

REPORT TO THE AREA PLANNING COMMITTEE

Date of Meeting	27th August 2014
Application Number	14/04177/OUT
Site Address	Land at Former Blounts Court Nursery Studley Lane Studley Wiltshire SN11 9NQ
Proposal	Erection Of 28 Dwellings, Including Access, Car Parking & Landscaping.
Applicant	Mr Julian Sayers
Town/Parish Council	CALNE WITHOUT
Division	CALNE RURAL
Grid Ref	396450 170996
Type of application	Full Planning
Case Officer	Mark Staincliffe

Reason for the application being considered by Committee

The application has been called in by Cllr Crisp, in order to consider the issues identified by local residents and consultation respondents.

1. Purpose of Report

To delegate authority to grant planning permission to the Area Development Manager, subject to the signing of a Section 106 agreement; and subject to planning conditions.

2. Report Summary

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

- Principle of development
- Impact on the character and appearance of the area
- Impact on the adjacent employment site
- Highway safety
- Access
- Design and Layout
- Prematurity
- S106 Contributions

3. Site Description

The application site is located to the south of Studley and the north of Derry Hill in Wiltshire. The site lies adjacent to the A4, with Chippenham approximately 5 km to the west and Calne approximately 4km to the east. To the north of the site lies Vastern Saw Mill and the residential settlement of Derry Hill to the South.

The site benefits from an extant permission for approximately 1.4 hectares of land as a commercial garden centre, which was granted permission in 2004 and has been lawfully implemented.

The extant planning permission comprises of:

- 18,000 sq ft commercial buildings
- 4,000 sq ft covered external display areas
- Outdoor display and sales area
- 125 space customer car park

4. Planning History

N/00/02147/CLE	CERTIFICATE OF LAWFULNESS (EXISTING USE) FOR USE OF PART OF NURSERY GARDEN AS A GARDEN CENTRE (SUI GENERIS)
N/00/02903/CLE	USE OF PART OF NURSERY AS A GARDEN CENTRE (SUI-GENERIS)
N/02/00849/FUL	ERECTION OF REPLACEMENT BUILDINGS, CAR PARKING, LANDSCAPING AND HIGHWAY ALTERATIONS
N/03/00403/FUL	REFURBISHMENT OF EXISTING GARDEN CENTRE INCLUDING ERECTION OF REPLACEMENT BUILDINGS, REVISED CAR PARKING ARRANGEMENTS, LANDSCAPING AND HIGHWAY IMPROVEMENTS
N/03/03374/FUL	REFURBISHMENT OF EXISTING GARDEN CENTRE INCLUDING ERECTION OF REPLACEMENT BUILDINGS, REVISED CAR PARKING ARRANGEMENTS, LANDSCAPING AND HIGHWAY IMPROVEMENTS
N/07/00529/TN3	Erection of 11.7m High Monopole Supporting Three Antennas and Erection of Equipment Cabinets
N/08/00822/FUL	Erection of replacement buildings (Alteration / Revision to permission 03/03374/FUL)

5. The Proposal

The application seeks permission for the erection of up to 28 Dwellings including access, car parking and landscaping in lieu of the approved garden centre. The planning application has been submitted in outline form with all matters reserved except access.

The submitted indicative layout plan demonstrates the separation of the proposed residential units and saw mill by way of a landscape and open space buffer, such that the commercial element and its car park is accessed from an alternative access and to allow the existing employment site to operate without disturbance to the proposed dwellings.

The indicative layout shows a medium-density layout of housing consisting mainly of detached and semi detached properties, each with associated parking areas and outside amenity space, lending a generally suburban character. Toward the centre of the site is a central square and to the North is a large area of public open space.

6. Planning Policy

The adopted policies relevant to the application remain those saved under the North Wiltshire District Plan (NWLP) 2011. As the site lies outside of the development framework boundary, the relevant policies are as follows:

C1 (Sustainability Core Policy)
C2 (Community Infrastructure Core Policy)
C3 (Development Control Core Policy)
H4 (Residential Development in the Open Countryside)
NE15 (The Landscape Character of the Countryside)

Policy CF3 of the NWLP is also relevant in relation to the provision of on and off-site public open space.

Turning to the emerging Core Strategy, which due to its advanced status will be a material consideration in the determination of the application, the following policies are relevant:

CP1 (Settlement Strategy)
CP2 (Delivery strategy)
CP8 (Spatial strategy: Calne Community Area)
CP43 (Providing affordable homes)
CP45 (Meeting Wiltshire's housing needs)
CP57 (Ensuring high quality design and place shaping)

Regard should also be paid to the content of the National Planning Policy Framework, and the overarching objectives of Paragraph 14, which sets out the presumption in favour of sustainable development.

7. Consultations

Archaeology

Nothing at all of archaeological interest, which is unusual. No further work required in relation to this development proposal.

Housing

As the sites will generally be small in size the affordable housing should be provided on site in clusters of no more than 5 dwellings, to contribute towards mixed and inclusive communities.

There are currently 410 households seeking an affordable home in Calne, requiring 1,2,3,4 bed houses for rent and shared ownership. With a further 17 households seeking an affordable home in Calne Without Parish. The scheme should provide 80% affordable rent and 20% new build homebuy. With a mix of 1,2,3,4 bed houses, rather than the proposed 3 and 4 bed houses. The homes are to be built to Homes and Community Agency scheme Development Standards and transferred to a registered provider or the council at nil public subsidy.

Drainage

If the developer proposes infiltration techniques, then this would need to be confirmed by carrying out on site permeability testing to BRE Digest 365. These results would provide

confirmation of the infiltration rate and should be issued to us for review. Wessex Water would advise on the location and capacity of their existing foul and surface water systems in the area for appropriate connection. If the developer proposes to discharge into a nearby ditch/watercourse, then an application for land drainage consent would also be required.

Ecology

No objection.

Spatial Planning

Policy H4 of the NWLP is consistent with the NPPF. The policy approach to settlement boundaries remains relevant and is carried forward in Core Policy 2 of the Wiltshire Core Strategy, now in its final stages of preparation and at an advanced stage having been through Examination in Public. The proposed development site is outside of the settlement framework boundary of Derry Hill/Studley, the development does not comply with core policies that allow for exception sites outside of the settlement framework boundary and the site is not being brought forward through a neighbourhood plan or the Wiltshire Housing Sites Allocations DPD. The Council can demonstrate that there is a five year supply of deliverable housing land for the North and West Housing Market Area as demonstrated in the February 2014 Housing Land Supply Statement and therefore policies within the development plan are considered to be up-to-date. Spatial planning would therefore have a policy objection to this development.

Highways

I have insufficient grounds to recommend the application be refused on highway or transport grounds, and therefore recommend that permission subject to conditions.

Calne Without Parish Council

Object- If officers are minded to recommend the application for approval and if the noise levels in the report are achievable on site; suitable planning conditions should be imposed.

Public Protection

The noise report states that they can suppress the sawmills noise so as to achieve a Rating Level of 35dB(BS4142:1997) at 1m from the nearest noise sensitive properties. This is 5dB below the lowest measured background noise level of 40dB.

Whilst this will require major mitigation measures at source, if this can be achieved, I could raise no objection on noise grounds. The mitigation measures outlined in the report, should be clearly prescribed in any agreement and the target level should be validated by measurement after the remedial works have been completed. Whilst I have not heard the siren, I would recommend that their advice on the siren should also be adhered to.

Public Open Space

The POS requirement for this dwelling mix is 2136m² of which 216m² should be play provision. The provision will be provided on site and should be provided through the s106 agreement.

Leisure Services

For this development, working on 2.3 people per dwelling the Calculator recommends the following contribution based on 28 dwellings with 30% affordable:

Pools	£7,477
Halls	£8,558
Indoor Bowls	£999
Artificial Turf Pitch	£1,089
Total	£18,123

It is proposed that the contribution is used on the following projects:

- Upgrading of the Pool and Sports Hall Seating
- Upgrading of the multi-purpose hall and artificial turf facilities to take the pressure off the main sports hall.

Government Pipeline and Storage System

No objection

Landscape

Landscape holding objection until such time as the visual effects of any necessary noise attenuation structures or features are clearly established and found to be acceptable.

8. Publicity

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

64 objections and a petition containing 38 signatures were received from local residents an objection was also received from CPRE.

Summary of key points raised:

- Principle of development and land supply
- Impact on site character and appearance
- Impact on highway safety
- Speed limit on A4
- Adequacy of local services and infrastructure
- Loss of agricultural land
- Impact on ecology and wildlife
- Noise disturbance from saw mill
- Long term future of saw mill
- Safety concerns relating to oil pipeline running through site

9. Planning Considerations

Principle of development

Having regard to policy H4 of the adopted North Wiltshire Local Plan 2011 (Residential Development in the Open Countryside), the housing element of the proposal is not supported by current planning policy. The adopted policy excepts only wholly affordable housing schemes and agricultural/forestry dwellings from the presumption that residential development is kept within the settlement framework boundary.

In principle, major residential development outside the framework/settlement boundary as defined in the emerging Core Strategy should likewise be permitted only on an exceptional basis, either as a wholly affordable housing scheme or as identified through a neighbourhood plan or site allocations Development Plan Document (DPD).

At present, neither Calne or the surrounding areas have an adopted or draft neighbourhood plan, although it is understood that there is local intent to commence preparation. Likewise, a suitable DPD may be prepared in future but is too distant to inform reliably at the present time. In the immediacy, therefore, it is necessary to take a reasonable view on the individual

merits of the scheme in lieu of a neighbourhood plan or DPD, in order to address housing need in the near future.

Core Policy 2, the key housing delivery strategy of the emerging Wiltshire Core Strategy, states as follows:

“Within the limits of development, as defined within the proposals maps, there is a presumption in favour of sustainable development at the Principal Settlements, Market Towns, Local Service Centres and Large Villages.

Development outside of the limits of development will only be permitted where it has been identified through community-led planning policy documents including neighbourhood plans, or a subsequent development plan document which identifies specific sites for development. This development must be adjacent or well related to the limits of development.”

As a matter of fact, Studley & Derry Hill are identified as the sole Large Village under the emerging Core Strategy for the Calne Area. It would be difficult to argue that the application site is not ‘adjacent’ or ‘well related’ to the physical limits of this settlement, the settlement boundary of which is to be retained under the emerging policy framework. The site is also in close proximity to the immediate facilities of the settlement.

Due to the reasons set out above the development could be considered to be premature. However central Government advice in the NPPG on prematurity states:

arguments that an application is premature are unlikely to justify a refusal of planning permission other than where it is clear that the adverse impacts of granting permission would significantly and demonstrably outweigh the benefits.

The scheme is for up to 28 dwellings on the site. The Council’s Core Strategy accepts that additional dwellings are required in the Calne community area during the plan period. Indeed, Core Policy 8 of the Core Strategy Identifies Studley/Derry Hill as the sole Large Village within the Calne Community Area where majority of the Housing, outside of Calne, is envisaged. The housing numbers to be identified for this area are currently set at a minimum of 40 dwellings, however, the amendments proposed to the Core Strategy are likely to see this minimum figure increase.

The development is modest and represents a very small component of the overall requirement for the Calne Community area. The effect of allowing this development would not be so significant as to undermine the Plan making process; or that this is central to the emerging Plan. So far as the Neighbourhood Plan is concerned, this is at a very early stage in its preparation. The advice contained within the NPPG is very clear that applications should not be refused on ‘prematurity grounds’ if the following circumstances exist:

Refusal of planning permission on grounds of prematurity will seldom be justified where a draft Local Plan has yet to be submitted for examination, or in the case of a Neighbourhood Plan, before the end of the local planning authority publicity period. Where planning permission is refused on grounds of prematurity, the local planning authority will need to indicate clearly how the grant of permission for the development concerned would prejudice the outcome of the plan-making process.

For the reasons set out above it would be very difficult to sustain a reason for refusal based on prematurity.

As set out above, the Council can demonstrate a five year land supply and this fact is currently being advanced at numerous appeals. Irrespective of whether the council can demonstrate a five-year housing land supply figure is met or not, the NPPF does not suggest that this has to be regarded as a ceiling or upper limit on permissions.

As set out earlier in the report- this is previously developed land with an extant permission for a nursery, there is an acute need for affordable housing, the scheme will provide highway improvements (many of which were requested through the consultation exercise), public open space and a potential increase in the supply of housing which could result in greater competition in the local market and price benefits for the community. Also, at least for a limited period, the scheme would offer employment in the local construction industry. These benefits have to be weighed in the balance against the perceived adverse impacts.

The provision of 28 new dwellings, 30% of which are affordable, would be a significant benefit to the local area. This specific need for affordable housing is identified within the North Wilts Local Plan and Core Strategy, which seeks the inclusion of affordable housing in all residential developments. The proposal seeks to enter into a legal obligation which ensures that 30% of the units would be provided as affordable rented or intermediate housing, as defined in the relevant national policies. Given the shortage of such housing in the area, and the high level of house prices relative to local incomes, this would be a substantial benefit.

The proposed development would also have economic benefits. As a project, it would generate a significant amount of investment and economic activity, contributing to the national economic recovery of the immediate area. During the construction phase it would create jobs and a demand for local services. After completion, the new residents would bring additional spending power to the local area and benefit from the regular bus services that pass between the larger settlements of Calne and Chippenham. Paragraphs 18 and 19 of the NPPF gives significant weight to the need to support economic growth, and Section 143 of the Localism Act 2011 requires that regard is paid to local financial considerations. These matters count in favour of the proposed development.

The scheme is unlikely to have a prominent environmental role and is likely to take the pressure off development of larger Greenfield sites within the locality. In conclusion, the adverse impacts of the proposed development do not significantly and demonstrably outweigh the benefits of the scheme and is therefore supported by principles set out in the NPPF.

It is considered that the benefits of the scheme would demonstrably outweigh the harm. It is accepted that the Council can demonstrate a 5 year housing land supply figure. However, meeting this figure should represent a halt to a further permissions is not supported by the NPPF and therefore does not represent harm, having regard to the objectives of NPPF. The development, on balance is considered to be acceptable and in accordance with local and national planning policies.

Landscape

The site lies within Landscape Character Area 12 – Bowood and Bowden Parkland an elevated rolling hill landscape of parkland, woodland and enclosed pasture higher than surrounding areas within the former North Wiltshire District. This landscape character area has a significant impact on the landscape character areas surrounding it, rising above valleys and providing a backdrop to much of the area to the north.

The proposed development site itself is largely visually contained. Short, medium and longer distance views are screened from the north by an established perimeter tree belt and by the

large Vastern Sawmill buildings, to the west by young and mature trees planted on the adjacent land with established woodland further west. The sites southern boundary is currently open to close views from the A4 road, which sits slightly elevated above the site, while some glimpse views are likely to be achieved to varying degrees from some upper floor windows of the new housing opposite (Chapel Street) through gaps in an existing line of Horse Chestnuts over the A4.

Even without the benefit of an accompanying Landscape Assessment it is considered that the greatest permanent visual change effects will be localised and restricted to residential receptors opposite the proposed site entrance, transient views from the A4 road and for local users of Studley Lane accessing Studley Village and exiting Derry Hill at the A4 Junction. Proposed development at this site is unlikely to result in any wide reaching landscape or visual effects which would generate significant harm to the wider countryside character or views, Furthermore, taking into consideration the extant permission the proposal is considered to have a neutral impact.

There is concern in relation to the proposed acoustic fencing. The new sound mitigation measures have reduced the need for such a large and obtrusive screen and can be dealt with during the reserved matters application.

Effects on the character and appearance of the area

It is acknowledged that the proposed development would extend into open countryside and beyond the settlement framework boundary of this large village. That would be the case with any development on the edge of a settlement and was the case when planning permission was granted for the Nursery. Loss of the countryside to development does not necessarily amount to significant harm. In this case, the site does not lie within any current or even historic area of protected landscape. It is relatively well contained in landscape terms, seen in the backdrop of other residential and commercial development and is an alternative to an extant permission for a nursery. The proposed development would not materially harm the character or amenity of the countryside around this settlement and would not impinge on long or short distance views. It could also argued that the housing would have less visual impact than the consented nursery.

Traffic and highway safety

There are few facilities in Derry Hill to serve the site, other than a small local shop, post office, the primary school, local pubs, a community hall and limited local employment. Despite the above facilities it is considered likely that the site will be fairly heavily dependent on the car for most journeys.

In terms of sustainability, there is a reasonably frequent bus service serving Calne to the east and Chippenham to the west, which provides a choice of mode for travel to the closest two service centres. The proposal is on a brownfield site traditionally providing low levels of employment, but attracting potentially higher numbers of trips than would be generated by the housing site. There is, therefore, a degree of off-setting of trips generated by housing compared with trips attracted by the nursery. It is considered that the issue of transport sustainability is not sufficient to provide a defensible reason for refusal.

The A4 is a principal county route carrying of the order of 7-8000 vehicles per day, with traffic speeds at or around the national speed limit. This road acts as a partial barrier between Derry Hill and Studley because of the locally perceived dangers associated with crossing the road.

The severance of the site from Derry Hill is a matter that can be partially addressed through the provision of a controlled crossing, or, to a lesser extent, by an uncontrolled crossing. The

applicant has indicated a willingness to consider provision of either, this is considered to be a significant benefit to allowing the scheme and ways in favour of it.

The advantage of a controlled crossing is that it would provide a significant degree of certainty for pedestrians crossing the road in a safer environment; there could be knock-on advantages for traffic emerging from the side roads when A4 traffic is stopped; in reality however, demand at any crossing is likely to be relatively low, and be unlikely to have a material benefit for side road traffic. Nevertheless, if permission is granted the provision of this would form part of the permission.

The proposed site access is at about 45m from the crossroads junction; this is undesirably close, but, with the low traffic levels on Studley Lane, unlikely to cause safety issues. The scheme also proposes the widening of Studley Lane in the vicinity of the junction with the A4, this has been agreed to at the request of the Highway Officer, together with footway and footpath links. These improvements facilitate accessibility of the site and are another factor that weighs in favour of the development.

A new parking area for the saw mill is proposed, however the detail shown on the submitted layout drawing is not acceptable as a detailed drawing for consent, but there is adequate land control to provide an acceptable arrangement. Further details, by way of condition, will be required to ensure that the parking of vehicles on the verge of Studley Lane does not take place as this could pose a safety risk for users of the proposed site access.

Noise & Impact on Local Employment

A Noise Level Survey in accordance with BS4142:1997 has been submitted to the Council. This survey demonstrates that, through mitigation, a rating level of 35dB is an achievable design target for the boundary of the residential site. It is important to note that this will not be achieved by having brick wall facades on the elevation facing the sawmill and thereby resulting in a development of a poor visual appearance.

This survey demonstrates that should permission be granted there would be no adverse impact on the residential amenities of future occupants. The survey also demonstrates that, providing the mitigation measures are completed and maintained correctly, both residential use and the saw mill could operate in harmony with each other. It is concluded that granted permission would not prejudice future employment at the saw mill or be harmful to the residential amenities of future occupants.

Public Consultation

At the time of writing, and as explained above, there is no adopted or emerging neighbourhood plan or site allocations development plan document (DPD) in respect of the Calne Housing areas. In lieu of such a document, it is reasonable to consider otherwise the representations of Locals respectively, and to ascribe to these a degree of weight in directing new development. Although not proactively identified through a neighbourhood strategy, the provision of community benefits is a material consideration in this instance.

It is also noted that the scheme has come forward through a robust process of community engagement, including public events, in order to identify and, where possible, address concerns. This has manifested itself in revisions to the indicative masterplan, including to landscaping and access, as well as proposed off-site measures including a proposed pedestrian crossing, road widening reduction in the number of residential units. This information is included in the statement of community involvement.

In summary, whilst it is acknowledged that the site has not been brought forward strictly in accordance with the provisions of the emerging Wiltshire Core Strategy, it is considered that the planning merits of the scheme, physical conditions of the site, level of affordable housing provision, contribution to meeting an identified need for housing and local reception, use of brown field land over a green field site— tip the balance of considerations in favour of the development.

Previously Developed Land

As set out earlier in the report- The site benefits from an extant permission for development of a nursery and the application site is classed as previously developed land. Preference is given to the use of previously developed land and this is acknowledged by Paragraph 2.2 of the Core Strategy and in national guidance contained within the NPPF and NPPG. Preference should be give to land such as this for the provision of dwellings providing it conforms to other planning policies.

It is considered that bringing forward this land would not prejudice the Councils position in relation to other sites that are located outside of the Framework Boundaries of other settlements within Wiltshire. Each application should be considered on their own merits, and taking into consideration the fact that this is previously developed land and the other benefits set out above way in favour of it.

Ecology

The information relating to ecology has been reviewed and the Council's ecologist is satisfied that the ecological interest of the site are relatively limited and the potential impacts are not considered to be contrary to policy or likely to breach relevant legislation. Therefore no objection in relation to ecology has been raised and no further survey work or conditions are required.

Design and layout

Whilst layout remains at the outline stage, the density of development clearly lends itself to a well-landscaped scheme The approach to open space is particularly pleasing, enhancing the environment of future occupants and serving as a buffer between the residential units and saw mill to the North of the site.

Indicative parking provision has been arranged so as to sit away from prominent frontages, contributing to a more engaging street scene. It is likely that a variation in surfacing will also serve to 'soften' the appearance of the development, as well as offering opportunities for shared surfaces and further SUDS benefits through the use of porous materials.

S106 contributions

At the present time, given the outline nature of the scheme, the following Heads of Terms have been agreed in respect of the proposal:

- 30% affordable housing
- On-site provision of 2136m² of adoptable open space, of which 216m² allocated as specific play provision, to be subject to a commuted fee to cover maintenance;

- Off-site financial contribution of £18,123 toward the upgrading of the Pool and Sports Hall Seating and upgrading of the multi-purpose hall and artificial turf facilities to take the pressure off the main sports hall.
- Off-site financial contribution towards primary school places and secondary school places (confirmation of this amount has not yet been received but the sum will be reported as a late item at the committee meeting)

The above contributions have been agreed in principle, and comply with the relevant CIL regulations. Due to the restriction of the regulations, it has been decided not to pursue contributions in respect of public art and fire infrastructure. However it is anticipated that the objectives of the former can still be pursued through high-quality design at the reserved matters stage.

10. Conclusion

The proposed development is sustainable and, on the balance of factors, acceptable in principle, supporting the long-term objectives of the local area. With proper mitigation, the proposal will not result in significant harm to the natural or built environment or otherwise adversely affect highway safety or residential amenity. The proposal is therefore compliant in policy terms with the emerging Wiltshire Core Strategy and the National Planning Policy Framework.

RECOMMENDATION

To delegate authority to grant planning permission to the Area Development Manager, subject to the signing of a Section 106 agreement; and subject to planning conditions.

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

REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 No development shall commence on site until details of the following matters (in respect of which approval is expressly reserved) have been submitted to, and approved in writing by, the Local Planning Authority:
 - (a) The scale of the development;
 - (b) The layout of the development;
 - (c) The external appearance of the development;
 - (d) The landscaping of the site;

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

REASON: The application was made for outline planning permission and is granted to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 3(1) of the Town and Country Planning (General Development Procedure) Order 1995.

- 3 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.

- 4 No more than 28 dwellings shall be developed on the application site edged red on the submitted Site Plan.

Reason: For the avoidance and in the interest of proper planning

- 5 An Urban Design and Landscape Framework Plan for the development of the site hereby permitted shall be submitted to the local planning authority no later than the first submission for approval of any of the reserved matters and shall be approved in writing by the local planning authority. The Urban Design and Landscape Framework Plan shall be broadly in accordance with the submitted Master Plan (Plan Number H.0360_01F) and shall include details of:

- a. The location, orientation and heights of buildings;
- b. The format of the public realm, including all routes and spaces and the location of children's play areas;
- c. The location of open spaces available to the public, including their function and means of maintenance access.
- d. Tree and hedgerow protection plan
- e. Landscaping details including planting plans, species and density of planting
- f. Hard and soft landscaping details
- g. Materials to be used in the construction of the dwellings

Development shall be carried out in accordance with the approved Urban Design and Landscape Framework Plan.

- 6 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.

- 7 Prior to the commencement of the development Studley Lane shall be widened and improved in accordance with details which shall first have been submitted to and approved by the local planning authority. The details of the widening shall include the provision of a footway of minimum width 2 metres on the development side of the widened lane, and the provision of a bellmouth junction to the site, which shall include visibility splays for the access, and improvements, by way of forming a footway crossing, to the access retained for car parking for the adjacent sawmills site.

Reason: In the interests of highway safety

- 8 Prior to the occupation of any dwelling on the site, a controlled pedestrian crossing and a 2metre wide footway shall have been provided on the A4 in accordance with details which shall first have been submitted to and agreed by the local planning authority.

Reason: In the interests of highway safety and to address the severance of the site for pedestrians

- 9 No dwelling built on the site shall be occupied until it has have been provided with car parking spaces in accordance with the minimum standards as required by the Wiltshire LTP 2011-2026 Car Parking Strategy. Any garage counted as a parking space shall have an internal dimension of at least 3m by 6m per space

Reason: To ensure adequate parking space is provided on site clear of the highway.

- 10 Before any application for approval of reserved matters is submitted to the Council, the noise mitigation measures set out in 'Emtec Noise Level Survey and Noise Control Measures'- Issue 18 July 2014 shall have been implemented in full. Once the works are complete and before any application for approval of reserved matters is submitted to the Council a Noise Level Survey in accordance with BS4142:1997 shall have been submitted to and approved in writing by the Local planning authority demonstrating that the noise levels from the sawmill have been suppressed so as to achieve a Rating Level of 35dB(BS4142:1997) at 1m from the nearest noise sensitive properties. This noise mitigation shall thereafter be permanently retained.

INFORMATIVE TO APPLICANT:

The applicant should note that the grant of planning permission does not include any separate permission which may be needed to erect a structure in the vicinity of a public sewer. Such permission should be sought direct from Thames Water Utilities Ltd / Wessex Water Services Ltd. Buildings are not normally allowed within 3.0 metres of a Public Sewer although this may vary depending on the size, depth, strategic importance, available access and the ground conditions appertaining to the sewer in question.

Please note that Council offices do not have the facility to receive material samples. Please deliver material samples to site and inform the Planning Officer where they are to be found.

