that existing public facilities/utilities will not be overburdened.
Highways Officer	No objection subject to amended plans; conditions regarding site accesses, the public right of way and a travel plan; and a s.106 legal agreement to secure off-site highway and public transport improvements.
Conservation Officer	No objection subject to conditions securing the implementation of a programme of recording for the remaining historic buildings in the former Zouch Farm complex, to the upgrading of the hedge boundary to the rear of Thatchwell Cottage, and to further consideration being given to the layout to the north-west of Thatchwell Cottage.
Tree Officer	No objection subject to conditions securing protection measures for retained trees and further details of new landscaping.
Archaeologist	No objection subject to condition securing an archaeological watching brief during construction.
Public Protection	No objection subject to condition securing land contamination remedial works.
Environmental Health	No objection.
Environment Agency	No objection subject to conditions securing details of finished floor levels, surface water drainage, construction environmental management plan, water efficiency measures and land contamination remediation.
Drainage Engineer	No objection subject to condition to secure detailed design and calculations for drainage at later design stage.
Wessex Water	No objection subject to conditions securing details of foul and surface water drainage.

Veolia Water	No objection subject to condition securing details of unadoptable foul drains.
Ecologist	No objection subject to conditions / s.106 agreement securing a construction method statement, an ecological management plan, and a financial contribution towards the Wessex Stone Curlew Project.
Natural England	No objection subject to s.106 agreement securing a financial contribution towards the Wessex Stone Curlew Project. Make several recommendations for biodiversity enhancement opportunities within the development.
Housing Officer	No objection subject to 25% affordable housing provision.
Education Officer	No objection subject to s.106 agreement securing a financial contribution towards additional school places at Zouch Primary and Wellington Academy.
Open Space Officer	No objection subject to s.106 agreement securing on-site recreation facilities and off-site financial contribution towards sports pitches.

8. Publicity

The application was advertised by site/press notice and neighbour consultation.

10 letters of objection/concern were received. Summary of reasons include:

- Density of development too high.
- Loss of important open area would be detrimental to settlement character and amenity.
- Loss of privacy to adjacent neighbouring property.
- Loss of light to adjacent neighbouring property.
- Increased noise and disturbance to adjacent neighbouring property.
- Insufficient parking, which could exacerbate on-street parking problems for existing nearby residents. Parking for the development should be provided in accordance with the Wiltshire Car Parking Strategy.
- The tertiary access onto Nepal Road could be detrimental to existing occupants who use this area to park, unless alternative arrangements are made.
- Increase in traffic on the local highway.
- The creation of the footpath/alleyway leading onto Nepal Road could cause anti-social behaviour.
- Access needs to be maintained for the private road to the rear of 1-7 Nepal Road.
- The rear access to Zouch Manor should be retained for emergency vehicles.
- Adequate surface water drainage needs to be provided to reduce the risk of flooding.
- The final details should ensure that appropriate landscaping, design and building heights are secured, to integrate the development with the surrounding area, particularly historic buildings on Plassey Road.
- The former farm buildings which are of historic interest should be retained in any development of the site.
- Affordable housing is not appropriately integrated with market housing.
- 40-50% affordable housing should be provided rather than 25%.
- Development poses a threat to the remaining trees on the site which are now protected.
- Loss of wildlife habitat and plant flora.
- Impact upon bats that may be roosting within the cob barn.
- Development poses a risk of spreading Japanese knotweed.
- Increased pressure on existing services and utilities.
- Residential development is unnecessary given other house building in Tidworth.
- Hours of construction should be controlled.

- Access to existing adjacent property should be maintained during construction.

1 letter of support was received. Summary of reasons include:

- Additional housing in the town is welcomed.

The RSPB commented that the final scheme should incorporate nest boxes into the development.

9. Planning Considerations

9.1 *The principle of development*

Local Plan policy HC1 seeks to concentrate development within the main settlements of the plan area, which includes Tidworth, and the proposal is consistent with national policy (the NPPF) and emerging local policy (the draft Wiltshire Core Strategy) which seek to focus significant development in locations which are sustainable.

9.2 *Character and appearance of the area*

Local Plan policy PD1 is relevant, in that it sets the criteria for achieving high standards of design, and the main aspects relevant to the character and appearance of the area are considered in summary below.

Density and layout

Local Plan policy HC5 states that the net density of residential development on large sites should be at least 30 dwellings per hectare. Although currently adopted local policy, the Government requirement to build to such prescribed minimum densities has now been removed from national policy, with the NPPF stating that local authorities may set out their own approach to housing density to reflect local circumstances. Nevertheless, both the NPPF and the draft Wiltshire Core Strategy encourage the efficient and effective use of land, with the latter seeking to balance this against the characteristics of the site and the local context (Core Policy 57).

The density of the proposed development at 100 dwellings would be approximately 26 dwellings per hectare, which is less than that required by the Local Plan. However, this is not necessarily unacceptable given the advice contained within the NPPF and the developing policies of the draft Core Strategy. The site predominantly comprises a large open green space, and therefore the retention of elements of this space is considered appropriate. The submitted Indicative Masterplan illustrates such an approach, allocating a reasonably large part of the eastern end of the site, adjacent and parallel to the A338, as undeveloped open space. Another area of open space would be provided to the front of Zouch Manor, to help retain views of this prominent landmark building. In addition, the masterplan illustrates several smaller areas of open space spread throughout the built up parts of the development, which provide for the retention of existing trees. The Council's Tree Officer raises no objection to the principle of development, subject to adequate protection measures for existing trees during construction, and the submission of a detailed landscaping plan to include additional new planting.

Site frontage from A338



The masterplan also illustrates a varied approach to density throughout the site, in response to the context of surrounding development. The lowest density of housing development is

provided adjacent to Plassey Road, where it would relate to the lower density and more informal layout of existing development within this historic part of the settlement, as well as the larger areas of open space adjacent to the A338 and to the front of Zouch Manor. Higher density would be provided to the west of the site, where it would relate to the higher density and more formal layout of development that exists on Nepal Road. In the view of Officers, such a design concept and approach to density is considered to be acceptable, since it would make effective use of the land whilst responding to the characteristics of the site and its local context.

The layout illustrated would involve a diversion to parts of the public footpath that runs east to west through the site. However, the Highways Officer raises no objection to this in principle, although any such diversion would need to be agreed separately through an official Diversion Order, and a condition is recommended to prevent any obstruction to the public footpath until such an Order is approved. It is noted that the footpath diversion as illustrated would create a moderately more onerous route than existing, although pedestrian connectivity through the site would be increased overall by virtue of additional new footways, providing convenient access to surrounding facilities for both existing and future residents.



Building design, scale and height

The application contains relatively limited information on these matters, principally because they are reserved for a subsequent application. However, indicative details state that the dwellings would vary from 2 to 3 stories in height, with the dwellings within the lower density area to the east of the site limited to 2 and 2.5 stories. The details also clarify that the higher density area would also predominantly be 2 stories and 2.5 stories, with 3 stories only being occasional. Officers agree with this approach, although note that the location of the 3 stories dwellings would need to be carefully considered at the detailed design stage to ensure successful integration of the development with the surrounding area.

Affect upon setting of adjacent listed buildings and loss of undesignated traditional farm buildings

The Council's Conservation Officer concludes that the development is unlikely to affect the setting of significant heritage assets, subject to the appropriate treatment of the development where it abuts the boundary of the listed Thatchwell Cottage. On the proposed indicative

layout, the Conservation Officer recommends appropriate planting and minor amendments to the orientation and location of the nearest proposed dwelling. This is a matter which is considered can be adequately secured at the reserved matters stage, and an informative shall be included within the decision notice to ensure any future developer/applicant is aware of this requirement.

View of Thatchwell Cottage from within site



Cob barn to be demolished



With regards to the loss of the existing farm buildings, which include historic farm buildings constructed of cob, brick and timber, the Conservation Officer comments that the fragmentary state of the remaining buildings and their current condition significantly limit their interest and their capacity for incorporation into any potential scheme. As a result no objection is raised to their proposed demolition, subject to a condition being imposed to secure a historical survey and recording of the buildings.

9.3 Amenities of adjoining and nearby property

The development would abut existing residential development on several sides. However, it is considered that, on the whole, the indicative layout shows a reasonable relationship between proposed and existing dwellings, subject to the final agreement of details such as the heights of buildings, internal layouts including positioning of windows, and appropriate landscaping to the site boundaries. Such details would be agreed through a subsequent reserved matters application, where the local planning authority would have the control to ensure, for instance, that the height of new dwellings is not excessive where they are closest to existing residential development.

There are a few exceptions to the indicative layout, however, where Officers would like to see a greater degree of separation between proposed development and existing dwellings. For instance, the proximity of the proposed terrace of three dwellings to the south of 11-14 Monks Close; the proposed terrace of five dwellings and associated parking area to the east of 1 Chestnut, Nepal Road; and the proposed detached dwelling to the north of 15-19 Chandlers Court. However, it is considered that there is adequate scope and space within the site to adjust the siting of these elements within a reserved matters application, and on this basis it is considered that the submitted outline application is acceptable.

11-14 Monk Close

1 Chestnut



9.4 Highways considerations

Amended plans have been submitted to overcome initial concerns of the Highways Officer. Notably this included the provision of an additional 4 off-street car parking spaces to be allocated to those existing residents of Nepal Road where the tertiary access to the proposed development would remove existing on-street parking. Other amendments related to more technical matters, such as widening and resurfacing particular sections of the site access and carriageway. On the basis of the amended plans the Highways Officer has no objection to the proposed development in highway safety terms.

Proposed tertiary access onto Nepal Road



The Highways Officer has also detailed various off-site highway improvements and other measures to mitigate the potential impacts of the proposed development. Notably this includes financial contributions towards upgrading the Pennings Road zebra crossing and public transport within the locality.

9.5 Affordable housing

Local Plan policy H30 states that the local planning authority will seek to negotiate about a 30% 'subsidised' affordable housing contribution and a 20% low cost market housing contribution on appropriate unforeseen housing sites subject to evidence of local housing need supporting this level of provision and individual site characteristics.

The applicant has submitted a viability appraisal, which sets out all financial data in connection with implementing the planning consent, including land and construction costs, infrastructure, s.106 contributions, other associated costs and anticipated sales income. The appraisal suggests that an affordable housing contribution of 25% is possible without the addition of subsidy, and the data provided has been checked and verified by Officers. The NPPF requires that Councils take account of scheme viability in seeking planning contributions. It is therefore recommended that an affordable housing contribution of 25% is accepted based upon the tenure type and dwelling mix detailed within the appraisal document. The Housing Officer advises that this acceptance be subject to a requirement that:-

- The affordable dwellings meet the necessary design and quality and all other necessary standards required by a Registered Provider.
- Any subsequent amendment or planning application which results in a variation of the currently proposed dwelling type and/or tenure type mix would require the submission of a further viability appraisal which may be subject to further negotiation.

The above measures can be secured within a s.106 agreement.

9.6 Recreational open space, education and community infrastructure

The applicant has agreed to enter into a s.106 legal agreement to provide the necessary on and off-site recreational facilities and other infrastructure requirements generated by the proposed development. Notably this includes provision towards 28 primary and 20 secondary school places and a new community centre.

9.7 Ecology

The Council's Ecologist comments that the site is currently of limited ecological value, particularly since an area of mature trees was cleared prior to submitting the application. However, remaining features of recognised value include:

- Buildings to the north of the site which support small bat roosts; it is proposed that mitigation features would be included in the detailed scheme and the Council Ecologist is satisfied that this could be satisfactorily addressed at the reserved matters stage or through an Ecological Management Plan (EMP) condition;
- The site is known to support a number of bird species; it is proposed to erect a number of bird boxes for these species, which could be secured through an EMP;
- The River Bourne (which flows into the River Avon Special Area of Conservation) is also present in the eastern edge of the site; this feature would be retained within the sizeable green area of the site, and therefore construction impacts could be avoided subject to the provision of a Construction Environmental Method Statement.

The Council Ecologist also notes that broad recommendations are made within the submitted ecological assessment to improve the ecological value of retained areas of green space, and details of these could be agreed and secured through an EMP, which would be expected to also include measures to maintain and enhance the River Bourne corridor area.

River Bourne corridor



The site is also within 1km of the Salisbury Plain Special Protection Area (SPA) and could impact upon this designated area through increased recreational impacts; the Heads of Terms for the s.106 include a payment to deal with these impacts in accordance with the Council's mitigation strategy and the Council Ecologist confirms that the development would have no likely significant effects upon the SPA subject to securing this payment through the s.106 agreement. Natural England confirm no objection and concur that the development would not be likely to have a significant effect on the Salisbury Plain SPA subject to the appropriate s.106 contribution

9.8 Flood risk and drainage

The applicant has submitted a Flood Risk Assessment & Drainage Strategy, and the Environment Agency comment that they are pleased to see that the masterplan illustrates that all proposed built development is sited outside of the future Flood Zone 3, and that the lowest finished floor level of any dwelling is proposed to be 770mm above the future 1 in 100 year flood level. The Environment Agency also comment that they are pleased to see the extensive use of soakaways across the site, and that the proposed surface water management scheme meets the requirements of the NPPF with regards to coping with a 100 year event plus 30% uplift for climate change. The Council's Drainage & Flooding Engineer also confirms no objection.

With regards to water supply and foul drainage, Wessex Water and Veolia Water raise no objection subject to conditions relating to the detailed agreement of connection points and necessary upgrading works to a Wessex Water pumping station.

9.9 Land contamination and water quality

The Council's Public Protection Officer considers the site to be at low risk of being contaminated, but given the scale of development recommends a precautionary approach and that approval is granted subject to a condition requiring further details of remedial works as indicated by the applicant's submitted Geotechnical Design Report.

The Environment Agency note that the site falls within a groundwater Source Protection Zone 1 (SPZ1). This is a zone of protection surrounding a nearby drinking water borehole, which is vulnerable to pollution, and therefore requires careful protection from contamination. The Environment Agency have reviewed the submitted Geotechnical Design Report and note the conclusion of the controlled waters risk assessment section that states there is low risk to groundwater and surface water. The Environment Agency therefore raise no objection subject

to a condition requiring a Construction Environmental Management Plan, incorporating pollution prevention measures.

9.10 Archaeology

The Council Archaeologist comments that the site has recently received an archaeological evaluation and the findings of the resulting report confirmed that there are significant archaeological remains, mostly associated with the post-medieval and possible late medieval manor houses and their estates. Further mitigation is therefore required in the form of targeted archaeological excavation with probable post-excavation assessment and an archaeological watching brief in certain areas. The main objective of this is to preserve the past site history in record form, including a possible visual reconstruction of the incarnation(s) of the site. There is scope for a full post-excavation assessment and the potential for publication, to include a visual interpretation. It is therefore important to secure a planning condition which ensures delivery of the above.

10. Conclusion

The residential development would be acceptable in principle, falling within the boundaries of a main settlement, and the proposed density of development would make effective use of the land whilst being able to respond to the key characteristics of the site and surrounding area. Subject to conditions, the proposed means of access to the site would be acceptable in highway safety terms and the development would not have a significant effect upon the highway network. The indicative layout demonstrates a generally acceptable townscape and relationship with neighbouring dwellings subject to the further approval of detailed matters relating to scale, design and landscaping. Subject to conditions there would be no significant adverse impacts in terms of ecology, the environment, archaeology or public health. An appropriate level of affordable housing would be provided on site, having regard to viability considerations, and appropriate provision has been secured towards off-site recreational open space and other necessary community infrastructure improvements.

11. Recommendation

That subject to the applicant entering into a s.106 legal agreement to secure:

- **The provision of 25% affordable housing on site;**
- **The provision of on-site recreational space;**
- **Financial contributions towards primary & secondary education, a new community centre, highway infrastructure improvements and public transport, sports pitches, waste & recycling bins for the development, and the Wessex Stone Curlew Project.**

Planning Permission be GRANTED for the following reason:

The residential development would be acceptable in principle, falling within the boundaries of a main settlement, and the proposed density of development would make effective use of the land whilst being able to respond to the key characteristics of the site and surrounding area. Subject to conditions, the proposed means of access to the site would be acceptable in highway safety terms and the development would not have a significant effect upon the highway network. The indicative layout demonstrates a generally acceptable townscape and relationship with neighbouring dwellings subject to the further approval of detailed matters relating to scale, design and landscaping. Subject to conditions there would be no significant adverse impacts in terms of ecology, the environment, archaeology or public health. An appropriate level of affordable housing would be provided on site, having regard to viability considerations, and appropriate provision has been secured towards off-site recreational open space and other necessary community infrastructure improvements. The proposal would therefore accord with the aims and objectives of the development plan and other Government guidance, having particular regard to saved policies

PD1, HC1, HC5, HC7, HC28, HC19, HC30, HC31, HC34, HC37, HC42, AT1, AT9, AT10, NR4, HH1 of the Kennet Local Plan and the NPPF.

And subject to the following conditions:

- 1) Approval of the details of the Scale and Appearance of the buildings, Layout and Landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority in writing before any development is commenced.

REASON: This permission is in outline only and is granted under the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 3(1) of the Town and Country Planning (General Development Procedure) Order, 1995 as amended by section 51 (2) of the Planning and Compulsory Purchase Act 2004.

- 2) Plans and particulars of the reserved matters referred to in condition 1 above, relating to the Scale and Appearance of the buildings, Layout and Landscaping of the site shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

REASON: This permission is in outline only and is granted under the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 3(1) of the Town and Country Planning (General Development Procedure) Order, 1995 as amended by section 51 (2) of the Planning and Compulsory Purchase Act 2004.

- 3) Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

REASON: This permission is in outline only and is granted under the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 3(1) of the Town and Country Planning (General Development Procedure) Order, 1995 as amended by section 51 (2) of the Planning and Compulsory Purchase Act 2004.

- 4) The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

REASON: This permission is in outline only and is granted under the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 3(1) of the Town and Country Planning (General Development Procedure) Order, 1995 as amended by section 51 (2) of the Planning and Compulsory Purchase Act 2004.

- 5) The access details of the development shall only be undertaken in accordance with the following approved plans:

Plan Ref. H406/3 Rev B received on 28.06.12

Plan Ref. H406/4 Rev E received on 28.06.12

Plan Ref. H406/5 Rev A received on 03.04.12

REASON: For the avoidance of doubt.

- 6) The landscaping approved as part of the reserved matters shall be carried out in the first planting and seeding season following the occupation of the dwellings 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.

Policy: PD1

- 7) No development shall commence on site until the trees on the site to be retained have been enclosed by protective fencing, in accordance with British Standard 5837 (2012): 'Trees in relation to design, demolition and construction – Recommendations'. Before the fence is erected its type and position shall be approved by the Local Planning Authority in writing and after it has been erected, it shall be maintained for the duration of the works and no vehicle, plant, temporary building or materials, including raising and or, lowering of ground levels, shall be allowed within the protected area(s) unless otherwise agreed in writing by the Local Planning Authority.

REASON: To enable the Local Planning Authority to ensure the protection of trees on the site in the interests of visual amenity.

Policy: PD1

- 8) No development shall commence within the Root Protection Area of any retained trees (as shown within drawing number 28.38.01, Tree King Consulting – December 2011) until details of the existing and proposed service routes (including drainage, sewerage, water, gas, electricity and telecommunications) and details of any other proposed construction works within the Root Protection Area have been submitted to and approved by the Local Planning Authority together with a method statement demonstrating how the trees will not be adversely affected by the proposed works. All works within the Root Protection Areas shall be carried out in accordance with the agreed details.

REASON: To enable the Local Planning Authority to ensure the protection of trees on the site in the interests of visual amenity.

Policy: PD1

- 9) No works shall be carried out which will obstruct the route of North Tidworth footpath no.2 until an official Footpath Diversion Order has been obtained.

REASON: To ensure that the legal route of North Tidworth footpath is not obstructed, and adequate provision is made for its diversion if necessary.

Policy: PD1, HC7

- 10) No development shall commence on site until a Green Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include details of implementation and monitoring and shall be implemented in accordance with these agreed details. The results of the implementation and monitoring shall be made available to the Local Planning Authority on request, together with any changes to the plan arising from those results.

REASON: In the interests of road safety and reducing vehicular traffic to the development.

Policy: PD1

- 11) The details approved pursuant to Condition 2 shall ensure that the layout of the road from the approved tertiary access (Nepaul Road) is of a type, width and layout that will accommodate a minimum of four on-street parking spaces.

REASON: In the interests of highway safety and to replace the spaces lost at the end of the existing highway by its extension into the site.

Policy: PD1

- 12) Within 3 weeks of the commencement of the development the Advance Direction Sign at the site entrance from Pennings Road shall have been relocated using the same or similar new traffic sign posts to a new position as detailed on drawing H406/3 Rev B dated February 2012.

REASON: In the interests of highways safety.

Policy: PD1

- 13) The primary access point onto the A338 shall be formed and made ready for use prior to the other site access points, and shall be used as the primary access for construction traffic and contractors' vehicles.

REASON: In the interests of highways safety and residential amenity.

Policy: PD1

- 14) Construction traffic and contractors' vehicles shall not access or egress the site via Zouch Farm Road, unless otherwise agreed in writing with the Local Planning Authority.

REASON: In the interests of highways safety and residential amenity.

Policy: PD1

- 15) No development shall commence on site until full details of the land contamination remedial works (as indicated by the Wilson Associates Geotechnical Design Report reference 3399/2) have been submitted to the Local Planning Authority and approved in writing. The remedial works shall be implemented prior to the commencement of the development or in accordance with a timetable that has been agreed in writing by the Local Planning Authority as part of the approved remediation scheme. On completion of any required remedial works the applicant shall provide written confirmation to the Local Planning Authority that the works have been completed in accordance with the agreed remediation strategy.

REASON: To ensure that land contamination can be dealt with adequately prior to the residential use of the site.

Policy: PD1

- 16) No development shall commence on site until details of the finished floor levels of the dwellings, to be set no lower than 110m above Ordnance Datum in accordance with the approved Flood Risk Assessment and Drainage Strategy prepared by Phoenix Design

Partnership Limited (March 2012), have been submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed details.

REASON: To reduce the risk of flooding to the proposed development and future occupants.

Policy: NPPF (Chapter 10)

- 17) No development shall commence on site until a detailed surface water drainage scheme for the site, based upon the principles contained within the Flood Risk Assessment and Drainage Strategy prepared by Phoenix Design Partnership Limited (March 2012), demonstrating sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The details shall also include specification of how the scheme shall be managed and maintained in perpetuity after completion.

REASON: To prevent the increased risk of flooding, and ensure future maintenance of the surface water drainage system.

Policy: NPPF (Chapter 10)

- 18) No development shall commence on site until a detailed foul drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall provide details on the layout and build standard of individual drains and their connection points, and a 'scheme of works' for the works associated with the 'RAM' pumping station, including details of a construction programme and timetable for implementation. The foul drainage scheme shall be constructed in accordance with the approved details and timetable for implementation.

REASON: To ensure that proper provision is made for sewerage of the site and that in the interests of public health and to protect the environment the development does not increase the risk of sewer flooding to downstream property.

Policy: PD1

- 19) No development shall commence on site until a Construction Environmental Management Plan, incorporating pollution prevention measures, has been submitted to and approved in writing by the Local Planning Authority. The plan shall subsequently be implemented in accordance with the approved details and agreed timetable.

REASON: To prevent pollution of the water environment.

Policy: PD1

- 20) No development shall commence on site until a scheme for water efficiency has been submitted to and approved in writing by the Local Planning Authority. The scheme shall ensure that a minimum of Code for Sustainable Homes level 3 is achieved for all new dwellings in respect of water efficiency measures. The scheme shall be implemented in accordance with the agreed details before the first occupation of the development.

REASON: In the interests of sustainable development and prudent use of natural resources.

Policy: PD1

21) No development shall commence on site until an Ecological Management Plan for the site has been submitted to and agreed in writing by the Local Planning Authority. The Plan shall include a timetable for implementation and the following biodiversity enhancement measures: areas to be planted with species-rich grassland and native woody planting; provisions for nesting birds, bats and invertebrates; and management of the River Bourne corridor to secure enhancement of habitats for riparian and other corridor species. The approved Plan shall be carried out in accordance with the agreed details.

REASON: In the interests of biodiversity.

Policy: NR4, NPPF (Chapter 11)

22) No development shall commence on site until 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. The approved programme of archaeological work shall be carried out in accordance with the approved details.

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

Policy: HH1

23) No development shall commence on site until an appropriate programme of building recording (including architectural/historical analysis) has been carried out in respect of those buildings at the former Zouch Farm complex identified as being of historic interest within the submitted Heritage Statement (CgMs, March 2012). This record shall be carried out by an archaeologist/building recorder or an organisation with acknowledged experience in the recording of standing buildings which is acceptable to the Local Planning Authority. The recording shall be carried out in accordance with a written specification, and presented in a form and to a timetable, which has first been agreed in writing with the Local Planning Authority.

REASON: To secure the proper recording of heritage assets.

Policy: PD1, NPPF (Chapter 12)

24) No demolition or construction works shall take place outside the hours of 0730 to 1800 Mondays to Fridays and 0800 to 1300 on Saturdays or at any time on Sundays & Banks Holidays.

REASON: In the interests of neighbouring amenity.

Policy: PD1

INFORMATIVES:-

Condition 2 – Layout and impact upon setting of Thatchwell Cottage

Although the enhancement of the existing hedge to Bourne (Thatchwell) Cottage is welcomed (as illustrated within the MHP Landscape Plan) it is considered that, for the final scheme to be acceptable in terms of the setting of this listed building, amendments will be required to the orientation and location of the nearest proposed dwelling (as illustrated within the Indicative Masterplan). For further advice please contact the Council's Conservation Officer (Helen Garside, tel: 01380 734878).

Condition 2 – Layout and impact upon amenities of existing neighbouring properties

Should the housing layout of the final scheme be generally based upon the Indicative Masterplan, it is considered that for the scheme to be acceptable a greater degree of physical separation will be necessary between the following proposed and existing buildings: the proposed terrace of three dwellings to the south of 11-14 Monks Close; the proposed terrace of five dwellings and associated parking area to the east of 1 Chestnut, Nepal Road; and the proposed detached dwelling to the north of 15-19 Chandlers Court.

Condition 16 - Surface water drainage

The Environment Agency expect to see the following details when discharging the surface water drainage condition:

- A clearly labelled drainage layout plan showing the pipe networks and (where appropriate) any attenuation ponds, soakaways, drainage storage tanks etc. This plan should show any pipe node numbers referred to in the drainage calculations and the invert and cover levels of manholes;
- A manhole schedule;
- Model runs to demonstrate that the critical storm duration is being used;
- Confirmation of the agreed discharge rate (where appropriate), with any flow control devices indicated on the plan with the rate of discharge stated;
- Calculations showing the volume of attenuation provided, demonstrating how the system operates during a 1 in 100 critical duration storm event including climate change allowance; • If there is any surcharge and flooding from the system up to the design event, overland flood flow routes and "collection" areas on site (e.g. car parks, landscaping) must be shown on a drawing. CIRIA good practice guide for designing for exceedance in urban drainage (C635) should be used. The run-off from the site during a 1 in 100 year storm plus an allowance for climate change must be contained on the site and must not reach unsafe depths on site;
- A 30% allowance for climate change should be incorporated into the scheme in accordance with PPS25;
- Where infiltration forms part of the proposed stormwater system such as infiltration trenches and soakaways, soakage test results and test locations are to be submitted in accordance with BRE digest 365.
- Specification of how the scheme will be maintained and managed after completion.

Existing surface water drainage systems

There must be no interruption to the existing surface water drainage systems of the surrounding land as a result of operations on the site. Provisions must be made to ensure that all existing drainage systems continue to operate effectively throughout all phases of construction, and that riverbank (riparian) owners upstream and downstream of the site are not adversely affected.

Water Resources Act 1991 and the Land Drainage Byelaws

Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws, the prior written consent of the Environment Agency is required for any proposed permanent or temporary works or structures in, under, over or within 8 metres of the top of the bank of the River Bourne, designated a 'main river' at this location. The need for Flood Defence Consent is over and above the need for planning permission. To discuss the scope of our controls and to obtain an application form please contact Daniel Griffin on 01258 483351.

We are reliant on the accuracy and completeness of the FRA in undertaking our review, and can take no responsibility for incorrect/inadequate data or interpretation made by the authors. Our response does not constitute approval of those details or calculations nor do they constitute our consent or approval that may be required under any other statutory provision, byelaw, order or regulation. The responsibility for the FRA and proposal details and calculations remains with the developer or his agents. Flood risk cannot be eliminated and is expected to increase over time as a

result of climate change and our response does not absolve the developer of his responsibility to ensure a safe development.

Condition 18 - Pollution prevention during construction

Safeguards should be implemented during the construction phase to minimise the risks of pollution from the development. 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 compound
- the control and removal of spoil and wastes.

The applicant should refer to the Environment Agency's Pollution Prevention Guidelines at: <http://www.environment-agency.gov.uk/business/topics/pollution/39083.aspx>.

Condition 19 - Water efficiency measures

The development should include water efficient systems and fittings. These should include dual-flush toilets, water butts, water-saving taps, showers and baths, and appliances with the highest water efficiency rating (as a minimum). Greywater recycling and rainwater harvesting should be considered. Any submitted scheme should include detailed information (capacities, consumption rates etc) on proposed water saving measures. Please do not include manufacturer's specifications. Applicants are advised to refer to the following for further guidance:

<http://www.environment-agency.gov.uk/homeandleisure/drought/138319.aspx>
<http://www.savewatersavemoney.co.uk/>

Public right of way

The developer should be informed that the rights of public footpath users must be safeguarded and that temporary closure of the public footpaths crossing of the site is likely to be required during construction.

Parking standards

The submitted Transport Assessment refers to the Council's superseded maximum parking standards at section 5.8. The applicants should be informed that the current minimum residential parking standards will be applied to any reserved matters application for detailed layout including the requirement for visitor parking at the rate of at least 1 space per 5 dwellings.