

**REPORT TO THE NORTHERN AREA
PLANNING COMMITTEE**

Report No.

Date of Meeting	12 th Dec 2012		
Application Number	12/02096/OUT		
Site Address	Land off Braydon Lane, Chelworth Industrial Estate, Cricklade, Wiltshire		
Proposal	Proposed Outline Development for B1 Light Industrial Units (Resubmission of 11/03707/OUT), Land off Braydon Lane, Chelworth Industrial Estate, Cricklade.		
Applicant	Mr A Clifford		
Town/Parish Council	Cricklade		
Electoral Division	Cricklade & Latton	Unitary Member	Councillor Colmer
Grid Ref	408097 192049		
Type of application	Outline		
Case Officer	C MOORFIELD	Christine.moorfield@wiltshire.gov.uk	01249 706686

Reason for the application being considered by Committee

The application has been called to committee by Cllr. Colmer for consideration of the following matters in relation to this proposal:
Scale, visual impact, design, mass and bulk and relationship to other buildings. Impact on the environment highways and parking provision.

1. Purpose of Report

To consider the above application and to recommend that the application be delegated to planning officers to APPROVE to grant planning permission subject to no objections being raised by English Heritage.

2. Main Issues

The main issues in considering the application are:

- Principle of development. In line with Policies C3, BD5 and NE15 of the adopted North Wiltshire Local Plan 2011
- Consideration of The NPPF and other relevant emerging policies and guidance, Core Policies and Town Plan.
- Scale and size of the proposal its impact on traffic generation, biodiversity and the rural environment.

3. Site Description

The site is located within Chelworth Estate which is located to the south of Cricklade. It is served by Braydon Lane which sits between the B4040 and B4553. Purton Stoke is to the south east and Leigh is to the south. The estate is characterised by a variety of old and new buildings. The application site which was part of a larger site used as a WWII airfield is generally open land. There are substantial hedges around the boundary of the site. Within the site the land is predominantly grass in amongst which the concrete bases of demolished buildings exist.

4. Relevant Planning History		
Application Number	Proposal	Decision
N11/03707	Proposed outline development for B1 light industrial units. This planning application was withdrawn and therefore, the suggested highway reasons for refusal were never included on a decision notice.	Withdrawn

5. Proposal

This outline application for B1 light industrial units has all matters reserved. In line with the requirements in respect of outline planning applications the following supporting details have been submitted.

Site location, Site layout plan, Elevations, Ecological issues report, Transfer of land information, Planning statement, Design and access statement, Transport statement and Flood risk assessment.

The layout plan indicates a new entrance with three detached buildings the floor areas being 4 semi detached units all with floor areas of 600sqm; they are arranged in two blocks and a larger block of 1100sqm. Each block has an allocated car parking area. The site which is long and thin has a service road running along the northern side of the site. There is relatively thick hedging along the boundaries and this is shown to be retained.

6. Consultations

Cricklade Town Council-

Object to the proposal for the following reasons

- Town plan seeks to shift development away from Chelworth industrial site due to the problems of increased traffic through Cricklade.
- This is development of a Greenfield Site.
- The comparisons within the study are they reasonable. There are more spaces provided than vehicles envisaged. Different uses on the site such as showrooms could attract more traffic than that anticipated. This appears a speculative development.
- There is a need for small units but not here.

Highways

The Highway Engineer objected to the previous application submitted which was withdrawn. On balance and subject to the permission relating to small B1 units as shown on the layout plan no objection is raised. The fuller consideration of these issues is addressed below.

With regard to the details in the Transport Assessment, the Highway Engineer is reasonably satisfied with its findings.

The Highway engineer is satisfied with the parking layout and numbers as shown.

The key highway concerns in relation to this site relate to the incremental development of this estate and the impact on the highway network, especially by HGVs. The comments and assessments of this proposal are considered in more detail within the planning judgement section of this report. It is not considered that on traffic grounds that an objection at an appeal could be justified. At this stage if the applicant tried to convert to B8 it is likely an objection would be raised.

Further comments from the highway engineer have been received accepting the transport study submitted and confirming the acceptability of the car parking numbers.

Thames Water

On the basis of information provided, Thames Water would advise that with regard to water infrastructure we would not have any objection to this planning application. However an informative is recommended in respect of water pressures.

Wiltshire Wildlife Trust

Site that may have conservation importance.

Environment Agency No objections raised subject to a condition in respect of compliance with the FRA

Environmental Health Officer

No adverse comments in relation to this application.

Archaeology

There is potential for archaeological remains here as it is a green field development and close to the Scheduled Monument (a well preserved moated site). The standard archaeological condition requiring a watching brief to be undertaken should be attached to any permission.

English Heritage is consulted.

Spatial planning-

Comprehensive guidance has been provided by the Councils Spatial Planning Team. These comments are included within the planning judgement section below. The planning policy framework is addressed and weighting considered for the guidance and policies in place at the present time. In conclusion no objection to the scheme was raised.

Drainage

Having considered the FRA with the Micro Drainage modelling the Councils Drainage Engineer confirms that the calculated target for water leaving the site is about 19 litres per second but the attenuated discharge for a one in one hundred year storm event plus thirty percent allowance for climate change is just over 8 litres per second so surface water drainage rates will be improved over the Greenfield rates. The proposed site will therefore constitute an improvement over the undeveloped site and I therefore support the application.

Given the fine balance of the flooding situation downstream at Bournelake on the far side of the B4040, this scheme will make a small improvement to the downstream flood risk there.

Ecology

Following recent correspondence with the agent and his consultants, we have now resolved outstanding issues in relation to ecology. The consultants have provided further information on the grassland habitats types present, clarifying that the grassland is not a national BAP habitat type, although it is moderately species-rich and probably of local biodiversity interest. Loss of this area of habitat of this type could be offset through the favourable management of grassland in a mitigation area to the south which the applicant has offered. In relation to the nationally rare tubular water-dropwort, the consultant has confirmed that only a single plant occurs onsite and this forms part of a larger population offsite to the south, including the mitigation. Again, favourable management of this wider population within the identified mitigation area would offset the loss of a single plant.

Initially concerns were raised in respect of great crested newts on the site. However the applicant submitted a method statement which sets out how this species will be protected during the construction phase of development. The development will result in the loss of an area of great crested newt terrestrial habitat. It is considered that in principle favourable management of retained habitats in the mitigation area could offset that loss. The Councils ecologist is satisfied that together these measures would be sufficient for the scheme to secure a European Protected Species licence from Natural England, however it would be prudent to point out that planning permission does not discharge the applicant's legal responsibilities and they should consider the need for a licence before commencing works. This matter could be attached as an informative.

In conclusion permission can be granted in accordance with local Policy NE11, NPPF (para.118), Circular 06/2005 and the Habitats Regulations (2010) subject to suitably worded conditions / informatives and submission of a plan showing the boundaries of the mitigation area.

7. Publicity

One Letter of objection has been received concerns raised.

- Concerns in respect of the increase in traffic.
- Archaeological issues.

8. Planning Considerations

Principle of development.

The current strategic and local planning policy for the Cricklade area is provided by the Wiltshire and Swindon Structure Plan 2016 and the North Wiltshire Local Plan 2011. The majority of the policies in the Structure Plan and Local Plan have been saved until further notice. National planning policy is provided by the National Planning Policy Framework (NPPF) which was published in March 2012. The North Wiltshire Local Plan was adopted in June 2006 and paragraph 214 of the NPPF indicates that the Local Plan policies can continue to be given full weight for 12 months from the day of adoption of the NPPF, even if there is a limited degree of conflict with the NPPF.

With regards to future planning policy, the Wiltshire Core Strategy Pre-submission Document has recently been submitted to the Secretary of State for independent examination. It is proposed that the Wiltshire Core Strategy will supersede all the Structure Plan policies which are relevant to Wiltshire, and that it will also replace a number of the policies in the North Wiltshire Local Plan. Paragraph 216 of the NPPF indicates that decision-takers may give weight to relevant policies in emerging plans according to the stage of preparation of the plan; the extent to which there are unresolved objections to relevant policies; and the degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF.

The site is located immediately to the southwest of the Braydon Lane employment allocation (as identified in the North Wiltshire Local Plan) and is within the open countryside for the purposes of the plan. The spatial planning response to a previous planning application on this site (11/03707/OUT) indicated that there was no policy objection to the application. This response was provided in January 2012 and it is therefore necessary to reconsider the proposals in light of any changes in circumstance, including the publication of the NPPF and the Wiltshire Core Strategy Pre-submission Document.

The key policy issue is considered to be whether B1 light industrial uses are appropriate in this location. As stated in the policy response to 11/03707/OUT, policy BD5 of the North Wiltshire Local Plan indicates that development proposals for business uses in the countryside will be permitted where development “involves limited new building located within or well related to an existing group of buildings which respects local building styles and materials, and is in keeping with its surroundings”. Policy BD5 also makes it clear that the proposal should not lead to dispersal of business uses that would be detrimental to town and village vitality and economic viability; and that due consideration should be given to the impact on the road network in the vicinity of the development.

This site is located adjacent to a site identified for employment proposals, policy BD1 of the North Wiltshire Local Plan 2011. To the north of the site are other business/ industrial uses. To the south is also an industrial site. This site is however, a cleared site which has become overgrown. The proposal is for 3,500msq of floor space and is considered to be well related to other development in the locality. All matters are reserved but the submitted illustrative plans a form of development which is considered to be in keeping with the surrounding context in terms of density appearance, design and materials used. The surrounding sites are used for mixed ‘B’ type uses as would be expected in an estate of this nature. It is recognised that B1 uses are by definition uses that are Offices (other than those that fall within A2), research and development of products and processes, light industry appropriate in a residential area. This proposal therefore is considered to comply with BD5 of the North Wiltshire Local Plan 2011.

It is proposed that policy BD5 will be replaced by core policies 34 and 48 of the Wiltshire Core Strategy once this is adopted. The proposed core policy 48 (supporting rural life) is not relevant to this application, and the implications of the proposed core policy 34 are discussed below.

Paragraph 28 of the NPPF indicates that “planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development” and that “local and neighbourhood plans should ... support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings”. Paragraph 19 of the NPPF states that “significant weight should be placed on the need to support economic growth through the planning system”. The need for smaller units within the locality has been recognised by the Town Council but it is questioned whether this is the right location given other considerations.

In terms of likely future local planning policy, the proposed core policy 19 of the Wiltshire Core Strategy Pre-submission Document indicates that 5ha of employment land will be provided in the Royal Wootton Bassett and Cricklade Community Area, including 3.7ha on a saved North Wiltshire Local Plan allocation at land to the West of Templars Way, Royal Wootton Bassett. This leaves 1.3ha of employment land to be provided elsewhere in the community area (although additional land could also be identified if appropriate). The area of the proposed site off Braydon Lane is 1.35 ha.

The Wiltshire Core Strategy Pre-submission Document also includes the proposed core policy 34 which sets out the approach to be taken to proposals for additional employment land, on sites not allocated in the Core Strategy. This policy supports proposals for additional employment land within the Principal Settlements, Market Towns and Local Service Centres, and also supports developments outside these settlements in certain specified circumstances. It is not considered that the proposal for employment land off Braydon Lane would meet criteria i) to iii) of the policy, as the site is not on the edge of a Principal Settlement, Market Town, Local Service Centre or Large or Small Village; the proposals do not support sustainable farming and food production; and the site is not within or adjacent to a Large or Small Village. The policy does also indicate that proposals may be supported where they “are considered essential to the wider strategic interest of the economic development of Wiltshire, as determined by the council”, but the supporting text clarifies that any applications of this nature will need to be adjacent to a Principal Settlement, Market Town or Local Service Centre and that such applications would need to be determined by the relevant planning committee, and not by officers using delegated powers. Therefore, the core strategy is not seen to support this proposal in quite the same way as policy BD5 of the North Wiltshire Local Plan 2011 does.

The proposed core policy 34 does not offer specific support for a proposal of this nature. The proposed core policy 2 of the core strategy makes it clear that development outside the defined limits of development will only be permitted where it has been identified through future planning policy documents (such as neighbourhood plans) or where it meets the exceptional circumstances set out in the other policies of the core strategy (including core policy 34).

The above summary indicates that the proposal for employment land off Braydon Road could be supported in principal by policy BD5 of the North Wiltshire Local Plan, but would not be supported by the proposed core policy 34 in the emerging Wiltshire Core Strategy. It is therefore necessary to consider the weight to be given to the policies in the emerging Wiltshire Core Strategy, in line with paragraph 216 of the NPPF. The Core Strategy has been submitted to the Secretary of State for examination, and hence is considered to be at an advance stage of preparation. It is also considered that the proposed core policy 34 is consistent with paragraph 28 of the NPPF, and hence can be given a degree of weight on this count.

There are unresolved objections to core policy 34. 16 comments have been recorded on the portal as relating specifically to core policy 34. Of these, there are four comments which are considered to be particularly relevant to the current case. A representation from the Badminton Estate states that “Potential employment sites should not be limited to the principal settlements, market towns and local service centres of Wiltshire - since within rural areas local employment opportunities reduce reliance on commuting to major settlements and can, therefore, provide significant sustainability gains”. Representations from the Jacques Partnership and the Chippenham Chamber of Commerce both state that “There remains a need to support small businesses within the rural areas and this note seems somewhat reluctant and negative about the principle of this”. The Sealy Farm Partnership state the following in their representation

“Although sites that come forward may not lie within or adjoining the boundaries of existing settlements this does not mean that they automatically comprise ‘unsustainable’ development. Quite the contrary such a scheme could deliver significant economic, environmental and social sustainability benefits. For example the vast majority of those that commute out of Wiltshire for work are higher paid workers. By attracting high value businesses to the area such sites have the potential to significantly reduce the level of out-commuting from the county as they will provide the opportunity for such people to work closer to home”.

Given these outstanding objections to core policy 34 it is considered that the approach set out in the emerging core strategy can be given only limited weight at this time.

It is also worth mentioning the views of Cricklade Town Council, which are considered to be a material consideration which weighs against the proposal. The Town Council have indicated in their response to the planning application that a Town Plan consultation, concluded in March, “confirmed the continuing desire of the community to shift industrial and commercial development away from Chelworth as a means of reducing the impact of traffic within the town”.

It is considered that the principle of providing employment development in this location is supported by policy BD5 of the North Wiltshire Local Plan 2011, providing that the case officer is satisfied that the proposal would not lead to dispersal of business uses that would be detrimental to town and village vitality and economic viability, that impacts on the road network could be adequately addressed, and that the requirements of other local plan policies (e.g. those relating to biodiversity) would be met. However, it is important to note that the emerging Wiltshire Core Strategy includes a less flexible approach to employment development in the rural areas, and it is considered that the proposal would not be supported by the proposed core policy 34. The core strategy is now at a significantly more advanced stage compared to the time of the previous application (11/03707/OUT, policy response provided in January 2012). However, the extent to which weight can be given to the emerging core strategy is currently limited by the fact that representations relating to core policy 34 were received during the pre-submission consultation, and some of these representations raise specific concerns around the need to support business development within the rural areas.

In the light of this thorough consideration of the policy framework at present officers consider that this proposal must be judged against policy BD5 and whilst the emerging core policies and Town plan conclusions are material considerations at this moment in time they would not be considered to carry enough weight to provide a defensible refusal to this proposal.

The issue of officers being satisfied that the proposal would not lead to dispersal of business uses that would be detrimental to town and village vitality and economic viability, that impact on the road network is addressed below the impact of the proposal on biodiversity has been covered in the Consultations section.

Highway Issues

The Highway Engineer in his comments wanted to demonstrate the grounds on which his comments are based. It is not the intention that in highway terms ‘not objecting’ to this proposal signifies a green light to incremental development at the site.

Since the current planning application there have been further discussions relating to the site. The Highway Engineers comments were made following consideration of the Spatial Planning teams view not to raise an objection on planning policy terms

Previous comments from the Highway Engineer recommended refusal of the application. However, bearing in mind other comments it is not considered that a suitable case could be made on a sustainable transport basis given that PPG 13 Transport has now been withdrawn.

With regard to the second refusal reason, previously recommended, in respect of the increased traffic generation and its impact on the highway network, it is considered that an objection on this basis would not be defensible. While comparison is made of the existing level and type of movements, it is not considered that this relatively small scale 2,300 sq.m development of B1 use of starter units (offices, light industry contained in three separate buildings) would create significant or severe impact. Considering the type and mix of B1 units, it is not considered that a significant number of HGV and other movements would be attracted to create substantial externalities to substantiate a highway refusal. The NPPF at paragraph 32 states *“Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe”*.

With regard to the third refusal reason previously stated the highway engineer comments that the matter of traffic associated with this site crossing third party land is a civil matter that needs to be demonstrated to planning. In the light of this comment the agent has submitted legal documents which indicate that the land necessary to facilitate this development is within the ownership of the applicant and therefore there is not an issue in respect of access to the site.

The Highway Engineer has questioned the control the planning authority would have over the development of this site given that this is an outline planning application with all matters reserved. In theory this indicative layout is a type of master plan for the site. As an outline application the applicant would be able to submit as a reserved matters application a scheme which reflects the development hereby approved. The applicant could re-submit an amended layout, but this would have to be buildings for of B1 use, NOT other land uses. It is considered unlikely that the site would be taken on by one occupier given this location. HGV movements would be low for this type of use. The type and mix of the 2,300sq.m floor area could impact on the number of HGVs attracted to the site. If the applicant came in at reserved stage for different uses i.e. B8, B2 or other uses, this would trigger a need for a separate application. Therefore a showroom could not appear on this site without the submission of a new application, this matter being specifically raised by the Town Council. The location of this site is considered to sit within the Chelworth industrial estate, as there is the Petroleum Company to the south and developments adjacent.

Further comments received from the Highway Engineer have confirmed that with regard to traffic generation, the transport statement submitted utilises the industry standard TRICS database. Considering the data available within the package and its relevance to the site in Cricklade, it would seem reasonable with the sites they have selected. Council officers have no other relevant data available that could critically challenge the data they have derived from TRICS.

The level of car parking has been queried the Car Parking shown for 2,300sq.m / 80 spaces = 1 space per 28sq.m. This does not exceed Wiltshire's Maximum parking guidelines and would seem a reasonable level of parking.

Design and environmental impact.

The layout as submitted indicates units of an acceptable design mass and bulk. The foot prints are 4 x 600sqm and 1 x 1100sqm. The units are shown to be a maximum of 10m high. The pallet of materials as indicated comprises a dark brown brick with vertical timber cladding and sheet roofing. The layout indicates parking areas allocated with each unit and landscaped belts between the units. The existing hedging along the boundaries is to be retained.

It is recognised that all matters are reserved and therefore whilst this gives an indication it is not a guarantee of what will be erected on this site.

The access arrangements and parking layout and levels are acceptable. The proposed development will add to the built environment that forms Chelworth Industrial Estate but will not impact to a great extent on the rural character and appearance of the locality. The retained hedging will retain some of the natural features on the site and therefore this proposal is not considered to conflict with NE15 and or C3 of the North Wiltshire Local Plan 2011.

Controls considered necessary in relation to this outline planning application.

Changes made with effect from 10th August 2006 modified the outline planning permission regime in England with regard to the information that is required to be provided at the outline application stage and the matters that may be reserved. Guidance on these changes was set out in CLG Circular 01/2006.

Para.44 of Circular 11/95 advises that applicants may choose to submit as part of an outline application any of the reserved matters, and that unless submitted for “illustrative purposes only” local authorities must treat them as part of the application and they cannot “reserve” such matters.

In England, Article 4 of the DMPO requires that a certain amount of information must be provided, as follows:

- where layout is a reserved matter the application for outline planning permission shall state the approximate location of buildings, routes and open spaces included in the development proposed;
- where scale is a reserved matter the application for outline planning permission shall state the upper and lower limit for the height, width and length of each building included in the development proposed;
- Where access is a reserved matter the application for outline planning permission shall state the area or areas where access points to the development proposed will be situated.

Under the ‘old’ outline planning application regime In England and Wales, “illustrative plans” were often submitted as part of an outline application to amplify the developer’s intentions. Circular 11/95 para.44, which remains extant (despite being superseded to a large extent by the latest procedural requirements), advises that unless applicants state that such plans are only intended for illustrative purposes they must be considered as a formal part of the application. In this instance where the plans submitted are considered important in order to ensure a certain type and form of development and acceptable then the indicated development characteristics must be secured by specific conditions.

Archaeology

This proposed development site is close to a Scheduled moated site (SM12037) located at SU0836 9199.

Due to this proximity English Heritage have been consulted but comments have not as yet been received. Therefore it is considered acceptable to recommend that consent can only be granted subject to no objections being raised by English Heritage.

9. Conclusion

It is considered that the principle of providing employment development in this location is supported by policy BD5 of the North Wiltshire Local Plan 2011. This development is not considered to lead to dispersal of business uses that would be detrimental to Cricklades' vitality

and economic viability impacting on the local road network or biodiversity in the locality. It is recognised that the emerging Wiltshire Core Strategy includes a less flexible approach to employment development in the rural areas, and it is considered that the proposal would not be supported by the proposed core policy 34. In addition this scheme does not accord with the conclusions of the Town Plan for Cricklade. However, the extent to which weight can be given to the emerging core strategy is currently limited by the fact that representations relating to core policy 34 have been received. Therefore, your officers consider that this proposal must be judged primarily against policy BD5 of the Local Plan 2011 and whilst the emerging core policies and Town plan conclusions are material considerations at this moment in time they would not be considered to carry enough weight to provide a defensible refusal to this proposal.

RECOMMENDATION

DELEGATED TO PLANNING OFFICERS TO APPROVE SUBJECT TO NO OBJECTIONS BEING RECEIVED FROM ENGLISH HERITAGE AND 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-The site shall be used for B1 Light Industrial Units only and for no other purpose (including any other purpose in Class B1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended by the Town and Country Planning (Use Classes) (Amendment) (England) Order 2005, (or in any provisions equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification).

REASON: The proposed use is acceptable but the Local Planning Authority wish to consider any future proposal for a change of use having regard to the circumstances of the case.

POLICY-C3 NE15

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.

Plans 600-02E 03 04A 05A 06 all dated 23/07/12 Ecological report, Transfer of land report, Planning Statement Design and access statement Flood Risk assessment 23/07/12.

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

4-Prior to commencement of development an Ecological Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Ecological Management Plan shall set out in detail how the area identified as the 'Mitigation Area' on Plan 600-03 is to be managed for the benefit of biodiversity, particularly neutral grassland, tubular water-dropwort

and great crested newt. The Mitigation Area shall be managed in accordance with the approved Ecological Management Plan unless otherwise agreed in writing by the Local Planning Authority.

5- All site enabling works and construction works shall be carried out in full accordance with the approved 'Method Statement for the Protection of Great Crested Newt at Cricklade' (Revised 07/11/12), unless otherwise agreed in writing by the Local Planning Authority.

6- No development shall commence on site until details of the external materials to be used on the development 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 NE15

7- An application for the approval of the reserved matters shall be made to the Local Planning Authority before the expiration of two years from the date of this permission.

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;
- (e) The means of access to 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.

8- 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 NE15

9- 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.

POLICY- C3 NE15

10- The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) produced by PFA Consulting (Job no. W414, Dated 25/10/11) and the following mitigation measures detailed within the FRA.

1-Surface water discharge rates shall not exceed 8.5l/s during the 1 in 100 year storm event with an allowance for climate change in accordance with Table 2 of the FRA.

2-The surface water attenuation devices shall be sized for the 1 in 100 year storm event with an allowance for climate change.

3- The surface water drainage system shall include Permeable Paving, as detailed in paragraph 3.22 of the FRA

Reason to prevent flooding by ensuring the satisfactory storage of/disposal of surface water for the site.

11- Development shall not begin until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development has been submitted to and approved in writing by the local planning authority. 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 drainage scheme.

12- The development hereby approved shall not be occupied until the vehicular access arrangements, road layout and parking areas has been provided in accordance with details

submitted (Drawing 600-02 Rev E). Full details shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development.

REASON: To ensure that adequate provision is made for parking and access in the interests of highway safety.

13- No development shall commence within the area indicated on plan no.600-03 adjacent to a Scheduled moated site (SM12037) located at SU0836 9199 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 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.

POLICY-HE5

Informative:

1-Great crested newt is known to be present locally and could potentially occur onsite. The applicant should note that this permission does not derogate any potential offences under the Habitats Regulations (2010) involving European Protected Species. The applicant should satisfy themselves that the proposed works would not breach Regulation 41 of the Habitats Regulations, otherwise they should obtain a licence from Natural England prior to commencing works.

2- Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 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.

3- Foul drainage should in the first instance be directed to the mains foul sewer. The applicant should discuss with the sewage undertaker the feasibility on connecting to the mains system. If a non main foul drainage system is produced that discharges to the water environment (e.g. septic tank package treatment plan) the applicant should be aware that this is likely to require an Environment Permit or Exception from the Environment Agency. Further information on foul drainage for new development can be accessed through the following link;
<http://www.environment-agency.gov.uk/business/topics/permitting/default.aspx>

