

<b>Date of Meeting</b>	30 October 2014
<b>Application Number</b>	14/05847/FUL
<b>Site Address</b>	Manor Farm, West Overton, Marlborough, Wiltshire, SN8 4ER
<b>Proposal</b>	Demolition of buildings and sections of walls and the erection of 10 dwellings with vehicular and pedestrian access, parking and associated landscaping. Erection of ancillary outbuildings for Manor Farmhouse comprising stables, garaging, workshops and stores. Removal and regrading of former concrete clamp to paddock.
<b>Applicant</b>	Mr & Mrs T Cartlidge
<b>Town/Parish Council</b>	FYFIELD & WEST OVERTON
<b>Division</b>	WEST SELKLEY
<b>Grid Ref</b>	412861 168047
<b>Type of application</b>	Full Planning
<b>Case Officer</b>	Rachel Yeomans

### Reason for the application being considered by Committee

This application has been called to committee at the request of Councillor Jemima Milton

#### 1. Purpose of Report

To consider the recommendation that the application be approved with conditions and subject to a Section 106 legal agreement.

#### 2. Report Summary

The key issues are considered to be;

- The principle of the site being re-developed to provide housing in this location
- Impact on the visual amenities of the area including the North Wessex Downs Area of Outstanding Natural Beauty and upon trees.
- Whether the proposal would preserve or enhance the setting of heritage assets including Manor Farm (which is grade II listed) and the setting of nearby Scheduled Monuments and the Avebury World Heritage Site.
- Impact upon residential amenity
- Highway safety
- Whether the proposals make adequate provision for affordable housing and open space
- Archaeology
- Ecology
- Flooding and drainage issues.

### 3. Site Description

The site lies on the western edge of the village of West Overton. It can be accessed by proceeding from Devizes in an easterly direction along the A4. At the Beckhampton roundabout, proceed eastwards towards Marlborough continuing on the A4. Continue past Silbury Hill and through the village of West Kennett. Immediately after The Bell Inn public house, turn right into the village of West Overton. Proceed over the River Kennet and Manor Farm is the first property on the right hand side. The farm currently has three accesses; the first through a five bar gate into the front garden of the main farmhouse; one immediately adjacent this, from which both the existing parking areas and farm buildings can be accessed and; a further existing access which can be seen by proceeding towards the right/ ahead at the junction and following the road around to the right where the concrete apron and gateway is clearly visible on the right opposite Chapel Cottages. The site comprises of the farmhouse, its annexe, a traditional modest stable outbuilding, and a number of large agricultural buildings, concrete yards, smaller structures, stores, silage clamp and silos which are now disused. One building is occupied as a workshop by a picture framer.

The site lies on lower lying land, at a similar level to the main village street and to the south of the River Kennet which is bounded by low lying water meadows. Beyond these, land rises to the A4 to the north of the site and beyond, where the site is visible (particularly the western edge) from the A4 when proceeding towards Marlborough. Land also rises to the south of the site, such that parts of it would be visible from higher vantage points along adjacent roads.

### 4. Planning History

K/38347/L	Extension and alterations to farm house.
K/38348	Extension and alterations to farm house, erection of swimming pool enclosure and ancillary building.
K/39625/L	Alterations & additions to windows on west, east and south elevations.
K/40960/L	Proposed replacement windows on West Elevation.
K/11883/L	Insertion of windows
K/14618	New general purpose building/livestock housing for farm dairy replacements
K/16943	Store for brown water scheme for dairy
K/20979/L	Internal alterations
K/82/0112	Access road
E/10/0612/FUL	Installation of photovoltaic array on grain store roof
13/04726/FUL	Demolition of buildings and sections of walls and the erection of 14 no. dwellings with access, parking and associated landscaping. Erection of office building for B1 use and ancillary outbuildings for Manor Farmhouse comprising stables, garaging, workshop and store. Removal and regrading of former concrete clamp to paddock (Withdrawn)
14/05993/LBC	Demolition of sections of brick and sarsen walls measuring 12 metres and 5 metres respectively and creation of archway in existing brick wall. – approved August 2014

## 5. The Proposal

The application proposes the demolition of buildings and sections of walls and the erection of 10 dwellings with vehicular and pedestrian access, parking and associated landscaping.

## 6. Planning Policy

Kennet Local Plan - Planning Policies PD1, HC22/ HC26, HC32, HC35, ED10, NR6, NR7, HH1 and HH3 of the adopted Kennet Local Plan 2011 are relevant, as is the National Planning Policy Framework with particular regard to Chapters 3, 4, 6, 7, 10, 11 and 12. In addition, the emerging draft Wiltshire Core Strategy is a material consideration though its policies cannot yet be afforded significant weight. Those policies relevant to this application are Core Policies 1 and 2, 43, 45, 48, 50, 51, 57, 58, 59, 61, 67 and 68.

Supplementary Planning Guidance; Community Benefits from Planning and the Kennet Landscape Conservation Strategy are also applicable as are The Fyfield, Lockeridge and West Overton Village Design Statement, the Avebury World Heritage Site Management Plan and the North Wessex Downs AONB Management Plan.

## 7. Consultations

Environment Agency - As the developer has outlined two drainage strategies to manage surface water flooding on site and demonstrated that there is enough space on site, then we confirm that we do not have any objections on flood risk grounds to the proposed development. This is subject to the developer providing a full surface water drainage strategy to manage surface water flooding on site for all flood events up to and including the 1 in 100 plus climate change flood event.

In order to mitigate residual flood risk associated with drainage system failure events the developer has proposed to raise finished floor levels by 150mm above the existing ground level.

No objection on contamination on other grounds subject to condition and informatives.

Fyfield and West Overton Parish Council object to the application for the following reasons:

1. The proposed allocation of only 20% of the units for affordable housing is inadequate when considered against the normal requirement of a minimum of 40% and in the light of the need for affordable housing in the parish as demonstrated by the housing needs survey carried out by Wiltshire Council in February 2014;
2. The continuing concerns over the impact of the additional traffic which will be generated by the development, and
3. The sewage system in the village is already unable to cope, particularly during periods of bad weather, and manifestly cannot cope with ten further properties being connected to it.

If, notwithstanding our objection, Wiltshire Council is minded to grant permission we would want to see a number of conditions imposed. The officer recommendation provides for many of these recommended conditions. However additionally, the parish council wish to see conditions to cover the following;

- a. That the applicant procure that work be carried out to improve safety at the junction, by The Bell Inn, between the A4 and the road leading into West Overton, particularly for vehicles turning into the village
- b. That appropriate measures be taken to control light spill

Wiltshire Council Highways – No objections subject to conditions. The proposed development would not result in a detrimental change in the numbers/ types of vehicles when compared with the fallback situation of the existing permitted uses and for this reason,

an in principle objection cannot be sustained on highway safety grounds. The junction with the A4 has been carefully considered and further works cannot be justified. In summary, I am happy with the internal layout of the site and I am happy for the site to remain unadopted subject to a condition ensuring that an approved maintenance company is place for future maintenance, the parking (maintained only for parking purposes) and roads are provided as per the submitted details and a footpath is provided to the front of the site via a licence with the Local Highway Authority.

Wiltshire Council Archaeology – No objections subject to standard archaeological condition.

Wiltshire Council Housing – Whilst the level of affordable housing (20%) is below the level that would normally be sought in terms of the Kennet Local Plan and the emerging Wiltshire Core Strategy, is satisfied that the viability assessment justifying this reduced level is acceptable.

English Heritage – we do not feel that the proposals would be harmful to the nearby Scheduled Monuments or Avebury World Heritage Site, given that the scale and mass of development will be less than the current, unsightly, redundant concrete barns and grain store. In particular, when viewed from Overton Down, the development could be seen as an improvement in visual terms.

Wiltshire Council Environmental Health –No objections. Contamination report is adequate and no further condition is warranted. Recommends further conditions to cover construction hours, fires and dust management during construction.

Wiltshire Council Education – There is currently sufficient capacity at primary school level however the developer would be required to fund 2 additional places at secondary school level. Using the current capital cost multiplier for secondary places of £19,084 each, this amounts to £38,168.

Wiltshire Council Rights of Way – No objections

Wiltshire Council Conservation Officer – No objections/ no comments subject to conditions to cover materials etc.

World Heritage Site Officer – Recommends further mitigation measures, most of which could be secured via planning condition to control slab levels, materials and landscaping, and on this basis raises no concerns.

Thames Water – No objection subject to a Grampian style condition to secure the provision and approval of an appropriate drainage strategy before the commencement of development and its implementation to ensure that sufficient capacity is made to deal with foul and surface water drainage.

Wiltshire Council Ecology- No objections subject to a condition securing the recommendations set out within the submitted ecology report.

CPRE – No objections to principle of redevelopment but object on the grounds that;

Insufficient affordable housing is being offered, they do not agree with the LVIA and consider the development would have a harmful visual impact, raise concerns over private driveways, numbers of houses and resulting traffic, maintenance of open areas adjacent access. Welcome reinstatement of paddock on existing concrete area.

The Avebury Society – No objections to the principle of redevelopment but comment that the new dwellings proposed would present a substantial block of new housing in this important view across the village's former water meadows towards its distinctive church tower. We would suggest that fewer than ten houses that are more in scale with their surroundings (i.e. lower in height and smaller) would be more appropriate in this location.

#### Neighbour representations –

A total of 31 letters of representation have been received in relation to the application. 29 of these raise objections to the proposals and these comments can be briefly summarised as follows;

- The extension to the village is unwanted
- The proposed development is not in keeping; it has a suburban character
- The pedestrian access is not in a suitable position
- The extra traffic is of concern with the use of a single lane providing access to hazardous junction with the A4
- The land floods easily and the proposed new housing estate would exacerbate this.
- The proposal conflicts with the Development Plan as the site lies outside the Limits of Development and there are no exceptional circumstances applicable here.
- The proposals do not make adequate provision for sufficient affordable housing
- The proposed development lies beyond existing farm buildings/ the existing yard
- An objection on highway safety grounds should be maintained as this proposal would result in a significant increase in traffic movements
- The proposed development and associated traffic would exacerbate problems with local narrow lanes, informal/ insufficient and infrequent passing places.
- The existing sewerage infrastructure is insufficient and any additional houses would exacerbate this
- West Overton is not a sustainable location for new development – it has no school, shops or other facilities
- The benefits of providing a small-scale business unit does not justify this number of houses
- 10 houses is too many, 6 would be more in keeping
- Parishioners recently noted support for up to an increase of 20 houses across the parish – why should so many be built in one village.
- The finish to footpaths should be in keeping with others in the village – not low cost, high maintenance hogging
- While the amended proposals go a long way to addressing previous concerns, any new residential development can only aggravate highway safety concerns. Further passing bays and improved visibility should be secured.
- Are there sufficient parking spaces to serve the development?
- If permitted, it would set a precedent for further development outside the Limits of Development
- Wildlife (including bats) would be disturbed – this must be investigated
- Further strain would be placed on electricity and water supplies
- Timber cladding is out of keeping
- No properties should be accessed via the southern access
- There should be more single storey properties
- The proposed houses are not of a high quality
- The site would be better utilised for employment purposes
- Storm drains are inadequate and require upgrade
- How would development impact on the local school?
- Bin stores should be fully enclosed
- The development is too dense

- Houses 1 & 2 are too tall
- It is of note that a number of objectors do support the principle of redevelopment subject to; a) a smaller number of dwellings (6?), b) restrict to northern access only, c) restrict development to footprint of existing buildings.
- Unrestricted access to the footpath should be secured

Two letters have also been received in support of the proposed development. These raise the following points;

- I support the proposed development – the population of the village is far down on previous years and is needed for the village
- We need new housing as both starter homes and going up the ladder – there is demand for this
- It should be noted that far more people in the village are not raising objections than the numbers that are
- This is the best solution for the disused farm buildings by providing quality housing to enhance the village

### **8. Publicity**

The application has been advertised by means of a site notice, advertisement in the local press and by neighbour letters.

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## **9. Planning Considerations**

This application follows the withdrawal of a previous scheme for 14 houses on the site. The numbers have been reduced to 10, the designs have altered slightly and positions moved back from the western boundary in an attempt to address concerns raised both by officers and local residents. The proposed access arrangements have also altered so that only 4

dwelling would now be served via the southern access drive whilst a further private drive would provide access to the remaining 6 dwellings further north, closer to the farmhouse.

The site is situated within the North Wessex Downs Area of Outstanding Natural Beauty and within the setting of the Avebury World Heritage Site. Manor Farm is also grade II listed.

The key issues are identified in Section 2 above and are considered in more detail below.

### 9.1 Principle

West Overton is currently defined within the adopted Kennet Local Plan 2011 as a village with a range of facilities suitable for small groups of houses of up to 10 as set out within the adopted Kennet Local Plan 2011. Policy HC22 also permits the redevelopment of existing sites within such villages with no specified upper limit on housing numbers (as clarified in the previous appeal decision at Manor Farm, Urchfont). It is therefore established current policy that had this site been within the Limits of Development, the principle of the proposed development would be considered acceptable subject to being in keeping with the village in terms of its scale and character.

However, this site lies immediately adjacent but outside the Limits of Development where new development is usually only permitted in more limited circumstances including to provide essential countryside accommodation, holiday accommodation (HC26), purely for affordable housing or to provide local employment. Although, these are not directly applicable here, there are a number of material considerations which do need to be taken into account.

Firstly, being adjacent to The High Street and village buildings and being in very close proximity to the heart of the village, the site is very much seen as part of the built up area and visibly appears as part and parcel of the extent of the village. In sustainability terms, there would be little difference between accessing the village facilities from this site compared with sites just inside the defined Limits of Development.

Secondly, this is not a greenfield site, but one that comprises of a disused farm complex with no likely prospect of the buildings or yards being needed for farming purposes, as the site was sold separately from much of its former land holding by the previous owner, and was largely built for dairy purposes that have since ceased. Consequently, there is no realistic prospect of this site being required for agricultural use and without any use, investment into the upkeep of the buildings is unlikely.

It is also notable that the buildings are numerous and are of a utilitarian appearance. Some are of a large scale, and many are visually prominent from within the village, the wider countryside (including when looking outwards from the World Heritage site) and within the setting of the existing listed farmhouse. In visual terms, the proposed development would provide for the existing large buildings to be demolished with the proposed dwellings being of a lesser height and bulk. The existing hardstanding to the west would be reinstated as paddock and with comprehensive landscaping to the western boundary, the proposal could be considered an improvement in visual terms. The proposals would secure a long-term use and maintenance of the site.

The proposals would provide contributions to upgrade existing play facilities amounting to £27,174.00, funding for two additional secondary school places at a cost of £38,168 and provide two on-site 2 bedroom affordable dwellings (identified as units 3 & 4). These would need to be secured via a legal agreement in the event that Members are minded to approve the application. The proposals also include a single bungalow and two additional modest bedroom dwellings, which have been identified as being in demand by the village.

The application also includes provision for the replacement of the existing workshop occupied by a picture framer, something which is supported by Policy ED10 and encouraged within Chapters 1 and 3 of the Framework.

In terms of the emerging draft Wiltshire Core Strategy, West Overton would be reclassified as a 'Small Village' where new development would generally be restricted to infilling within the built area and would no longer be restricted by a 'Limits of Development'. By this definition, the proposal could be considered within the built area although the proposed development may be greater than would normally be envisaged as 'infill' scale. However, this document also provides for other new development which is locally supported, such as through a Neighbourhood Plan.

In response to this element, the agent has advised that the parish currently has no intention of producing such a document. The agents have submitted a Statement of Community Involvement which echoes comments in many of the representations, that there appears general support for the principle of the site being redeveloped; the areas of contention seem to lie mainly with housing numbers, highway safety and flooding concerns.

The proposed scheme represents a modest housing density based upon a "converted farmyard" style development situated around courtyards which is considered fitting for this edge of village location.

The Inspector in his examination of the current draft WCS has identified the need to increase housing numbers in line with the government's drive to 'significantly boost housing supply'. The proposed additional 10 dwellings would provide a small but meaningful contribution to housing targets on a disused farm site, thus reducing pressure to release further Greenfield land for housing. This is reflected within the Framework.

In summary, the proposal represents the redevelopment of existing buildings which do not make any positive contribution to the village. Their proposed replacement with 10 dwellings (including X affordable), would make a positive contribution to housing supply helping to alleviate pressure from other Greenfield sites. Whilst the proposed ancillary buildings to the farmhouse and a new workshop for the existing business on site would achieve a good balance in terms of housing numbers, providing for the continuation of the existing business on site and an enhanced setting for the listed building. It is acknowledged that the village has fewer facilities than in former times however the scale of the development combined with the other positive benefits lead officers to consider that the proposal is not contrary to sustainable development objectives and the principle of the proposal should be supported.

#### 9.2 Impact on the visual amenities of the area including the North Wessex Downs Area of Outstanding Natural Beauty and upon trees.

The proposals include an Arboricultural Impact Assessment, a Landscape and Visual Impact Assessment and Landscaping proposals. The LVIA concludes that the proposals would not be visually prominent having regard to the potential vantage points, their distance, the development and the comprehensive landscaping proposed. Having visited the site and considered the development from numerous vantage points, officers agree that in terms of wider visual impact, the proposals would not be harmful to the visual amenities of the area nor would the development compromise the objectives of the AONB landscape ('conserving and enhancing the natural beauty of the landscape'). The submitted tree report confirms how important trees can be retained and includes tree protection methodology.

Turning to the design of the scheme, the agents have made changes to the original scheme to take better account of vernacular materials, reduce spans and heights, and omit a number of overtly domestic features such as large gables, upper floor fenestration and alter the design of some garages. Properties closer to existing dwellings have been reduced in scale and number to address local concerns and provide a suitable streetscene of more modest dwellings which are more comparable to modest farm worker dwellings in an attractive design. Open space adjacent the southern access is also proposed to be retained to secure visibility and contribute to an attractive landscaped setting. When viewed from outside the site, it is considered that the proposed development would make a positive contribution to the character of the village. From within the development, the scale and length of buildings would appear more akin to a converted farmyard, however they are cleverly designed so as to be compatible within this context in terms of their scale and character.

Final details of materials, landscaping and tree protection can be secured via planning condition in the event that Members are minded to grant planning permission.

### 9.3 Impact on heritage assets.

The proposals include a heritage impact assessment which assesses the impact of the proposed development upon designated and non-designated heritage assets, including their settings. The proposed layout concentrates the larger buildings where the existing larger buildings lie. The proposed arrangement of ancillary buildings to form a new courtyard for the main farmhouse is considered preferable to the existing arrangement and large storage farm buildings in terms of improving the setting associated with the main listed building. Officer assessments and returned comments from the Conservation Officer, English Heritage and World Heritage Site Officer confirm no objections to the proposals subject to conditions. The proposals would improve public views out from the World Heritage Site.

### 9.4 Residential amenity

Although some concerns were raised during the course of the previous application about the potential impact on adjacent neighbours, the current proposals would have no significant impact on the amenities of any neighbouring occupiers due to the scale of the proposed buildings, their distance from neighbouring properties and their juxtaposition. This is reflected in the lack of any comments about this aspect.

In terms of levels of amenity for occupiers of the proposed properties, the layout provides for adequate levels of privacy. Plots 3 & 4 would meet the minimum requirements in terms of adequate garden space for meeting the day to day needs of householders. It is notable that the garden area to the north of Plot 3 and light to the rear facing windows of Plots 3 & 4 would be compromised to a degree by the presence of Plots 5 and 6 immediately adjacent, however these properties have been arranged to minimise their impact and on balance, this is not considered harmful so as to warrant a refusal of planning permission on this basis.

### 9.5 Highway safety

Local concerns have been raised about additional traffic accessing the development from the A4 and the local highway network, including concerns about visibility / unsuitability of the junction with the A4, the narrowness of the road from the A4 to the site including a lack of formalised passing places and the unsuitability of the southern access, located beyond a couple of sharp bends and the potential danger for other highway users. In addition, some concerns have been raised over whether parking provision is adequate.

Highway officers have scrutinised the submitted Transport Statement, have carried out a number of site visits and have had regard to the current permitted use of the site and associated vehicular movements. They agree with the survey findings that the roads are generally lightly trafficked. At the junction with the A4, the road is two lanes and although there is a stretch of single lane road from here towards the village, the existing passing

places, together with good visibility over the length of this road is adequate. Moreover, regard must be had to the existing situation. The site could be lawfully used as a working farm and workshop with associated vehicular movements. It is also understood that the site was previously used for 10 years until 2011, to serve the carriage driving section of the Riding for the Disabled Association together with the comings and goings associated with this use. When comparing the nature and type of vehicular movements, including larger tractor and trailer movements likely associated with the lawful use of the site, to the proposed use of the site, officers have concluded that there would be no substantial increase in vehicular movements which would justify a refusal on highway safety grounds.

Furthermore, the National Planning Policy Framework sets out within Paragraph 22 that 'development should only be prevented or refused on transport grounds where the residual cumulative impacts of the development are severe.' They are clearly not in this case.

Highway officers are happy for the site to remain unadopted, served via two private driveways and that vehicular tracking for refuse/ emergency vehicles is adequate. As the roads will not be adopted the applicant will be expected to put in place a management company for the ongoing responsibility for road and open space maintenance.

Officers note that a footpath has been included within the site and a more formalised footpath to the front of the site to enable a pedestrian route through the site, which is seen as an overall benefit to the location. The footpath to the front of the site is within highway land and there will be the necessity for the applicant to undertake the work via a licence with the Highway Authority to enable the footpath to be adopted. Officers are also satisfied that current parking standards have been met along with bin storage within the site.

#### 9.6 Whether the proposals make adequate provision for education, affordable housing and open space

The agents have advised the applicants are agreeable to providing the contributions arising under current planning policy in terms of both education and open space.

The level of affordable housing (2 dwellings – 20%) is lower than what would be expected in this area, but this is not a greenfield site, and the council's affordable housing team are satisfied that the level proposed is acceptable in terms of achieving a viable development on this site where there is a lot of demolition and site clearance required

#### 9.7 Archaeology & Ecology

The application includes an ecological report and a preliminary assessment of archaeology. Both reports are sufficiently detailed to conclude that the principle of development is acceptable from these perspectives subject to conditions to cover that the recommended mitigation measures within the submitted ecology report are carried out and the submission of a Written Scheme of Investigation for approval and its subsequent execution.

#### 9.8 Flooding and drainage and contamination

The application has included a Flood Risk Assessment which includes the outline of two drainage strategies and a Contamination Report. These submissions have been scrutinised by both the Environment Agency and Thames Water who are satisfied that the development can be accommodated. Consequently, they raise no objections to the application subject to conditions to cover the approval and implementation of detailed drainage strategy etc.

### **10. Conclusion**

The proposal does not strictly accord with the current policy situation. However the proposed development would secure a new use for disused farm which is immediately adjacent to the village policy limits, without which it is likely the site would fall into disrepair. The scale of

development is that which is considered compatible with a settlement of this size and the proposed development is of a suitable design and layout. This would provide an attractive development which is in keeping with the character of the village and which would create an appropriate new setting for main farmhouse. Furthermore, the proposed development would provide contributions towards the upgrade of existing recreation areas and much needed affordable housing as identified in the recently published housing needs survey.

In terms of visual amenity, the site would appear well-contained as part of the settlement and the height, bulk and massing of the buildings would appear reduced when viewed from the wider AONB landscape and the World Heritage Site to the west compared with the scale of existing farm buildings. The submission of comprehensive landscaping details at this stage is further assurance that the proposed development would assimilate well into its sensitive surroundings. The proposals would not result in any particular harm to the amenities of neighbouring occupiers as a result of the proposed design and layout.

Many local objections raised relate to concerns over traffic generation and resulting highway safety concerns. However the applicants have, since the previous submission, reduced numbers from 14 to 10 and altered access arrangements such that only four properties would be served by the southern access. Taking into account the valid fallback situation of traffic levels and types associated with the existing permitted use of the site and its access, it is not considered that the proposal could be considered to have a severe detrimental impact such that this could warrant a refusal of planning permission on these grounds.

Although it is necessary to ensure that any flooding problems are not exacerbated, the submitted flood risk assessment together with the drainage strategies outlined are sufficient to assure the Environment Agency and Thames Water that an appropriate solution can be achieved and secured via planning condition.

In terms of principle, it is notable that the site lies immediately outside the Limits of Development, is of a scale that would be supported within this boundary line and consists of land which has been previously developed and is now redundant for its permitted purpose. Consequently, on balance, it is concluded that the proposed benefits of developing the site as outlined would outweigh any conflict with the Development Plan, such that planning permission ought to be granted subject to conditions and a legal agreement.

#### RECOMMENDATION

To delegate to the Area Development Manager to approve, subject to the conditions set out below, and subject to the prior completion of a Section 106 legal agreement to secure the necessary open space, education and affordable housing contributions arising.

- 1 No demolition shall begin until details of a dust management plan have been submitted to and approved in writing by the local planning authority. The plan shall include details of the method for dealing with any materials containing asbestos on the site. The demolition shall be undertaken in accordance with the approved details.

REASON: To protect the amenity of nearby residents.

- 2 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.

3 No development shall commence until:

- a written programme of archaeological investigation, which should include on-site and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved in writing by the local planning authority; and

- 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.

4 No development shall commence on site until details and samples of the materials to be used for the road surfaces, external walls (including free standing walls); roofs; and joinery, and details of the proposed brick bonding to be used, 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 details of the slab levels for the new buildings have been submitted to and approved in writing by the local planning authority. The development shall be constructed in accordance with the approved details.

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

6 No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The drainage strategy shall demonstrate the surface water run-off generated up to and including the 1 in 100 with an allowance for climate change critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. Prior to occupation of any dwelling on the site the scheme shall be implemented in accordance with the approved details.

The scheme shall also include details of how the scheme shall be maintained and managed after completion.

REASON: To prevent the increased risk of flooding, both on and off site

7 No development shall commence until a drainage strategy detailing any on and off-site works has been submitted to and approved in writing by the local planning authority. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed in accordance with the details set out in that strategy.

REASON: To ensure that sufficient capacity is provided to deal with the development,

- in order to avoid any adverse impact on the amenity of the area.
- 8 Before development is commenced, details shall be submitted to and approved in writing of the proposed location and design of any external bin stores. The stores shall be provided in accordance with the approved details before more than 50% of the dwellings are occupied.
- REASON: To ensure satisfactory provision of external bin storage, in the interests of the appearance of the area.
- 9 No development shall commence on site until the trees on the site which are shown as being retained have been enclosed by protective fencing, in accordance with British Standard 5837 (2005): Trees in Relation to Construction. Before the fence is erected its type and position shall be approved with the Local Planning Authority and after it has been erected, it shall be maintained for the duration of the works and no vehicle, plant, temporary building or materials, including raising and or, lowering of ground levels, shall be allowed within the protected areas(s).
- REASON: To enable the Local Planning Authority to ensure the protection of trees on the site in the interests of visual amenity.
- 10 The development shall be constructed in strict accordance with the recommendations given in the Ecological Appraisal and Bat Survey, Manor Farm, West Overton, Nr Marlborough, Wiltshire, August 2013, by Lindsay Carrington Ecological Services Ltd.
- REASON: In order to ensure no adverse effects on protected species or habitats either within the site or in immediate surrounding areas.
- 11 Before any dwelling is first occupied, the parking spaces and access to them shall be provided in accordance with the approved plans, and shall thereafter be retained for these purposes.
- REASON: To ensure the provision of adequate parking and access facilities for the dwellings.
- 12 No dwelling shall be first occupied until details of the maintenance arrangements for the private roads within the site, including management responsibilities, has been submitted to and approved in writing by the Local Planning Authority. The arrangements shall thereafter be retained in accordance with the approved details.
- REASON: To ensure the proper management of the private road areas.
- 13 Before the dwellings are first occupied, the footpath to the front of the site shall be provided.
- REASON: In the interests of road safety
- (Informative to applicant - this will require approval and a licence from the Council as local highway authority)

- 14 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 new houses 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.

- 15 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: Storage tanks were identified on site and groundwater lies some 6 m below ground level. Abstracted water may be used for private supply locally so groundwater is sensitive.

- 16 Any external flues shall be factory finished in matt black.

REASON: To protect the appearance of the area.

- 17 The buildings marked as cartsheds; store(s) and garage; stables and home office shall be used for purposes ancillary to the residential use of Manor Farm only.

REASON: To define the extent of the permission in the interests of clarity and to protect the amenity of the area.

- 18 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 to, or extensions or enlargements of 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 enlargements.

- 19 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended), the workshops shall be used solely for purposes within Class B1 of the Town and Country Planning (Use Classes Order) and/or for purposes ancillary to the residential use of the dwelling known as Manor

Farm and marked on the site plan, and for no other purposes.

REASON: To ensure that the uses are properly regulated to ensure that the amenity of nearby dwellings is properly secured and the site is not overdeveloped.

20 No construction works shall take place on the site outside of the following hours:

Monday- Friday 7:30am - 6pm; Saturday 7:30am -1pm. There shall be no construction work taking place on the site on Sundays and Bank holidays.

REASON: To protect the amenity of the area.

21 The development hereby permitted shall be carried out in accordance with the approved plans.

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

23 NOTES TO APPLICANT – Environment Agency

#### Sustainable Construction

Sustainable design and construction should be implemented across the proposed development. This is important in limiting the effects of and adapting to climate change. Running costs for occupants can also be significantly reduced.

#### Pollution Prevention During Construction

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 our Pollution Prevention Guidelines, which can be found at: <https://www.gov.uk/government/collections/pollution-prevention-guidance-ppg>

#### Waste Management

Should this proposal be granted planning permission, then in accordance with the waste hierarchy, we wish the applicant to consider reduction, reuse and recovery of waste in preference to offsite 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 require more specific guidance it is available on our website <https://www.gov.uk/how-to-classify-different-types-of-waste>