

Date of Meeting	29 January 2015
Application Number	14/10471/FUL
Site Address	Southfield House, Victoria Road, Devizes, Wiltshire SN10 1EY
Proposal	Demolition of existing 42 place residential care home and construction of 47 new extra care apartments together with communal facilities.
Applicant	Wiltshire Council
Town/Parish Council	DEVIZES
Division	DEVIZES NORTH
Grid Ref	400913 161652
Type of application	Full Planning
Case Officer	Morgan Jones

Reason for the application being considered by Committee

This application is brought to committee in accordance with the scheme of delegation specific to planning i.e. applications submitted by Wiltshire Council cannot be dealt with under delegated powers where an objection has been received raising material planning considerations.

1. Purpose of Report

To consider the recommendation that the application be granted planning permission.

2. Report Summary

The key issues for consideration are:-

- Principle of development and provision of care facilities;
- Density and layout;
- Design, landscaping and visual impact;
- Ecology;
- Environmental impacts, flood risk and drainage;
- Impact on highway and pedestrian safety;
- Impact on residential amenity;
- Planning obligations.

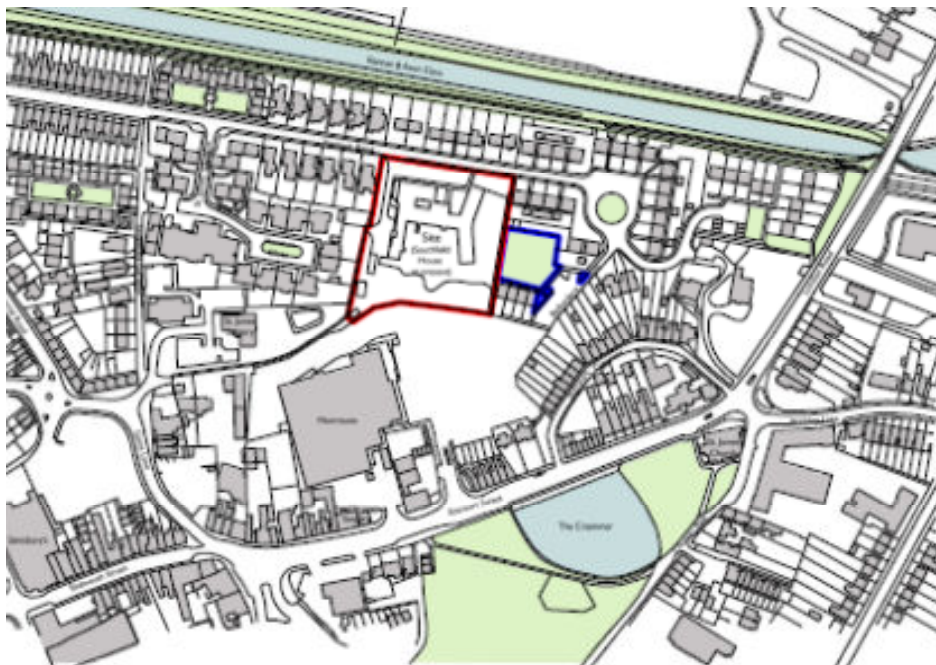
3. Site Description

The application site comprises the Southfield Care home located on the southern flank of Victoria Road, just north of Devizes town centre and just south of the Kennet and Avon canal. It is approximately 0.7 hectares in area (1.72 acres).

The land is owned by Wiltshire Council but is currently occupied by a care home, Southfield House, which is operated by The Orders of St John Healthcare Trust. With their relocation to a new facility, being built in Horton Road, Devizes, the Victoria road site is available for brownfield development as an extra care home. On 21 November 2013, Cabinet approved the use of the Southfields Care Home site for the development of an extra care scheme.

Vehicular access to the site is via New Park Road only; Victoria Road is a no through road. The main pedestrian access is from Victoria Road but there are pedestrian links to the town centre via Sedgfield Gardens or London Road.

On the northern flank of Victoria Road, opposite the site, there is a row of semi-detached and two storey brick built dwellings. The eastern boundary of the site adjoins a brick built three storey block of flats which backs onto a play area, beyond which is a row of recently constructed two storey brick built dwellings. The south side of the site adjoins the Morrisons supermarket and car park and the west side adjoins a range of brick built single storey dwellings.



Site Location Plan

4. Planning History

There is no relevant planning history on the application site.

5. The Proposal

The application seeks full planning permission for the demolition of the existing 42 place residential care home and the construction of 47 new extra care apartments. The development is to be provided by Wiltshire Council. The accommodation will be exclusively for those aged 55 and over. The apartments will be self-contained, however, the scheme will include communal facilities.



Proposed Site Plan

The proposed development is for a part two storey/part three storey building which will include a total of 39 two bed apartments and 8 one bed apartments with ancillary accommodation for refuse and external communal areas. The scheme will include 28 car parking spaces within the curtilage of the site.

The Design and Access Statement outlines that the building consists of two north–south wings of apartments linked together by the communal accommodation. It further states that “The wings run parallel to the east and west boundaries and enclose a south facing, open sided garden courtyard. The Victoria Road end of east wing is stepped back from the road to respect the existing building line. To the south the wings are stepped back from the boundary to allow as many trees as possible to be retained to provide a visual barrier to the supermarket car park.”

Materials have been selected to reflect the local vernacular. Walls will generally be in red/ orange facing brickwork with render used to the walls of the recessed balconies and to other feature areas.

The proposal maintains the existing access point. The west access point gives access to the car park and a turning head provides access for deliveries and refuse collection. The east access point provides the exit from the car park and a drop-off bay for ambulances and minibuses adjacent to the main entrance. There are allocated disabled parking bays located next to the main entrance with level access.



Proposed Front Elevation

6. Planning Policy

The **National Planning Policy Framework** (NPPF) with particular regard to Chapters 1 'Building a strong, competitive economy', 4 'Promoting sustainable transport', 6 'Delivering a wide choice of high quality homes' and 7 'Requiring Good Design'.

The Saved Policies of the adopted **Kennet Local Plan 2011** (KLP), in particular

- PD1 Development & Design;
- HC5 Net Housing Density;
- HC7 Housing Layout;
- HC28 Affordable Homes Target, HC30 Affordable Housing on Large Sites;
- HC34 Recreation Provision on Large Housing Sites;
- HC42 Additional Social & Community Needs;
- NR7 Protection of the Landscape;
- HH1 Protection of Archaeological Remains;

The emerging **Wiltshire Core Strategy** (WCS), which carries very significant weight, in particular:

- Core Policy 12 Spatial Strategy: Devizes Community Area;
- Core Policy 41 Sustainable Construction and Low-Carbon Energy;
- Core Policy 43 Providing Affordable Homes
- Core Policy 45 Meeting Wiltshire's Housing Needs
- Core Policy 46 Meeting the Needs of Wiltshire's Vulnerable and Older People
- Core Policy 50 Biodiversity and Geodiversity;
- Core Policy 51 Landscape;
- Core Policy 52 Green Infrastructure;
- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 60 Sustainable Transport, 61 Transport & Development, 62 Development Impacts on the Transport Network.

Community Benefits from Planning (March 2005) Supplementary Planning Guidance.

This document provides guidance on how the Council will implement the above policies and secure benefits to existing and new communities from development through the use of planning obligations where necessary.

Wiltshire Local Transport Plan 2011 – 2016: Car Parking Strategy (March 2011).

Wiltshire and Swindon Waste Core Strategy 2006 – 2026 (July 2009).

7. Consultations

Highway Authority – No objection, subject to conditions.

Wessex Water – No objection; standard advice and guidance provided.

Council's Drainage Engineer – No objection, subject to conditions.

Council's Public Right of Way team – No objection.

Council's Public Protection team – No objection, subject to conditions.

Council's Arboricultural Officer – No objection.

Council's Archaeologist – No objection.

Council's Ecologist – No objection, subject to conditions.

Council's Energy Officer – No objection.

Council's New Housing Team – No objection.

Council's Urban Design Officer – Verbally confirmed no objections to the proposal.

Devizes Town Council – No objection.

Wiltshire Fire & Rescue Service – No objection; standard advice and guidance provided.

8. Publicity

The application has been publicised via press and site notices and letters have been sent to properties within close proximity of the site. Five letters of representation have been received raising the following comments and concerns:

- Victoria Road is a known bottleneck and emergency traffic already has difficulty in getting down this road with parking both sides. The increased use of this site will cause more problems in this area for drivers and pedestrians;
- The main pedestrian route to the town centre would be via Gains Lane. The lane needs improving as it has no central pedestrian refuge nor pedestrian controlled crossing,
- The location of the bin store is a concern because it is close to neighbouring properties (resulting in noise and air pollution) and next to a hedge which will be impossible to maintain;
- The first floor apartment will overlook the properties within Henman Close;
- The proposed building will be taller than the existing and coupled with the additional planting along the western boundary will result in a loss of light to properties within Henman Close;
- Existing trees along the western boundary may be damaged during the construction phase;
- The proposed additional planting along the western boundary of the site will help screen the development from numbers 4, 5, 6 and 7 Henman Close;
- It is not clear what additional planting will be introduced along the western boundary;
- All efforts should be made to get the new planting underway as soon as site clearance has been completed and not to await the completion of building;
- It is unfortunate that some trees will be removed from the south and east boundaries of the site.

The concerns raised as a result of the public consultation are all discussed within the following section of the report.

The RSPB has no objection to the proposed development but believes that there is an opportunity to create a net gain in biodiversity by incorporating nesting/roosting boxes into appropriate locations in the building.

9. Planning Considerations

9.1 Principle of Development & Provision of Care Facilities

Nationally, statistics indicate that the number of older people will rise dramatically in future years. Following a comprehensive study into older people's accommodation, the Council has identified that between 2007 and 2026, the older population within Wiltshire will increase by

57.9%, which is higher than the average for England and is the second highest growth projected for the South West region.

In Devizes, the older population will increase by 49.6% by 2026 – this will see the population of Devizes aged over 65 increasing from 5,750 in 2007 to 8,600 in 2026. In order to address the shortage of appropriate facilities for older people, an Older People's Accommodation Development Strategy was produced and approved by Cabinet on 25th January 2011. This identified a need for an additional 1,100 units of extra care across the county and the need for a 50 unit extra care scheme in the Devizes area.

The scheme is being delivered by Wiltshire Council who will deliver all the units as affordable housing. The Council's New Housing department has confirmed that the scheme will provide much needed affordable housing and will contribute towards meeting the identified need for older people's housing in the Devizes area.

The application site falls within the Limits of Development for Devizes and a care home is currently operating from the site. The residential use of the site is therefore already established and as such the principle of the proposed development is considered acceptable.

9.2 Density and Layout

Policy HC5 'Net Housing Density' of the KLP states that the new density of residential development on large sites should be a minimum of 30 units per hectare, with the exception of sites which have been allocated for a lower net density because of site constraints. The policy states that higher densities will be sought where:

- (a) the location is close to a concentration of employment, a town centre or a public transport service where higher densities can contribute to a more sustainable pattern of development or
- (b) the development provides housing for special local needs such as small units for single people or dwellings for elderly or disabled people.

Policy HC5 further states that to achieve densities greater than 30 dwellings per hectare in sustainable locations, the amount of open space required on each site may be reduced in consultation with the local planning authority. When deciding whether any such reduction in open space on the site will be allowed, the policy requires the Council to take account of the extent and position of existing open space in the locality, to ensure that overall provision for occupiers of the new development is acceptable.

The proposed development will be built at a density of 67 units per hectare. Whilst this is well above the densities expected for conventional family housing, this is a flatted development and therefore making comparisons is difficult as densities for this type of scheme will always be higher.

The site falls within the Limits of Development of Devizes, is within walking distance of the town centre and has easy access to public transport facilities. The site is therefore considered to be within a very sustainable location. As the proposal will provide housing for special local needs (i.e. elderly people) the high density of the proposal is permitted by policy HC5. As such, the key consideration is whether the scale and massing of development is appropriate in this location and whether the scheme displays a high standard of design, as required by policy PD1 of the KLP and Core Policy 57 of the WCS as discussed within the following section.

9.3 Design, Landscaping and Visual Impact

Policy PD1 'Development and Design' of the KLP and Core Policy 57 'Ensuring High Quality Design and Place Shaping' of the WCS lay down the requirement for good design. The policies outline that a high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality.

The submitted Design and Access Statement recognises that the building is larger in scale than those surrounding it, but outlines that its visual impact is mitigated by the design feature, stating that the "three-storey elevations face the courtyard and Victoria Road. The setback in section to the second floor means that the east and west elevations are two-storey, with flat roof areas behind a parapet wall. Roofs to the three-storey elements are shallow pitched with low parapets. Wide balconies are punched into the main façade, providing layering and breaking up the elevations".

The general layout, form and height of the building evolved during pre-application discussions in order to ensure the building was of an appropriate scale for the context of the site and did not adversely impact on the residential amenity of neighbouring residents. The design has been tailored to achieve the maximum amount of accommodation possible whilst taking account of the site's constraints and existing built environment.

The overall concept for the scheme is to provide a crisp, modern looking building, however officers raised concerns about the appearance of the building as originally submitted. As a result the appearance of the building has been amended in order to break up the elevations and add variety and interest to the character of the building. The Council's Urban Design Officer has noted that the changes in the architectural style of the buildings have greatly improved the appearance of the building.

The proposal will use appropriate materials for the context of the site. However, in order to ensure they are of a high quality, samples can be request via a condition of any planning permission along with information on the architectural detailing.

The site is not prominent within the town but the front of the building will be clearly visible from Victoria Road. The building has been sited to respect the building line along Victoria Road and will achieve an active street frontage. The site will also be well landscaped to help soften and integrate the development into the site.

The existing mature tree belt along the south and west boundaries of the site will be retained. This will preserve the existing height and depth of screening for the Morrisons site and the properties within Henman Close. A number of trees within the site will, however, need to be removed in order to accommodate the development. The existing trees comprise a mix of evergreen and deciduous species located primarily to the rear of the existing care home. The application is therefore supported by a Tree Survey and Constraints Plan report which details which trees are to be removed.

The department's Arboricultural Officer is in support of the proposed development provided that the proposed replacement tree and hedge planting is carried out to ensure no net loss of trees within the site. The proposed replanting is shown within a detailed landscape design scheme and planting specification. A condition can be imposed on any planning permission to ensure the landscaping is provided within the first planting season following the completion of the development. A condition can also be imposed to require the protection of the existing trees during the construction period.

9.4 Ecology

An Ecological Walk Over Survey has been carried out by SLR Consulting and the report accompanies the application. The Council's Ecologist has reviewed the submitted report, visited the site and provided the following assessment:

"I consider that sufficient survey has been conducted within and around the site to provide appropriate information in support of this application, in relation to the ecology of the site and any potential impacts as a result of the proposed development. SLR ecological consultants found that the habitats within the site offer a low function for biodiversity, which is in agreement with the findings of my own site visit approximately one month previously. SLR recommend that further emergence surveys for bats within the buildings should be carried out, however during my visit I noted that there appeared to be no access points into the roof voids for bats. Furthermore the roof voids themselves are very small and would not support the species of bat that require indoor flying space. The external features of the building offer only *opportunistic* roosting for individual bats, therefore there is no likelihood of a colony of bats roosting within the structure. This leaves the very small possibility of individual, crevice dwelling bats utilising external features of the building for *opportunistic* roosting only, not established, long term or regular shelter. I therefore consider that further survey is unnecessary and will not add to our current knowledge of the site. Further survey could not be undertaken until at least April of next year and I consider that the risk of bat presence is so small that it would be unreasonable to delay the application for several months. I further consider that demolition of the existing building, if carried out sensitively is unlikely to result in adverse impact on any protected species. I therefore request that a construction method statement, including a soft stripping process to demolish the existing building, should be drawn up and submitted to the LPA for approval. The CMS should also address sensitive measures to be employed in removal of trees and other vegetation from the site.

Although several trees will be removed from the site to enable the construction of the replacement buildings, there is a proposal to replant some areas with additional trees. These are mainly around the boundaries and I am satisfied that these will offer some connectivity of habitat around the edges of the site and link into adjacent habitat areas, allowing a range of birds, bats and other small mammals to commute between different foraging and resting areas."

The Council's Ecologist is therefore of the opinion that subject to the submission of a suitable construction method statement, the development will not result in any adverse impacts to biodiversity either within or adjacent to the site. This can be conditioned. A lighting plan has already been provided which addresses the comments of the Council's Ecologist in relation to the need to retain a darkened corridor within the edge of the site for wildlife movement. The detailed landscape design scheme has also been updated to show the new bat boxes as requested by the Ecologist.

The RSPB has recommended that in order to create a net gain in biodiversity, the scheme should incorporate nesting/roosting boxes in appropriate locations within the building. The applicant has considered this request and as a result the detailed landscape design scheme has been updated to include nesting boxes along with bird feeders and bird baths within the site.

9.5 Environmental Impacts, Flood Risk and Drainage

The proposed development does not lie within an area of flood risk and there are no records of flooding at the site. The Design and Access Statement outlines that the drainage strategy for the site will not have an impact upon flooding. The drainage has been designed to accommodate a 1:100 year storm event plus 30% to take account of climate change.

The surface water drainage strategy consists of a gravity network which outfalls into an attenuation tank located beneath the front car park. From here the surface water is discharged at a controlled flow rate (5l/s) via a hydrobrake chamber into a combining manhole. From this manhole the surface water is discharged into the public combined sewer located beneath Victoria Road. The proposed drainage strategy will remain preliminary at this stage but a condition can be attached to any planning permission requiring the submission and approval of a full strategy as requested by the Council's Drainage Engineer.

The development will produce foul water effluent of a domestic nature only. The proposed foul drainage consists of a gravity network which connects to a combining manhole prior to its discharge to the public combined sewer located beneath Victoria Road. Wessex Water has no objections to the proposed development but will need to approve discharge into its asset.

The Council's Public Protection Team has indicated that as the proposal involves the replacement of an existing building of the same use there are no major environmental health concerns with regard to potential noise, odour or lighting issues. It was, however, recommended that noise levels from any plant and machinery and light spillage from the site be controlled via conditions. The hours of operation during the construction phase will also have to be controlled via a Construction Method Statement, the submission and approval of which can also be conditioned.

The Design and Access Statement outlines that waste management will be addressed at source with the provision of a large (27m²) recycling compound with segregated waste containers which will be used by residents and staff. There will also be facilities for composting with the opportunity to dispose of organic waste in the garden area. Concerns have been raised by local residents concerning the proximity of the bin store to existing residential properties due to the potential for air pollution. However, the bin store will be a totally enclosed structure constructed of brick and should therefore keep out any vermin and contain any air pollution.

The application outlines that the main sustainability and energy aim for the project is to have a reduced impact on climate change by decreasing CO₂ emissions associated with energy usage associated with the development in line with Wiltshire Council's target of 40%. The Council's Energy Policy Officer is satisfied that work is being undertaken to comply with Core Policy 41 'Sustainable Construction and Low Carbon Energy' of the WCS. An energy report has been submitted which confirms that the development will achieve the relevant BREEAM 'Very Good' standards.

9.6 Impact on Highway & Pedestrian Safety

The proposed development will utilise the existing access point from Victoria Road. The Design and Access Statement outlines that "the existing care home has 19 parking spaces, so the new provision represents a 48% increase. This reflects the change in use from nursing care, where none of the residents has their own car, to extra care, where some residents will need parking. It is anticipated that visitor numbers will be similar, but staff numbers will be reduced.

The increased parking provision should minimise the displacement of parking onto Victoria Road. There will be an inevitable slight increase in traffic generation.

Provision has been made to accommodate spaces for an ambulance and a delivery vehicle within the car park design, ensuring that Victoria Road is not obstructed by ambulance pick-

up and drop-off or deliveries. It is not anticipated that there will be any increase in this type of vehicle movement. Control measures will be adopted to prevent unauthorised parking on the site.”

In order to establish how many parking spaces are needed to serve the development, research has been undertaken at other care homes for comparison purposes, with the proposed parking numbers outlined within the applicant’s Design and Access Statement. It was concluded that the five Council projects surveyed “have a parking provision in the range of 0.26 to 0.65 spaces per unit, giving an average of 0.45. The proposed provision for this project is 28 spaces (incl. 3 disabled) for 47 units, 0.59 spaces per unit. This is an above average provision on the basis of the other similar schemes investigated.” Provision has also been made for cycle parking for residents along with space for mobility scooters.

The Council’s Highways Officer has advised that in line with the Council’s adopted parking standards, the scheme should provide 1 space per 2 units + 1 space per 5 units. This would necessitate around 32 spaces. It is noted that only 27 parking spaces are to be provided and Victoria Road is at times subject to on street parking. However the parking standards are maximum and the likelihood of vehicles being displaced onto the adjacent highway is considered to be relatively low and therefore there is no objection to the proposed number of parking spaces.

The NPPF advises that development proposals should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe. The application demonstrates the level of parking will be sufficient to serve the development and the Council’s Highways Officer is satisfied with the level of parking provision being proposed. As such, it is not considered that there will be any significant impacts on highway safety.

9.7 Impact on Residential Amenity

The scheme has been carefully designed to limit the impact on the residential amenity of neighbouring residents. The building consists of two north–south wings of apartments which run parallel to the east and west boundaries. The east and west boundaries adjoin residential properties, however, the building has been carefully sited to ensure the necessary separation distances between neighbouring properties, as outlined within the KLP Supplementary Planning Guidance, are achieved to avoid direct overlooking. The internal layout of the building has been reconfigured to ensure no overlooking of neighbouring properties where the separation distance cannot be met. The height of the building has also been limited to two storey close to the boundaries, with the three storey element facing the courtyard within the centre of the site and Victoria Road.

A number of occupiers of properties in Henman Close, that adjoin the site, have expressed concerns that the scheme will result in the loss of the mature landscaping which provides screening and that they will therefore be overlooked by the new building. The existing boundary treatment will, however, be retained and additional landscaping will be introduced to strengthen the boundary as shown on the submitted landscape design scheme and planting schedule. The separation distance between the new building and the existing single storey bungalows will also exceed the minimum amount (21m) required by the KLP Supplementary Planning Guidance. The new building will therefore not appear overbearing or directly overlook the neighbouring properties to such an extent as to result in a loss of amenity.

The details of the methods to control disturbance to neighbouring residents and the environment during the construction phase of the development can be provided within a construction management plan which will be required by way of a condition on any planning permission.

In light of the above, it is considered that the scheme will not have a significant adverse impact on the residential amenities of the occupiers any neighbouring properties.

In relation to the residential amenity of future residents of the development, each apartment will have a balcony to serve as private outside space and there will be a communal garden. The amount of private/shared amenity space would not be considered acceptable for family housing. However, as the scheme is intended to provide specialist accommodation to meet a local need a reduction from the normal standard is considered acceptable in this instance. This approach is in accordance with policy H5 of the KLP.

9.8 Planning Obligations

9.8.1 Affordable Housing

The Council's most recent policy in relation to affordable housing is outlined within the WCS i.e. Core Policy 43 'Providing Affordable Housing', which seeks to secure 30% affordable housing in this location.

The scheme is being delivered by Wiltshire Council who will deliver all the units as affordable housing. However, the Council will sign a unilateral undertaking to ensure that at least 30% of the units are affordable and remain as such in perpetuity.

9.8.2 Recreation Provision

Policy HC34 'Recreation Provision on Large Housing Sites' of the KLP requires developments of 20+ units to provide recreational open space. This standard comprises three parts: (i) equipped play for younger children; (ii) casual equipped play for older children; and (iii) formal pitch provision for adults. The development generates no requirement for children's play and therefore only the adult element is relevant. This is normally provided via a commuted sum, and the monies in this instance should be used for any form of recreation suitable for the over 55's.

Based on the size of the development, the relevant figure, calculated in accordance with the Supplementary Planning Guidance document 'Community Benefits from Planning', and having taken account of the number of residents within the existing care home on the site and information from the applicant in relation to the likely occupation of the new building, is £6,609.00. This figure will also be secured by the unilateral undertaking.

10. Conclusion

The development will result in the demolition of the existing 42 bed care home and the construction of 47 new extra care apartments which will be delivered by Wiltshire Council as 100% affordable housing. The accommodation will be exclusively for those aged 55 and over and will meet a recognised need for older people's housing in the Devizes area.

The scheme is considered to be of an appropriate design for the context of the site and will not result in a detrimental impact on the local landscape or townscape character. The development will not have any adverse ecological, or environmental impacts or severe highway impacts.

No statutory consultees have objected to the proposal and whilst the concerns of some local residents are acknowledged, the scheme is considered to be in accordance with both national and local planning policy and with suitably worded conditions, and a section 106 agreement to secure the minimum amount of affordable housing required by current policy

(30%) in perpetuity and £6,609.00 towards public open space to serve the residents of the development, it is recommended that planning permission be granted.

RECOMMENDATION

To delegate to the Area Development Manager to GRANT planning permission subject to the following conditions and a unilateral undertaking to secure 30% affordable housing and £6,609.00 towards public open space:

- 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 Each of the apartments hereby permitted shall be occupied only by:
 - persons of 55 years of age or over;
 - persons living as part of a single household with such a person or persons;
 - persons who were living as part of a single household with such a person or persons who have since died.

REASON:

The units of the residential home/sheltered accommodation have been designed for occupation by persons who satisfy the above criteria and are unsuitable for family housing.

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

REASON:

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

- 4 No above ground development, excluding demolition, shall commence on site until details of all eaves, verges, windows (including head, sill and window reveal details), doors, rainwater goods, and canopies 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 above ground development, excluding demolition, shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access/driveway), incorporating sustainable drainage details, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first brought into use until surface water drainage has been constructed in accordance with the approved scheme.

REASON:

To ensure that the development can be adequately drained.

- 6 No part of the development hereby permitted shall be first brought into use until the access, turning area and parking spaces 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.

- 7 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 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.

- 8 No demolition, site clearance or development shall commence on site, and; no equipment, machinery or materials shall be brought on to site for the purpose of development, until protective fencing as shown on drawing no.00210.00025.16.002 RevB 'Vegetation Retention, Protection and Removal Plan' and in accordance with the approved Arboricultural Method Statement and Tree Protection Plan and British Standard 5837: 2012: "Trees in Relation to Design, Demolition and Construction - Recommendations"; has been erected to protect all trees to be retained.

The protective fencing shall remain in place for the entire development phase and until all equipment, machinery and surplus materials have been removed from the site. Such fencing shall not be removed or breached during construction operations.

No retained tree/s shall be cut down, uprooted or destroyed, nor shall any retained tree/s be topped or lopped other than in accordance with the approved plans and particulars. Any topping or lopping approval shall be carried out in accordance British Standard 3998: 2010 "Tree Work - Recommendations" or arboricultural techniques where it can be demonstrated to be in the interest of good arboricultural practice.

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

[In this condition 'retained tree' means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs above shall have effect until the expiration of five years from the first occupation or the completion of the development, whichever is the later].

REASON:

To enable the Local Planning Authority to ensure the retention of trees on the site in the interests of visual amenity and neighbour amenity.

- 9 The lighting scheme hereby approved shall comply with guidance issued by the Institution of Lighting Professionals Engineers for an E3 Zone.

REASON:

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

- 10 All building services, plant and fixed machinery shall be so sited and designed in order to achieve a Rating Level LArTr of 37dB between the hours of 0700 and 2300 and Rating Level LArTr 30dB between the hours of 2300hrs and 0700hrs as measured at the nearest noise sensitive receptor. Measurements and assessment shall be carried out in accordance with BS4142.1997.

REASON:

To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area.

- 11 No development shall commence on site (including any works of demolition), until a Construction Method Statement, which shall include the following:

- a) the parking of vehicles of site operatives and visitors;
- b) loading and unloading of plant and materials;
- c) storage of plant and materials used in constructing the development;
- d) measures to control the emission of dust and dirt during construction;
- e) a scheme for recycling/disposing of waste resulting from demolition and construction works; and
- f) hours of construction, including deliveries;
- g) details of the soft stripping process to demolish the existing building; and
- h) details of sensitive measures to be employed in removal of trees and other vegetation from the site

has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be complied with in full throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement.

REASON:

To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to biodiversity and the natural environment through the risks of pollution and dangers to highway safety, during the construction phase.

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

- Planning, Design and Access Statement, received 04 November 2014;
- Drawing no.P-Site-01 Issue P02, Site Location Plan, received 04 November 2014;
- Drawing no.P-Site-02 Issue T016, Proposed Site Plan, received 14 January 2015;
- Drawing no.P-0-10 Issue P03, Proposed Ground Floor Plan, received 23rd December 2014; Drawing no.P-1-10 Issue P03, Proposed First Floor Plan, received 23rd December 2014;
- Drawing no.P-2-10 Issue P03, Proposed Second Floor Plan, received 23rd December 2014;
- Drawing no.P-3-10 Issue P03, Proposed Roof Plan, received 23rd December 2014;
- Drawing no.E-10 Issue P03, Proposed North and South Elevations, received 23rd December 2014;

- Drawing no.E-11 Issue P03, Proposed East and West Elevations, received 23rd December 2014;
- Drawing no.E-12 Issue P03, Proposed Courtyard Sectional Elevations, received 23rd December 2014;
- Drawing no.00210.00025.16.001 RevB, Landscape Proposals, received 04 November 2014;
- Drawing no.00210.00025.16.002 RevB, Vegetation Retention, Protection and Removal Plan, received 14 January 2015;
- Drawing no.00210.00025.16.003 Rev1, Hard Landscape Proposals, received 14 January 2015;
- Drawing no.00210.00025.16.004 Rev1, Soft Landscaping Proposal, received 14 January 2015;
- Drawing no.00210.00025.16.005.0, Timber Fence and Gates, received 14 January 2015;
- Drawing no.414.00210.00 025.16.01, Plant Schedule, received 14 January 2015;
- Drawing no.DECH-ATK-Z0-XX-PL-E-4600, Electrical Services - External Lighting Light Spill', received 04 November 2014;
- Drawing no.C14730-C-01 RevP2, Drainage Layout - Preliminary, received 04 November 2014;
- Schedule of Luminaires by Atkins, received 14 January 2015;
- TR1 GRP Substation, received 14 January 2015;
- Tree Survey and Constraints Plan by Tim Pursey Arboricultural Consultant, received 14 January 2015;
- Arboricultural Method Statement and Tree Protection Plan by Tim Pursey Arboricultural Consultant, received 14 January 2015;
- Landscape Management Plan by SLR Global Environmental Solutions, received 14 January 2015;
- Environmental Noise Assessment by Atkins, dated 14 November 2014, received 20 November 2014; received 20 November 2014.

REASON:

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

- 13 **INFORMATIVE TO APPLICANT:**
The attention of the applicant is drawn to advice and guidance provided by the Wiltshire Fire & Rescue Service within their letter dated 17 November 2014.
- 14 **INFORMATIVE TO APPLICANT:**
The attention of the applicant is drawn to advice and guidance provided by the Wessex Water within their letter dated 07 November 2014.
- 15 **INFORMATIVE TO APPLICANT:**
The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a license may be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway.
- 16 **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 the _____