

# WILTSHIRE COUNCIL

## STRATEGIC PLANNING COMMITTEE

Date of Meeting	22 January 2014		
Application Number	13/01747/FUL		
Site Address	Hunters Moon, Easton Lane, Chippenham, SN14 0RW		
Proposal	An outline application for the demolition of existing buildings and structures and mixed-use development, comprising up to 450 dwellings; up to 2.33 ha of employment (B1, B2 & B8) development; land for a primary school; public open space; landscaping; and all associated infrastructure works (with all matters reserved other than access); with a full planning application for the first phase of the development comprising 103 dwellings, open space and 10 no. B1 employment units, drainage works including attenuation pond, and associated infrastructure.		
Applicant	Bloor Homes		
Town/Parish Council	Corsham / Chippenham		
Electoral Division	Corsham Town	Unitary Member	Cllr Philip Whalley
Grid Ref	390298 171764		
Type of application	HYBRID		
Case Officer	Lydia Lewis	01249 706643	Lydia.lewis@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;
- Landscape and visual impact;
- Design, appearance and layout;
- Affordable housing;
- Employment;
- Education;
- Access;
- Ecology; and
- s106 contributions.

The application has generated 9 letters of comment from local residents on behalf of the occupiers of 7 properties – 5 raising objections and 2 comments raising specific issues. Corsham Town Council object to the application and Chippenham Town Council welcomes this development but has some concerns over the possible impact it may have on highways deferring a decision until after the adoption of the Wiltshire Core Strategy.

A Scoping Opinion was provided on 18<sup>th</sup> October 2012 which confirmed that the proposals constituted Environmental Impact Assessment (EIA) development. The application is therefore supported by an Environmental Statement.

### **3. Site Description**

The application site comprises approximately 30 hectares of agricultural land in an area known locally as Hunters Moon, located on the southern edge of Chippenham.

The site is roughly triangular in shape and comprises a group of 11 fields. There are a number of substantial hedgerows and trees that help to define the boundaries of the site, which are proposed to be retained as part of the development. The southern area of the site is divided into two discrete areas by Saltersford Lane.

The land is located on a low hill, with the central mound set at approximately 74.7m AOD. From the highest point the land then falls in all directions, with the lowest points being approximately 55.4m AOD to the south and 53.4m AOD to the north.

There is no current public or vehicular access into the site, with the exception of agricultural access points off Saltersford Lane.

The site is located within an area with a low risk of flooding (Flood Zone 1) according to the Environment Agency Flood Map although there are known off site flooding issues locally adjacent the site. The site is not the subject of any landscape or archaeological designations, nor does it contain any public rights of way.

The site is located to the south of Chippenham on the edge of the urban area. To the north, the site is bounded by Easton Lane and the Methuen Business Park. To the east, the B4528 Saltersford Lane, with the existing railway line just beyond. The A350 Bypass runs to the west and south of the site.

There are a number of residential properties within close proximity of the application site boundary: these include Hunters Moon Farm, Taffswell Farm and Queensbridge Cottages.

Methuen Business Park provides a vehicular link through to a roundabout junction (named Methuen Park) on the A4 Bath Road. The A4 links west to a roundabout junction (named Chequers) on the north/south A350 bypass before continuing west towards Corsham and Bath. The A4 also links east to another roundabout junction (named The Pheasant) and beyond towards Chippenham town centre and Calne. Easton Lane is also present to the north which connects to the B4528 Saltersford Lane and in turn leads north to form the southern approach to the Pheasant roundabout.

The proposed first phase of development is located within the defined Settlement Framework Boundary for Chippenham as defined on the proposals map for both the North Wiltshire Local Plan 2011 and the emerging Wiltshire Core Strategy. The remainder of the site is located outside of the framework boundary.

### **4. Relevant Planning History**

The site has previously been promoted at both the 1996 North Wiltshire Local Plan Inquiry and the 2005 North Wiltshire Local Plan Examination. Both inspectors previously stated that the site was

suitable for housing and that: *“there is a good case for continuing to locate housing within the line of the western bypass, where it would be physically contained, and not too remote from the town centre and public transport. (Para 2.91.27)”*

The application site was promoted and considered as a potential site at Chippenham through the Wiltshire Core Strategy. The Hunters Moon site was included as part of the South West Chippenham Area of Search in the Wiltshire Core Strategy Consultation document 2011 when it was concluded that:

*“This site could deliver housing to help meet the strategic housing requirement for Chippenham, although this would need to be in conjunction with other sites. The proposals do not include strategic employment provision on site. However, Showell Farm is located nearby. Therefore, it is felt that that this site should be included as part of the sustainable urban extension linking Showell Farm and Patterdown with the town centre and will help to round off development to the west of Chippenham.*

*Owing to the designations in the area, further work is required to determine the exact number and location of housing. Therefore, this site is proposed to be identified as part of an area of search.” (Wiltshire Core Strategy Topic Paper 12 Appendix 3 Page 87)*

Following the 2011 consultation, the evidence was reviewed after which it was concluded that although the Hunters Moon site would provide an opportunity to round-off development to the west of Chippenham and help to meet the strategic housing requirement for Chippenham, it is unclear as to what further benefits they will have for the town and to meet the strategy set out in the Core Strategy and the vision objectives. However, it remains the case that Hunters Moon is not identified as a strategic site in the Wiltshire Core Strategy Submission Document (July 2012).

## **5. Proposal**

The applicant seeks consent for a mixed-use scheme comprising an outline planning application for up to 450 dwellings (40% of which to be affordable); 2.33 ha of employment uses (B1, B2 & B8); 1.2 ha of land for a single-form entry primary school; 10.42 ha of Public Open Space to include a Central Green, Neighbourhood Equipped Area of Play (NEAP); a Multi Use Games Area (MUGA); allotments; central hill-top park and informal recreation areas.

The application is submitted as a hybrid with the majority of the site being submitted in outline form with appearance, landscaping, layout and scale reserved for future consideration. Phase 1 of the development is submitted in full, this element of the scheme proposes 103 dwellings (including 40% affordable); 10 no. business ‘starter units’ (1,065 m<sup>2</sup>); and 3 no. new access junctions off Easton Lane, on the northern boundary of the site.

Revised proposals have been submitted following consultation and liaison with officers in response to concerns raised and these have been the subject of further consultation.

## **6. Planning Policy**

Saved policies from the North Wiltshire Local Plan 2011 (NWLP) represent the adopted development plan. In that plan, the site lies partly within the settlement framework and partly outside the settlement framework. Relevant policies include:

- C2 – Community Infrastructure
- C3 – Development Control Policy
- NE9 – Protection of Species
- NE15 – The Landscape Character of the Countryside
- H3 – Housing Development with Settlement Boundaries
- H4 – Housing Development in the Countryside
- H5 – Affordable Housing within Urban Areas
- BD1 – New Employment Land at Hunters Moon

- CF2 – Open Space Provision

Draft Wiltshire Core Strategy Submission Document (July, 2012):

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 3: Infrastructure
- Core Policy 10: Chippenham Area Strategy.
- Core Policy 34: Additional Employment land
- Core Policy 43: Affordable Housing

Due weight can be given to relevant policies in the North Wiltshire Local Plan 2011 (NMLP) according to their degree of consistency with the NPPF. Policy H3 is to be replaced by policies CP1 and CP2 of the emerging Wiltshire core strategy (eWCS) once adopted (Appendix D, eWCS). Policy H5 is to be replaced by CP43 and NE15 by CP51 of the eWCS. It is not proposed that the allocation of Hunters Moon as an employment site is to be carried forward to the eWCS. Policy H4 will continue to be saved.

The Inspector appointed to the examination of the Core Strategy has recently asked for more information on certain areas of the strategy through his latest procedural letter dated 2<sup>nd</sup> December 2013 which has potential implications for the above mentioned policies which are currently being considered.

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

## **7. Consultations**

Corsham Town Council – Objects to the application for the following reasons:

- Would be detrimental to Corsham and a drain on Corsham's resources;
- Greenfield site;
- Not identified for development in the draft Wiltshire Core Strategy;
- The environmental impact would be significant and would provide little benefit to Corsham itself;
- Acts as a green buffer between Corsham and Chippenham;
- Unsustainable;
- Site's distance from Corsham would make the provision of services by Corsham Town Council difficult; and
- Would adversely affect the privacy of the neighbouring properties.

Chippenham Town Council – Welcomes this development but has some concerns over the possible impact it may have on highways and defers decision until the Wiltshire Core Strategy Inspector's Report is published.

Corsham Civic Society – Objects to the application for the following reasons:

- With no neighbourhood plan for Corsham, the Town Council will need to rely upon the Core Strategy. The Hunters Moon site was included in the draft Core Strategy but was taken out by Wiltshire Council due to its remoteness. The number of houses needed in the Corsham Community Area outside of Corsham Town, by 2026, is nil;
- Unsustainable;
- The proposed site is on agricultural land, which will be needed to ensure a supply of food for future generations;
- The existing roads are fairly narrow, rural roads, not suitable for traffic to the employment areas;
- This is, in effect, a new small village;
- There is no requirement for this development; and

- Impact on Corsham parish in terms of added traffic, additional impact on schools, surgeries and other resources.

Council Leisure and Amenity Officer (public open space) – In accordance with the current Local Plan there would be sufficient Open Space provided as part of this development. Are satisfied with the proposals in terms of public open space and play, subject to a suitably worded s106 agreement including the proposed open space being secured in perpetuity.

Highways – In summary, no objections subject to conditions and s106 agreement. Comments referred to within the main body of the report.

Environmental Health Officer - As it is not known whether this site extracted clay on site for bricks in which case there would be infilled ground with an unknown gassing status, it is advocated that the precautionary principle be applied in terms of land contamination at a neighbouring site potentially affecting this development. Conditions in relation to contaminated land, noise, dust and lighting are recommended.

Environment Agency - No objection in principle subject to conditions and informatives.

Urban Design – A number of comments raised which have been addressed through the submission of amended plans.

Council Landscape Officer – While the proposed development will result in local change, with some identified localised adverse landscape and visual effects identified in the Landscape and Visual Impact Assessment, the Council's Landscape Officer concurs with the assessment findings and does not consider that the landscape and visual effects resulting from the proposed development to be significantly adverse. It is recommended that the submitted Landscape Strategy be clearly referenced in a necessary planning condition so that the identified objectives and design elements are carried through, and form the basis for the necessary 'detailed landscape scheme' within any subsequent reserved matters application(s).

It is recommended that the implementation of the detailed landscaping scheme for phase 1 be conditioned. Appropriate tree protection measures should be conditioned.

Spatial Planning- Development Services – In summary and in terms of the principal of development on this site there are no in principal policy objections to the proposal. Although this would represent a departure from policy – permitted development outside the limits of development for Chippenham, when that development has not come through a community led plan or development plan document, the local circumstances (status of Chippenham, recent slow housing delivery, economic strategy for the town, history of the site, self containment of the site) suggests this should not set a precedent. Comments referred to within the main body of the report.

Wessex Water – The applicant has instructed the first phase of network modelling to enable consideration of a foul drainage strategy. A condition relating to a foul and surface water drainage strategy is recommended.

Natural England – The proposal is unlikely to affect any statutorily protected sites or landscapes.

Highways Agency – Are content that the proposals will not have any detrimental effect on the Strategic Road Network. On this basis, no objection is raised.

Wiltshire Fire & Rescue Service – Require a s106 contribution of £45,442.50.

Wiltshire and Swindon Biological Records Centre – Otter recorded within c.300 metres (2007).

Public Art Officer - Public realm art requested via contribution.

Housing Officer – Supports proposals.

County Archaeologist – The Archaeological Evaluation Report (from the programme of geophysical survey and trial trenching) indicates the site has some potential archaeological and historic interest. Seven zones of archaeological interest have been identified in Figure 1 of the report. An archaeological condition is recommended to allow for archaeological mitigation to be undertaken. This further work should take the form of strip, map and record excavation in and around the areas identified in Figure 1 of the evaluation report.

Education – Require a contribution of £1,650,416 towards primary education provision and £1,647,330 towards secondary education provision.

County Ecologist – No objection subject to appropriately worded conditions.

Leisure Services – Requested a contribution of £230,238 towards: the provision of a new / upgraded multipurpose hall and changing to lessen the demand on the existing sports hall; and upgrading of the existing MUGA to Artificial Turf Pitch standard.

## **8. Publicity**

The application was advertised by site notice, press advert and neighbour consultation. Neighbours were notified of the submission of amended plans and an addendum Environmental Statement by letter dated 29<sup>th</sup> November 2013. In addition, a further press notice was published on 12<sup>th</sup> December 2013 which in addition to making reference to the amended plans and addendum Environmental Statement, advertised the application as a departure to the provisions of the development plan.

9 letters of representation have been received in response to the application publicity from the occupiers of 7 different properties, 5 raising objections and 2 comments raising specific issues. The concerns and comments raised are summarised below:

- Loss of privacy;
- Loss of light;
- Objects to the location of the affordable housing;
- Proximity of garages would result in additional noise;
- Proximity of proposed house would be like looking at a prison wall;
- Expected to see a buffer area of mature trees and hedging surrounding existing properties;
- The site is outside the Wiltshire Core Strategy proposals;
- Development on such a conspicuous site is inappropriate;
- The transport and roads infrastructure cannot cope with demand;
- Educational needs have not been properly considered;
- There is no demand for business development;
- Drainage;
- The plans are not opposed but concerns are raised regarding traffic increase;
- Loss of property value;
- Whilst broadly in support of the proposal, concern is raised regarding the protection of the historic villages of Westrop and Easton and for the safety of visitors and residents;
- Would further erode the buffer between Chippenham and Corsham;
- Chippenham Town Centre is too small for the size of the town;
- The site has a large flat summit on top of a hill which has far reaching views in every direction and is visible from the slopes around Lacock. The bucolic vista will be lost;
- Unsustainable;
- The railway embankment offers a wildlife corridor and the fields surrounding the line are home to all manner of creatures; and
- Will impact greatly on the infrastructure on this side of Chippenham / Corsham.

## 9. Planning Considerations

### Principle of development

#### Policy Weighting

The NPPF was introduced as a principal material consideration in the determination of planning applications in March 2012. It introduces the presumption in favour of sustainable development at Paragraph 14 as a 'golden thread' running through plan-making and decision-taking. The NPPF confirms the following:

- The need to plan positively;
- The need for a 5 year supply of housing;
- The status to be afforded the development plan; and
- Development management issues.

The North Wiltshire Local Plan (NWLP) was adopted in June 2006 and constitutes the statutory development plan.

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

The Inspector has recently asked for more information on certain areas of the strategy through his latest procedural letter, dated 2<sup>nd</sup> December 2013. The Council has now responded by letter dated 19<sup>th</sup> December 2013. It is considered that this does not affect the planning policy position for this site. The reasons described below remain applicable and weight should be given to them in the determination of this application.

#### The Strategy for Chippenham

The strategy for Chippenham in the dWCS is to seek to build a more resilient community to strengthen its role and function as a principal settlement (WCS vision page 15). Delivering job growth to help improve the self containment of the town is central to the strategy (paragraph 5.47 of the Plan). The strategy recognises there is a residual need for 193 homes to be identified in Chippenham (at April 2013).

That part of the proposal within the settlement boundary would be consistent with adopted policy (H3 of NWLP) and emerging policy (CP1/2 of the dWCS) as it delivers jobs and homes within the settlement boundary; providing homes to contribute to the residual housing requirement of 193 homes in the town (CP10) and bringing jobs forward early in the plan process to improve self containment.

Development outside of the settlement boundary does not comply with adopted Policy H4 nor Policies CP1 /2. However, this element of the application proposal needs to be considered against the overall strategy for Chippenham and other material considerations, which are set out below:

#### Housing delivery at Chippenham

Chippenham is a town which has seen limited levels of housing delivery in recent years as compared to historic levels of delivery. Indeed, only 24 dwellings were completed between 2012 and 2013, and on average 137 dwellings have been completed per year since the start of the plan period (2006 to 2013), compared to an annual average of 200 homes required over the plan period as a whole. To this end, it could be argued that the needs of Chippenham are being met at other, more rural locations within the North and West Wiltshire Housing Market Area, which is contrary to the sustainable delivery strategy of the emerging Core Strategy, which focuses growth at the principal settlements.

The application proposal's for additional delivery of new homes at Chippenham would, therefore, supplement supply in the town in the short-term and would help meet current need and complement strategic delivery. Furthermore, the housing requirement at Chippenham is expressed as a minimum and should not be used as a ceiling, especially where the proposal supports the strategy for the town. Indeed the Council's evidence suggested the site could be brought forward as a standalone development provided its local landscape context is respected, lower housing numbers combined with a mixed use scheme is proposed and connectivity to the town centre can be improved.

In the case of Chippenham, at this moment in time, the early delivery of the housing element of the application proposal would improve the short-term delivery of housing in Chippenham to support the distribution of housing proposed in the plan while strengthening the strategy to make Chippenham a strategic centre for growth in the county. It would also support the strategies for other towns where pressure for housing has been felt in the past due to the historical under delivery of housing in Chippenham.

### Economic strategy

The application proposal comprise 2.3 hectares of employment land, including 10 no. business units totalling 1,065 m<sup>2</sup> as part of the first phase of development. Chippenham has had relatively little employment development since 2006 and the employment elements of this scheme would likely benefit the local area, not least because new employment provision in Chippenham is a priority and will help to redress the existing levels of net out-commuting. The application proposal would, therefore, result in business units brought forward early in the plan period and present an opportunity to safeguard jobs and retain Chippenham and Wiltshire based businesses in the county.

Core Strategy Core Policy 34 '*Additional Employment Land*' is applicable and states that proposals for employment development (B1, B2 or B8) will be supported within principal settlements in addition to the employment land allocated in the Core Strategy. Therefore, the proposal for 2.3ha employment, wholly within the settlement boundary, is acceptable from this perspective.

The developer has indicated that the site will deliver between 166 and 970 jobs. As well as delivering jobs to the market, new employment land will add to the range of sites available and provide additional options to businesses in Chippenham and Wiltshire. Temporary construction jobs associated with the development will also bring economic benefits. This is in accordance with the NPPF and could also potentially contribute to achieving the priorities of the Wiltshire and Swindon Local Enterprise Partnership (LEP) which include:

- Creating 10,000 new private sector jobs and safeguarding a further 8,000.
- Supporting the delivery of at least 30 hectares of employment land to the market.
- Developing an inward investment offer and creating business opportunities.
- Providing economic infrastructure.
- Stimulating growth.

At present, there are no end-users identified for the site. Therefore, the suggestion that 166 and 970 jobs could be provided is estimated. Clarification on the origin of these statistics is contained in the environmental statement submitted alongside the planning application.

It is considered that 970 jobs is high for an employment allocation of 2.3ha, although if 970 can be delivered then this would greatly benefit the local area. However, for 970 jobs to be created, all the proposed employment space would have to be B1 office. Core policy 34 (as amended) makes it clear that office development outside a town centre must be accompanied by a sequential assessment and impact assessment in relation to the town centre. Given the proposed design of the business units, they look suited to light industrial activity, which would give a more realistic job creation of approx 200 (based on an estimation using HCA job density guidance and 40% site coverage).

The employment element of the scheme is wholly within the proposed settlement boundary for Chippenham and would support the economic objectives of both the dWCS and the Wiltshire & Swindon Local Enterprise Partnership for Chippenham. Given the history of the site, it is possible that the employment element of the proposal would not have been forthcoming without the other uses now proposed on the larger site.

### Development in the countryside

It has been argued above that bringing forward the mixed-use scheme would support the strategy for Chippenham and bring forward housing to assist delivery in the town in the short-term. However, the element of the site outside the settlement boundary is contrary to Policy H4 of the adopted North Wiltshire Local Plan. A policy that remains up-to-date and is being carried forward as part of the dWCS.

The landscape officer has no objection to the application proposal, subject to the proposed Landscape Strategy (Fig 7.9 of the LVIA) being reference by planning condition, in accordance with the landscape policies of the adopted NWLP and dWCS (NE15, NWLP and CP51, dWCS).

On balance, it is considered that issues of housing delivery and support for the 'Strategy for Chippenham' are important material planning considerations in the determination of the application proposals.

### Promoting Sustainable Development

As stated earlier, the NPPF contains a presumption in favour of sustainable development and policies in the dWCS represent the local definition of sustainable development for Wiltshire. In the NWLP and dWCS Chippenham is identified as a settlement where there is a concentration of services and facilities and where development is appropriate to support its role and function. It is, therefore, identified as one of the communities capable of promoting sustainable development in the context of Wiltshire.

It is also necessary to consider the nature of development. The emerging dWCS recognises that reducing levels of out-commuting from many of Wiltshire's settlements is perhaps the most important strategic challenge for Wiltshire (para 2.7, dWCS), as it undermines their role and function by diminishing the jobs and services they can support. The dWCS, therefore, includes in its spatial vision the objective that "*Wiltshire will have stronger more resilient communities based on a sustainable pattern of development focused principally on Trowbridge, Chippenham and Salisbury*" (p15, dWCS). The strategy for Chippenham is based on delivering significant job growth to improve the self-containment of the town. (paragraph 5.47, dWCS)

This proposal provides homes and jobs at a principal settlement in a location detached from the wider landscape by roads and railways which has previously been acknowledged by the Council as an opportunity to 'round off Chippenham.' It would also bring forward homes in the short-term to respond to the recent under delivery of housing against the annual average completion rate assumed in the dWCS helping to reinforce the Principal Settlement status of Chippenham and fulfil its role within the sustainable settlement hierarchy of the Plan, expressed in dWCS Core Policy 1. The employment element will provide local jobs.

### Landscape and Visual Impact

The application site lies within the 'Avon Valley Lowland' landscape character area as defined by the North Wiltshire Landscape Character Assessment, June 2004. The main characteristics of this area, which can be said to apply to the application site and its surroundings include:

- Intact and predominantly well managed hedgerows frequently with hedgerow trees;
- Shelterbelts of Poplar act as significant vertical elements in the horizontal landscape;
- Strong rural sense of place, which begins to break down around Chippenham and communication corridor; and

- Significance of electricity transmission lines.

The application site does not contain any listed buildings, Scheduled Monuments or Registered Historic Parks, and is not the subject of any landscape designation. The site is surrounded by significant boundary vegetation, which restricts views into the site.

The A350 bypass to the south of the application site follows the landform around the west and south of the town, and combined with the associated belt of planting forms a major landscape and visual boundary, creating a visual break between town and countryside.

Due to the substantial existing linear corridors of the A350 bypass and the railway corridor, and their associated vegetation, the site is well contained and as part of the existing form of Chippenham, rather than the open and more rural character of the wider countryside, which lies beyond the bypass and railway.

The application proposals have been prepared in accordance with an appropriate and acceptable landscape strategy that reflects and responds to the characteristics of the site and locality.

A landscape and Visual Impact Assessment (LVIA) accompanies this application, prepared as part of the Environmental Assessment.

The Council's Landscape Officer considers the application proposals to be acceptable and has no objections subject to an appropriately worded condition.

#### Design, Appearance and Layout

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

The scheme proposals have been amended following comments received from the Council's Urban Design Officer. A design and access statement addendum has been submitted to address the amendments which in summary include:

- The illustrative gateways at either end of the hilltop park have been re-designed to create high quality public places and focal points;
- The school building has been moved back to provide more hard surfaced space to provide an enhanced and distinctive sense of space;
- The parking principles have been amended and principles relating to bins added; and
- A differentiation of surface treatment is shown to the spine road in shared surface spaces.

In relation to the outline phase of development, the submitted Design and Access Statement and illustrative layout is considered to articulate an agreeably balanced form of development, which sets out the broad parameters for future appearance, materials used and scale of new buildings, to which future Reserved Matters submissions must adhere.

Within the detailed first phase of development dwellings will feature a mix of types and characteristics including a range of materials which reflect and respond to the residential character of the locality. A mix of house types is secured in this way and includes a range of between 1 – 5 bedrooms and 2 and 2.5 storey properties. Materials include red stock brick, coloured render or reconstituted 'cotswold' stone finishes to walls and blue / black, or red / brown roof tiles. The employment units would be 1 storey in height (6.5 metres).

Properties proposed to the east of the first phase of development (notably plots 66, 67 and 103) lie adjacent to Taffswell Farm. This is a large two storey detached property accessed from Saltersford Lane. The rear elevation of Taffswell Farm faces roughly north west. At its closest point, the conservatory to the rear of Taffswell Farm would be situated approximately 10 metres

from the single storey double garage proposed for plots 66 and 67 with the rear elevations of these two storey properties themselves situated approximately 19 metres at the closest point. The single storey garage would measure approximately 2.4 metres to eaves level with a maximum ridge height of 4.4 metres sloping away from Taffswell Farm. These distances are sufficient to ensure that a sufficient level of amenity is retained for the occupiers of this property in terms of overlooking and overshadowing. In terms of plot 103, a two storey property, this would be situated approximately 20 metres from Taffswell Farm at its closest point and its rear elevation is orientated to the east at an oblique angle. Concern has been raised regarding the noise created by cars driving in and out of the garage to plots 66 and 67, however, the access to the garage is to the north away from Taffswell Farm and it is not therefore considered that any noise created could be regarded as materially significant.

The existing Hunters Moon Farm sits to the south west of the first phase of development and would be bounded by new residential properties to the north east and north west. These two storey properties at their closest point would be at a distance of approximately 13 metres. This distance is considered to be sufficient to ensure no significant loss of light through overshadowing. A secondary lounge window is proposed in the south east elevation of plot 28 at first floor level, facing Hunters Moon Farm at a distance of approximately 25 metres thereby ensuring no material harm in terms of overlooking.

### Affordable housing

The application proposes 40% affordable housing provision of which 70% is proposed as affordable rented and 30% as New Build Homebuy. This in addition includes 10% of affordable rented homes to Life Time Homes standard. This exceeds the requirements of both adopted Policy H5 of the North Wiltshire Local Plan 2011 and dWCS Policy CP43.

41 affordable homes are proposed as part of the first phase of development. These would be made up of 6 one bedroom flats, 16 two bedroom houses, 18 three bedroom houses and 1 four bedroom house. These would be arranged in one group of 18, one group of 13 dwellings and one group of 10 dwellings.

The Council's Housing officer supports the application proposals and has agreed an exception to policy to allow a cluster of more than 15 affordable units on this phase, however on future phases clusters of no more than 15 units would be supported.

### Employment

The application proposal comprise 2.3 hectares of employment land, including 10 no. business units totalling 1,065 m<sup>2</sup> as part of the first phase of development. Chippenham has had relatively little employment development since 2006 and the employment elements of this scheme would likely benefit the local area, not least because new employment provision in Chippenham is a priority and will help to redress the existing levels of net out-commuting.

The early delivery of business units within the plan period would present an opportunity to safeguard jobs and retain Chippenham and Wiltshire based businesses in the county as in an important consideration in the determination of the application.

### Education

Chippenham is served by ten primary schools and three secondary schools – these schools also serve part of the surrounding rural area. As the application site is located within the Corsham Community Area, the designated area (catchment) schools are Corsham Primary and Corsham Secondary. However, as there is very little development currently within the locality of the site, the formal designated areas have had little importance hitherto.

The Council's Education Officer therefore advises that when the area is developed it will be to all intents and purposes part of Chippenham and it would be surprising if the designated area

boundaries were not redrawn accordingly. Furthermore, schools in Chippenham, are closer. In view of these factors the Corsham schools are not considered further in the assessment of the application.

The closest primary schools to the site are Queens Crescent and St Mary's RC VA; and the closest secondary school is Sheldon. Whilst the two local schools are close to full and would be unable to accommodate all development pupils based on current forecasts, this situation is likely to change due to the relative popularity of schools changing; and other schools (notably Frogwell) do have capacity to accommodate the proposed development.

The application makes provision for a one form entry primary school site. In view of this a 1.2 ha site has been identified and reserved for use for a school for a period of three years following commencement of development subject to the Council satisfactorily demonstrating the need for the site to meet primary education needs. If a contract for the development of a primary school has not been let prior to the three years, the Council will transfer the school site to the developer at a price equivalent to the open market value of the school site plus a top-up payment in the event that the open market value is lower than the requested education contribution (capped at the original education contribution request of £1,650,416).

This approach is supported by the Education Officer.

The Education Officer advises that the likely demand arising from the proposed development is for 86 secondary places, based on 40% affordable housing. This amounts to a contribution of £1,647,330. The applicant has included this contribution as part of the heads of terms for the s106 agreement.

### Access

Access into the site will be achieved at 4 different points on Easton Lane, on the northern boundary of the site.

1. The primary vehicular access (which will be the furthest west of the three) is proposed to be taken via an extension of the Methuen Business Park access road, which would cross Easton Lane just west of the existing Hunters Moon Farm access. Easton Lane between the farm access and the extension of Methuen Park would be stopped up to vehicles. Easton Lane to the west of the Methuen Park extension would be diverted in part from its existing route but with the current road alignment being retained as a pedestrian/cycle route. Whilst it will be possible for vehicles to exit the site and turn west on Easton Lane, the geometry of the junction will make it relatively difficult for vehicles to make this manoeuvre thereby encouraging drivers to use the A4 which is more suitable to accommodate the additional traffic from the Hunters Moon site.
2. A site access point just east of the Hunters Moon farm access is proposed to provide a link to the first phase of employment on the site. Easton Lane from the east would turn into the employment site as the main road, with the western part of Easton Lane (heading towards the farm) being the give-way arm.
3. The access that is proposed furthest east on Easton Lane will be located approximately 200m west of its junction with Saltersford Lane, and 250m east of the proposed access from Methuen Park. The junction will be a standard priority junction, and to the east of the junction Easton Lane will be widened to 6m in width, with a 3m shared footway/cycleway being provided on its southern side. It is proposed that this junction will provide access to the first phase of the residential development.
4. A secondary access point is proposed to be located 220 metres west of its junction with Saltersford Lane to serve 7 new homes as part of a cul-de-sac to the first phase of the residential development.

Access is a matter for consideration and the grant of outline permission would also mean granting specific permission for the positioning of the proposed access points.

The Council's Highway Officer has no objections to the application proposals, subject to the provisions of a s106 agreement and recommended planning conditions.

Concern has been raised regarding improvement to the pedestrian links from Cepen Park to the proposed children's activities and hilltop park which will attract local children and equally for people wishing to access Sainsbury's from the new development.

The Council's Highways team have reviewed the existing controlled crossing on the A4 outside Sainsbury's and has advised that there are no known difficulties with it. The crossing is not a Toucan, however, so it does not provide for use by cyclists to cycle as of right; but cyclists would be free to push cycles over the crossing, as pedestrians. There is no reason to suppose that children attracted to Hunters Moon from existing residential property to the north of the A4 would be more or less exposed to danger if a different controlled crossing type were to be available.

The Methuen Park connection from Hunters Moon to the A4 does not have dedicated cycle provision, and there is no shared pedestrian / cycle route on the south side of the A4. It is questionable whether seeking to upgrade the existing controlled crossing to a Toucan, without dedicated cycle facilities on the south side of the A4, would be worthwhile. There is a dropped kerb on Methuen Park at the splitter island where cyclists can join the A4 controlled crossing route. It is reasonable to assume that, should upgrades be considered appropriate in the light of any other local changes, then the development's contribution to the Chippenham Transport Strategy schemes could be used.

The desire lines at the eastern end of the site (Easton Lane to The Pheasant roundabout) will be accommodated by uncontrolled crossings using the splitter islands for the roundabout, where generous width on the west-side splitter island is available. At the junction access can be made to the northern side A4 shared use route, and to the Hungerdown Lane cycle lane. The development makes provision for cyclists from the Hunters Moon site to the junction, by way of local improvements on the western side of Saltersford Lane, connecting into the site. Again, the Chippenham Transport Strategy contribution is an appropriate source of funding for any future upgrade schemes offering a more strategic benefit for cyclists.

### Ecology

There have been extensive discussions regarding a number of ecological issues including most notably, wood pasture, traditional orchard, dormice and bats. Following these discussions, additional survey work has been done and an Addendum Environmental Statement in relation to ecology submitted. An amended plan has also been submitted, showing the possible location on site of a replacement orchard. On balance, the Council's Ecologist has raised no objections subject to the imposition of a number of appropriately worded conditions.

### s106 Planning Contributions

The applicant has submitted heads of terms for a s106 agreement, which in summary include provision for:

- Affordable housing equivalent to 40% of the total number of residential units comprised in the development. The affordable housing will include 70% Affordable Rented; and 30% New Build Homebuy. 10% of the affordable homes for rent to be constructed to the Life Time Homes standard.
- Contributions to site access works, cycleways, off-site works including works to Pheasant roundabout, and provision of new bus to allow dedicated service to run through the site.
- Costs associated with proposed Travel Plan

- A contribution of £4,264 per dwelling towards strategic highways works
- Provision and future maintenance costs for:
  - Multi Use Games Area
  - Neighbourhood Equipped Area of Play
  - Local Area of Play
  - Allotments
  - Natural play areas
  - Hill top park
- To provide 1.2 ha of land for the provision of a single-form entry primary school. If a contract for the development of a primary school has not been let prior to a period of three years, the Council will transfer the School Site to the developer at a price equivalent to the open market value of the school site plus a top-up payment in the event that the open market value is lower than requested education contribution (capped at the original education contribution request of £1,650,416).
- To pay to Wiltshire Council £19,155 per additional secondary school place

Additional s106 contributions have been requested by the Public Art Officer and Wiltshire Fire & Rescue. Having reviewed the requests they are not compliant with the CIL regulations and would fail the tests set out in the Circular:

- Public Art - Although it may be desirable there is no indication that a payment of £204,900 is necessary in order to make the scheme acceptable in planning terms. There are no identified projects and it is not possible to determine whether the contribution would be directly related to the proposed development. It would not appear to comply with CIL regulations and would fail the tests set out in the Circular.
- Wiltshire Fire & Rescue - The requested contribution of £45,442.50 by Wiltshire Fire & Rescue Service (WFRS) is not considered to be compliant with CIL Regulation 122, in that it is not necessary to make the development acceptable in planning terms; it is not directly related to the development; and it is not fairly and reasonably related in scale and kind to the development.

The CIL assessment is relevant because the Council does not at this point in time have adopted policies supporting these requirements.

The submitted Section 106 Agreement Heads of Terms are considered to be adequate to make the application proposal acceptable in planning terms.

## 10. Recommendation

**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 and maintenance of on-site play and public open space**
- **The delivery of site access works, cycleways, off-site works including works to Pheasant roundabout, and provision of new bus to allow dedicated service to run through the site**
- **The delivery of costs associated with proposed Travel Plan**
- **The delivery of a contribution towards strategic highways works**
- **The delivery of 1.2 hectare of land for the provision of a single-form entry primary school**

- **The delivery of a contribution towards local education provision**

**Then:**

**Planning Permission be GRANTED subject to the following conditions:**

- 1 The full element of the development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The outline element of 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.

- 3 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.

- 4 An application for the approval of all 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: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:

REASON: For the avoidance of doubt and in the interests of proper planning.

- 6 No development shall commence on site until details and samples of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: In the interests of visual amenity and the character and appearance of the

area.

- 7 There shall be no access to Saltersford Lane, except for buses, cyclists and pedestrians, and no access to the A350 West Cepen Way.

REASON: In the interests of highway safety, and to deter rat-running through the site.

- 8 Prior to the commencement of development, details of the proposed access to Saltersford Lane adjacent Plot 68/69 shall be submitted to and approved in writing by the local planning authority, and the link shall be completed prior to the occupation of the 20th dwelling on the development road to which the access is linked.

REASON: In the interests of sustainable transport and to secure the link at an appropriate time in the development.

- 9 Before any other part of the development commences Easton Lane shall be widened to a minimum width of 6.5 metres between Saltersford Lane and the access to the employment land in Phase 1, together with the provision of a 3 metre wide footway / cycleway on the southern side of Easton Lane, in accordance with details which shall first have been submitted to and agreed in writing by the local planning authority.

REASON: In the interests of highway safety, to secure an acceptable access to serve construction of phase 1 of the development, and to make proper provision for cyclists on National Cycle Route 403.

- 10 Prior to the commencement of the development a detailed drawing showing the network of cycle / footpaths to serve the site, with particular emphasis on access to the proposed primary school and the employment areas, shall be submitted to and approved by the local planning authority.

REASON: In the interests of sustainable transport and to ensure that a comprehensive approach to movement within to and from the site has been secured.

- 11 The gradient of all private drives shall not at any point be steeper than 7% for a distance of 5 metres from its junction with the prospectively maintainable highway.

REASON: In the interests of highway safety.

- 12 There shall be no gates provided on any private accesses served from the prospectively maintainable highways.

REASON: In the interests of highway safety.

- 13 Notwithstanding the details submitted on Drg SW-005-12-MAS.01J, no development within any individually approved phase of the development shall commence on site until details of the estate roads, footways, footpaths, unsegregated pedestrian / cycle routes, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car parking and street furniture, including the timetable for provision of such works within any particular phase, have been submitted to and approved by the local planning authority. The development of each phase of development shall not be first occupied until the estate roads, footways, footpaths, unsegregated pedestrian / cycle routes, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car parking and street furniture have all been constructed and laid out in accordance with the approved details, unless an alternative timetable is agreed in the approved details.

REASON: To ensure that the roads are laid out and constructed in a satisfactory manner, and are of adequate amenity for users.

- 14 The roads, including footpaths and turning spaces, shall be constructed so as to ensure that, before it is occupied, each dwelling has been provided with a properly consolidated and surfaced footpath and carriageway to at least base course level between the dwelling and existing highway.

REASON: To ensure that the development is served by an adequate means of access.

- 15 No dwelling shall be occupied until the parking space(s) for that dwelling, together with the access thereto, have been provided in accordance with the approved plans. Parking provision for all dwellings shall meet the minimum parking standards set out in the Wiltshire LTP3 2011-2026 Car Parking Strategy, March 2011, and any garages counting towards parking spaces shall be provided with minimum internal dimensions of 3 metres by 6 metres per vehicle space; in relation to cycles the parking provision shall be in accordance with Appendix 4 of the LTP 2001-2026 Cycling Strategy.

REASON: In the interests of highway safety and the amenity of future occupants.

- 16 No development shall commence on site until details of secure covered cycle parking and, in the case of employment land, changing and shower facilities have been submitted to and approved in writing by the local planning authority. These facilities shall be provided in accordance with the approved details and made available for use prior to the first occupation of the buildings to which they relate and shall be retained for use at all times thereafter.

REASON: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car.

- 17 Prior to the first occupation of any dwelling within Phase 1 of the development a scheme for the improvement of PRow CORM122 shall have been submitted to and approved in writing by the local planning authority and the improvement completed in accordance with the approved scheme.

REASON: In the interests of sustainable transport and to secure a surface finish compatible with intensified pedestrian use.

- 18 Prior to the commencement of Phase 2 of the development details of a footpath link between the site and the east side of Queensbridge shall be submitted to and approved by the local planning authority; the footpath link shall be completed prior to the occupation of more than 75% of the number of dwellings comprised in the phase of development to which the path connects in accordance with the approved details.

REASON: In the interests of sustainable transport and to secure a link between the development site and the Core Strategy strategic employment and housing sites to the south and east of Queensbridge respectively.

- 19 Prior to the commencement of Phase 2 of the development details of a connecting route between the site and the southern part of Saltersford Lane shall be submitted to and approved in writing by the local planning authority. The details shall include provision for vehicular access from the site to the cottages for serving and for a pedestrian and cycle link between the site and the Queensbridge junction.

REASON: In order to rationalise traffic movements at Queensbridge and effect a safer environment for pedestrian and cycle movements under the bridge, and to secure more efficient transport arrangements for servicing the existing dwellings on Saltersford Lane.

20 No development shall commence on site (including any works of demolition), until a Construction Method Statement, which shall include the following:

- a) the parking of vehicles of site operatives and visitors;
- b) detailing of routing arrangements for lorry traffic associated with the development;
- c) loading and unloading of plant and materials;
- d) storage of plant and materials used in constructing the development;
- e) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- f) wheel washing facilities;
- g) measures to control the emission of dust and dirt during construction;
- h) a scheme for recycling/disposing of waste resulting from demolition and construction works; and
- i) measures for the protection of the natural environment.
- j) hours of construction, including deliveries;

has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement without the prior written permission of the Local Planning Authority.

REASON: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase.

21 No development shall commence within the area indicated 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.

22 No development shall commence on site until an investigation of the history and current condition of the site to determine the likelihood of the existence of contamination arising from previous uses has been carried out and all of the following steps have been complied with to the satisfaction of the local planning authority:

Step 1 (i) A written report has been submitted to and approved by the local planning authority which shall include details of the previous uses of the site and any adjacent sites for at least the last 100 years and a description of the current condition of the sites with regard to any activities that may have caused contamination. The report shall confirm whether or not it is likely that contamination may be present on the site and the potential impact of any adjacent sites.

Step 2 (ii) If the above report indicates that contamination may be present on, under or potentially affecting the proposed development site from adjacent land, or if evidence of contamination is found, a more detailed site investigation and risk assessment should be carried out in accordance with DEFRA and Environment Agency's 'Model Procedures for the Management of Land Contamination CLR11' and other authoritative guidance and a report detailing the site investigation and risk assessment shall be submitted to and approved in writing by the local planning authority.

Step 3 (iii) If the report submitted pursuant to step (i) or (ii) indicates that remedial works are required, full details must be submitted to the local planning authority and approved in writing and thereafter 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 use of the site hereby approved by the local planning authority.

23 During the site preparation and construction of the development, activity which may give rise to noise audible beyond the site boundary shall not be undertaken outside the following hours unless written permission is obtained from the Local Planning Authority:

- 08:00 to 18:00 Monday to Friday
- 09:00 to 13:00 Saturday
- No working Sundays and Bank Holidays

This shall include, excavation, construction, loading, unloading, deliveries or any similar construction related activity.

REASON: To protect the amenity of nearby residents.

24 All 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 at the nearest noise sensitive receptor.

REASON: To protect the amenity of nearby residents.

25 A dust suppression scheme shall be submitted to and approved in writing by the local planning authority prior to the commencement of the development and shall be designed to minimise windblown dust from affecting adjoining neighbouring properties. This scheme should cover all the phases of the construction site, including earth works, spoil heap storage, vehicle movements and cutting of materials. All development shall be carried out in full accordance with the approved scheme and retained as such thereafter.

REASON: To protect the amenity of nearby residents.

26 A lighting scheme shall be submitted to and approved in writing by the local planning authority prior to the commencement of development and shall be so designed as to overcome glare, sky glow, spillage and intrusion. The scheme should aim to achieve Environmental Zone E2 as specified in the guidance issued by the Institution of Lighting Engineers. All development shall be carried out in full accordance with the approved lighting scheme and retained as such thereafter.

REASON: To protect the amenities of nearby residents.

27 (a) No retained tree/s shall be cut down, uprooted, or destroyed, nor shall any retained tree/s be topped or lopped other than in accordance with the approved plans and particulars without prior written approval of the Local Planning Authority. Any topping or lopping approval shall be carried out in accordance with BS 3998 2010 British Standard for Tree Work or arboricultural techniques where it can be demonstrated to be in the interest of good arboricultural practice.

(b) If any tree is removed, uprooted, destroyed or dies, another tree shall be planted at the same place at a size and species planted at such time that must be agreed in writing with the Local Planning Authority.

(c) No equipment, machinery or materials shall be brought onto the site for the purpose of development until a scheme showing the exact position of protective fencing to enclose all retained trees and hedgerows beyond the outer edge of overhang of their branches in accordance with British Standard 5837: 2005: Trees in Relation to Construction has been submitted to and approved in writing by the Local Planning Authority and protective fencing has been erected in accordance with the approved plans. The protective fencing shall remain in place for the entire development phase and until all equipment, machinery and surplus materials have been removed from the site. Such fencing shall not be removed or breached during construction operations without prior written approval by the Local Planning Authority.

In this condition "retained trees" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs above shall have effect until the expiration of five years from the first occupation or the completion of the development whichever is later.

REASON: To prevent trees being retained on or adjacent to the site from being damaged during the construction works and in the interest of visual amenity.

28 No development shall commence until a foul and surface water drainage strategy is submitted and approved in writing by the local planning authority. The drainage scheme shall be completed in accordance with the approved details and to a timetable agreed with the local planning authority.

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

29 No development approved by this permission shall be occupied or brought into use until a scheme for the future responsibility and maintenance of the surface water drainage system has been submitted to and approved by the Local Planning Authority. The approved drainage works shall be completed and maintained in accordance with the details and timetable agreed.

REASON: To ensure adequate adoption and maintenance and therefore better working and longer lifetime of surface water drainage schemes.

30 Prior to any reserved matters approval, details of a surface water drainage masterplan shall be submitted to, and agreed in writing by, the local planning authority. The masterplan shall be in accordance with the Flood Risk Assessment and include details of the phasing of surface water drainage infrastructure including source control measures. The development shall be implemented in accordance with the approved scheme.

REASON: To prevent the increased risk of flooding as a result of the development.

31 No development shall take place on land to which reserved matters relate until the detailed drainage design for each plot, phase or parcel of land, incorporating sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, have been submitted to and approved by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the plot or parcel is completed.

REASON: To prevent the increased risk of flooding as a result of the development.

32 No development shall commence on site until details of the storage of refuse, including details of location, size, means of enclosure and materials, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved refuse storage has been completed and made available for use in accordance with the approved details and it shall be subsequently maintained in accordance with the approved details thereafter.

REASON: In the interests of public health and safety.

33 No development shall commence on phase 1 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) 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;

(b) finished levels and contours;

(c) means of enclosure;

(d) hard surfacing materials;

(e) minor artefacts and structures (e.g. furniture, play equipment, refuse and other storage units, signs, lighting etc); and

(f) proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines etc indicating lines, manholes, supports etc).

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

34 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.

35 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General

Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), the garage(s) hereby permitted shall not be converted to habitable accommodation.

REASON: To secure the retention of adequate parking provision, in the interests of highway safety.

- 36 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions / extensions / external alterations to any building forming part of the development hereby permitted and no plant or machinery shall be installed outside any such building on the site on the approved plans.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions/extensions or external alterations, or the installation of any outdoor plant/machinery.

- 37 No materials, goods, plant, machinery, equipment, finished or unfinished products/parts of any description, skips, crates, containers, waste or any other item whatsoever shall be placed, stacked, deposited or stored outside any building on the site.

REASON: In the interests of the appearance of the site and the amenities of the area.