

STRATEGIC PLANNING COMMITTEE

Date of Meeting	14th November 2012		
Application Number	N12.00836.OUT		
Site Address	Land at Copenacre, Bath Road, Corsham		
Proposal	Outline application for up to 84 dwellings and economic development including nursing home, hotel and B1 offices. Demolition of existing buildings and structures, car parking, open space with associated infrastructure and access.		
Applicant	Copenacre Developments LLP		
Town/Parish Council	Corsham		
Electoral Division	Corsham Pickwick	Unitary Member	Councillor MacRae
Grid Ref	385281 170384		
Type of application	Outline		
Case Officer	S T Smith	01249 706 633	Simon.smith@wiltshire.gov.uk

Reason for the application being considered by Committee

Under the Scheme of Delegation Specific to Planning, this application falls to be considered by the Strategic Planning Committee by reason of it being a large-scale major application which, by its nature would raise issues of more than local importance. In addition, the application is recommended for approval and if permission is so granted, would be a departure from the policies of the statutory development plan.

1. Purpose of report

To consider the above application and to recommend that planning permission be GRANTED subject to all parties entering into a legal agreement under s106 of The Act (as amended) and subject to planning conditions.

2. Report summary

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

- Principle of development
- Access
- Design, appearance and layout
- Trees

The application has generated 6 letters of comment from local residents – 3 raising objections and 3 in support. Corsham Town Council and Box Parish Council support the redevelopment of this redundant site and raise no comments respectively.

3. Site Description

Originally created as a limestone quarry, the Copenacre site has long been associated with various parts of the Ministry of Defence and armed services, first opening as the Royal Navy Storage Depot during World War II. After a decrease in activity and movement of staff and activity to other MoD sites in the locality, Copenacre finally closed in 2010 and has remained vacant since that time. The site is now in private ownership. The underground space remains in separate ownership, being part of the nearby Hartham Park quarrying operation.

The site covers an area of some 5.3Ha and is longitudinally positioned against the A4 Bath Road, north of Corsham. The site can indisputably be considered Previously Developed Land, currently consisting of redundant offices, storage buildings, hard surfacing for car parking and the above ground elements of the quarry ventilation and access shafts (long since closed). The site is well defined from the landscape via perimeter security fencing.

The site is entirely outside of any Settlement Framework Boundary as identified in the adopted North Wiltshire Local Plan 2011 and by extension within the emerging Core Strategy. The site is not part of any specific landscape, ecological or archaeological designation.

4. Relevant planning history

None.

5. Proposal

The proposal for consideration has emerged through extensive publicity and involvement with the local community on behalf of the applicant. It is a mixed use scheme comprising: up to 84 dwellings (40% of which to be affordable housing), 80 bed hotel, 280m² office/starter unit floorspace, 80 bed nursing home and related "extra care" accommodation. The scheme includes two points of vehicular access to the A4 as well as public open space in the order of 0.58Ha.

The application is submitted in outline form only and with the exception of access, all detailed matters are reserved for later consideration.

6. Planning Policy

North Wiltshire Local Plan 2011: Policy C3 (general development control criteria), Policy NE15 (landscape character of countryside), Policy NE20 (redevelopment of redundant MoD sites), Policy CF3 (public open space).

Wiltshire Core Strategy: Core Policy 1 (designating Corsham as a "Market Town"), Core Policy 11 (Spatial Strategy for Corsham Community Area), Core Policy 37 (relating to the redevelopment of redundant MoD sites), Core Policy 43 (affordable homes).

The National Planning Policy Framework (hereafter referred to as NPPF)

7. Consultations

Corsham Town Council – *"Resolved: to support the outline application for this redundant site."*

Box Parish Council – *"No comment at this time."*

Spatial Planning Officer – Supportive of the application. Comments form basis of “Principle of Development” section below.

Highway Officer – Confirms that there is no highway objection to this application. The new access arrangements will need to be constructed prior to any development taking place, although any site clearance and demolition could be undertaken using the existing main access.

The site is not directly served by a bus service and I have advised the applicants to contact the bus companies that run the Bath to Chippenham services to ascertain the possibility of diverting one of the half hourly services via the main road. The operators may not be willing to make a decision prior to completion of the housing but the provision of bus stops needs to be secured at this stage by means of the S106 agreement. If the provision of the revised access arrangement is not to be covered in the S106 Agreement, appropriate planning conditions should be imposed.

Environmental Health Officer – No objections subject to the imposition of planning conditions.

Council Leisure and Amenity Officer (public open space) - Conclusion: In accordance with the current Local Plan there would be sufficient Open Space provided as part of this development. The proposed development has a Play requirement of 630m². The developer has proposed the play element of CF3 is provided in the form of two Local Areas for Play. A LAP has an area of not less than 100m². 200m² of play provision would represent a significant under provision of play. The Council would request that a single LEAP (Local Equipped area for Play) is provided on the largest central Open Space. Conclusion: In accordance with the current Local Plan the proposed development generates a requirement for 630m² of Play, this has not been provided on site. The Council requests a single LEAP is provided. The proposed development would provide an overprovision of Open Space. The developer must ensure this land is secured as Open Space in perpetuity. The Councils preferred option is for the land to be transferred into public ownership. Conclusion: The Open Space must be secured as Open Space in perpetuity; preferably the land will be transferred into Public ownership

Council Housing Enabling Officer – Require the scheme to deliver 40% affordable housing, inclusive of the transfer of a suitable quantum of land to enable the Council to deliver locally needed extra care facilities (Note: negotiations continue between the Council and the applicant regarding the amount of land to be given over to extra care facilities on the site, the results of which should be incorporated into an associated agreement under s106 of The Act).

Council Ecologist – *“Having reviewed the available information for the above application I have no objection in relation to ecology. Given the existing intensively developed and well lit nature of the site, it is currently of limited ecological value and it appears that ecological impacts would be limited to a small loss of grassland and scrub habitats of limited ecological value, and impacts upon a small population of slow worm and breeding birds. The report includes recommendations for native planting on the boundaries of the site and measures to avoid impacts upon breeding birds and reptiles and it is recommended that implementation of these impacts are made conditional of any permission granted, such that:*

All development shall be carried out, and any reserved matters application submitted, shall be in full accordance with the recommendations of Chapter 5 of the submitted Ecological Assessment Survey Report (RSK, 2012) unless otherwise agreed in writing with the Local Planning Authority.

The report also includes a robust assessment of bats’ use of the site, with particular relevance to the nearby Bath and Bradford Bats SAC. The site itself is of limited value as foraging / commuting for the qualifying species (horseshoe and Bechstein’s bats), and indeed this has been confirmed by an absence of these species recorded on the site during activity / static recorder survey work. Two mine shafts do have potential to support these species however due to the relatively isolated and well lit context of these shafts, they are unlikely to be used by the qualifying species – this was also confirmed through inspections and static recorder surveys. The shaft openings suitable for bat access would be retained within the scheme, and it has been confirmed that there is no physical underground connection between these mines and the Box mine network. I have there

conclude that the proposed development would have no likely significant effects upon the Bath and Bradford Bats SAC, and as such an appropriate assessment in accordance with Reg.61 of the Habitats Regulations is not necessary.”

Council Landscape Officer - Generally welcomes the sensitive and high quality redevelopment of the site. Requires that the resulting details for development include adequate landscaping and tree planting, the treatment of retained concrete structures and public open space.

Council Arboriculturist & Landscape Officer – No objections subject to conditions.

Council Archaeologist – No objections.

Council Education Officer – Confirms Corsham to be a current pressure point for the supply of and demand for school places. Therefore a requirement for the scheme to deliver a financial contribution toward the provision of facilities at the primary and secondary level.

Play and Leisure Strategy Officer – Based on the development of 100 dwellings on the site, the scheme should deliver a financial contribution towards leisure provision in Corsham (Note: final contribution to be pro-rata, as revised plan shows reduction in residential units).

Environment Agency – No objections subject to conditions.

Natural England – No objections. Outside of their statutory remit, raise a concern regarding the level of access from the site to the surrounding countryside. Speculates on whether there is ability for negotiations between landowners to increase site permeability and permissive access routes. In the absence of this, suggests that the level of green space on the site should be increased

8. Publicity

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

4 letters of comment and concern received from local residents, plus further letters from the Corsham Civic Society and Corsham Civic Society. Summary of key relevant points raised:

- Would be interested in seeing new houses come forward for sale.
- Improve the appearance of the site, which is currently an eye-sore.
- General support for the redevelopment of this site if well structured and sympathetically designed.
- Design and layout should be in-keeping with traditional elements of Corsham – Academy Drive, an ex. Bath College of Art property.
- Boundaries to site should be adequately screened on both Western and Eastern sides – enhance effectiveness of green belt between Corsham and Rudloe which is presently despoiled by piecemeal development.
- Suitable traffic mitigation measures should be put in place along A4.
- Retain the mini-roundabout at junction between A4 and Academy Drive (strongly oppose previous proposal to remove roundabout as part of the Basil Hill Barracks development).
- Should erect a radar speed sign on eastbound approach to Park Lane mini-roundabout.
- Adjust speed limits along A4.
- Phasing of development should ensure housing is not delivered before nursing home or B1 elements.
- Developer should provide for a contribution towards the reopening of Corsham rail station.
- Entire site should be for employment development, but recognise housing element is needed for site to be financially viable.
- Too many houses and no room for landscaping or open space.
- Care home (second) not required for town of 14,000.
- Significant need for nursing home which will also deliver local employment.

- Significant demand in Corsham for budgeted hotel bed-spaces, also delivering employment opportunities.
- Significant need for start up business units – welcome on the site, but would prefer to see more.

9. Planning Considerations

Principle of development

Policy weighting

It is important to note that the National Planning Policy Framework (NPPF) confirms that existing adopted planning documents are able to be given full weight for 12 months after publication of the NPPF. The North Wiltshire Local Plan 2011 was adopted under the 2004 Act and therefore policies within it can be given full weight.

The Wiltshire Core Strategy has now been submitted to the Secretary of State. This is an advanced stage in its production and, therefore, considerable weight should be given to the emerging policies within core strategy where there are no significant outstanding objections to that policy.

Application of policy

In planning policy terms, the application site is located in the open countryside, outside of the Corsham and Rudloe Framework Boundaries, the maximum extent of which lay on the opposite side of the A4 Bath Road, some distance from the site to the East and West respectively. Approximately 1.0km to the north and west of the site is the boundary of the Cotswolds Area of Outstanding Natural Beauty and Bath and West Wiltshire Green Belt.

The application comprises mixed use development, which includes residential and economic development. By reason of its location in the open countryside, the site is outside the limits of development and residential development in particular is not supported in either the general development policies of the adopted North Wiltshire Local Plan or the emerging Wiltshire Core Strategy. However, the site remains a redundant Ministry of Defence (MoD) installation, exclusively made up of previously developed land (PDL), and, therefore, a number of other development policies support the application. Both the adopted North Wiltshire Local Plan 2011 and the emerging Wiltshire Core Strategy contain policies specifically relating to MoD sites that have become redundant.

Current adopted policy in the North Wiltshire Local Plan (Policy NE20) does not allow for any new residential use on such sites, but does, subject to compliance with criteria, allow for redevelopment where the existing buildings are not suitable for re-use and that the redevelopment does not exceed the general footprint of the existing buildings. The site is host to several substantial buildings, but the proposed building footprint would greatly exceed the existing, thus failing to meet the requirements of Policy NE20.

Neither excluding or including residential development, emerging policy in the form Core Policy 37 Military Establishments of the Wiltshire Core Strategy does allow redundant military sites to come forward for redevelopment as mixed use schemes, provided a number of criteria are met. In common with the adopted Local Plan Policy NE20, it continues to require redevelopment proposal to not exceed the footprint (and floorspace) of existing buildings on the site *“unless they are well located to an existing settlement”*. Policy CP37 requires that the focus will be on *“employment-led”* development.

Community engagement

In addition to setting out qualitative requirements for new development, Emerging Policy CP37 also defines the process by which the finally submitted scheme should be reached. It states:

'The focus will be on employment-led development and other uses should be determined through a masterplanning approach...'

In the supporting text (para 6.22) the approach to "masterplanning" is clarified;

'The re-use of any significant redundant MoD sites will be determined through masterplans, developed with the Local Planning Authority in conjunction with the local community, in order to ensure the holistic planning of a site...'

The submitted application has been accompanied by a detailed Statement of Community Involvement (SCI). In this statement the applicant has set out the community engagement undertaken and demonstrates where this engagement has led to changes in the layout and land uses incorporated into the proposed development. The Statement details the numerous methods of consultation undertaken, including public exhibitions and meetings with various local bodies (Corsham Area Board, Corsham Town Council, Box Parish Council & Corsham Chamber of Commerce). The application demonstrates that a large amount of community engagement has been undertaken. The relatively small number of representations received from local residents in respect of the planning application is, perhaps, a measure of the success of the community engagement undertaken. Further, the extent and apparent success of the community engagement undertaken by the applicant is thought, to some extent, compensate for the corresponding lack of communication and negotiation with the Council and Local Planning Authority, also a requirement of Core Policy 37.

Practicalities

Although the applicant has not strictly fulfilled the requirements of Core Policy 37, it appears that the submission has worked within the spirit of the emerging policy and there is clear evidence that the outline masterplan has been developed in association with the community, which is after all, the overriding intention of the policy.

The uses proposed would fulfil the mixed-use requirement of the Core Policy 37, clearly providing for significant employment and community type uses implicitly demanded. Although forming a significant proportion of the proposed development, C3 housing is nevertheless not specifically identified as being unacceptable by emerging Core Strategy policy. In the context of a scheme that will also deliver B1 office, C1 hotel and care home/extra care facilities C2, the residential component of the development is considered to be acceptable. Certainly residential development would most likely be a necessary component of development economics if such redundant (and awkwardly positioned sites (at least in planning terms) are to be brought back to useful purposes.

Access

The proposal seeks to retain two of the four existing points of vehicular access onto the A4 Bath Road. One point of access is to the Eastern third of the site, the other to the Western third. Access is a matter for consideration and the grant of outline permission would also mean granting specific permission for the positioning of those access points. The requisite visibility splays onto the A4 can be achieved, despite the incorporation of land into the development site, which is currently outside the perimeter fence.

The submitted indicative masterplan demonstrates that the Eastern point of access would serve the residential elements of the scheme, with the Western serving the hotel, offices, nursing home and extra care accommodation. Internal roadways are shown as linking the two.

The concerns of local residents (primarily those residents at Academy Drive making representations) are understood in respect of traffic using Park Lane. However, in concluding their no objection to the proposal (subject to planning conditions), the Council's Highway Officer will have had regard to the existing lawful use of the Copenacre site, which continues to be an MoD installation that could legitimately be used for intensive purposes. Such a "fall back" position should rightly be regarded as a material consideration, but in any event, after consideration of the

submitted Transport Assessment, the Highway Officer does not consider the proposal to present an unacceptable impact upon highway safety, given the sites relationship with the A4 Bath Road.

The site is not directly served by a bus service and, in the event of a resolution to grant planning permission, the applicants will be required to contact bus companies that run the Bath to Chippenham services so as to potentially divert one of the half hourly services via the main road. In the event of bus operators not being willing to reach a decision over potential diversions prior to completion of the housing, the provision of bus stops along the A4 frontage of the site will still nevertheless need to be secured by means of a s106 agreement.

Design, appearance and layout

The application is submitted with appearance, landscaping, layout and scale being matters for later consideration (as part of Reserved Matters applications). Nevertheless, the 2004 Act requires illustrative details to be submitted so as to enable an assessment of how the site could be developed.

The submitted illustrative layout is considered to articulate an agreeably balanced form of development. Whilst not highly engineered, the layout and suggested quantum of development does still appear to make efficient use of this site (which, after all, falls foursquare into the Previously Developed Land classification). The Eastern point of access primarily serving, via a hierarchical interconnection of streets, the housing component of development, the Western point of access serving the balance. Although linked internally, the two accesses would purposefully separate traffic type. Parking levels for each development component are to meet adopted Council standards.

Two areas of open space are supplemented by more informal areas of amenity landscaping, together with substantial space for landscaping along each of the site boundaries, as is required by the Council's Landscape Architect. Due to differences in ownership, it is not possible to demand that linkages be created from the site into the surrounding countryside, as is suggested by Natural England. However, given the sites long frontage with the A4, this is not thought to be fatal to the scheme.

In addition to the application's specification of the proposed quantum of floorspace and residential unit numbers (see "Proposal" section above), the submitted Design and Access Statement sets out broad parameters for future appearance, materials used and scale of new buildings, to which future Reserved Matters submissions must adhere. None of the buildings proposed are to exceed 2.5 storeys in height, with the largest buildings to be the hotel, nursing home and offices not to exceed 12.0m in ridge height. The Design and Access Statement goes on to draw themes and material palette from local vernacular, then transcribing into nuanced "character areas" (set out the "Gateway", "Main Street", "Bath Road" and "Rural Edge") within the application site. Illustrative elevations and street scene drawings are provided so as to gain an understanding of the likely presentation of the site. In the event of a grant of planning permission, such illustrative details are automatically embedded into the consent and would inform future Reserved Matters submissions.

Underground quarry workings

In common with much of this part of Corsham, Rudloe, Westwells and Box, the Copenacre site sits atop a labyrinth of old quarry workings resulting from the mining of local limestone. After subsequently becoming the main centre for testing and storage of Royal Navy electronic equipment, the mine workings beneath Copenacre were sold in 1995 to the quarrying company Hanson UK. As part of that transfer of ownership, Hanson UK were to retain use of two separate staircases and associated incline shafts within the site. These access points were to serve as emergency egress from active quarry still taking place in the locality (current at the Hartham Park quarry, some 1.0km to the South). Above ground, the two emergency egress points are defined by large concrete structures of utilitarian appearance.

Both the access points and the above ground structures are to be retained as part of the proposal, since Hanson will retain their originally secured emergency access rights from the Copencare underground workings onto the A4. Despite their rather monolithic appearance, it is considered that appropriately worded planning conditions will be able to secure the suitable treatment, safety and aesthetic integration into the redeveloped site.

The application has been submitted complete with documented site stability assessment to inform the suitability and safety of the site for redevelopment. In concluding that there is unlikely to be a risk from mining related ground subsidence that study has clearly been prepared by the appropriate professionals and, therefore, it is not for the planning system to doubt its veracity or validity.

10. Conclusion

The topography of local and national planning policy does allow for a pragmatic consideration of the submitted proposal. Although the quantum of development would greatly exceed that ordinarily allowed for by adopted and emerging Local Plan policy, it is clear that substantial community engagement has been sought by the developer and that this has led to a general level of support by that local community. The residential component is considered to be reasonable in the context of a mixed use scheme and most likely necessary if this redundant, and visually degraded, site is to be brought back into productive use.

In the absence of a strong character that should be retained from the sites existing appearance, and its degree of separation from Corsham town, the submitted illustrative details are considered to demonstrate that a high quality development could indeed be achieved on the site, complete with the requisite landscaping, open space and affordable housing. Other necessary community infrastructure, which the applicant has in principle agreed to provide, can be secured via a legal agreement under s106 of The Act.

11. Recommendation

Subject to the agreement being reached over the required amount of land to be given over to extra care accommodation; and

Subject to all parties entering into an agreement under s106 of The Act (as amended) in relation to the following matters:

- **The delivery of affordable housing**
- **The delivery of extra care accommodation**
- **The delivery of on site play and public open space**
- **The delivery of a contribution towards local education provision**
- **The delivery of a contribution towards local leisure provision**
- **The phasing of development**
- **The provision of bus stops and diversion of bus services to serve site**

Then:

Planning Permission be GRANTED for the following reason:

The proposed development is considered to be an acceptable redevelopment of a redundant Ministry of Defence establishment in the countryside for mixed use purposes. Subject to the imposition of relevant and necessary planning conditions and associated agreement under s106 of The Act (as amended), the development would not have an unacceptable impact upon the amenities of local residents, would provide a safe vehicular access, pose an acceptable impact upon the surrounding highway network and would deliver necessary community infrastructure so to ensure a sustainable form of development in the context of the local settlements. As such, the

proposal is considered to comply with the provisions of the National Planning Policy Framework, Policies C3, NE15 and CF3 of the adopted North Wiltshire Local Plan 2012 as well as the principles behind Policy NE20 of the adopted North Wiltshire Local Plan 2011 and Core Policy 37 of the emerging Wiltshire Core Strategy.

Subject to the following conditions:

1. 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, whichever is the later.

REASON: To comply with the provisions of Section 92 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 of the following matters (in respect of which approval is expressly reserved) have been submitted to, and approved in writing by, the Local Planning Authority:
 - (a) The scale of the development;
 - (b) The layout of the development;
 - (c) The external appearance of the development;
 - (d) The landscaping of the site;

The development shall be carried out in accordance with the approved details.

REASON: The application was made for outline planning permission and is granted to comply with 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.

3. 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.

Site location plan

Design and Access Statement - Pegasus Urban Design – March 2012

Planning Statement – March 2012

Statement of Community Involvement – March 2012

Flood Risk Assessment – RSK – March 2012

Utilities and Drainage Report – RSK – March 2012

Archaeological Assessment – Heritage Collective – March 2012

Transport Assessment and Travel Plan inc. Site Access plan 3032/sk/001/B – WSB – March 2012

Mining Stability Assessment – Parsons Brinkerhoff – March 2012

Explosive Ordnance Risk Assessment – Environment Science Group – March 2010

Ecological Appraisal – RSK - March 2012

Landscape and Visual Impact Assessment – Pegasus Landscape – March 2012

Noise Assessment – RSK - March 2012

Ground Conditions Report – SKM – September 2012

Sustainability and Low Carbon Energy Strategy – Sweett – March 2012

Air Quality Statement – RSK – March 2012

Indicative Open Space Plan – YOR.1891_35-2 I (date stamped 17th August 2012)

Indicative Cross Section of Interface with Concrete Structures – YOR.1891_38 I (date stamped 17th August 2012)

Indicative Masterplan – YOR1891_02-TG I (date stamped 09/10/12)

All date stamped 27th March 2012 unless otherwise indicated.

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

4. Development shall be carried out in complete accordance with the principles set out within the submitted Landscape and Visual Impact Assessment and those landscaping details approved at Reserved Matters stage. The resulting implemented landscaping shall be maintained thereafter for a period of not less than five years from the implementation of each phase. This maintenance shall include the replacement of any tree or shrub which is removed, destroyed or dies by a tree or shrub of the same size and species as that which it replaces, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of amenity.

5. Prior to the commencement of the development hereby permitted and before any equipment, machinery or materials are brought onto the site for the purposes of the development, details of fencing to be erected for the protection of retained trees/hedges/shrubs shall be submitted to and approved in writing by the local planning authority. Fencing for the protection of retained trees/hedges/shrubs shall be erected in accordance with the approved details before any equipment, machinery or materials are brought onto the site for the purposes of the development and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason: In the interests of protecting the existing trees/hedges/shrubs on the site.

6. No development shall take place until a detailed scheme for the positioning of all service trenches, pipe runs and/or drains has been submitted to and approved in writing by the Local Planning Authority. Such detailed scheme shall be configured such that no trenches, pipe runs and/or drains are sited within the root protection zone of retained trees set out in the approved landscape strategy and plans.

Reason: To maintain a vigorous and healthy root system to ensure the retention of trees in a safe and healthy condition.

7. No development shall take place until details of the construction of all walls, fences and other means of enclosure have been submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented in accordance with a timescale to be approved by the local planning authority.

Reason: In the interests of amenity.

8. Absolutely no external lighting (including any lighting installed for security purposes or used during construction) shall be installed anywhere on the site until full details (which shall include positioning, levels of luminance and hours of illumination), have been submitted to and approved in writing by the local planning authority. The lighting shall thereafter be installed and operated in accordance with the approved details, unless otherwise first agreed in writing by the local planning authority in the form of a separate planning permission in that regard.

Reason: In the interests of amenity and nature conservation.

9. No development shall take place until a construction method statement, including phasing of development in relation to nature conservation interests has been submitted to and approved by the Local Planning Authority. The development shall be carried out in complete accordance with the approved statement.

Reason: In the interests of nature conservation.

10. Development shall be carried out in complete accordance with the conclusions and recommendations contained within the Noise Assessment. In particular, all new plant and services installed on any new building on the site shall achieve -5 dB below the measured background level when assessed (worst-case) in accordance with BS4142. During daytime (0700-2300hrs), all new building services plant shall be so sited and designed in order to achieve a Rating Level of -5dB below the lowest measured background noise level, determined to be LA9046dB at the nearest noise sensitive receptor. During night time(2300-0700hrs), all new building services plant shall be so sited and designed in order to achieve a Rating Level of -5dB below the lowest measured background noise level, determined to be LA9028dB at the nearest noise sensitive receptor. Measurements and assessment shall be carried out in accordance with BS4142: 1997.

Reason: In the interests of securing a development that respects the amenity of the nearest neighbouring residential occupiers.

11. Development shall be carried out in complete accordance with the conclusions and recommendations contained within the Noise Assessment. In particular, the new residential properties shall be constructed so as to achieve the "Good" indoor criteria for internal noise levels both day time and night time (BS 5228 1999). The applicant has identified that properties located in areas within NEC C will require both acoustic glazing and ventilation systems to avoid the need to open the windows. The applicant will have to provide additional information detailing the exact specification for the glazing and ventilation schemes at the design stage to achieve this.

Reason: So as to ensure the new residential properties to be constructed in close proximity to the A4 corridor are of a suitable standard so as to provide for a reasonable level of residential amenity and living conditions.

12. No development shall commence until a surface water drainage scheme for the site, based on 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. No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The scheme shall include details of how the scheme shall be maintained and managed after completion. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system.

13. No development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

(a) A preliminary risk assessment which has identified: all previous uses potential contaminants associated with those uses a conceptual model of the site indicating sources, pathways and receptors potentially unacceptable risks arising from contamination at the site.

(b) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

(c) The results of the site investigation and detailed risk assessment referred to in (b) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

(d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved
Reason: To prevent pollution of controlled waters.

14. Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason: To prevent pollution of controlled waters.

15. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reason: To prevent pollution of controlled waters.

16. No demolition, site clearance or development shall commence on site until an Arboricultural Method Statement (AMS) prepared by an arboricultural consultant providing comprehensive details of construction works in relation to trees shall be submitted to, and approved in writing by, the Local Planning Authority. All works shall subsequently be carried out in strict accordance with the approved details. In particular, the method statement must provide the following: -

- A specification for protective fencing to trees during both demolition and construction phases which complies with BS5837:2012 and a plan indicating the alignment of the protective fencing;
- A specification for scaffolding and ground protection within tree protection zones in accordance with BS5837:2012
- A schedule of tree works conforming to BS3998.
- Details of general arboricultural matters such as the area for storage of materials, concrete mixing and use of fires;
- Plans and particulars showing the siting of the service and piping infrastructure;
- A full specification for the construction of any arboriculturally sensitive structures and sections through them, including the installation of boundary treatment works, the method of construction of the access driveway including details of the no-dig specification and extent of the areas of the driveway to be constructed using a no-dig specification;
- Details of all earthworks shall be submitted and include the proposed grading and mounding of land areas including levels and contours to be formed, and the nature of the material, showing the relationship of proposed moulding to existing vegetation and surrounding landform;
- Details of the works requiring arboricultural supervision to be carried out by the developer's arboricultural consultant, including details of the frequency of supervisory visits and

procedure for notifying the Local Planning Authority of the findings of the supervisory visits;
and

- Details of all other activities, which have implications for trees on or adjacent to the site.

Reason: In order that the Local Planning Authority may be satisfied that the trees to be retained on and adjacent to the site will not be damaged during the construction works and to ensure that as far as possible the work is carried out in accordance with current best practice and section 197 of the Town & Country Planning Act 1990.

17. 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;
- (f) car park layouts;
- (g) other vehicle and pedestrian access and circulation areas;
- (h) hard surfacing materials;
- (i) minor artefacts and structures (e.g. furniture, play equipment, refuse and other storage units, signs, lighting etc);
- (j) proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines etc indicating lines, manholes, supports etc);
- (k) retained historic landscape features and proposed restoration, where relevant.

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

Informative:

Attention is drawn to the Legal Agreement relating to this development or land which has been made pursuant to Section 106 of the Town and Country Planning Act 1990, Section 111 of the Local Government Act 1972, Section 33 of the Local Government (Miscellaneous Provisions) Act 1982 or other enabling powers and the Deed of Variation dated 21/06/2011.

