

Date of Meeting	25 th September 2014
Application Number	14/05616/FUL
Site Address	Land at the former Local Authority depot site, Blandford Road, Coombe Bissett, Wiltshire
Proposal	Erection of a terrace of 2x2 bedroom dwellings and 2x1 bedroom flats with associated on site parking and vehicular turning area.
Applicant	Wiltshire Council
Town/Parish Council	COOMBE BISSETT
Ward	DOWNTON AND EBBLE VALLEY
Grid Ref	
Type of application	Full Planning
Case Officer	Becky Jones

Reason for the application being considered by Committee

The application has been made by Wiltshire Council. The Council's Scheme of Delegation for planning applications states that where there has been at least one objection to an application made by the Council, then it must be determined by a Planning Committee. This is the reason for this application being referred.

1. Purpose of Report

To consider the above application and the recommendation of the Area Development Manager that planning permission should be APPROVED subject to conditions.

2. Report Summary

The main issues which are considered to be material in the determination of this application are listed below:

1. The principle of the development and change of use of the land
2. Scale, design and the impact of the proposal on the character and appearance of the surrounding area and adjacent Conservation Area
3. The impact that the proposal would have on residential amenity
4. Impact on highway and pedestrian safety
5. Archaeology, trees and ecology
6. Drainage and contamination
7. Slope stability
8. Public Open Space and Affordable housing

3. Site Description

The site is located on the west side of Blandford Road, south of the village centre. The site is clear and there are no buildings on it. A double metal gate opens onto Blandford Road and a decorative brick wall forms the north boundary with Ebbles Edge and Chalk Pit Cottage. The Rookery (1-3 Blandford Road) lies to the south and is separated by a steep bank with a belt of mature trees and a hedge. To the west of the site, the steep banks of the pit are lined with mature trees. The fall across the site north to south is about 5.5m and about 2m to the west boundary from the centre. The rise increases to 10m at the extreme west edge of the site. A number of overhead electricity cables and apparatus require relocation, in discussion with SSE.

The proposal site lies within the Housing Policy Boundary, the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty and Area of Special Archaeological Significance. The Conservation Area boundary lies on the east side of Blandford Road, opposite the site. The site does not lie within Flood Zone 2 or 3 but is identified as being susceptible to ground water flooding.

4. Planning History

S/2008/1288 Change of Use of site from County Council materials depot to residential and erection of 2 detached dwellings and 2 detached garages. **Withdrawn August 2014.**

5. The Proposal

The applicant is seeking to

- Change the use of the land from a depot site to residential
- A terrace comprising four units for social rent: two 2 storey two bed terraced houses with two adjoining 1 bed flats (ground and first floor). Graded rear gardens.
- Provide onsite parking at the front of the development for 7 vehicles.
- Materials include dark grey clay rooftiles and red bricks for the walls. Dark red brick soldier course and random flint rubble. Off white/grey render.
- Timber close board fences are proposed for the rear property boundaries. Cinder coloured block paving is proposed for the hard standing areas.
- Biodigester sewage treatment plants are proposed for sewage disposal.
- A remediation strategy for previous uses on the site has been included with the submission
- Retention of existing trees, hedges and bushes except where excavation works are required to clear space for the dwellings, or where the trees are deemed unsafe. A number of trees on the south side are *currently* identified for removal and trees in the western portion of the site would be retained and protected.
- Bin and cycle store.

6. Planning Policy

National Planning Policy Framework (NPPF) 2012 and National Planning Practice Guidance

This Framework sets out the Government's planning policies for England. The Framework repeats that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. (Section 70(2) of the Town and Country planning Act and Section 38(6) of the Planning and Compensation Act 2004).

Para 109 and 115 give weight to the conservation of landscape, scenic beauty, wildlife and cultural heritage in AONBs.

The NPPF is also a significant material consideration and due weight should be given to the relevant policies in existing plans according to their degree of consistency of the framework. (Paragraph 215 at Annex 1). The following policies are relevant to the determination of this application and are considered to align with the principles, aims, objectives and intentions of the NPPF. These policies are therefore considered to carry significant weight.

Salisbury District Local Plan (which are 'saved' policies of the adopted South Wiltshire Core Strategy):

G2: General criteria for development, G5 Drainage
G9 Section 106 Agreements and planning obligations
D2 Design of infill development
C5: Small scale development proposals within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty
H16 Housing Policy Boundary
CN11 Views into and out of Conservation Areas
C12 Protected Species
TR11: The provision of off street car parking spaces

South Wiltshire Core Strategy:

Core Policy 3 Affordable Housing
Core policy 5 Loss of employment land (Use Class B1, B2, B8 only)

Emerging Wiltshire Core Strategy:

Settlement Strategy for Large Villages Core Policy 1 and Delivery Strategy Core Policy 2
Core Policy 24 South Wiltshire Community Area
Core Policy 35 Existing Employment Sites
Core Policy 51 Landscape (AONB)
Core Policy 62 Transport and Development (safe access)

7. Consultations

Ecology – No objection subject to condition requiring construction method statement.

Public Protection – No objection subject to conditions, including requirement for remediation statement to deal with any contamination and to control hours of work.

Trees – no objection subject to standard landscaping condition.

Highways – no objection subject to conditions regarding access, visibility and sustainable drainage.

Drainage – no objection on basis of soakaway test results

Wessex Water – not in a sewered area. Water supply connections to be agreed with Wessex water.

Public Open Space – public open space Policy R2 contribution of £4,144 would be required via unilateral undertaking or Section 106 Agreement.

Housing Team – no objection. The proposal will help to meet the local housing needs of the Parish and will be secured via a Section 106 Agreement.

Archaeology – No comments, given that site is a former chalk pit.

Environment Agency – no objections subject to conditions and informatives.

Parish Council – Support, but some concerns regarding bank stability and fallen tree, precise site boundary with neighbour, would like a tree planted in parking area.

8. Publicity

This application was advertised via site notice and letters of consultation. 2 letters of objection and 1 letter of comment have been received.

In summary, the grounds of objection and comment relate to the following:

- S/2008/1288 has not been determined. **Officer note – this application has now been withdrawn.**
- Cabinet Capital Assets Committee 19/3/2013 stated 3 homes were to be built. **Officer note – this is not a material planning consideration. However, please refer to the housing needs justification and late correspondence with minutes of the 16th Sept meeting of CCAC.**
- Site is still in use as a depot, and is not “former.” **Officer note - please refer to planning considerations below.**
- 2008 application included change of use in the description. **Officer note - where development involves the “erection of dwellings,” a change of use of the land is implicit to the application and a material consideration.**
- Highways no longer require lowering of churchyard wall. On what safety grounds? How does the traffic island help the sight lines? **Officer note - please refer to highway considerations below.**
- Dwellings are too small. **Officer note – the 2012 housing need survey identified a need for 7 dwellings, requiring a mix of 1, 2, and 3 bed properties.**
- The car parking is inadequate, double yellow lines required - **Officer note - please refer to highway considerations below.**
- The boundary is disputed to the south. Object to removal of the trees, as these provide a screen. **Officer note - the red line for the application has been checked by the applicant and the trees to be removed are shown to be well within the red line. The trees are not protected and could be removed from the applicant’s land for safety reasons at any time. Please also refer to late correspondence.**
- Retaining wall omitted and tree removal will make land unstable. **Officer note - please refer to Appendix A, planning considerations below and late correspondence regarding trees and stability.**
- How can the housing be guaranteed to meet local needs? **Officer note - a Section 106 Agreement would be required.**

9. Planning Considerations

9.1 The principle of the development and change of use of the land

The proposal is for the erection of dwellings, and therefore, a change of use of the land to residential use is implicit to the application. The site is used as a depot (some materials can be seen on site) but there are no buildings. The applicant has stated that the employment on the site is zero. A depot falls within a sui generis use class.

South Wiltshire Core Strategy Policy CP5 and emerging Wiltshire Core Strategy Policy CP35 both seek to retain existing B1, B2 and B8 (employment) uses and so these policies are not applicable to the site which is a sui generis use. Therefore, the change of use must be determined in accordance with other development plan policies and the National Planning Policy Framework. The site lies within the Housing Policy Boundary, and the change of use of a sui generis use to housing is acceptable *in principle* under Local Plan Policy saved policy H16, provided:

- i) The proposal will not constitute tandem or inappropriate backland development

- ii) The proposal will not result in the loss of an open area that makes a positive contribution to the character of the settlement, and the
- iii) Proposal will not conflict with the design policies of the plan.

The emerging Wiltshire Core Strategy identifies Coombe Bissett as a large village. Large villages are defined as settlements with a limited range of employment, services and facilities. Development will be limited to that needed to help meet the *housing needs* of settlements and to improve employment, services and facilities (Core Policy 1). Within the limits of development as defined on the policies maps, there is a presumption in favour of sustainable development at large villages (Core Policy 2).

Core Policy 3 of the SWCS states that Parish and Town Councils and other parties will be encouraged to identify 100% affordable housing schemes, including on exceptions sites outside settlement boundaries, if a local need has been identified where environmental considerations will not be compromised. Sites should be sensibly and sensitively located within easy access to employment and services. In January 2012 a rural housing needs survey was undertaken with the support of the parish council, the report evidenced a housing need of 7 households requiring a mix of 1,2 and 3 bed properties in Coombe Bissett. This report had to be updated after the subsequent introduction of the Welfare Reform and this identified an increased need for 1 bed accommodation. Therefore, two 1 bed units have been proposed as part of the original 3 unit footprint, to meet this need.

The New Housing Team has been working with the parish and local residents to seek sites for affordable housing, the Old Depot, which is within the framework boundary of Coombe Bissett, was considered the most sustainable / favourable site. The proposal will help to meet the housing needs of the parish, the units are being built to the Homes and Communities Agency Scheme Development Standards and will be owned and managed by Wiltshire Council. Wiltshire Council's Housing Management Team have been fully consulted on the design so as to ensure that the homes are practical and cost effective to maintain. The units will be secured via a s106 agreement. There has been considerable consultation with the Parish Council and local residents leading up to the submission of a planning application and the Parish Council are supportive of the proposals which have been tailored to meet the identified local needs.

The change of use of the depot to residential use (affordable housing) is therefore acceptable in principle, as the development affects a sui generis use within the housing policy boundary, and there would be no loss of employment falling within the B1, B2 or B8 use classes.

9.2 Scale, design and the impact of the proposal on the character and appearance of the surrounding area and adjacent Conservation Area

The proposal seeks planning permission to install a terrace of four affordable homes. The development would be two storeys in height, with brick, flint and clay tile materials. The north, south and west elevations would be rendered.

Policy C5 of the Local Plan sets out the criteria for development within the AONB. Small scale development proposals will only be permitted provided that the siting and scale are sympathetic to the landscape in general and of the particular locality and standards of landscaping and design are high, using materials which are appropriate to the locality and reflect the character of the area. The site is within the settlement boundary and is acceptable in principle under saved Policy H16. Design Policy D2 states:

Proposals for infill development will be permitted where proposals respect or enhance the character of appearance of an area in terms of the following criteria:

- i) The building line, scale, of the area, heights and massing of adjoining buildings, and the characteristic building plot widths;
- ii) The architectural characteristics and the type, colour of the materials of adjoining buildings; and
- iii) The complexity and richness of materials, form and detailing of existing buildings where the character of the area is enhanced by such buildings and the new development proposes to replicate such richness.

Properties to the north (Ebbles Edge and Chalk Pit Cottage) are constructed from brick. Ebbles Edge is two storey and faces south towards the site. Chalk Pit Cottage is a bungalow and is sited close to the north boundary of the depot. The Rookery is two storeys, and painted white with red brick detailing and parking at the front. The existing properties are set back from Blandford Road, and have spacious plots.

The proposed terrace is also set back from the road, with parking at the front, and gardens to the rear. The existing open areas of chalk pit (west) and the steep banks (south and west) would be retained and would continue to give the site a spacious appearance with spaces around the terrace. The submitted section shows that the terrace would be taller than Chalk Pit cottage's ridge, but given the level difference, distance and also the offset between the buildings, the new development would not appear unduly tall or dominant within the site.

The proposed materials are likely to appear acceptable within the streetscene, given the existing use of brick and render nearby. Existing roof materials are slate and clay tiles, so the proposed grey clay tiles would be acceptable.

In conclusion, the proposal would comply with Policy D2, CN11 and C5, and would respect the existing character and appearance of the area and preserve existing views into and out of the Conservation Area.

9.3 The impact that the proposal would have on residential amenity

Policy G2 of the Local Plan seeks to ensure that development would avoid unduly disturbing, interfering, conflicting with or overlooking adjoining dwellings or uses to the detriment of the occupiers. Neighbours of properties immediately adjacent to the site have not objected on these grounds.

Chalk Pit Cottage - The proposed development would be sited about 4.5 metres south of the boundary with Chalk Pit Cottage. Following a site visit to this property, the elevation plans for the first floor flat were amended, to amend the west facing living room window closest to the north boundary to single casement only, and move it away from the boundary. It was not considered practical to reverse the layout of the properties to have bedrooms at the rear and living areas at the front, as this would require alterations to the entrance arrangements to the detriment of the street elevation.

The first floor flat would not *directly* overlook Chalk Pit Cottage (the north facing landing window would be obscured), but there would be some potential for *oblique* overlooking from the first floor flat towards the rear section of the bungalow across a small patio area. The main garden area for Chalk Pit Cottage is however accessed from the living room by French windows on the east elevation and this area would not be directly overlooked by the first floor flat. Therefore, whilst there would be some impact on Chalk Pit Cottage in terms of oblique overlooking, this is considered to be acceptable on balance, given that the

overlooking is offset towards the back of the bungalow, oblique, and would not affect the main garden for the property. The existing brick boundary wall and difference in levels would ensure a good degree of privacy from the proposed gardens.

Ebbles Edge This two storey property has a large garden to the east, but windows face south towards the site. It is separated from the site by the garden for Chalk Pit Cottage and would not be unduly disturbed by the development, given its separation from the site.

The Rookery This two storey dwelling faces east, but shares a north boundary with the site. The trees and shrubs on the steep banks of the site currently afford a high degree of privacy and screening for this property. The occupier has stated that ownership of some of the trees and the exact boundary is disputed with the Council. However, the trees shown to be potentially removed are well within the red line of the application, and are not protected, so they could be removed at any time if required for safety reasons. This is considered to be a private matter between The Rookery and the landowner. However, it would be desirable to maintain the screen if possible and replant the bank for amenity and ecological reasons. This property is at a higher level than the site, and the house is separated from the proposed buildings by more than over 30 metres. Therefore, it would not be overlooked by the development or unduly disturbed for these reasons.

In summary no objection is raised under Policy G2, because whilst there would be some impact on Chalk Pit Cottage in terms of *oblique* overlooking, this would not affect the main garden for the property or principle living areas of the bungalow. Therefore, on balance, the development would not unduly disturb existing amenities.

9.4 Impact on highway and pedestrian safety

Policy G2 (ii) seeks to ensure that development would avoid placing an undue burden on existing or proposed services and facilities, the existing or proposed local road network or other infrastructure.

The highways officer has provided updated commented as follows:

Following the withdrawal of application S/2008/1288, the proposed redevelopment of this site was subsequently considered in the updated context of the Department of Transport's 'Manual for Streets'. It was concluded that the available forward visibility in the vicinity of the site access is now acceptable to serve the development proposed. It is considered that the proposed residential development will not detrimentally affect highway safety and I therefore recommend that no highway objection be raised to it subject to conditions relating to site access, visibility splay provision and disposal of surface water (sustainable drainage). Officers are also satisfied that as each dwelling has a private garden and store, adequate provision has been made for cycle storage. The proposal is therefore in accordance with Policy G2.

9.5 Archaeology, Trees and Ecology

Archaeology - The archaeologist considers that on the available evidence, it is unlikely that significant archaeological remains would be disturbed by the proposed development.

Trees - The arboricultural officer has considered the information submitted and does not consider that the trees on the steep south bank are likely to survive indefinitely. He has no objection to the proposal but recommends that the bank is replanted with native hedgerow species to provide cover and screening, via the standard landscaping condition.

Ecology - Policy C12 of the Local Plan states that development affecting species protected by law will not be permitted unless it can be subject to conditions which would prevent damaging impacts, either direct or indirect. The planning authority has a duty to ask for bat surveys where there is a reasonable likelihood of a protected species being present. Although protected species are not specifically mentioned in the NPPF, the NPPG sets out guidance and the ODPM circular 06/2005 still applies and is listed under current policy and guidance on the planning portal. Paragraph 99 states “It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision. The need to ensure ecological surveys are carried out should therefore only be left to coverage under planning conditions in exceptional circumstances....However, bearing in mind the delay and cost that may be involved, developers should not be required to undertake surveys for protected species unless there is a reasonable likelihood of the species being present and affected by the development. Where this is the case, the survey should be completed and any necessary measures to protect the species should be in place, through conditions and/or planning obligations, before the permission is granted”.

The Council’s ecologists have considered the Ecological Assessment and commented as follows:

I visited the site in 2013 and carried out a site survey on behalf of the project team, to identify any habitats or species of conservation value within or immediately adjacent to the site. No evidence of protected species was found and the site is considered to offer only a limited function for biodiversity, mainly in the boundary vegetation. My recommendations were that the boundary trees, hedges and scrub should be retained as far as possible within the development to maintain connectivity, especially along the western edge of the site.

I note that the design layout situates all four gardens to the western side of the houses and that the gardens will be bounded by close boarded fence. This will help to retain a wildlife corridor in some seclusion from the residential dwellings, allowing wildlife species a commuting route between different habitat areas in the wider landscape area.

I further recommended in my report that a robust construction method statement for clearance of the site should be in place to ensure suitable precautions are implemented that will protect wildlife individuals from harm during construction. This includes timing of vegetation clearance to avoid the bird nesting season and sensitive clearance of stone piles and vegetation from within the site to avoid injury to reptiles. I request that this information is secured by condition, using the following, or closely similar wording:

Prior to works commencing on site, an ecological construction method statement will be submitted for approval to the local planning authority, which will address the issues raised in the Ecological Assessment (Fiona Elphick, September 2013). This will set out precautionary processes to ensure wildlife individuals are not harmed during site clearance and the construction process. The works will be undertaken in accordance with the approved statement.

Both ecologists consider that if this condition is adhered to, the development is unlikely to result in any adverse impact on local biodiversity, in accordance with Policy C12.

9.6 Drainage and contamination

The Public Protection officers and the Environment Agency have considered the Geo Environmental Assessment dated Jan 2014 by Opus, and have no objection to this scheme, subject to conditions and informatives.

Wessex Water has confirmed that the site is not in a sewered area. The National Planning Practice Guidance seeks to ensure that the proposed *means* of drainage for the development is acceptable. Preference is given to treatment plants such as the proposed biodigesters where connection cannot be made to a public sewer. The application satisfies this test and is acceptable under Policy G5.

The site lies within an areas susceptible to groundwater flooding. However, the drainage engineers are satisfied with the soakaway tests that have been undertaken in accordance with BRE Digest 365.

9.7 Slope stability

This issue has been raised by third parties and the Parish Council. Whilst this is an engineering and building control issue and not a planning issue, additional information has been submitted by the applicant's agent to address this concern and is attached in Appendix A. The information concludes that tree removal on the south boundary may not after all be necessary, and the tree consultant has been asked to update the tree report for consideration as late correspondence.

9.8 Public Open Space and Affordable Housing

The developer would be required to contribute £4,144 towards public open space provision under Policy R2, via a Section 106 Agreement. This Agreement would also secure the units as affordable housing under Policy CP3 and Policy G9. However, as the applicant is Wiltshire Council it is understood that in legal terms, it may not be possible for the Council to enter into a legal agreement with itself. In other similar cases, suitable conditions have been imposed, which then require a form of legal agreement to be submitted to the Local Planning Authority (usually via the relevant Housing Association). Thus, suitable conditions related to securing of the open space payment and the provision of affordable housing in perpetuity are suggested below.

10. Conclusion

The development would change the use of an existing depot in sui generis use to provide affordable housing within Coombe Bissett. There is an identified local need for this provision. Whilst the development would change the appearance of the site, it would not adversely affect the visual quality of the landscape or streetscene in this part of the village and AONB and views into and out of the Conservation Area would be preserved.

The potential impact on neighbouring amenities (including the potential for oblique overlooking) is considered to be acceptable on balance, and issues relating to ground contamination, ecology, trees, drainage and highway safety have been considered and the impacts would be acceptable, subject to conditions. There would be no material impact arising from the development on archaeology and the risk to any protected species that may be found on the site is considered to be low provided the ecological construction method statement is adhered. The trees are not of sufficient quality to warrant formal protection. However, the applicant has indicated that it may be possible to retain more trees than originally proposed and officers will update Members at the meeting.

RECOMMENDATION: APPROVE subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission. (WA1)

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 listed in schedule. (WM14)

Proposed west and north elevations 16857/G2/EL202/K received 8/9/14

Proposed first floor plan 16857/G2/GA106/M received 8/9/14

Proposed east and south elevations 16857/G2/EL201/G received 9/7/14

Proposed site plan 16857/G2/SI104/F received 9/7/14

Proposed roof plan 16857/G2/GA107/B received 9/7/14

Proposed ground floor plan 16857/G2/GA105/F received 5/9/14

Proposed site sections 16857/G7/SE301/A received 6/6/14

Ecological Assessment of Proposed Site, 17/9/14 by Wiltshire Council Ecologist received 6/6/14

Revised Geo Environmental Report and Appendices received 2/7/14

Design and Access Statement dated 6/6/14 by B3 Architects received 6/6/14

Tree Protection Plan 595-01 by SJ Stephens Associates received 6/6/14 (NB May change as a result of late correspondence)

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

3. No development shall commence on site until details and samples of the materials to be used for the external walls and roof of the development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details. (WB1)

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

4. No construction or demolition work shall take place on Sundays or Public Holidays or outside the hours of 07:30 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays. There shall be no burning of waste materials on site during construction or demolition

REASON: In the interests of residential amenity

5. The development hereby permitted shall not be first occupied until the first five metres of the site access, measured from the site edge of the carriageway, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

Reason: In the interests of highway safety.

6. The site access shall remain ungated.

Reason: In the interests of highway safety.

7. The development hereby permitted shall not be first occupied until visibility has been provided at the site access with nothing over 1.0 metre in height above the adjoining carriageway level being planted, erected or maintained in front if a line measured 2.0m back from the carriageway edge extending across the whole site frontage in the form of a parallel strip.

Reason: In the interests of highway safety.

8. No development shall commence on site until a scheme for the discharge of surface water from the (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 occupied until surface water drainage has been constructed in accordance with the approved scheme.

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

9. (WC1) 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:-

- location and current canopy spread of all existing trees and hedgerows on the land;
- full details of any to be retained, together with measures for their protection in the course of development;
- a detailed planting specification showing all plant species, supply and planting sizes and planting densities, to include native plant species;
- finished levels and contours;
- means of enclosure;
- car park layouts;
- other vehicle and pedestrian access and circulation areas;
- all hard and soft surfacing materials;

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

10. (WC2) 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.

11. No works shall commence on site until an ecological construction method statement has been submitted for approval to the local planning authority, which will address

the issues raised in the Ecological Assessment (Fiona Elphick, September 2013). This will set out precautionary processes to ensure wildlife individuals are not harmed during site clearance and the construction process. The works will be completed in accordance with the approved method statement before there is any occupation of the dwellings and any mitigation measures shall be maintained on site in accordance with the approved details thereafter.

12. The first floor window in the north elevation (Plan 16857/G2/EL202/K) shall be obscured with obscure glazing before there is any occupation of the dwelling, and shall be maintained in that condition thereafter.

Reason: In the interests of neighbouring amenity.

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

- 1) A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site.
- 2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- 3) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- 4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved before the development is occupied.

REASON: To protect controlled waters.

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

REASON: To protect controlled waters.

15. No development approved by this permission shall commence until a scheme for water efficiency has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the agreed details.

REASON: In the interests of sustainable development and climate change adaptation.

16. No development shall commence on site until a scheme for the provision and maintenance of off site public open space has been submitted to and agreed in writing by the local Planning Authority. Development shall be carried out in accordance with the agreed scheme.

Reason: In order to secure the provision and maintenance of off site open space in accordance with the aims of saved Policy R2 of the Salisbury District local Plan

17. No development shall commence until a scheme for the provision of 100 per cent Affordable Housing on the application site has been submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed scheme

Reason: In order to ensure that all the dwellings proposed as part of the approved scheme will be provided as affordable housing.

Informatives

1. If non-mains foul drainage is the only feasible option an Environmental Permit may be required. This must be obtained from the Environment Agency before any discharge occurs. This process can take up to four months to complete and it cannot be guaranteed that a Permit will be granted. The applicant should contact the Environment Agency on 03708 506506 for further details on Environmental Permits.
2. The development should include water efficient systems and fittings. These should include dual-flush toilets, water butts, water-saving taps, showers and baths, and appliances with the highest water efficiency rating (as a minimum). Greywater recycling and rainwater harvesting should be considered. An appropriate submitted scheme to discharge the condition will include a water usage calculator showing how the development will not exceed a total (internal and external) usage level of 105 litres per person per day.
3. Safeguards should be implemented during the construction phase to minimise the risks of pollution and detrimental effects to the water interests in and around the site. Such safeguards should cover the use of plant and machinery, oils/chemicals and materials; the use and routing of heavy plant and vehicles; the location and form of work and storage areas and compounds and the control and removal of spoil and wastes. We recommend the applicant refer to EA Pollution Prevention Guidelines, which can be found at:
<https://www.gov.uk/government/collections/pollution-prevention-guidance-ppg>
4. The applicant should consider reduction, reuse and recovery of waste in preference to off site incineration and disposal to landfill during site construction. If any controlled waste is to be removed off site, then site operator must ensure a registered waste carrier is used to convey the waste material off site to a suitably authorised facility. If the applicant requires more specific guidance it is available on <https://www.gov.uk/how-to-classify-different-types-of-waste>

Appendices:

A – Additional information regarding slope stability by Opus International Consultants.
APPENDIX A

From: Matthew Cox
Sent: 19 August 2014 14:42
To: Jones, Becky
Subject: FW: 16857-Housing at Coombe Bissett 14/05616/FUL

Becky

Regarding the issue of slope stability mentioned in the attached council comments :

Site Layout - The remodelling of the site layout and moving the housing further away from the south boundary has removed the need for any disturbance to the historic status quo of the boundary slope.

Angle of Repose - When considering the steepest part of the slope from survey level information this presents an angle of 36°. which is within usual acceptable limits for a natural soil slope.

Made Ground Considerations – There is a possibility that the sloping ground consists of made ground and materials related to the previous use of the site and without further investigation we cannot confirm the exact make up. Although, the geotechnical information available from trial pits/borehole elsewhere indicates the depth of any made ground areas from 1.5m deep or shallower. When considering the nature of the materials found and the potential stability of the fill it compares similarly or better to standard soil slope data.

Vegetation and Trees – It is reasonable to assume that additional stability is gained by the existence of undergrowth, trees and shrubs being present and we recommend that the existing foliage is retained with no significant reduction.

We have no information related to the fallen tree and bank behind the root as mentioned in the attached and it sounds like some work will need to be done in this area. Any further details / photos if available would be useful for us to enable further comment.

In addition to the comments above we also suggest that the tree survey (copy attached) is updated to reflect the latest housing layout as most trees appear to be designated 'Remove to facilitate construction' and due to the remodelling we believe this this should not now be necessary.

Overview – Based on the above points we consider the magnitude of a potential land slip to be small plus the likely risk of occurrence to be low risk.

Regards.

Matthew Cox | Project Manager | Opus International Consultants (UK) Ltd