

Date of Meeting	20 November 2014
Application Number	14/05846/FUL
Site Address	Drummond Park, Ludgershall, SP11 9RT
Proposal	Demolition of existing redundant warehouse buildings. Erection of 82 new houses and associated infrastructure.
Applicant	Mr Kim Slowe
Town/Parish Council	LUDGERSHALL
Division	LUDGERSHALL AND PERHAM DOWN
Grid Ref	425804 151008
Type of application	Full Planning
Case Officer	Andrew Guest

Reason for the application being considered by Committee

The application is before the Committee at the request of the local division member, Cllr Chris Williams, in view of its environmental and highway impacts.

1. Purpose of Report

To consider the recommendation of the Area Development Manager (South) that the application be approved subject to a planning obligation (Section 106 agreement) and conditions.

2. Report Summary

The main issues in this case are, firstly, the principle of residential development at this site; and then assuming this is accepted the impact of the specific proposal on the following matters:

- Highway safety;
- Affordable housing provision;
- Public open space provision;
- Ecology;
- Infrastructure provision;
- Visual amenity;
- Residential amenity.

Ludgershall Town Council objects to the application. Three responses have been received from third parties – one objection, one support and one comments only.

3. Site Description

The 2.45 ha application site forms part of a former military base on the west side of Ludgershall. The base supports storage buildings, related offices and residential accommodation, and some open green spaces and woodland. It has been vacant for a number of years, and is, in parts, derelict.



Site Plan

To the immediate north-east side of the application site is a 'tank road' which passes through the centre of the former base from east to west. This road provides access to the site from the A342 to the north. Ground levels rise gently from south-east to north-west.

Immediately to the south-east side of the site is a military railway line. Beyond this railway line is the Castledown Business Park which remains largely un-developed at this time. To the east are military railway sidings. Beyond these are the western 'suburbs' of Ludgershall. To the north and west sides of the former base is open countryside.

In planning policy terms the site lies within the Limits of Development of Ludgershall as defined in the Kennet Local Plan 2011. In the emerging Wiltshire Core Strategy the site forms part of the larger 'Drummond Park (MSA) Depot' strategic housing allocation for 475 dwellings.

4. Planning History

K/52303/F – Change of use from military use to B1, B2 and B8 uses – withdrawn

K/52861/F – Change of use from military use to B1, B2 and B8 uses – withdrawn

E/11/0001/OUT – Outline planning application for the redevelopment of the site for a phased residential development (up to 475 units) with primary access from A342 and matters relating to layout, scale, appearance, internal access and landscaping reserved – the EAPC resolved to grant planning permission subject to a planning obligation on 15 December 2011. The planning obligation has never been completed and so no planning permission has been issued.

5. The Proposal

The application is for full planning permission to re-develop part of the former military base for residential purposes – specifically, 82 houses with associated open space.

The application is accompanied by a Design and Access Statement which sets the scene as follows:

“..... The land is a brownfield site, previously occupied by the Ministry of Defence, and known as Drummond Park. The scheme follows the principles established in the outline application for a much larger site submitted in December 2010 (E/11/0001/OUT) for which the Council has offered a recommendation to grant permission subject to finalising certain details. This application provides detailed information on the south east portion of the master plan prepared at that time, roughly corresponding with the area described as ‘phase 1’”.

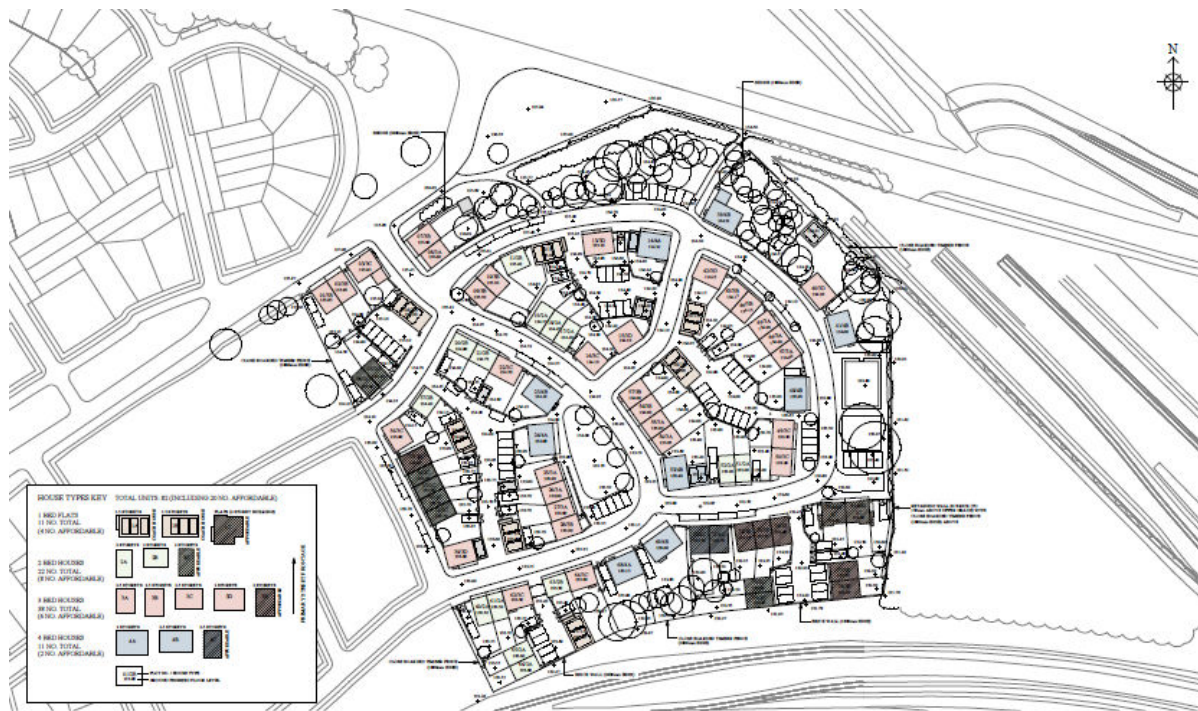
The mix would be 11 x 1 bed flats (including 4 affordable), 22 x 2 bed houses (including 8 affordable), 38 x 3 bed houses (including 6 affordable), and 11 x 4 bed houses (including 2 affordable). The affordable units would make up 25% of the total number, and tenures would be affordable rent and shared ownership. All houses would be either 2 or 2.5 stories.

Casual play space, a local area for play and an equipped play area would be incorporated into the layout.

The layout follows the broad principles set out in the master plan which accompanied the earlier outline planning application. This includes connection points between the site and the adjacent land where housing was/is also proposed.



Layout Plan



House Types, Affordable Housing & Parking arrangements

The application is accompanied by various technical reports including the Design and Access Statement, a Transport Statement, an Extended Phase I Habitat Survey and Bat Suitability Assessment, Archaeology Assessment, Geo-Environmental Studies, Housing Reports and Sustainability Statements. Reports have been carried forward from the earlier application, and updated where necessary.

6. Planning Policy

Kennet Local Plan 2011 – ‘saved’ policies PD1, HC1, HC5, HC28, HC30, HC34, HC37, HC42, AT10, NR6, NR7

Emerging Wiltshire Core Strategy – policies CP1, CP2, CP3, CP26, CP37, CP41, CP43, CP45, CP46, CP50, CP56, CP57, CP60, CP61, CP62, CP69, the Drummond Park development template

NPPF/PPG

7. Consultations

Ludgershall Town Council: Object for the following reasons –

- No prior consultation between the Town Council and the developer on this application as required under recent legislation.
- Recent surveys have revealed the average speed on A342 past the site entrance is 68mph, and the proposal of this development is only to move the 30mph limit on the northern boundary and leave the entrance as a T junction. This would involve vehicles slowing from the national speed limit of 60 mph to 30mph on the brow of a hill. For safety reasons the Town Council feel a 40mph limit before the brow of the hill and a roundabout at the site entrance would help access/exit from the new

development site as this application is phase one of the long-term aspirations for this site with more dwellings on future phases.

- As this application will only develop part of the entire development site there are serious concerns as the entire site is derelict and has been subject to crime and vandalism and Wiltshire Council planning enforcement officer has been involved, the Town Council recommends all the buildings on the entire site are demolished before any development commences due to environmental and safety reasons.
- By allowing the development of this site in small phases it will not trigger infrastructure, education and S.106 funding which will be detrimental to the local area.
- As this site was previously used as a Military medical storage facility for a minimum of 60 years, could a full environmental contamination survey be carried out.
- The Town Council has concerns that the water & sewage infrastructure is inadequate for the servicing of this development.

Wiltshire Council Highways: no objection subject to conditions and S106 requirements.

The amended plan now shows the required number of parking spaces and, whilst there location is not ideal in respect of the properties they serve, there is sufficient to overcome earlier concerns.

The Transport Statement is agreed. There is no need to provide the roundabout at the site access. The principle of the suggested contributions is accepted, although these need to reflect the indexing that would have been applied to the original contributions. The TRO contribution will remain unchanged.

There are two issues arising from the original outline application, for which the required S106 Agreement was never completed. These are the provision of the roundabout at the junction of the site access with A342, and the improvement to the street lighting between the site access and the centre of Ludgershall. The roundabout was not required on capacity or safety grounds and was included solely as a "traffic calming" feature at the request of the Town Council. As there is no justification for the roundabout on highway grounds it may prove difficult to secure its future provision, particularly if there is no overall application for the remainder of the site.

In respect of the street lighting, the Transport Statement suggests a condition requiring the submission of a street lighting scheme prior to commencement of development with implementation prior to the 235th dwelling, this approach stemming from the earlier application. However, implementation in these terms can obviously not be secured on the basis of this application for only 82 dwellings. Instead this is another matter which will need to be secured through the S106.

Wiltshire Council Housing: no objection.

This site originally formed part of the entire Drummond Park site which is subject to an 'old' Planning Committee resolution (Dec 2011) to erect some 475 houses. This application is for a total of 82 dwellings of which the applicant has offered 20 homes, equating to 25% of the total units, as affordable housing to be provided on site. Based on past discussions and decisions reached in relation to the entire site of 475 units WC Housing is prepared to accept 20 affordable housing units in respect of this proposal.

In terms of tenure and mix for the affordable housing units WC Housing would seek a 75%/25% tenure split affordable rent/shared ownership which would mean 15 affordable

rented homes and 5 shared ownership homes. Based on current Housing Register the following mix for the affordable rented homes is recommended:

- 3 x 1 bed (25%)
- 6 x 2 bed (35%)
- 4 x 3 bed (30%)
- 2 x 4 bed (10%)

In terms of the shared ownership units, WC Housing would look for the majority of these to be 2 and 3 bed homes, with an approximate split of 65% as 2 beds and 35% as 3 beds i.e. 3 x 2 bed units and 2 x 3 bed units. A further consideration is that an element of specialist accommodation may be sought within the overall affordable housing contribution. Any affordable housing units agreed would need to meet the Homes and Communities Agency Design and Quality Standards/Scheme Development Standards and be transferred to a Registered Provider to be provided on a nil subsidy basis and in perpetuity. The affordable rented units will need to be let and the shared ownership units will need to be sold, by following the Council's Allocations Policy operated by Homes4Wiltshire.

Wiltshire Council Education: no objection subject to financial contributions towards local education provision.

It is noted that this is an entirely new and "stand alone" application. The assessment of its impact on the local education infrastructure, is as follows:

- The proposed development generates a need for 20 primary and 15 secondary places.
- This is based upon 82 new dwellings and the mix supplied by the applicant.
- The designated area schools are Castle Primary and at secondary level, the Wellington Academy in Tidworth.
- Primary – Castle has a capacity in permanent accommodation of 384 places and as at January 2014 official headcount there were 209 pupils on roll. The latest and updated forecasts are now: Sep 14 = 219, Sep 15 = 232, Sep 16 = 241, Sep 17 = 300 and April 2018 = 324. So at peak forecast there are 60 "spare" places at the school. However, these are already fully accounted for other registered/approved developments in the area which require a total of 168 places. So the school is already effectively full and cannot accommodate further children without expansion. On this application, we therefore require a full developer contribution towards the 20 places that are required. The 2014/15 cost multiplier, valid on agreements signed before the end of the 2014/15 financial year, is £16,768 per primary place = total of £335,360.
- Secondary – Wellington Academy has an 11 -16 PAN capacity in permanent accommodation of 900 places. As at the January 2014 official headcount there were 815 11 -16 years pupils on roll. Our current forecasts are: Sep 14 = 875, Sep 15 = 914, Sep 16 = 988, Sep 17 = 1030, Sep 18 = 1095, Sep 19 = 1174, Sep 20 = 1264, Sep 21 = 1317, Sep 22 = 1399 and Sep 23 = 1462. So the school will exceed capacity by September 2016 and numbers continue to rise steadily for the foreseeable future. In addition, the figures do not yet include the pupil product of other registered/approved developments in the designated area, which require a total of 344 places here. The school is therefore effectively full and we require a full

developer contribution on this application towards the 15 places that it generates a need for. The current 2014/15 secondary places multiplier is £19084 per place. So a total of £286,260.

- Standard caveats apply to all assessments: they are specific to the site location, housing number and mix supplied, and any changes to any of these would necessitate a new assessment. Assessments use the pupil data, forecasts, capacities and details of other known housing in a designated area as at the time they are made, so were this application to be revised/replaced, this could affect the outcome of the assessment at the later time. Contributions are to be secured by an S106 to which standard payment terms will apply. In this case, payment will be permitted in 2 phases : 50% upon or prior to commencement of development and the remainder at the midway point of completion of construction of the full development. Capital cost multipliers are updated annually, and so those quoted are valid for 2014/15 only.

Wiltshire Council Archaeologist: no objection; recommends condition.

The site is of archaeological interest. The archaeological assessment that accompanies the application, which dates to 2010, recognises that there is high archaeological potential for the site, but that the more modern usage of the site will have had an impact on that potential in much of the area. A geophysical survey was undertaken in 2011 on part of the site (the former sports field), which revealed a linear feature which is likely to be archaeological in origin.

The National Planning Policy Framework (and previously the now superseded Planning Policy Statement 5) states that an application should describe the significance of heritage assets affected by an application. NPPF policy 128 states that *'Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.'*

In this case it is considered that the archaeological assessment meets the requirement of this paragraph. The geophysical survey has evaluated the most obviously available part of the site and, due to the standing buildings, field evaluation on other parts of the site would clearly be problematic.

The NPPF also says: *141. Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.*

It is therefore recommended that a programme of archaeological works is carried out as part of any development. It is likely that this would take the form of an archaeological watching brief in most areas, but if development is proposed for the area covered by the geophysical survey it is recommended that a small strip, map and record excavation is undertaken.

The applicant should be aware that, if human remains are encountered during the works, they cannot be removed without the appropriate permissions and licences and that this may have an effect upon their programme of works.

Therefore in line with the National Planning Policy Framework (NPPF) and the earlier PPS5 (2010) and Planning Policy Guidance Note 16: Archaeology and Planning (DoE 1990) the following recommendations are made:

Recommendation: Full condition (WL26)

No development shall commence within the area indicated (proposed development site) until:

- A written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and
- 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.

Further Recommendations: The work should be conducted by a professionally recognised archaeological contractor in accordance with a written scheme of investigation approved by this office and there will be a financial implication for the applicant.

Wiltshire Council Arts Development: For a site of this size and nature, the applicant is expected to contribute to art and design. The delivery of a public art scheme would be in line with the "East Wiltshire Community Benefits from Planning SPD", supporting the Kennet Local Plan 2011 and its reference to public art and would be in line with guidance that is being developed into a more cohesive countywide approach to art and design in the public realm (or public art). Although still not adopted, the draft Wiltshire Core Strategy refers to art and design in the public realm (public art) in Core Policies 3 (Infrastructure Requirements) and 57 (Ensuring high quality design and place shaping).

Wiltshire Council Public Protection: recommends conditions.

In this Service's response to the outline application for this site in 2011 it was highlighted that Castledown Business Park to the south of the site has approval for B2 and B8 business use. These classes of use can have an impact on residential amenity nearby, particularly through noise. The occasional use of the railway line could also have an impact on residential amenity through noise and vibration.

The House Types and Parking Plan shows that there will be either a 1.8m high wall or close boarded fence along the boundary with the railway line. However, this appears to be the only measure shown in the submitted documents that may provide some attenuation to noise from the railway line or business park.

B2 and B8 use is not compatible with residential dwellings. Although the business site is not yet fully occupied it is reasonably foreseeable that the space will be utilised in the future. The developer needs to show that the properties along the boundary with the railway line/business park have been designed and orientated to mitigate noise from the Business Park so that when applications come in for the businesses to move in they are not unduly inhibited by the existence of residential properties at Drummond Park. Measures to mitigate noise could relate to the internal layout of the properties, orientation, glazing and assisted ventilation.

In regards to the railway it is important to know how often the railway is used and when it is used what the noise and vibration implications in the surrounding area. Depending on the

significance of this information a Environmental Noise Assessment may be required to assess the impact that railway movements will have on the proposed residential properties.

There is also the potential for disturbance to residents living nearby during the construction phase.

It is therefore recommended that the following conditions are attached to any planning permission granted:

- 1) Before the development hereby approved commences a scheme for protecting future residents of Drummond Park against noise from the use of the adjacent railway line and Castledown Business Park shall be submitted to and approved by the Local Planning Authority. The scheme shall be implemented before the use commences and maintained at all times thereafter.
- 2) 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.
- 3) No burning of waste or other materials shall take place on the development site during the demolition/construction phase of the development.

Regarding potential contamination, a condition is recommended requiring further assessment and decontamination as necessary.

Wiltshire Council Environment Services (open space provision): No objection.

The comments below are strictly in isolation to the historic correspondence and application referred to as application no E/11/0001/OUT.

Overview:

On the 11.07.2014, Environmental Services – Technical Services Team were requested to provide comment on Application no 14/05846/FUL. The proposal is a full application for the demolition of existing redundant warehouse buildings, erection of 82 new dwellings and associated infrastructure.

Background:

Environmental Services – Technical Services Team were historically involved in the previous consultation reoffered to as application no E/11/0001/OUT. However, the said outline application remains un-resolved, and therefore the recent full application will be commented on in isolation to the historic outline consultation.

Community Infrastructure Levy Regulations 2010 – Regulation 122 states that planning obligations must be:

- a) Necessary to make the development acceptable in planning terms;
- b) Directly related to the development; and
- c) Fairly and reasonably related in scale and kind to the development.

Consultation Comments: Population Expectation and Provision to be sought.....

In order to make the development acceptable in planning terms, the standards of provision in developments of 20 or more residential units are set out in Policy HC34 of the adopted Local Plan.

With regards to Policy HC34 of the Adopted Local Plan, in new residential developments of 20 or more dwelling units, recreational open space will be required to be provided on the basis of 2.43ha/1000 people, comprising:

- a) Equipped Play Space – 0.31ha/1000 people
- b) Casual Play Space – 0.41ha/1000 people
- c) Formal Sports Pitches – 1.71ha/1000 people

Policy HC34 details that 2.4 occupants per dwelling is the average household size in East Wiltshire and therefore the calculation and the proposed population level on this occasion is as follows:

$$2.4 \text{ Occupants per Dwelling} \times 82 \text{ Proposed Dwellings} = 196 \text{ Proposed Occupants}$$

Provision for Equipped Play Space:

Clause 3.2 of Policy HC34 fairly and reasonably relates the scale and kind of Equipped Play to the development, by calculating the Provision of the Public Open Space in accordance with the proposed population.

Therefore the calculation is as follows:

Population	Calculation	Required Provision Level
196	Provision of Equipped Play Space 3.1sqm Per Person x 196 People	607sqm

In order to directly relate the Equipped Play Space to the development, it has been noted that it is proposed to provide a Play Area of 150sqm and a Trim Trail of 465sqm on the development site.

The Equipped Play Space is directly related to the development, as it has been stated that there is 615sqm of Equipped Play Space on the proposed development, and therefore the Provision for Equipped Play Space is adequate for the development.

Provision for Casual Play Space:

Clause 3.31 of Policy HC34 fairly and reasonably relates the scale of Casual Play Space and kind to the development by calculating the Provision of the Public Open Space in accordance with the proposed population.

Therefore the calculation is as follows:

Population	Calculation	Required Provision Level
196	Provision of Equipped Play Space 4.1sqm Per Person x 196 People	803sqm

The Casual Play Space is directly related to the development, as it has been stated that there is 1469sqm of Casual Play Space on the proposed development, and therefore the Provision Level for Casual Play Space is adequate for the development.

Provision for Formal Sports/Pitches:

Clause 3.40 of Policy HC34 fairly and reasonably relates the scale of the Commuted Payment and kind to the development by calculating the Payment in accordance with the proposed population.

Therefore the calculation is as follows:

No of Dwellings	Calculation	Required Commuted Payment
82	82 Proposed Dwellings x £630 Per Dwelling	£51,660

The Commuted Payment will be sought towards a Formal Sports and Pitch scheme/schemes that is/are directly related to the development. Consultation with Ludgershall Town Council is currently ongoing in order to identify a CIL compliant scheme/schemes that the contribution is to be sought towards.

Summary:

As demonstrated above, in order to make the development acceptable in planning terms. The following provision levels are necessary:

- Equipped Play Space: 607sqm (Fully met)
- Casual Play Space: 803sqm (Fully met)
- Formal Sports/Pitches Commuted Sum: £51,660

Maintenance Requirements:

Developers will be expected to demonstrate to Wiltshire Council that adequate arrangements for the ongoing maintenance of recreational and amenity space associated with the development have been made, such provision will be required in perpetuity.

The on-site open space and equipped play space should be transferred and subsequently maintained by a management company, or by a Parish/Town Council (subject to future discussion/agreement and with a maintenance commuted sum).

Prior to adoption the open space should be fully laid out, equipped and ready for use before either the management company, or a Parish/Town Council (subject to future discussion/agreement and with a maintenance commuted sum) accepts responsibility.

Wiltshire Council Ecology: It is understood that this is a full application effectively for phase I of a wider site recommended for permission at the outline planning stage. An updated ecology survey and report has been undertaken by Seasons Ecology in March 2014, which included a walkover survey of the site, an assessment of habitats contained within the site and a review of previous survey reports for the wider site. No specific species surveys have been carried out in 2014 although previously the wider site was found to support a low population of slow worms and common lizards and that the woodland block to the east may have importance for Barbastelle bats. Since most of this part of the site is currently comprised of hard standing and some areas of rough grassland and pockets of scrub surrounded by trees and shrubs, I agree with the consultant ecologist that the site itself has low ecological value and a limited function for wildlife. The buildings on the site are not constructed of materials commonly associated with bat roosting opportunities and are in any case in such a poor state of repair as to offer negligible roosting opportunities. It is not therefore considered that further survey for this part of the site is required prior to determination of this application.

However, it is important that the boundary features and those to be retained within the site that has a function for biodiversity are adequately protected and that sufficient habitat remains available for the species it supports. The ecology report by Seasons Ecology refers to recommendations given in previous ecology reports in relation to the wider site. The DAS for the current full application for Phase I makes no mention of ecology and no protection of

features of ecological importance e.g. trees, hedgerows or grassland, or enhancement of habitats for the benefit of biodiversity is shown on any of the design layout or block plans.

Since the intention is to phase the development, it is important that the ecological value of the wider site is not diluted with each phase that comes forward. It is advised that there should be an over-arching mitigation and enhancement plan for the whole site, together with management prescriptions for landscape and ecology post construction. Each phase should contribute to these site-wide plans by delivery of the relevant elements. If a piecemeal approach is taken, without a whole-site plan there is a risk that ecological connectivity through and around the site will be lost, with a resulting adverse effect on protected species. Although the current application site has a low diversity of habitats and species, the wider site is ecologically more important and this must be recognised within the development of Phase I.

In summary, the consultant ecologist's conclusions are agreed that the area of the site included in the current application is of low ecological importance and that no further surveys are required in support of the current application.

However, the importance of the current application site within the wider Drummond Park site has not been acknowledged. It is therefore requested that a mitigation and enhancement strategy for the whole of the Drummond Park site, including prescriptions for appropriate post construction management should be submitted to the LPA for approval prior to this application being determined, so that the authority can be reasonably sure that there will be no adverse impacts on protected habitats or species as a result of this development being permitted.

Finally, the site lies within the inclusion zone for contributions to the Wessex Stone Curlew Project as described by the *Salisbury Plain SPA HRA and Mitigation Strategy*.

Environment Agency: no objection subject to conditions.

Natural England: no objection.

Internationally and nationally protected sites -

The application site is in close proximity to the Salisbury Plain SAC and Special Protection Area (SPA), and therefore has the potential to affect their interest features. European sites are afforded protection under the Conservation of Habitats and Species Regulations 2010, as amended (the 'Habitats Regulations'). The sites are also notified at a national level as the Salisbury Plain Site of Special Scientific Interest (SSSI).

In considering the European site interest, Natural England advises that WC, as a competent authority under the provisions of the Habitats Regulations, should have regard for any potential impacts that a plan or project may have. The Conservation Objectives for each European site explain how the site should be restored and/or maintained and may be helpful in assessing what, if any, potential impacts a plan or project may have.

The consultation documents provided WC do not include information to demonstrate that the requirements of Regulations 61 and 62 of the Habitats Regulations have been considered by WC, i.e. the consultation does not include a Habitats Regulations Assessment.

In advising WC on the requirements relating to Habitats Regulations Assessment, and to assist WC in screening for the likelihood of significant effects, based on the information provided, Natural England offers the following advice:

- the proposal is not necessary for the management of the European site

- that the proposal is unlikely to have a significant effect on any European site, and can therefore be screened out from any requirement for further assessment.

When recording the HRA it is recommended that WC refer to the following to justify its conclusions regarding the likelihood of significant effects.

Natural England has no objection with respect to Salisbury Plain SAC and SPA subject to a contribution being in place sufficient for the purposes of the mitigation of development impacts around the Salisbury Plain Special Protection Area, as will be determined in the councils Habitats Regulations Assessment of this application.

Protected Species -

NE has not assessed this application and associated documents for impacts on protected species. Natural England has published Standing Advice on protected species. The Standing Advice includes a habitat decision tree which provides advice to planners on deciding if there is a 'reasonable likelihood' of protected species being present. It also provides detailed advice on the protected species most often affected by development, including flow charts for individual species to enable an assessment to be made of a protected species survey and mitigation strategy.

WC should apply the NE Standing Advice to this application as it is a material consideration in the determination of applications in the same way as any individual response received from Natural England following consultation.

The Standing Advice should not be treated as giving any indication or providing any assurance in respect of European Protected Species (EPS) that the proposed development is unlikely to affect the EPS present on the site; nor should it be interpreted as meaning that Natural England has reached any views as to whether a licence may be granted.

Biodiversity enhancements -

This application may provide opportunities to incorporate features into the design which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of bird nest boxes. WC should consider securing measures to enhance the biodiversity of the site from the applicant, if it is minded to grant permission for this application. This is in accordance with Paragraph 118 of the NPPF. Additionally, we would draw your attention to Section 40 of the Natural Environment and Rural Communities Act (2006) which states that '*Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity*'. Section 40(3) of the same Act also states that '*conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat*'.

English Heritage: The application should be determined in accordance with national and local policy guidance.

Veolia Water Projects Ltd: In essence the concerns of VWPL centre on the wider development of this ex MoD site thought to be up to 400 properties of which this specific application is only for 82 properties.

It is the responsibility of the Statutory Water Undertaker for an area to monitor proposed future developments and to make contingency for longer term future build proposal in any network reinforcements they may undertake including the possible requirement to lay off-site water mains and / or sewers with a larger capacity in anticipation of such future new developments.

The Water Act provides for the funding of such work both by the developer initially requiring the scheme and by developers that subsequently take connections from the off-site mains or benefit from network reinforcements made earlier in anticipation of future development. Given the aspirations to build some 400 houses on the wider MSA site, VWPL will need to be briefed urgently on the longer term proposals by the developer if it is to take these into account in servicing the current proposal.

If the local water networks can accommodate the 82 properties without meaningful reinforcement or major off-site works, VWPL will adopt the option to note, but not take into account, the longer term proposals for the site. It is likely that this will be the case but confirmation will only be possible once the developer has made the appropriate application for water supply.

The sewers immediately adjacent to the site are not suitable nor do they have the capacity to serve the development. Due to gross vandalism on site the VWPL sewerage pumping station previous serving the MSA flows needs total replacement.

The VWPL Tidworth Sewage Treatment Works is currently operating at full capacity and any further discharges resulting from this and any other large development will exacerbate this situation.

In light of the above VWPL require the following points to be taken into account and possibly be added as Conditions to the Application if appropriate.

- That sewers from the proposed development are connected to the public sewerage system only at points agreed by VWPL and that any new pumping stations required should be funded by the developer.
- That there can be no occupation of properties on the development until agreement has been reached between VWPL and the developer around the phasing and / or completion of any necessary off site sewers or sewerage treatment works upgrades. Further that the developer agrees with VWPL any financial contributions to the necessary upgrade of the treatment works proportional to the extra demand the development will impose.

No objection subject to condition.

Ministry of Defence (DIO): no safeguarding objection.

8. Representations

The application has been publicised by way of neighbour letters, site notices and a press advert.

The publicity has generated three third party responses – one objection, one support and one making comments.

The objection is summarised as follows:

- This development will result in further traffic increases and drivers not observing the speed limits.
- The pollution caused by additional traffic is also a major concern.

The support is summarised as follows:

- Support for affordable homes for first time buyers.

The comments are as follows:

- “Please think of the residents that live along the already busy roads to and from Ludgershall that there should be more consideration for a by-pass / ring road constructed. Not objecting to housing as we need for our families so low cost to buy / rent would be advantage”.

9. Planning considerations

The main issues to consider in this case are, firstly, the principle of residential development in this location; and then, assuming this is established, the impact of the specific proposal on amenity, highway safety, ecology, affordable housing and infrastructure in general.

9.1 Principle

The planning history is important to the consideration of the principle. There remains ‘on the books’ an outstanding resolution to approve residential development on the larger Drummond Park site (which includes the current application site), subject to a Section 106 agreement being completed. In theory the agreement could be completed at any time and then the Council could issue the planning permission.

It is also material that the site lies inside the Limits of Development of Ludgershall in any event, as defined in the Kennet Local Plan. Within the Limits of Development planning permission for new housing on previously developed land not defined for other purposes will be permitted under Policy HC21 provided:

- The scale of the proposal reflects the scale and character of the settlement in accordance with Policy PD1;
- The proposal does not conflict with other policies of the plan which seek to protect local services, amenity and employment;
- The site is well-related to a range of services (including shops, education and health) and jobs; and
- There is easy access to public transport, cycle and footpath networks.

The proposal complies with these requirements and, as such, is acceptable as a matter of principle under Policy HC21. The detailed reasons for compliance with the requirements are explained later in the report.

It is now also material that the emerging Wiltshire Core Strategy is at an advanced stage and so must be given weight accordingly. Core Policy 26 relating to the Tidworth Community Area states that over the Plan period (2006 to 2026) at least 1,900 new homes will be provided in the Area of which 1,750 should be at Tidworth and Ludgershall, “... including land identified at Drummond Park” for 475 dwellings. This emerging policy firmly sets out the intended ‘direction of travel’ for the site, which is towards residential development.

The development template for the Drummond Park site, also set out in the emerging Core Strategy, states that the delivery mechanism for the site should be “... a partnership between the private and public sector based on frontloading a master plan to be approved as part of the planning application process”. The current application, although broadly in accordance with much of the master plan which accompanied the original outline planning application, stands alone. Although a comprehensive approach to dealing with Drummond Park may be preferable, it would not amount to a reason for actually rejecting the current

application, particularly as the application demonstrably 'stacks up' in its own right in terms of its impacts on all material planning considerations. Again, this is explained later in the report.

9.2 Visual amenity

Being largely 'brown field', the site presently supports buildings and other infrastructure. Although not strictly relevant, the site and the larger part of the remaining former military base are now run-down and unattractive.

The proposal would replace the existing buildings and areas of hardstanding on the site with residential development and new green spaces. An important green 'buffer' at the front of the site (adjacent to the A342 and tank road) would be retained, including the important amenity and screening trees growing on it. In view of the amount of retained 'green' space at these edges of the site and the overall layout which fits around them, it is not considered that the proposal would have a detrimental impact on visual amenity in general. Indeed, the traditional design of the houses together with their organic layout should act as a template for the remainder of the overall Drummond Park site as it comes forward in the future.

The North Wessex Downs AONB is located approximately 4km to the north of the site, over the brow of the hill. It is not considered that the proposal would have a detrimental impact on the AONB having regard to the intervening gap, the impact of the existing unattractive buildings on the base, and the appropriate, traditional design of the proposed development.



Street scenes showing variety of traditional house types

9.3 Highway safety – impact on local travel / traffic infrastructure

The earlier planning application for 475 dwellings was accompanied by a Transport Assessment which set out a number of necessary improvements to the local highway network to enable increased travel / traffic generated by the development to be accommodated safely and satisfactorily. One of the original improvements was rejected in view of local objection (namely, traffic lights at the memorial junction) and instead a financial

contribution was agreed towards the cost of other local highway improvements; and those other improvements which were originally supported (namely, financial contributions towards bus revenue support for local services, new and/or improved street lighting in Castle Street and Butt Street to a point west of the tank road junction, financial contribution towards the cost of an TRO to extend speed limits in Butt Street, and an assurance in perpetuity that land would be set aside at nil cost for any proposed new access road(s) between the application site and the A3026) were to be embodied within the Section 106 agreement.

Additionally the earlier application proposed a roundabout on the A342 to replace the existing 'T'-junction with the tank road, this notwithstanding that a roundabout was not in fact demonstrated to be required by the TA in pure technical terms.

The current application is accompanied by a Transport Statement which assesses the impact of the reduced number of houses (that is, 82) now proposed on the local highway network. The TS concludes that the current proposal should, with the exception of the roundabout, make similar but "proportional" contributions towards improvements to the travel network. To this end it proposes (and justifies) the following:

- A financial contribution for future highway improvements in the Ludgershall area prior to approval;
- A design for extension and improvement of the street lighting on Butt Street and Castle Street to be submitted prior to commencement (but with implementation by 'another' after commencement of 'x' number of houses at a later phase of the Drummond Park development);
- Financial contributions for bus revenue services (three equal payments over three years); and
- A financial contribution (100%) to fund a TRO to alter the speed limit on the A342.

The TS does not propose to replace the existing 'T'-junction between the tank road and the A342 with a roundabout. In justifying this, the TS states the following:

"The original TA concluded that having reviewed the benefits and disadvantages of a priority junction, ghost right turn and roundabout, the appropriate form of site access for 475 houses would be the existing priority junction but accompanied by a 40mph speed limit from the brow of the hill to the north-west of the site to the existing 30mph speed limit. The roundabout was proposed at the Town Council's request as a form of traffic calming. This may still be appropriate for the full 475 dwellings but there is no justification for such a junction arrangement for the first 82 dwellings.

The proposal for Phase 1 is therefore to retain the existing priority junction and to make a financial contribution to amend the speed limit on the A342 in the vicinity of the site. This may either be an extension of the existing 30mph speed limit to a point west of the site access, or the introduction of a 40mph buffer ...".

The TS concludes as follows:

"Whereas the Planning Committee approved a scheme of up to 475 houses the TA was based on an assumed scheme of 500-550 houses. Therefore, whereas the proposed development represents 17% of the overall approved scheme, it only represents 15% of the traffic previously assessed.

Based on the methodology and figures previously agreed with the highway authority the Phase 1 proposal would result in 35 additional two-way vehicle trips during the morning peak hour and a small decrease in vehicle trips during the evening peak hour. Indeed,

even if the gross figures are considered rather than the net increase the number of vehicle trips would be relatively modest.

The existing site access onto A342 would have ample capacity to accommodate the predicted vehicle numbers”.

In view of the reduced scale of this proposal, and equally in view of the technical evidence set out in the TS, it is considered that an objection now based on the non-provision of the roundabout at the junction of the tank road with the A342 could not be sustained. The current proposal does not envisage development on the land adjacent to the junction which was previously proposed for the roundabout. In view of the statement set out in the TS that a roundabout “... may still be appropriate for the full 475 dwellings ...” an additional clause in the S106 is recommended requiring the land around the junction to be ‘protected’ for this purpose.

Highway safety – site layout

Regarding the internal arrangement of the application site, it has an informal arrangement of streets to create a picturesque composition and to keep down traffic speeds. A footpath link is proposed between the site and the A342 to enable a 5 minute walk to the centre of Ludgershall.

For parking, 165 spaces are proposed, this equating to two spaces per dwelling on average.

The Wiltshire Council Highways Officer raises no objections to the internal layout subject to conditions.

9.4 Affordable housing

The earlier outline application proposed 25% provision of affordable housing. As the outline application remains a potential fallback position the Housing Officer has accepted that the current application should also provide 25% provision, this notwithstanding that the emerging Core Strategy policy would normally expect 30% provision in this area.

25% provision equates to 20 dwellings, and the application proposes a mix and tenure which reflects local demand for affordable housing.

9.5 Ecology

There are a number of ecological considerations relevant to this site – these including, the Salisbury Plain SPA, the River Bourne SAC, locally protected designations and protected species.

Regarding protected species, the application is accompanied by a new habitat survey and Bat Suitability Assessment. The Council’s Ecologist agrees with the survey’s conclusion that the area of the site included in the current application is of low ecological importance and that no further surveys are required. That said, the Ecologist considers that the remainder of the Drummond Park site should also be considered at this stage and to this end she requests that a mitigation and enhancement strategy for the whole of the wider site, including prescriptions for appropriate post construction management, should be provided. This request is considered unreasonable bearing in mind the current applicant has no interest in the remainder of the overall Drummond Park, and there is no known timeframe for the bringing forward of further phases by ‘others’. It follows that this would not amount to a sound reason for objecting to the current application.

Regarding the Salisbury Plain SPA, both the Council’s Ecologist and Natural England raise no objections subject to a contribution being made sufficient to mitigate ‘development impacts’. In this case the critical development impact is the increase in recreational pressure

on the Plain from the occupiers of the new houses, and the resulting impact on stone curlews. The original outline application offered a financial contribution and an area of land to provide suitable alternative natural green space (SANGS). In the current reduced application there is no SANGS, but the applicant has agreed to provide a proportioned financial contribution based on the originally agreed figure. This is an acceptable approach under the circumstances.

Regarding local designations, the proposal would not have a detrimental impact on these.

9.6 Impact on local infrastructure

It goes without saying that new larger scale development can place pressure on existing local services and infrastructure. With this in mind a number of saved policies in the development plan seek adequate provision of services and infrastructure as part of new development – most notably, Policy HC34 (recreation provision on large housing sites), Policy HC37 (demand for education), Policy HC42 (additional social and community needs), and Policy HC43 (off-site service infrastructure). Such provision will normally be delivered by planning conditions or obligations (S106 agreements).

Open Space –

Regarding open space, the proposed layout incorporates open areas including a LAP and casual play space. The applicant states the following:

“We achieve 1,469sqm of casual play space (this excludes areas of bushes) in response to a requirement of 803sqm. We also provide 615sqm of equipped play space including a LAP and a trim trail, in response to a requirement of 607sqm”.

As is evident, standards are satisfied and consequently no objection can be raised in relation to the on-site provision of open and play space. The actual locations of play equipment are satisfactory in terms of reasonable walking distances.

It is now necessary for the applicant to demonstrate that adequate arrangements for on-going maintenance of recreational and amenity space associated with new development are in place. This could be by transfer to the Town Council (with an appropriate maintenance sum) or via a private management company. These are matters to be agreed at the S106 stage.

Regarding provision of formal sports / pitches open space, these are not proposed on site and so the requirement is for a financial contribution. This is a matter for the S106 agreement.

Education –

The Council’s Education Officer has advised that there is insufficient capacity at the primary and secondary schools to accommodate the likely numbers of children coming from the proposed development. In view of this financial contributions are required to enable improvements and/or enlargements of the schools in accordance with Policy HC37.

Community facilities –

Policy HC42 requires social and community needs to be met where there is evidence to demonstrate existing infrastructure is inadequate. The Benefits from Planning SPG further states that developments of 500 dwellings should provide a building equivalent to a “small sports hall” (to the value of £400k (2005 prices)).

In support of the original outline application Ludgershall provided a list of community projects within the locality which remains relevant. It is reasonable to assume that new residents in the proposed development would assimilate into the existing community and utilise the

existing facilities. With this in mind a financial contribution towards new and on-going community projects and infrastructure is considered both reasonable and relevant. This is in accordance with Policy HC42.

9.7 Off site service infrastructure

Policy HC43 states that development which increases the demand for off-site service infrastructure, such as water supply, surface water disposal, foul drainage and sewage treatment, will not be permitted unless sufficient capacity exists or extra capacity can be provided in time to serve the development without harm to the environment.

Mains water supply – the earlier outline application for 475 dwellings included a Utilities Appraisal, and this now accompanies the current application. It concludes that “.... a contribution would be required to improve local mains water infrastructure to ensure provision of new supply did not affect water pressure for existing users”. No additional information has been provided at this stage with the current planning application, and so the previously proposed condition requiring details of the improvements to be agreed with the local planning authority is recommended again.

Foul water discharge – The Utilities Appraisal states that both the Humber Lane and Perham Down STW's (sewage treatment works) would require infrastructure improvements to ensure they would be able to provide sufficient capacity to serve new development within existing discharge consents.

Veolia has expressed concern over capacity issues at the STW's. Specifically they require the following:

- That sewers from the proposed development are connected to the public sewerage system only at points agreed by VWPL and that any new pumping stations required should be funded by the developer.
- That there can be no occupation of properties on the development until agreement has been reached between VWPL and the developer around the phasing and / or completion of any necessary off site sewers or sewerage treatment works upgrades. Further that the developer agrees with VWPL any financial contributions to the necessary upgrade of the treatment works proportional to the extra demand the development will impose.

These matters can be controlled by condition requiring the detailed design of the proposed foul water system being approved prior to commencement of development.

Surface water – The original outline application was accompanied by a Flood Risk Assessment, and this now supports the current application as well. This sets out a conceptual drainage design based on surface water runoff from each house to individual soakaways, and with runoff from roads and pavements to infiltration trenches also for discharge to ground. The FRA concludes that the proposed development will be safe and that it would not increase flooding elsewhere.

The Environment Agency recommends a condition requiring specific details of the surface water discharge scheme to be further approved.

9.8 Waste storage and collection (bins) –

The Council's 'Waste Collection Guidance for New Developments 2012' requires financial contributions to be made towards the cost of providing containers for waste collection. In this case the requirement is £121 per household – so, £9,922.

9.9 Residential amenity

With one exception the site is relatively isolated from other residential properties and consequently the impact on neighbour amenity is very limited. The exception is Ludgershall House which is situated some 50m to the north of the site. Historically this house is likely to have formed part of the military base, but is now in separate ownership. The distance between the site and Ludgershall House is sufficient to ensure no loss of privacy through overlooking. During the construction phase there is likely to be some disturbance to the occupier of Ludgershall House. However, as this would be for a relatively short time period it is not considered to amount to a reason for objecting. That said, a condition is recommended by the EHO restricting the times demolition and construction machinery may be used in the interests of residential amenity.

Regarding the amenities of future occupiers of the new houses on the site, the WC Environmental Health Officer has expressed concern that the adjoining Castledown Business Park has planning permission for Class B1, B2 and B8 uses. The B2 and B8 uses could potentially generate noise and/or cause other disturbance. In view of this a condition is recommended requiring details of how the new houses would be constructed to ensure satisfactory relationships, as recommended by the EHO. Already the houses adjacent to the boundary have been orientated with blank elevations facing the business park.

In term of the actual design and layout of the houses, they have been sited so as to avoid overlooking and over-bearing relationships. Some private amenity areas are smaller than might normally be expected; this is deliberate to create a traditional street scene. In this regard the Design and Access Statement says the following:

“The proposed layout combines local mediaeval precedents from the Ludgershall area, with a modern approach to parking as found at, for example, Poundbury. An informal arrangement of streets creates a picturesque composition, and also assists in keeping down traffic speeds. The centres of the urban blocks that might have originally contained workshops and stabling, now contain parking courts and flats over garages. Whilst the overall layout tries to achieve the character and density of a traditional village, we have also taken care to minimise overlooking with the aim of ensuring privacy for future residents”.

The application site forms part of a larger brown field site which is now in a poor state of repair. The likelihood of the site staying in this state is slim now that it is allocated for residential development in the emerging core strategy. It follows that the impact of the adjoining land on the amenities of the occupiers of the proposed development should not be cause for concern in the longer term.

A condition is also recommended relating to surveys and potential removal of land contamination.



Artist's impression

10. Conclusion

The application seeks permission to re-develop part of a brown field site which is inside the defined limits of development for Ludgershall and is allocated for housing in the emerging Wiltshire Core Strategy. As a matter of principle this is acceptable.

Although the emerging core strategy envisages the comprehensive re-develop of the larger Drummond Park site in accordance with a master plan, the fact that the current proposal does not deliver in this way would not amount to a sound reason for refusing planning permission now. This is particularly so in view of the demonstrated acceptability of the current proposal in isolation in any event. Market circumstances have dictated that the larger Drummond Park site may well come forward in piecemeal fashion and such an eventuality is beyond the local planning authority's control or influence. Mechanisms exist to allow the local planning authority to ensure delivery of infrastructure made necessary by the entire site anyway.

In terms of impact, the application demonstrates that the proposed development can be accommodated on the site without causing harm to interests of acknowledged importance, including local infrastructure, highway safety, ecology, visual amenity and residential amenity. The proposal makes provision for infrastructure made necessary by the development in accordance with CIL 'rules'. The proposal makes appropriate provision for affordable housing, open space, education facilities, community facilities and highway works to the satisfaction of technical consultees. The proposal, therefore, accords with both central and local planning guidance and policies.

RECOMMENDATION

To delegate to the Area Development Manager to approve subject to the prior completion of a Section 106 legal agreement covering the following matters and subject to the conditions set out below:

Section 106 –

1. Affordable housing – 25% to be affordable;
2. Highway works –
 - a financial contribution towards future projects to relieve congestion in Ludgershall;
 - a financial contribution towards bus revenue support for local services;
 - the submission of a street lighting scheme and a financial contribution towards its provision;
 - an assurance in perpetuity that land will be set aside at nil cost for any potential link roads and/or potential paths between the application site and adjacent land within Drummond Park and between the application site and the A3026 (whether direct or crossing the railway line or other land), and any land within the site that may be required for a potential roundabout at the junction of the ‘tank road’ and the A342 will be protected at nil cost for this purpose.
3. Education – financial contributions towards to cost of primary and secondary education provision locally;
4. Open space – a financial contribution towards off-site adult/sports pitch provision/improvement in the locality;
5. Ecology – a financial contribution towards the cost of future management and monitoring schemes for the Wessex Stone Curlew project;
6. Community facilities – a financial contribution towards the cost of providing and/or improving existing social and community facilities within Ludgershall;
7. Waste collection containers – a financial contribution towards the cost of waste collection containers.

Conditions –

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

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

- 2 No development shall commence on site until details of the proposed ground floor slab levels for the dwellings have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved levels details.

REASON: In the interests of visual amenity.

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

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

- 4 No development shall commence on site until details of the proposed Equipped Play Spaces (to comprise a 'play area' of 150sqm and a 'trim trail' of 465sqm) and the Casual Play Spaces (to total 1,469 sq m), and a programme for their provision and completion, shall be submitted to the local planning authority for approval in writing. The details shall include layout plans and drawings/specifications for the equipment to be provided. The Equipped Play Spaces and Casual Play Spaces shall be provided and completed in accordance with the details and programme as agreed.

REASON: To accord with the terms of the planning application and to ensure appropriate provision of play space in the interests of amenity.

- 5 No development shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:-

- a) location and current canopy spread of all existing trees and hedgerows on the land;
- b) full details of any to be retained, together with measures for their protection in the course of development;
- c) a detailed planting specification showing all plant species, supply and planting sizes and planting densities;
- d) finished levels and contours;
- e) means of enclosure;
- f) car park layouts;
- g) other vehicle and pedestrian access and circulation areas;
- h) all hard and soft surfacing materials;
- i) minor artefacts and structures (e.g. furniture, refuse and other storage units, signs, lighting, etc);
- j) proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines etc indicating lines, manholes, supports etc);

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

- 6 All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

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

- 7 No development shall commence on site until details of the design, external appearance and decorative finish of all railings, fences, gates, walls, bollards and other means of enclosure (including any temporary means of enclosure between the site and the former military base) have been submitted to and approved in writing by the Local Planning Authority. The means of enclosure for each dwelling shall be completed in accordance with the approved details prior to the occupation of the dwelling concerned.

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

- 8 No development shall commence on site until a landscape management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscape areas (other than small, privately owned, domestic gardens) has been submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out as approved in accordance with the approved details.

REASON: To ensure the proper management of the landscaped areas in the interests of visual amenity.

- 9 The development shall be carried out strictly in accordance with the recommendations set out in the 'Extended Phase 1 Habitat Survey and Bat Suitability Assessment - Update' by Seasons Ecology and dated May 2014.

REASON: To safeguard ecological interests.

- 10 No development shall commence on site until details of measures to safeguard the amenities of future occupants of the development from potential disturbance from employment and future employment developments on the adjoining business park and from the railway line have been submitted to the local planning authority for approval in writing. Development shall be carried out in accordance with the approved details.

REASON: The adjoining business park and railway line could cause disturbance to the occupiers of the approved houses unless appropriate design or mitigation measures are applied. This is in the interests of residential amenity.

- 11 No development shall commence until full details of how on-site renewable energy will be provided to reduce carbon dioxide emissions from energy use by owners/occupiers of the dwellings by 10% 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: To achieve reductions in carbon dioxide emissions in accordance with the local planning authority's adopted policy.

- 12 No dwelling hereby permitted shall be first occupied until the access, turning area and parking spaces serving that dwelling have been completed in accordance with the details shown on the approved plans. The areas shall be maintained for those purposes at all times thereafter.

REASON: In the interests of highway safety.

- 13 No development shall commence on site until a scheme for the discharge of surface water from the site, incorporating sustainable drainage principles, 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.

- 14 No development shall commence until a scheme for the disposal of foul water from the site has been submitted to and approved in writing by the local planning authority. The scheme shall include an options appraisal which will consider the options available and assess impacts of each on the environment and appropriate mitigation measures. No dwelling on any part of the development shall be first occupied until the approved scheme has been fully implemented.

REASON: To minimise the risk of pollution to the water environment.

- 15 No development shall commence until a Construction Environmental Management Plan, incorporating pollution management measures, has been submitted to and approved in writing by the local planning authority. The plan shall be implemented as approved throughout the construction period.

REASON: To minimise risk of pollution of the water environment.

- 16 No development 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 approved details.

REASON: In the interests of sustainable development and the prudent use of natural resources.

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

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

Step (ii) If the above report indicates that contamination may be present on or under the site, or if evidence of contamination is found, a more detailed site investigation and risk assessment has been carried out in accordance with DEFRA and Environment Agency's "Model Procedures for the Management of Land Contamination CLR11" and other authoritative guidance and a report detailing the site investigation and risk assessment shall be submitted to and approved in writing by the Local Planning Authority.

Step (iii) If the report submitted pursuant to step (i) or (ii) indicates that remedial works are required, full details have been submitted to the Local Planning Authority and approved in writing and thereafter implemented prior to the commencement of the development or in accordance with a timetable that has been agreed in writing by the Local Planning Authority as part of the approved remediation scheme. On completion of any required remedial works the applicant shall provide written confirmation to the Local Planning Authority that the works have been completed in accordance with the agreed remediation strategy.

REASON: To ensure that land contamination can be dealt with adequately prior to the

use of the site hereby approved.

- 18 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.

REASON: To safeguard residential amenity.

- 19 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.

- 20 No dwelling shall be occupied until the parking spaces together with the access thereto have been provided in accordance with the approved plans.

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

- 21 No development shall commence within the development site until:

1. A written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and

2. The approved programme of archaeological work has been carried out in accordance with the approved details.

REASON: To enable the recording of any matters of archaeological interest.

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

All plans set out in the 'Design and Access Statement' by James Armitage Architects & Urban Designers dated 09/06/14 and received by the lpa on 12/06/14; and

All drawings listed in the 'Document Issue Register' by James Armitage Architects & Urban Designers dated 30/10/14 and received by the lpa on 31/10/14.

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

- 23 INFORMATIVE TO APPLICANT: 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.

- 24 INFORMATIVE TO APPLICANT: This permission shall be read in conjunction with an Agreement made under Section 106 of the Town and Country Planning Act, 1990 and dated xxxxxxx.

- 25 INFORMATIVE TO APPLICANT: The applicant is advised to contact Veolia regarding the design of the scheme for the discharge of foul water and how/when it will be implemented. The scheme will likely include a programme for implementation and mechanisms for funding including from the applicant.

Appendices: None

Background Documents Used in the Preparation of this Report: Application particulars, development plan documents & guidance, consultation responses & representations