

Date of Meeting	21 st May 2014
Application Number	13/03987/FUL
Site Address	249/250 Winsley Road, Bradford on Avon
Proposal	Demolition of existing two houses and erection of 10 houses with associated access road
Applicant	Colburn Homes Ltd
Town/Parish Council	BRADFORD ON AVON
Ward	BRADFORD-ON-AVON NORTH
Grid Ref	382563 161396
Type of application	Full Planning
Case Officer	Alison Hall

Reason for the application being considered by Committee

The application has been called in by Councillor Rosemary Brown on the following grounds: Access, pedestrian safety, site levels resulting in overbearing impact and loss of privacy to some neighbouring properties, loss of sunlight to houses on Bath Road, headlights of cars onto back of houses on Bath Road causing light pollution in bedrooms, no ecological survey and mitigation report, density - the number of houses is still excessive and out of keeping with this residential area and no details of street lighting have been submitted.

1. Purpose of Report

To consider the application and recommendation that planning permission is granted subject to planning conditions and a S106 agreement for contributions to Education and Open Space.

2. Report Summary

Key issues

- Principle
- Impact on highway and pedestrians
- Design
- Impact on residential amenity

- Impact on the setting and character of the Conservation Area
- Impact on Ecology
- Impact on surface water drainage and flooding
- Impact on Pollution – lighting and traffic

3. Site Description

No.249/250 Winsley Road are located to the north west of Bradford on Avon town centre. The existing properties are located to the north of Winsley Road. There are residential properties along Winsley Road to the west, Bath Road to the east, Church Acre to the north and Winsley Road/Priory Close to the south.

The existing two properties to be demolished are detached two storey dwellings located within large plots in an elevated position to the public highway. The properties were constructed in approximately the 1960's.

4. Planning History

No relevant planning history.

5. The Proposal

The scheme seeks to demolish the existing two dwellings and construct 10 dwellings with associated gardens and parking. The proposal would provide 8x 3 bedroom houses and 2x 4 bedroom houses. The properties would be constructed from stone with slate roofs.

The scheme has been amended by two revisions since the original submission.

The amendments have resulted in the reduction of the scheme from 11 to 10 dwellings. In addition the design of the properties has been amended in consultation with the Councils Design Officer to simplify the design so that it better reflects the character of the area in relation to design and materials.

Each 3 bedroom plot would be provided with 2 off street parking spaces each and the 4 bedroom properties would have 3 spaces each in line with LTP3 Wiltshire Local Transport Plan. The scheme would provide a total of 22 car parking spaces.

6. Planning Policy

National Planning Policy Framework (2012)

West Wiltshire District Plan 1st Alteration (2004)

- H1 – Town Policy Limits
- C17 - Conservation Areas
- C18 - New development in conservation areas

- C30 - Skylines
- C31a - Design
- C32 - Landscaping
- C38 - Nuisance

Wiltshire Local Transport Plan, 2011- 2026, Car Parking Strategy
Policy LTP3

Emerging Wiltshire Core Strategy

7. Consultations

Bradford on Avon Town Council – Object - Visibility and substandard access road, traffic on Winsley Road, design, over development, privacy, site levels, impact on residential amenity, drainage and lighting, pedestrian safety. Following amendments to the scheme the Town Council maintain their objections.

Wiltshire Council Affordable Housing Officer – The scheme does not meet the trigger for affordable housing contributions and therefore no affordable housing required.

Wiltshire Council Urban Design Officer – No objections

Wiltshire Council Conservation Officer – No objections proposal represents an improvement to the Conservation Area

Wiltshire Council Archaeology Officer– No objection subject to conditions.

Wiltshire Council Drainage Officer – No objection subject to conditions. No known land drainage issues.

Wiltshire Council Ecology Officer– No objection subject to condition

Wiltshire Council Highways Officer – No objection subject to conditions.

Wiltshire Council Public Protection Officer– No objection

Wiltshire Council Spatial Planning Officer – Principle of development supported

Wiltshire Education Officer – No objection subject to S106 contributions required to fund a need for 3 primary (at the current cost multiplier £12713 per place) and 2 secondary school places (at the cost multiplier £19155 per space) at the designated area schools which are Christ Church CE Primary and St Laurence School at secondary level. This would result in a total contribution of £76449.

Wiltshire Open Space Officer – No objections subject to S106 contributions of £11,175 for offsite Open Space and Play within Bradford on Avon being secured.

Bradford on Avon Preservation Trust – Object in relation to design, loss of privacy, scale of development, sufficient housing numbers already constructed to meet the

2026 target, impact on views into and out of the Conservation Area, insufficient parking, inadequate access.

Wessex Water – No objection subject to informatives.

8. Publicity

The application has been publicised by site notice and neighbour notification. Further site notices were displayed following the amended schemes being submitted.

A total of 116 letters of comment/objection have been received from individual properties. These raise the following concerns:

- Impact on the Conservation Area
- Lack of open space
- Impact on neighbouring amenity
- Impact on ecology (Birds, bees, slow worms, hedgehogs)
- Loss of open space
- Impact on the character of the area
- Impact on traffic on Winsley Road/Bath Road
- Impact on pedestrian safety
- Impact on Priory Close
- Impact on Archaeology
- Layout- over developed
- Height of properties
- Flooding and drainage
- Pollution – lighting and vehicular
- Design of development
- Already enough housing in Bradford on Avon
- Noise – construction and development
- Affordable housing
- Impact on parking outside of development (Winsley Road, Priory Close, Church Acre)

Non-material planning considerations that cannot be considered within the application

- Land ownership
- Impact on trees already felled and to remain on site
- Devalue property

9. Planning Considerations

POLICY CONTEXT

Principle of the development

The application site lies within the defined limits of Bradford on Avon as set out by Policy H1 of the adopted West Wiltshire District Plan, 1st Alteration (2004). Within those limits, new residential development may be permitted subject to meeting prescribed siting, layout and design criteria, being compatible with the character of

the surrounding area and not producing highway problems or inappropriate backland development.

The application must also be considered in the context of the Government's National Planning Policy Framework (NPPF). At the heart of the NPPF is a presumption, set out in its Paragraph 14, in favour of sustainable development. The site is located within the current development limits of Bradford on Avon and would be within in a well-established residential area with good access to a full range of services and facilities. An objective of the NPPF is to '*...boost significantly the supply of housing...*'.

It is acknowledged that gardens have been removed from the definition of previously developed land, however the site is located within the Town Policy Boundary area and therefore in principle is considered to be suitable for housing development. It is considered that the proposal would not create inappropriate backland or tandem development and would not result in the loss of an important space or visual gap. There is also adequate infrastructure. The remaining issues will be appraised further within the report.

The saved West Wiltshire District Local Plan (WWDLP) policies form the development plan for the area, together with the West Wiltshire Leisure and Recreation Development Plan Document.

The WWDLP's housing requirement is expressed for the period up to 2011, based on the now defunct Wiltshire and Swindon Joint Structure Plan and is therefore time-expired. The Wiltshire Core Strategy is to replace most of the WWDLP policies and form the development plan for Bradford on Avon together once adopted. The overall housing requirement for Wiltshire is expressed at 42,000 between 2006 and 2026. Over the plan period a total of 595 houses in Bradford on Avon Town will be required. According to the latest monitoring data held by the Council (Housing Land Supply Statement 2014), it has established that there is a deficit and therefore a need to build an additional 109 dwellings in addition to those already granted permission or identified as allocated sites at the town to meet the requirements expressed in Core Strategy Core Policy 7 for Bradford on Avon Town.

A number of comments were received during the consultation period relating to there already being sufficient housing approved or under construction to meet the needs for Bradford on Avon but as detailed above there is a deficit of 109 dwellings over the plan period.

IMPACT ON THE HIGHWAY AND PEDESTRIAN SAFETY

The application site is located to the north of Winsley Road. The proposed site access would be offset from the junction to the Priory Close to the south east. There is a public footpath on both the northern and southern sides of Winsley Road with a pedestrian Island Crossing located 17.5m to the east of the proposed site entrance.

Visibility Splays

Local residents have suggested that the visibility splays at the junction of the proposed site entrance would be inadequate. However, the Highway's Officer has

commented that using the speed survey data supplied, and in accordance with Manual for streets, the visibility splay shown to the west is acceptable. In addition it should be noted that the presence of parked cars/on-street parking within part of the splay is considered acceptable by Manual for Streets. To the east the splay should be 2.4m x 49m; whilst this length has not be shown on the layout plan, the Wiltshire Council Highways Officer is confident that this can be achieved and to ensure that it is provided a condition requiring the submission of visibility splays is to be submitted to the LPA prior to the commencement of development.

Impact on Traffic

In relation to the impact on the existing traffic of Winsley Road and Bath Road the traffic count data demonstrates that trip generation resulting from the proposed development would be less than 1% of that using Winsley Road. The Highways Officer comments that this is not considered significant with a result of 5% or more being significant.

Impact on Priory Close

In relation to the impact on the junction of Priory Close the proposal would result in a net increase of 8 dwellings. Any impact on Priory Close would be as a result of vehicles turning right into the development and therefore queuing across the junction. Using TRICS data (Trip Rate Information Computer System) , at the am peak hour there would be approximately 1 vehicle making this manoeuvre and in the evening peak hour approximately 7-8 (i.e. one every 7-9 minutes). This should not result in queuing across the Priory park junction and would therefore not result in an adverse impact to warrant refusal of the application.

Parking

Comments were raised during the consultation period in relation to the impact on parking outside of development (Winsley Road, Priory Close, Church Acre). It is acknowledged that due to the character of the layout of properties in the local area there is not provision for off street parking for a number of the existing properties resulting in occupiers of those properties parking in areas not controlled by permits or yellow lines.

The proposed scheme meets the current parking standards as set out in Policy LTP3 with a 10% reduction available to the site. Each property proposed would have the minimum parking spaces required i.e. two spaces per 2 bedroom dwelling and 3 spaces per 4 bedroom dwelling. It should also be noted that the NPPF does not refer to maximum or minimum car parking standards for new development and seeks to promote a flexible approach to car parking provision having given consideration to the accessibility of a development by non-car modes, local car ownership and the need to reduce the use of high emission vehicles. This method is inline with Policy LTP3 which allows for a percentage reduction on the basis of a number of sustainability criteria such as distance from the nearest bus stop, footpath accessibility etc. It is therefore considered that the proposed scheme provides sufficient off street parking that would meet the requirements of Policy LTP3 and the

principles of the NPPF and would not result in an increase in on street car parking in the local area.

Waste and emergency vehicle access

Refuse vehicles would be able to access and manoeuvre within the site as shown on by the tracking plan submitted with the application. Therefore there would also be no issue for emergency vehicles entering and manoeuvring within the site.

Pedestrians

In relation to pedestrian access the proposed access has been designed so that the footway continues across the site frontage therefore giving pedestrians priority over vehicles. Officers consider that the minimal rise in vehicle numbers at the site would not result in adverse impact on pedestrian or highway safety. In addition it should be noted that to the south the junction with Priory Close which serves approximately 82 properties is crossed by pedestrians and school children currently using the southern footpath of Winsley Road.

The highway's officer raises no objections to the proposal subject to conditions relating to the provision of the visibility splays and further details in relation to the specific construction of the estate roads, footpaths, gradients etc prior to the commencement of development. The proposal complies with Policies LTP3 and H1 and C31a of the West Wiltshire Local Plan.

DESIGN

The design of the properties have been amended since their original submission on the advice of the Council's Design Officer to simplify the housing design to better reflect the character of the area. The proposed properties would be constructed in natural and reconstituted stone with slate roofs to reflect the material of the more traditional properties in the local area.

Architectural Form

Policy C31a of the West Wiltshire Local Plan states that proposals for new development will be required to respect or enhance:

- A Townscape and landscape features and views;
- B Existing patterns of movement, activity and permeability;
- C The quality of architecture of surrounding buildings;
- D Historic layout and spatial characteristics.

The proposed scheme has been designed to reflect the local housing density on sites (further discussed within this report) with properties designed to reflect the characteristics of the character of the area in relation to design and materials proposed. The Conservation Officer comments that the demolition of the existing properties and their replacement with more traditionally designed buildings along the frontage would be a benefit to the setting of the Conservation Area.

Layout and Housing Density

The layout provides for each property to have both a front garden and rear garden providing amenity space for occupiers while maintaining an open appearance within the site.

The Council's Design Officer comments that the layout has been amended to reduce the visual dominance of roads and parking and terminate junctions with structures.

The existing planting along the eastern boundary between Plot 1 and the end terrace of the Winsley Road cottages would be removed however the existing Laurel bushes to the south eastern corner that are the most visible from the highway would be retained. All trees and hedging detailed on the Site Plan would be retained and a planning condition is recommended to secure their retention.

Scale

The Council's Design Officer raises no objections to the scale of the proposed dwellings commenting that the height of the buildings to the rear of the site have been reduced to minimise any visual impact on the wider locality. It is therefore considered that the properties would represent a development in keeping with the scale and character of the local area that would not result in such an adverse impact to warrant the refusal of the application.

Density

Comments have been raised that the proposal for 10 dwellings on the site represents over development. The site equates to 0.33ha resulting in a density of 30.3 dwellings per hectare.

To put this in context to the directly neighbouring developments, the cottages on Bath Road occupy a site area of 0.138ha and there are 12 cottages (No.4-15) this represents a density of 87 dwellings per hectare. To the rear of the site No.16 to 39 Church Acre occupy a site area of 0.378ha and there are 12 dwellings this represents a density of 31 dwellings per hectare. To the south at No.245 to 248 Winsley Road (tradition terraced cottages) occupy a site area of 0.073ha and there are 4 properties this represents a density of 54 dwellings per hectare. In addition taking into consideration properties No.234 to 244 Winsley Road to the west of the terraced cottages occupy a site area of 0.357ha site with 11 properties result in a density of 30.7 houses per hectare density.

It is acknowledged that there are other developments within the local area that represent lesser housing densities than the directly neighbouring development such as Priory Park (to the south of Priory Close) occupies a site area of 1.08ha and there are a total of 14 properties representing a density of 12 dwellings per hectares. However it should be noted that due to the land levels of this development the rear gardens are long and slope steeply to the south and are therefore unsuitable for development.

Based on the assessment of the neighbouring and local existing housing densities it is noted that the housing density in the local area is generally of high density specifically in the immediate neighbouring housing areas. Therefore on balance the

proposal would represent a housing density at the lower levels of density in relation to the existing neighbouring housing densities. The proposal is therefore in keeping with the character of the local area in relation to density and layout.

IMPACT ON RESIDENTIAL AMENITY

Garden spaces are wholly adequate in the neighbourhood context, being similar in size to the existing neighbouring properties and larger in many cases. Officers consider that due to the scale, design and orientation of the proposed properties no unacceptable overshadowing or overlooking would arise. Officers consider that the scale of the proposed dwellings would not give rise to overbearing impacts or undue loss of light to neighbouring properties and that separation distances between the new properties and existing dwellings are acceptable. In conclusion officers consider that the proposed scheme would not result in an adverse impact on residential amenity in relation to overlooking, loss of privacy, overbearing impact or loss of light in accordance with the NPPF, Policy H1, C31a and C38.

IMPACT ON THE CHARACTER AND SETTING OF THE CONSERVATION AREA

The site is not located within the Bradford on Avon Conservation Area however it is adjacent to the Conservation Area to the east and south of the site.

The Councils Conservation Officer has been consulted and raises no objections to the proposals. The Conservation Area extends a short way along Winsley road from the A363. The existing buildings are of no historic interest and result in harm to the setting of the Conservation Area. The demolition of these buildings and their replacement with more traditionally designed buildings along the frontage would be a benefit to the setting of the Conservation Area. The materials should be made the subject of a condition, to ensure that a sufficient quality is achieved in this sensitive setting. Officers consider the proposal represents an enhancement to the setting of the Conservation Area and is therefore in accordance with Policies C17 and C18 of the West Wiltshire Local Plan and the NPPF.

ECOLOGY

The County Ecologist has been consulted on the proposals and states that the site covers an area of 0.33ha across two well maintained gardens which have abundant mature trees and shrubs. The scheme involves the demolition of two houses which are relatively modern, and within the urban limit of Bradford on Avon. The risk of the houses containing bat roosts is moderate to low and the species most likely to be present is Pipistrelle spp. Mitigation for these species does not normally affect the broad design of replacement buildings. The risk of significantly affecting species protected by the Bath and Bradford on Avon Bats SAC is very low since the properties are unlikely to provide roost sites suitable for the SAC features.

The Wiltshire Council Ecologist is raising no objections subject to a condition requiring the submission of an ecological site survey and details of any necessary mitigation measures to be submitted to the Local Planning Authority for approval.

DRAINAGE/FLOODING

A number of comments have been received regarding the impact on surface water drainage and flooding.

The Council's drainage engineer has commented on the proposal and stated that there are no known land drainage issues, and it would be expected that all surface water would connect into the existing Wessex Water system, subject to their approvals. The Geology in the area is mainly Forest Marble Formation - Limestone which may provide options for infiltration within the development.

Wessex Water have also been consulted on the proposal and comment that new water supply and waste water connections will be required from Wessex water to serve the proposed development and they raise no objections subject to planning informative relating to their separate agreements/applications required.

POLLUTION – Lighting and Traffic

A number of comments have been received from neighbouring residents regarding the potential for pollution from both lighting and the increase in vehicles.

The proposed scheme does not include street lighting however a condition has been recommended to require the submission of any lighting details to be approved by the Local Planning Authority should lighting be required.

Officers consider that given the distance from the five Air Quality Management Area's the proposals would not adversely impact the air quality to such a level to warrant refusal of the application.

10. Conclusion

Officers consider that the principle of housing on this site is accepted and supported by National and Local Planning Policy. The proposal would not result in an adverse impact on the highway or pedestrian safety. The scheme has been design to respect the character of the area and is considered to represent good design using high quality materials that are in keeping with the local character. The scheme would represent an enhancement to the character of the Conservation Area. The proposed scheme would not result in an adverse impact on the residential amenity of neighbouring residents. It is therefore considered that subject to planning conditions that the proposal is approved.

RECOMMENDATION

To delegate to the Area Development Manager to grant permission, subject to the prior completion of a Section 106 legal agreement in relation to the following matters:-

- Delivery of contributions towards education costs of a total of £76,449.
 - Delivery of contributions towards the cost of off site play and open space provision at a total cost of £11,175
- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

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

7752-1D Site layout
7752-12A Street view
7752-3a House Type B
7752-4a - House Type C
7752-12 - House Type D
7752-6B - House Type E1
7752-7C - House type E2
7752-8A House type E3

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

- 3 No development shall commence on site until all the existing buildings on site have been permanently demolished and all of the demolition materials and debris resulting there from has been removed from the site.

REASON: In the interests of the character and appearance of the area [and neighbouring amenities].

- 4 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.

- 5 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) a detailed planting specification showing all plant species, supply and planting sizes and planting densities;
b) finished levels and contours;
c) means of enclosure;
d) car park layouts;
e) other vehicle and pedestrian access and circulation areas;
f) all hard and soft surfacing materials;
g) 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.

- 6 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.

- 7 No demolition, site clearance or development shall commence on site, and; no equipment, machinery or materials shall be brought on to site for the purpose of development, until a Tree Protection Plan showing the exact position of each tree/s and their protective fencing in accordance with British Standard 5837: 2012: "Trees in Relation to Design, Demolition and Construction -Recommendations"; has been submitted to and approved in writing by the Local Planning Authority, and;

The protective fencing shall be erected in accordance with the approved details. 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.

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. Any topping or lopping approval shall be carried out in accordance British Standard 3998: 2010 "Tree Work - Recommendations" or arboricultural techniques where it can be demonstrated to be in the interest of good arboricultural practise.

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

No fires shall be lit within 15 metres of the furthest extent of the canopy of any retained trees or hedgerows or adjoining land and no concrete, oil, cement, bitumen or other chemicals shall be mixed or stored within 10 metres of the trunk of any tree or group of trees to be retained on the site or adjoining land.

(In this condition "retained tree" 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 date of this permission).

- 8 No development shall commence on site until details of the estate roads, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, accesses, carriageway gradients, drive gradients, car parking and street furniture, including the timetable for provision of such works, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until the estate roads, footways, footpaths, verges, junctions, 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.

- 9 Notwithstanding the visibility splays indicated on the approved plan Ref 7752-1D – Site Layout), no development shall commence on site until visibility splays have been provided between the edge of the carriageway and a line extending from a point 2.4m metres back from the edge of the carriageway, measured along the centre line of the access, to the points on the edge of the carriageway 41m metres to the west and 49m metres to the east from the centre of the access. Such splays shall thereafter be permanently maintained free from obstruction to vision above a height of 300mm above the level of the adjacent carriageway.

REASON: In the interests of highway safety.

- 10 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions/extensions or external alterations to any building forming part of the development hereby permitted.

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.

- 11 No external lighting shall be installed on site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light

spillage spillage in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication "Guidance Notes for the Reduction of Obtrusive Light" (ILE, 2005)", have been submitted to and approved in writing by the Local Planning Authority. The approved lighting shall be installed and shall be maintained in accordance with the approved details and no additional external lighting shall be installed.

REASON: In the interests of the amenities of the area and to minimise unnecessary light spillage above and outside the development site.

- 12 No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access/driveway), incorporating sustainable drainage details, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first brought into use until surface water drainage has been constructed in accordance with the approved scheme.

REASON: To ensure that the development can be adequately drained.

- 13 No development shall commence within the area indicated [Site Location Plan: received 11 April 2014] 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.

- 14 Prior to the commencement of development a report including an ecological site survey and details of all necessary mitigation measures shall be submitted to the local planning authority for written approval. The works thereafter will be completed in accordance with the recommendations and timescales of the approved report.

Reason: In the interests of ecological protection.

INFORMATIVES

- 1 **INFORMATIVE TO APPLICANT:**
The applicant should note that under the terms of the Wildlife and Countryside Act 1981 and Countryside and Rights of Way Act 2000, it is an offence to disturb nesting birds or roosting bats. You should note that the work hereby granted consent does not override the statutory protection afforded to these species and you are advised to seek expert advice if you

suspect that the demolition would disturb any protected species. For further advice, please contact the district ecologist at Wiltshire Council.

2 INFORMATIVE TO APPLICANT

Water Supply and Waste Connections

New water supply and waste water connections will be required from Wessex water to serve this proposed development. Application forms and guidance information is available from the Developer Services web-pages at our website www.wessexwater.co.uk.

Please note that DEFRA intend to implement new regulations that will require the adoption of all new private sewers. All connections subject to these new regulations will require a signed adoption agreement with Wessex Water before any drainage works commence.

Further information can be obtained from our New Connections Team by telephoning 01225 526222 for Water Supply and 01225 526333 for Waste Water.

S105a Public Sewers

On 1st October 2011, in accordance with the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011, Wessex Water became responsible for the ownership and maintenance of thousands of kilometres of formerly private sewers and lateral drains (section 105a sewers). At the date of transfer many of these sewers are unrecorded on public sewer maps. These sewers can be located within property boundaries at the rear or side of any premises in addition to the existing public sewers shown on our record plans. They will commonly be affected by development proposals and we normally advise applicants to survey and plot these sewers on plans submitted for Planning or Building Regulations purposes.

More information relating to this transfer can be found on our website. It is important to undertake a full survey of the site and surrounding land to determine the local drainage arrangements and to contact our sewer protection team on 01225 526333 at an early stage if you suspect that a section 105a sewer may be affected.

3 INFORMATIVE:

This permission shall be read in conjunction with an agreement made under S106 of the Town and Country Planning Act, 1990.