

Date of Meeting	26 th February 2015
Application Number	14/09367/FUL
Site Address	Sarum House & Wandle House, Cow Drove, Chilmark, Salisbury, SP3 5AJ
Proposal	Demolition of 2 no. detached dwellings, and the erection of 6 no. dwellings; with associated parking, turning, landscaping, improvements to existing access, and a footpath link
Applicant	Mr Andrew Bracey
Town/Parish Council	Chilmark
Ward	Nadder and East Knoyle
Grid Ref	396885 132961
Type of application	Full Planning
Case Officer	Lucy Minting

Reason for the application being considered by Committee

Councillor Wayman has called in the application for the following reasons:

- Scale of development
- Visual impact upon the surrounding area
- Relationship to adjoining properties
- Design- bulk, height, general appearance
- Environmental/highway impact

Purpose of Report

To consider the above application and the recommendation of the Area Development Manager that planning permission should be **APPROVED subject to completion of a section 106 obligation requiring payment of a financial contribution towards off-site recreation / open space provision and conditions.**

Report Summary

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

- Principle of development
- Scale, design, impact to character and appearance of adjacent Conservation Area, Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty and the setting of the adjacent Black Dog public house (a grade II listed building)
- Residential amenity/living conditions
- Highway safety/parking
- Protected species
- Landscaping
- Ecology
- Drainage
- Archaeology
- Planning obligations

The application has generated an Objection from Chilmark Parish Council, letters of objection and letters of support.

Site Description

The site is within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (AONB), adjacent to the Chilmark conservation area (a designated heritage asset) and The Black Dog public house which is Grade II listed.

The site is a broadly square shaped plot of land extending to approximately 0.73ha in size and is located on the corner of Salisbury Road and Cow Drove. The site is contained by a large detached two storey dwelling and garden to the west of the site (Manora), and a large detached dwelling to the north (Apple Acre). Cow Drove connects the village with the A303 and has a mixture of two storey and single storey dwellings either side for approximately 300m from the junction with Salisbury Road.



There are two large detached, two storey dwellings on the site dating from the late 1960s with architecture and materials typical of this period (concrete block walling, render, and concrete roofing):



Wandle House



Sarum House

Four, 5 bedroom detached properties and a pair of 3 bedroom semi-detached units are proposed. The design and access statement explains that the proposed development is for 'two detached houses in a cottage design, a pair of semi-detached cottages consistent with 17th and 18th century buildings in Chilmark and a pair of buildings that resemble ancillary buildings converted to domestic accommodation at a later date...using local vernacular architecture'.

It is proposed to use local traditional materials (natural stone, brick and render for the elevations and clay tiles/slates for the roofs).

The development will be accessed via the existing shared central driveway onto Cow Drove and a footway is proposed to the south of the vehicular access.

Planning Policy

The Wiltshire Core Strategy (WCS) - adopted by Full Council on the 20th January 2015:

CP1 (Settlement Strategy)

CP2 (Delivery Strategy)

CP27 (Spatial Strategy for the Tisbury Community Area)

CP41 (Sustainable construction and low carbon energy)

CP43 (Providing affordable homes)

CP50 (Biodiversity and Geodiversity)

CP57 (Ensuring high Quality Design and Place Shaping)

CP58 (Ensuring the Conservation of the Historic Environment)

Saved policies of the Salisbury District Local Plan:

R2 (Open Space Provision)

Wiltshire Local Transport Plan 2011-2026:

Car Parking Strategy

Government Guidance:

National Planning Policy Framework (NPPF) March 2012

NPPG

Supplementary Planning Guidance:

Adopted Supplementary Planning Document 'Creating Places Design Guide' April 2006

1. Summary of consultation response

Ecology

No objections subject to conditions (bat roost mitigation; retention of perimeter vegetation and replacement planting for losses; timing of removal of vegetation to not affect breeding birds) and informatives relating to reptiles and bats.

Highways

No objections subject to conditions (visibility splays to be provided, details of new paved footway and all associated highway works, 5m of site access consolidated and surfaced, gradient no steeper than 1 in 15 for first 5m, discharge of surface water from access/driveway).

It is considered that the proposed residential development will not have any significant impact on highway safety and I therefore recommend that no highway objection be raised to this application subject to conditions.

The proposed southern 'y' distance shown on amended Drawing no. 121204-110 B measures approximately 33 metres along the carriageway edge, which equates to a vehicle speed of 25 mph. Whilst this falls below the 43 metres recommended in Manual for Streets for a speed of 30mph, I am satisfied that vehicles entering Cow Drove will do so at a speed well below 30mph and in my view the proposed visibility splays are adequate to serve the new residential development.

In the three year period ending August 2014, there has been only one reported road traffic accident at the B3089/Cow Drove junction. This occurred in the dark, in fog in March 2014, involving a motor cycle and resulted in slight personal injury.

Turning head within the site appears suitable for refuse vehicles to turn.

Road would not be adopted.

Wiltshire Council Waste

Support subject to conditions.

Need a suitable road surface for our collection vehicle and turning area to turn around. If the road is not going to be adopted we would need an indemnity form signed so that we can use this road.

Wessex Water

The sewer flooding in Chilmark is directly related to the widespread groundwater flooding experienced over the last few winters. Highway groundwater levels influence the risk of flooding due to infiltration into drains owned by members of the public as well as sewers owned by Wessex Water. In these circumstances, Wessex Water, working in isolation is unable to provide a satisfactory solution as much of the inundation arises due to groundwater infiltration into pipes owned by individuals or individuals using the sewer system as a land drain in order to protect their property from high groundwater.

Wiltshire Council are the Lead Local Flood Authority and have duties under the Flood and Water Management Act 2010 to develop, maintain, apply and monitor a strategy for local flood risk management including groundwater management.

Because of sewer flooding under high groundwater conditions, Wiltshire Council as the Local Planning Authority and Local Lead Flood Authority should restrict development until groundwater measures can be put in place.

Drainage

No objections subject to conditions

Wessex Water is correct that ground water measures should be put in place before too much additional property development takes place in Chilmark. Further investigations are to be carried out to begin proposals for a flood alleviation scheme for Chilmark but this is at a very early stage.

In this case the developer is showing a great deal of responsibility by including additional soakaway capacity to ensure an over capacity of at least 40% and provided this is implemented, the development should not exacerbate any outstanding groundwater flooding/foul drainage issues in the area identified by Wessex Water.

No objections subject to condition that soakways are provided in accordance with the details submitted to ensure satisfactory surface water drainage from the site.

Archaeology

No objections - This site has been archaeologically evaluated under a previous application (14/02217) and no significant archaeological remains were present in the trenches. I therefore consider it unlikely, on the evidence available to me at present, that heritage assets with an archaeological interest would be affected by this proposed development.

Public Protection

No objections - Recommend condition restricting hours of construction work. No concerns relating to contaminated land at this site. Reference to no burning of waste should take place on site (which can be added as an informative to any consent).

Open Space

The R2 contributions will be sought for the net dwelling increase - a single 3 bedroom dwelling, plus 3 x4 bedroom dwellings (existing 2x 4+ bedroom dwellings to be demolished). The contribution requested is £8,133.

Affordable Housing

Wiltshire Core Strategy policy 43 recommends that on sites of 1 to 4 dwellings (net) there will be no affordable housing contribution required. Therefore there is no requirement for an affordable housing contribution to be made in respect of this application.

Conservation

No objections - The revised proposals would have very limited impact on the setting of the adjacent Chilmark Conservation Area and the grade II listed pub. The retention of trees and planting along the side of the lane would preserve the character of the street and, providing that they continue to be retained, will provide a significant level of screening and reduce the potential for any sense of suburbanisation.

I have reviewed the additional information submitted mid-December and have no additional comments to make regarding impacts on the setting of the LB and CA.

AONB

The Cranborne Chase and West Wiltshire Downs AONB has been established under the 1949 National Parks and Access to the Countryside Act to conserve and enhance the outstanding natural beauty of the area. The NPPG and NPPF confirm that the AONB and its Management Plan are material considerations in planning where the presumption in favour of sustainable development does not automatically apply within AONBs and that the planning system should protect and enhance valued landscapes and great weight should be given to conserving landscape and scenic beauty.

Consider that the site is a major application as the site area is greater than 0.5 of a hectare of residential development. Whether it is major in relation to the decision making process is a matter for the local planning authority to decide in decision making capacity.

If you are minded to approve the application the AONB recommends that no external lights are permitted unless they are specifically approved by the Local Planning Authority and comply with the AONB position statement on Light Pollution.

The AONB position is that if the site is to be redeveloped then it has to be done in a way that conserves and enhances the local environment. That means the location of the proposed development within the site and the mitigation screening and planting needs to be carefully assessed so that it achieves all the stated objectives. The local community have cast a number of doubts on whether that is the case and I have advised the applicant to have landscape professional judgements provided by a fully qualified landscape architect.

Urban Designer

Object – Development is contrary to Core policy 57 (i) & (iii) for the following reasons:

Principally as a result of the proposed semi detached dwellings (plots 3 & 4) the proposed layout and built form would be out of character with the distinctive scale and pattern of existing development, massing of buildings and existing plot widths that create a characteristic spaciousness and greenery to this end of the village north and west of the Black Dog PH. This is well appreciated along Cow Drove comprising detached houses set well back from the lane, spaced well apart and surrounded by spacious grounds that enhance this setting.

In contrast to 'Oxley', 'Highcroft' and neighbouring dwellings on Cow Drove the proposed semi detached dwellings would introduce a substantially increased density of development, narrower plot widths, and an uncharacteristic close spacing and resulting collective mass with the adjacent proposed dwellings to plots 2 and plot 5 on the slope up the western half of the site. This is emphasized by the relatively cramped and awkwardly accessed car parking provision shown for the semi detached dwellings with insufficient space for on plot visitor parking, and the comparably limited 'front garden' area to these dwellings and to plot 5.

The application site rises back from the site entrance and some 7 metres from the road junction at the corner with the Black Dog PH up to Wandle House and any

mitigation of the visual impact of this collective mass of proposed building on Salisbury Road and Cow Drove would appear to be dependent on a belt of perimeter screen planting which appears to belong to each plot, whereas substantial loss of leaf cover, thinning or removal of this vegetation would reveal this significant and uncharacteristic mass of building on the slope of the site.

The proposed individual plot size and width, building footprint to plot ratio, positioning of dwellings centrally within plots and spacing apart of dwellings should not significantly depart from neighbouring 'Oxley' and 'Highcroft'; This indicates the semi detached dwellings to plots 3 & 4 should be deleted and these plots combined with plots 2 and 5 to give four proposed detached dwellings on roughly square equal sized plots. This would enable placing proposed dwelling 5 further back from the north boundary to the existing general rear line of 'Wandle House' and pulling proposed dwelling 2 back to the existing Salisbury Road building line of 'Sarum House' so that this relationship with adjacent properties is maintained, particularly avoiding the increased presence and overlooking of 'Manora' and particularly 'Apple Acre' from the proximity of the long north facing elevation of dwelling 5.'

Under 'Scale' on page 11 & 12 of the Design & Access Statement it states that '...by keeping the height of the dwellings to a modest level it ensures that the differential in levels across the site will not materially alter view of the site.' Site wide elevations/sections required taking in each of the proposed dwellings in both directions and extending beyond the site to include Salisbury Road, Cow Drove and the Black Dog PH and for these to include both the proposed and existing ground lines to indicate any cut and fill, show any building plinths, garden retaining walls or steep embankments necessary. The existing and proposed ground lines should also be indicated on the individual dwelling elevation/plan sheets and the proposed site plan. Proposed floor and key external levels should also be indicated on the proposed site plan.

It would appear that substantial setting of the dwellings into the bank may be desirable if the scale and visual impact of the dwellings generally is not to be enlarged in this way. The intention of appropriately keeping the eaves and ridge height down on dwellings 1 and 6 as shown could be negated if there is a need to partially project these dwellings on raised ground or a substantial plinth above the existing site levels which could have a bearing on the setting with Cow Drove, Salisbury Road, and the Black Dog PH.

Review of the revised drawings and site sections:

The ridge height of dwelling to plot 1 is shown around 2.5 metres above the lower rear ridge height of the Black Dog PH. I consider this would present a significant roofscape rising above the pub roof in the long view looking west along the Salisbury Road towards the pub and junction with Cow Drove as it is much further forward towards the pub than the existing dwelling and extends further back in a north direction. To minimise this visual impact I consider the north wing (the north/ south roof) of dwelling 1 should be reduced to a single storey from a ground floor window head eaves line above the utility and garage i.e. Bed 2 omitted and the bath shower room wholly contained within the one and a half storey East/ west roof. This would appear to reduce the overall ridge height difference to around less than 0.5 metres.

This still leaves a substantial dwelling for plot 1 (4bed 7 person).

I still consider that the semi detached dwellings are uncharacteristic as I previously explained and should be omitted. This is reinforced by Fig C photomontage submitted in the letter from the applicant dated 14th December which emphasises the uncharacteristic building mass this introduces where dwellings 3 /4 appear to visually join up and merge with dwellings 2 and 5 without a clear break.

Energy Policy Officer

The minimum requirement under the Adopted Core Strategy policy CP41 is for Code for Sustainable Homes (CSH) Level 4 which will require a pre-assessment statement and a design certificate from a registered code assessor – NOTE – Officer's have been advised not to apply Core Policy 41 at this stage until guidance on how to implement the policy has been provided.

Chilmark Parish Council

Object - Chilmark Parish Council is unanimous in considering this proposal should be rejected.

The Council considered the proposal against the criteria set out in the Salisbury District Plan 2011, the Adopted South Wiltshire Core Strategy and the emerging Wiltshire Core Strategy. It noted that the emerging Wiltshire Core Strategy is generally considered to have growing authority. (The Parish Council noted for example the comments of the Wiltshire Council Housing Development Officer on affordable housing supportive of the emerging Wiltshire Strategy in relation to this very case.)

Given Chilmark's uncontested status as a small, unsustainable village it is clear from the developing thrust of the planning strategy that development in the village should be limited to infill.

This proposal would demolish 2 existing houses and replace them by 6. Such a proposal could not be described or defined as 'infill'. It would amount to significant development, not infill. The proposal meets neither the letter nor the spirit of what is envisaged to be acceptable.

Further, it is clearly envisaged that infill should normally only involve the addition of 1 dwelling between 2 houses not a net addition of 4 houses in relation to only 2 existing ones.

Accordingly the proposal falls well outside the envisaged and actual guidelines for acceptable development.

There are also problems regarding traffic, water and the status of the AONB.

Traffic

Development of Cow Drove close to the junction with the B3089 is inherently undesirable given that (a) Cow Drove is narrow (b) there is no pavement in Cow Drove and (c) Cow Drove is used by farm vehicles, pedestrians and horse riders as

well as cars and lorries. These fundamental problems of structure are not addressed by the proposal.

Water

The village water and sewage systems are at breaking point. The Winterbourne cannot cope with the flow at periods of heavy rain due to the installation of an inadequate culvert some years ago. The result is flooding of some houses in the Street. Last winter the main sewer overflowed in an unpleasant way. Both these problems can only be made worse by further development uphill.

AONB

The appeal and effectiveness of the AONB could only be diminished by what is in effect a suburban development in the village.

The Political Dimension

This proposal has raised strong feelings in the village and all expressed views have been adverse. Accordingly the Parish Council recommends that a decision be taken at the political level.'

The Parish Councillors are mindful that the public present were not in favour of the development and have requested that Wilts Cllr B Wayman call it in to Wilts Council Committee for their consideration.

Comments on amended plans

Further to the Parish Council's (PC's) submission of 5 November 2014 it considered the information on the website added after that date at a meeting on 7 January 2015.

As a consequence the PC confirms its views as set out in the submission of 5 November already cited.

The PC also considers that, if the Wiltshire Core Strategy is adopted by the Council before this matter is considered by the Planning Committee, as is expected, then the PC's principal objection to the proposal would even be strengthened. This is because it would then be completely unambiguous that the proposal does not meet the required definition of infilling included in that strategy in respect of unsustainable villages such as Chilmark.

2. Publicity

The application was advertised by press / site notice and neighbour consultation letters.

2 representations have been received supporting the scheme, summarised as follows:

- Ideal opportunity for additional housing in Chilmark on two under-utilised sites
- Will replace poorly designed existing houses inappropriate to AONB, CA and listed Black Dog Inn
- Traditional designs consistent with local styles and materials in the village and infill development

- Appropriate density and width of plots onto Cow Drove comparable to other plots in Cow Drove
- Proposal is well designed and visually improves and maintains AONB, Conservation Area and setting of listed building from Salisbury Road and centre of village
- Will contribute to the strategic aim for new houses in the Tisbury Community Area
- Village has good transport and local facilities and access to centres with full range of facilities and services
- Smaller houses will benefit area which has very little lower cost housing available in Chilmark
- No loss of amenity
- Will maintain planting and native hedging around the site
- Removal of non-native planting beneficial to ecology of AONB
- Will help to maintain pupil numbers necessary to maintain class numbers in village school and future sustainability of village
- New parishioners to church
- Will bring benefits to the local economy including helping to maintain custom for village public house and increase employment through building contracts to local trades
- Size of plots comparable to others in Cow Drove
- Run-off water scheme will improve drainage and reduce flood risk without putting rainwater into foul drainage. Rain will drain into the chalk and not the village. Scheme supported by Council's drainage engineer.
- Wessex Water have confirmed under normal conditions no issues with connecting additional 4 houses. Main issue appears to be rainwater ingress to sewers from gutters which is not permitted.
- Footpath will improve pedestrian safety
- Majority of traffic is through traffic. Additional 4 dwellings is unlikely to cause major issue. The highways officer has raised no objections
- In line with WCS which requires new sites in Tisbury Community Area, will improve housing stock and price points
- Scheme responded to previous criticisms and should be supported

61 representations have been received objecting to the scheme, summarised as follows:

- Principle of the development is unacceptable being contrary to the Wiltshire Core Strategy and fails criteria for sustainable development in NPPF which concerns where houses are built.
- As such no need to assess the design, aesthetic and historic environment implications, although objection from Urban designer covers main aspects of why design is unacceptable.
- Site is at a higher level from the area of sewer flooding in middle of village. The development including disturbance to ground by foundations, hard standing or roadways may upset the hydrological balance of the area, will exacerbate groundwater levels in the village and place further strain on already overloaded sewerage and surface water disposal systems which have insufficient capacity.

- Adds to threat to homes, public health and wildlife from overflowing sewers in middle of the village.
- Provides short term storage for runoff not suitable for prolonged and sustained rainfall. Flooding in Chilmark exceeds the 30 year extreme event used as a basis for drainage scheme.
- Wessex Water promotes planning policy to restrict development until ground groundwater management measures are in place.
- Houses do not warrant demolition.
- No justification for demolition of existing dwellings. Chilmark is made up of a diverse range of architecture and has a wide variety of dwellings, styles and materials not just vernacular appearance typical of 19th century.
- Number of homes and scale of homes inappropriate to a small village.
- No planning gain for the village or need for this type of development in a small village which will not meet housing needs (low cost family/starter homes to support local economy). Proposed scheme too high specification to be deemed affordable housing.
- There is no housing supply shortfall with 5 year housing land supply.
- New housing development in Chilmark is already in excess of what is required to meet local needs. Alternative more suitable locations for new housing including other sites in Chilmark or Tisbury.
- Chilmark is designated as a small unsustainable settlement which lacks employment opportunities, facilities, amenities and infrastructure to support new development (primary school, public house, village hall, no shop).
- Development will not offer potential to improve employment opportunities, services or facilities.
- Chilmark is dependent upon private car with no public transport after approx 6:30pm during week and infrequent at weekends.
- Will result in demonstrable harm to the environment.
- Site is in dominant and important position in the village.
- Chilmark is a single nucleated settlement centred around the Street and the Cross and rest of village including development site are subordinate areas.
- Semi-rural, sensitive position at edge of village where properties are low density interspersed with mature trees and vegetation act as a soft edge to the village. Wide glimpses to trees and open space beyond added to loose-knit character with dwellings tucked away in own plots.
- Unsympathetic, high and urbanising development is not in keeping or in character with single dwellings in large plots in Cow Drove which generally maintain a strong linear frontage and open character of the landscape.
- Loss of openness along Cow Drove.
- Development is garden and backland development not acceptable within the existing site and settlement.
- Cul-de-sac form of development out of character with visual appearance and rural village setting/character.
- Inward looking clustered suburban style square and symmetrical layout, inappropriate and will segregate development from rest of the village.
- Unattractive mass, and backs of dwellings face outwards to both roads.
- Chilmark Parish Council decided against Neighbourhood Development Plan because only infill development is acceptable.

- Infill policy new – should consider appear decisions to determine how Inspectors define gaps and infill (inspector in Tandridge District Council considered infilling would need to be located in a gap between buildings and that it should fill or close the gap).
- Infill would have to be between existing dwellings. 4 additional dwellings is not considered to constitute infill (filling of a small gap within the village) but redevelopment of site
- A gap is normally result of longstanding severance of land; a vacant parcel of land between two buildings or; land where former building has been demolished.
- Ribbon style development which will elongate the existing built form of the village contrary to the Wiltshire Core Strategy.
- Impact to character and appearance of small village in the AONB (where presumption in favour of sustainable development doesn't apply)
- Objections from AONB and Urban Designer
- AONB have recommended historical study and landscape impact assessment
- Application does not understand the importance or relevance of AONB designation
- Contrary to 3 management objectives of AONB Landscape Character Assessment
- Adverse impact on rural aspect, character and appearance of Conservation Area
- Height of development will overbear, dominate, dwarf and adversely impact to setting of the listed Black Dog Inn. Roof of plot 1 will be seen clearly above the roof of the Black Dog and the prominence of public house will be lost and overwhelmed.
- Visual impact - adverse impact to verdant, tranquil ambience and vistas from public footpaths across Fairmead (field to south of B3089) and from listed Church and Manor House
- Impact to approach to village down the hill on Cow Drove which has no footpaths and edges defined by banks and mature vegetation
- Impact on mature landscaping and leafy rural lane (removal of significant numbers of trees and hedges)
- Visibility splay and footway will require removal of boundary hedging. Hedge removal in South East corner in particular will have adverse visual impact revealing new dwellings through gap
- Landscaping or planting plan not provided to demonstrate how verdant nature will be maintained
- Garden paraphernalia will be visible
- Conservation Officer suggests retained planting will provide sufficient screening to reduce potential for sense of suburbanisation, support is conditional on retention of vegetation
- Proposed camouflage endeavours of retained boundary vegetation will not suppress impact. Much is deciduous and will only be an effective screen during the summer months.
- Query accuracy of photomontages/after development visualisations imply certain areas of hedge will remain but plans indicate otherwise

- Hedging is not protected and pressure for removal of/cut back retained boundary hedging by owners of new dwellings and maintenance for users of footway and road; which will reveal inappropriate suburban development
- Garden hedges are not protected by hedgerow legislation and can only be provided by restrictive clauses in leases
- How will hedge be maintained and protected as effective barrier, who will maintain this in perpetuity and costs met for maintenance
- Pressure for opaque/solid boundary treatments to provide privacy for new owners
- Light pollution from new dwellings and vehicle movement
- Additional noise from occupancy of new dwellings
- Concentrated TV aerials and dishes
- Impact to wildlife, reducing habitat
- Will generate traffic and increase highway safety hazard - 30mph speed limit through the village exceeded and substandard junction with the B3089 and narrow C276 hazardous which is overused as access to the A303 and by large farming vehicles
- Potential for congestion and accidents will increase
- Highways authority lack up to date information on the level of speed or traffic
- Increased danger to pedestrians (especially elderly and children) and vulnerable horse riders
- Footpath unachievable without major works to services; will conflict with BT telecommunications cabinet, telegraph pole, second combined utilities pole, manhole covers and pub sign; will not be used and add to complexity/hazard at the road junction
- Footway unlit
- Road layout cramped and difficult to manoeuvre. Inadequate to accommodate both cars and delivery vans using entrance/exit at the same time
- Additional vehicles exposed on site as the use of garages cannot be enforced
- Is development accessible to emergency services
- Bin storage and bin collection points/bin lorry access added highway hazard
- References to outdated Salisbury District local Plan policy H16 (not saved) and South Wiltshire Core Strategy
- No benefits (will not promote agricultural, tourism, leisure, local services or community facilities)
- Concern could set precedent for further development

3. Planning Considerations

Principle of development

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise.

The AONB comments include that they consider the application to be a major application in terms of paragraph 116 of the NPPF which states planning permission should generally be refused for major development in AONBs.

The application is a 'Minor' development in terms of the DCLG application type because there are less than 10 units proposed. However, the development could be considered to be 'major' development in an AONB in terms of paragraph 116 of the NPPF, but this is a decision for the local planning authority to make having regard to the circumstances of the proposal and its context and is unrelated to the DCLG application type – it follows that a major development by DCLG application type need not be major under the terms of paragraph 116 and vice versa.

The NPPG confirms this as it states the following in defining major development in AONB's:

How is major development defined in National Parks and Areas of Outstanding Natural Beauty, for the purposes of the consideration of planning applications in these areas?

Planning permission should be refused for major development in a National Park, the Broads or an Area of Outstanding Natural Beauty except in exceptional circumstances and where it can be demonstrated to be in the public interest.

Whether a proposed development in these designated areas should be treated as a major development, to which the policy in paragraph 116 of the Framework applies, will be a matter for the relevant decision taker, taking into account the proposal in question and the local context.

The Framework is clear that great weight should be given to conserving landscape and scenic beauty in these designated areas irrespective of whether the policy in paragraph 116 is applicable.

In officer's opinion, it is not considered that this is a 'major' application in terms of both the DCLG definition and paragraph 116 of the NPPF as the site lies within a more built-up part of the AONB, and therefore the presumption against major development set out in paragraph 116 does not apply. However, the highlighted section does apply in any event and the development could still reasonably be judged harmful to the AONB if conservation of scenic beauty is not achieved.

The site is within the Tisbury Community Area and Core Policy 27 explains that over the plan period (2006 to 2026), approximately 420 new homes will be provided, of which about 200 should occur at Tisbury and approximately 220 homes will be provided in the rest of the Community Area. Growth in the Tisbury Community Area over the plan period may consist of a range of sites in accordance with Core Policies 1 and 2.

Chilmark is identified as a small village in the WCS which have limited services and are reliant on Local Service Centres and are not the most sustainable locations for new growth. Core Policy 1 of the WCS has removed the housing policy boundary of

Chilmark and the delivery strategy defines the level of growth appropriate within the built up area of small villages as infill.

The relevant paragraph in the Core Strategy defining infill is 4.29. It states the following:

'For the purposes of Core Policy 2, infill is defined as the filling of a small gap within the village that is only large enough for not more than a few dwellings, generally only one dwelling. Exceptions to this approach will only be considered through the neighbourhood plan process or DPDs.'

This quote is taken from the 'tracked changes' version of the Strategy (ref. EXAM/34b) which contains all the modifications submitted to the Inspector, is the version that the Inspector found 'sound' and is in the final adopted version of the Strategy, this notwithstanding that another version produced after this Inspector's tracked changes version was slightly different.

The WCS does not necessarily preclude a net gain of over 2 dwellings on the site, but in considering the acceptability of a proposed development against Core Policies 1 and 2; a judgement is necessary in terms of all the development impacts including the character of this settlement and adjacent conservation area/listed building in terms of scale, density, design etc. considered below.

Scale, design, impact to character and appearance of adjacent Conservation Area, Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty and the setting of the adjacent Black Dog public house (a grade II listed building)

The National Planning Policy Framework sets out Central Government's planning policies. It states the purpose of the planning system is to contribute to the achievement of sustainable development. It defines core planning principles which include that planning should be genuinely plan-led, should always seek to secure high quality design.

Core Policy 57 of the WCS requires a high standard of design in all new developments through, in particular, enhancing local distinctiveness, retaining and enhancing existing important features, being sympathetic to and conserving historic buildings and landscapes, making efficient use of land, and ensuring compatibility of uses (including in terms of ensuring residential amenity is safeguarded).

The Planning (Listed Building and Conservation Areas) Act 1990 (sections 16, 66 & 72) requires proposals affecting listed buildings or their settings to seek to preserve the special interest of the buildings and their settings. The principal considerations are to ensure that new development protects the significance of listed buildings and their settings, and prevents harm to their significance. Proposals within conservation areas must preserve or enhance the character and appearance of the areas.

Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that 'designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance.'

The NPPF states the planning system should protect and enhance valued landscapes and paragraph 115 explains that great weight should be given to conserving landscape and scenic beauty in AONBs which alongside National Parks and the Broads have the highest status protection in relation to landscape and scenic beauty.

Development proposed in AONB should demonstrate particular regard to the character and appearance of the landscape setting. The AONB is characterised by a diversity of landscapes and these variations and differences are represented by 8 landscape types in the AONB Landscape Character Assessment 2003. The application site is in the West Wiltshire Downs Landscape Character Area which is defined as a distinctive, large scale landscape covering an extensive area. The character assessment identifies that the settlements in the south of the character area including Chilmark have a nucleated form, growing around crossroads on the B3089 and are characterised by consistent use of materials in the built environment (local Chilmark limestone with thatch, slate or red clay tile roofs).

The existing properties are in an elevated position from the road but are set back from the road/treed banks. In the previous withdrawn scheme for 9 dwellings on the site, it was considered that the intensification of development proposed, and bringing the developed area closer to the road would be particularly intrusive within the street scene on this elevated site on the edge of the village and would also affect the setting and views out of the Conservation Area and adjacent listed building.

In addition to the site being elevated from Salisbury Road/Cow Drove; there is also a difference in levels across the site. Site section plans have been provided to show existing and proposed ground levels, building heights and includes details of re-grading/retaining walls/banks.

In this revised scheme, the dwellings have been pushed back from the site boundaries and the proposed dwellings closest to Cow Drove (plots 1 and 6) have been reduced in scale to 1 ½ storey scale with rooms set partly within the roofspace.

The listed public house which historically stood on its own to the north of the historic village centre and the area around the public house still retains its prominence in the streetscene from the south and east. In the previous withdrawn scheme, the conservation officer was particularly concerned that the public house (grade II listed) would lose its prominence within the street scene. In this revised scheme, the reduction in the number of units has enabled the units to be moved further from the site boundaries and reduced in scale from the previous scheme and as such it is considered the public house will retain its prominence within the street scene.

The Council's urban designer considers that the proposed pair of semi-detached dwellings is not in keeping with the pattern and scale of development in the vicinity of the site. Both detached and semi-detached dwellings are common in Chilmark and although in the immediate area of Cow Drove, dwellings are detached; taking into account that the pair of semi-detached units are set well back within the site, this not considered to have a significant impact upon the character and appearance of the area of Cow Drove.

Impact on residential amenity

Policy CP57 requires that development should ensure the impact on the amenities of existing occupants is acceptable, and ensuring that appropriate levels of amenity are achievable within the development itself, and the NPPF's Core Planning Principles (paragraph 17) includes that planning should 'always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.'

Residential amenity is affected by significant changes to the environment including privacy, outlook, daylighting and sunlight inside the house, living areas and within private garden spaces (which should be regarded as extensions to the living space of a house). The extent to which potential problems may arise is usually dependent upon the separation distance, height, depth, mass (the physical volume), bulk (magnitude in three dimensions) and location of a development proposal in relation to neighbouring properties, gardens and window positions.

Objective 16 of the Councils Design Guide states (page 67) also refers to the need for new development proposals to exhibit 'How the new dwelling(s) will relate to the context and to each other to create a particular place'.

The dwellings have been designed to avoid unacceptable overlooking/overshadowing impacts in terms of layout of the development and position of windows and habitable rooms between both proposed and existing dwellings and it is not considered that the proposal will have an adverse impact to residential amenity.

Highway safety & parking

The highways authority have raised no objections to the proposal subject to conditions and have confirmed that the proposed visibility splays as shown on the plans are adequate to serve the new development.

Concerns have been raised that the footway is unachievable due to signs, BT boxes, manholes, telegraph poles and stays. The use of planning conditions is a common approach towards ensuring a development is acceptable and can therefore be permitted and to ensure that the new footway is laid out and constructed in a satisfactory manner, one of the recommended highways conditions is that no development should commence on site until details of the new paved footway and all associated highway works have been submitted and approved in writing by the local planning authority.

The proposed scheme provides sufficient off-street parking spaces within the site to be in accordance with the parking standards for new dwellings which are set out in the Wiltshire Local Transport Plan 2011-2026 – car parking strategy (space for at least 3 spaces for each of the 5 bedroom units and 2 spaces for each 3 bedroom unit).

Ecology

The Ecological Appraisal and Bat Report demonstrate that both existing houses contain small bat roosts. Wandle House provides a summer roost for common and soprano pipistrelles and an occasional roost for brown long-eared bats and Sarum House provides a maternity roost for common pipistrelles and a summer roost for soprano pipistrelles and brown long-eared bats.

The report proposes mitigation for the loss of these roosts by allocating space in the roof space of plots numbers 2 and 5 as replacement bat roosts with features to cater for all three species currently found in Sarum and Wandle houses.

The council's ecologist has advised that the mitigation offered more than compensates for the roosts being lost and the scheme therefore represents an overall enhancement.

The ecology report explains that a European Protected Species Licence from Natural England will be required in addition to gaining planning consent and that Licences (and planning permissions) should only be issued where the application is considered to meet the requirements of the following three tests:

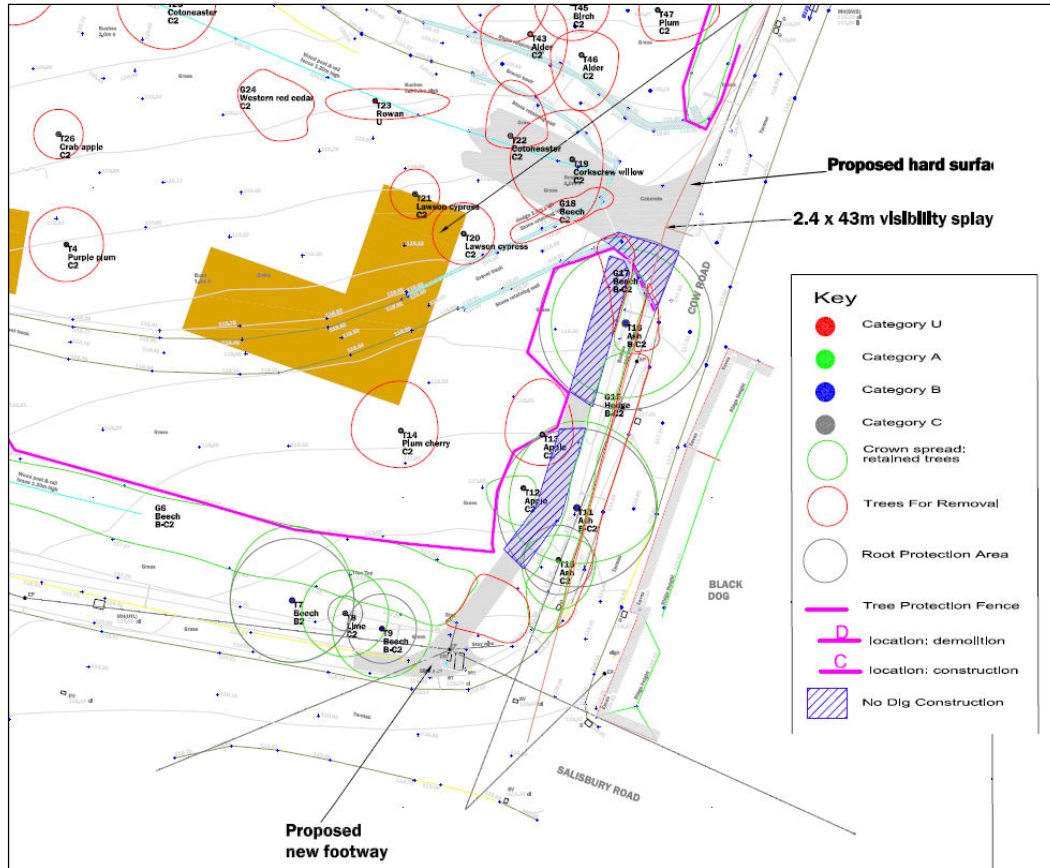
1. The development is in the interest of public and safety or is required for other imperative reasons of overriding public interest
2. There is no satisfactory alternative to the development
3. The development will not be detrimental to the maintenance of the bat populations concerned at a favourable conservation status in their natural range.

The Council's ecologist has advised that the proposed scheme will meet these three tests for the Licence, as the roosts concerned are of lower significance and the mitigation proposed will ensure that the favourable conservation status of local bat populations will be maintained.

Landscaping

The application has been accompanied by an Arboricultural Impact Assessment which has surveyed existing trees and shrubs with a stem diameter over 75mm at 1.5m height within the site and has assessed these for condition, details recommended tree works and includes recommendations to ensure the health and safety of the trees to be retained within the future development. A tree protection plan has been included showing root protection areas (the distance that construction should normally be kept back), tree protection fencing locations, areas of no-dig construction and defined ground protection areas where roots must be protected.

The proposals include removal of existing landscaping within the site; but with the exception of a gap to create the proposed footpath link; it is proposed to retain existing perimeter planting to the boundaries of Salisbury Road and Cow Drove. An amended tree protection plan has been submitted showing the extent of hedging to be retained (to include the hedge to the north of the entrance to Cow Drove) and the amount needed to be cut back to provide the necessary visibility splay to the south of the site entrance to Cow Drove:



The Council's ecologist has raised no objections to the removal of trees or hedgerow within the site as these are relatively small and the species composition reflects the garden/amenity use, although the hedgerows around the perimeter are priority habitat under sections 40 and 41 of the Natural Environment and Rural Communities Act 2006 and the council is obliged to ensure priority habitat is conserved.

The Council's ecologist has raised no objections to the proposed scheme and has recommended standard landscaping conditions for the retention of perimeter vegetation (as shown on the tree protection plan and protected as detailed within the Arboricultural Impact Assessment) and replacement for planting losses.

Replacement planting is shown on the site plan, but specific details will need to be agreed via condition. Since removal of trees/shrubs will affect breeding birds, any works to shrubs or trees should also be restricted to the period 1st September to 28th February or in accordance with advice of an independent ecologist who has surveyed the shrub or tree within 48 hours of the proposed works.

Drainage

Following significant recent groundwater flooding within Chilmark, Wessex Water have advised that the local planning authority and Lead Local Flood Authority should promote a policy which restricts development until groundwater management measures can be put in place. Wessex Water have confirmed that sewer flooding in

Chilmark is directly related to the widespread groundwater flooding experienced over the last few winters

However, whilst the proposal must demonstrate that the drainage scheme will not adversely affect the groundwater levels within the village and address any surface water problems that may arise as a result of the development; it would be inappropriate to require the development to address whatever surface water/ground water problems may currently exist in the village.

A surface water management proposal has been included with the application which explains that in terms of the existing situation, there is evidence that the soakaway at Sarum House is blocked as the garden floods around the soakaway during heavy rainfall and that all the surface water from both properties currently runs down the drive into Cow Drove. The surface water management proposal details that six soakaways (one per property) and permeable road surfaces are proposed so that all the surface water that would be generated from the development in a once in 30 year flood event could be contained and infiltrated into the surroundings to reduce the current surface water run-off from the site, which at present contributes to the flood risk in the village.

The Council's drainage engineer has advised that whilst Wessex Water are correct that groundwater measures should be put in place before too much additional property development takes place in Chilmark and further investigations are to be carried out to begin proposals for a groundwater flood alleviation scheme for Chilmark; the surface water management proposal proposes additional soakaway capacity within the site and that provided this is implemented as a condition of planning consent, the development should not exacerbate any outstanding groundwater flooding/foul drainage issues in the area identified by Wessex Water.

The advice of the council's drainage engineer is that the proposed surface water management scheme is acceptable.

Archaeology

The site is located to the northwest of the historic core of Chilmark village and had the potential for the presence of Roman, Saxon and Medieval remains, finds and features.

The site was subject to an archaeological evaluation on the 3rd April 2014 comprising two inspection trenches. The evaluation identified natural chalk substrates, intermittently overlaid by subsoil and/or topsoil deposits. There were no archaeological features present. The Council's archaeologist has advised that it is unlikely that heritage assets with an archaeological interest would be affected by the proposed development and no further archaeological works are required.

Planning obligations

The application, involving a net gain of four houses falls below the threshold for affordable housing provision and/or contributions.

Further to the recent guidance issued by the DCLG (November 2014) Planning Contributions (Section 106 Planning Obligations), Wiltshire Council has decided that tariff-style contributions are no longer payable if the development site has 10 houses or fewer **and** a maximum combined gross floorspace of no more than 1000 sqm.

The applicant has confirmed that the gross area of the proposed houses is 1576sqm. As the overall floor area of the proposed development exceeds 1,000 sq m the requirement for an off-site recreation (R2) contribution remains, and the applicant is agreeable to providing this.

4. Conclusion

It is considered that the proposed re-development of the site will maintain the spacious and verdant rural character of the site and prominence of the listed building and thereby avoid adverse impact upon the character and appearance of the conservation area, landscape (also designated as an AONB) or setting of the adjacent listed building.

Recommendation

To delegate to the Area Development Manager to grant planning permission following completion of a Section 106 obligation requiring payment of a financial contribution towards off-site recreation / open space provision, and subject to the following conditions:

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

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 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.

3) No development shall commence on site until a sample panel of stonework, not less than 1 metre square, has been constructed on site, inspected and approved in writing by the Local Planning Authority. The panel shall then be left in position for comparison whilst the development is carried out. Development shall be carried out in accordance with the approved sample.

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 design, external appearance of all fences, gates, walls, and other means of enclosure have been

submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the development being occupied / brought into use.

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

5) No development shall take place until full details of soft landscaping, including the compensatory hedge in the south east corner, has been submitted to and approved in writing by the local planning authority. These details shall include a detailed planting specification showing all plant species, supply and planting sizes and planting densities.

REASON: To ensure a satisfactory landscaped setting for the development.

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 until details of all hard landscaping materials (including access road surfacing materials) have been submitted to the local planning authority for approval in writing. Development shall be carried out in accordance with the approved details prior to first occupation of any part of the development.

REASON: To ensure a satisfactory landscaped setting for the development.

8) No development shall commence on site until details of the new paved footway and all associated highway works, have been submitted to and approved in writing by the local planning authority. The development shall not be first occupied until the paved footway and all associated works have been constructed and laid out in accordance with the approved details.

REASON: To ensure that the new footway is laid out and constructed in a satisfactory manner.

9) The development hereby permitted shall not be first occupied until the first five metres of the site access, measured from the edge of the Cow Lane carriageway,

has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

REASON: In the interests of highway safety.

10) The gradient of the access shall not at any point be steeper than 1 in 15 for a distance of five metres from its junction with the public highway.

REASON: In the interests of highway safety.

11) No development shall commence on site until a scheme for the discharge of surface water from access/driveway, incorporating sustainable drainage details, has been submitted to and approved in writing by the local planning authority. The development shall not be first occupied until surface water drainage has been constructed in accordance with the approved scheme.

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

12) No development shall commence on site until visibility splays have been provided between the edge of the Cow Drove carriageway and a line extending from a point 2.4m back from the edge of the carriageway, measured along the centre line of the access, to the points on the edge of the carriageway 33m to the south and 43m to the north from the centre of the access. Such splays shall thereafter be permanently maintained free from obstruction to vision above a height of 1.0m above the level of the adjacent carriageway.

REASON: In the interests of highway safety.

13) No external lighting shall be installed on site unless otherwise agreed in writing by the Local Planning Authority upon submission of details of the type of light appliance and the height and position of fitting and illumination levels have been submitted to and approved in writing by the Local Planning Authority before development commences. The approved lighting shall be installed and shall be maintained in accordance with the approved details and no additional external lighting shall be installed.

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

14) 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 – 13:00 on Saturdays.

REASON: To minimise the disturbance which noise during the construction/demolition of the development could otherwise have upon the amenities of nearby dwellings.

15) Works to any shrub or tree will only be undertaken during the period 1 September to 28th February or in accordance with the advice of an independent ecologist who has surveyed the shrub or tree within 48 hours of the proposed works.

REASON: In the interests of protected species.

16) Bat roosts will be incorporated into plots 2 and 5 in accordance with the Ecological Appraisal and Bat Report (Lindsay Carrington Ecological Service Ltd, Nov 2013 updated August 2014). The installation of bat roost features will be supervised by a professional ecologist who will ensure that suitable conditions are provided within the bat roosts for both brown long-eared and pipistrelle bats. A report will be submitted to the Planning Authority before first occupation of plots 2 and 5 confirming the position and design of the completed roosts. The bat roosts and their access points will be maintained solely for use by bats for the lifetime of the development and the deeds for each plot will identify this requirement.

REASON: To compensate for the existing bat roosts being lost.

17) The development hereby approved shall be carried out strictly in accordance with the Arboricultural Impact Assessment dated 12/12/14, received by this office 15/12/14

REASON: To ensure appropriate protection for trees proposed to be retained.

18) The Flood risk Assessment and surface water management proposal detailed in the design and access statement submitted with the planning application shall be carried out in full prior to the first occupation of the development.

REASON: To ensure that the drainage is satisfactory.

19) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions to, or extensions or enlargements of any building forming part of the development hereby permitted.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements.

20) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), no buildings or structures, or gate, wall, fence or other means of enclosure, other than those shown on the approved plans, shall be erected or placed anywhere on the site on the approved plans.

REASON: To safeguard the character and appearance of the area.

21) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order

2008 (or any Order revoking or re-enacting or amending that Order with or without modification), no garages, sheds, greenhouses and other ancillary domestic outbuildings shall be erected anywhere on the site on the approved plans.

REASON: To safeguard the character and appearance of the area.

22) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), no window, dormer window or rooflight, other than those shown on the approved plans, shall be inserted in the south west or south east roofslopes of the plot 1 of the development hereby permitted.

REASON: To safeguard the character and appearance of the area.

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

Drawing No. 121204-01 Rev A Site Plan, dated Feb 14, received by this office 02/10/14

Drawing No. 121204-102 Rev C Plot 6, dated 11/12/14, received by this office 16/12/14

Drawing No. 121204-110 Rev B Site Plan, dated 11/12/14, received by this office 16/12/14

Drawing No. 121204-111 Site Sections, dated Dec 14, received by this office 16/12/14

Drawing No. 121204-105 Rev A Plot 5, dated 12/12/14, received by this office 16/12/14

Drawing No. 121204-104 Rev A Plots 3 & 4, dated 12/12/14, received by this office 16/12/14

Drawing No. 121204-103 Rev A Plot 2, dated July 2014, received by this office 16/12/14

Drawing No. 121204-101 Rev C ex g. level shown, received by this office 16/12/14

Drawing No. 541-02 Rev F Tree Protection Plan, dated Dec 14, received by this office 15/12/14

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

INFORMATIVE: Material samples

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.

INFORMATIVE: Burning of Waste

The council's public protection team have advised that no burning of waste should take place during the construction phase of the development hereby permitted, due to Environmental Protection Legislation.

INFORMATIVE: Protected species

There is a low risk that reptiles could occur on the application site. These species are legally protected and planning permission does not provide a defence against prosecution. In order to minimise the risk of these species occurring on the site, the developer is advised to clear vegetation during the winter, remove all waste arising from such clearance and maintain vegetation as short as possible in line with the recommendations made in The Ecological Appraisal and Bat Report (Lindsay Carrington Ecological Service Ltd, Nov 2013). If these species are found during the works, the applicant is advised to stop work and follow advice from an independent ecologist.

The roof spaces of Wandle House and Sarum House are used as bat roosts. Under the Conservation of Habitats and Species Regulations 2010, it is an offence to harm or disturb bats or damage or destroy their roosts. Planning permission for development does not provide a defence against prosecution under this legislation. The applicant is advised that a Natural England licence will be required before any work is undertaken to implement this planning permission.

INFORMATIVE: Wiltshire Council Waste

As the access road will be unadopted, Wiltshire Council Waste will require an indemnity form to be signed prior to first occupation of the dwellings so that Waste Management Services can use the road. Please contact Wiltshire Council Waste (South), Waste Management Services, Riverway Depot, Trowbridge, BA14 8LL

INFORMATIVE: Wessex Water

New Water supply and waste water connections will be required from Wessex Water to serve this proposed development. Application forms and guidance information is available from the Developer Services web-pages at our website www.wessexwater.co.uk

Please note that DEFRA intend to implement new regulations that will require the adoption of all new private sewers. All connections subject to these new regulations will require a signed adoption agreement with Wessex Water before any drainage works commence.

Further information can be obtained from our New Connections team by telephoning 01225 526222 for Water Supply and 01225 526333 for Waste Water.

INFORMATIVE: External lighting

In considering proposed external lighting, the applicant should comply with the Cranborne Chase and West Wiltshire Downs AONB position statement on Light Pollution available from: http://www.ccwwdaonb.org.uk/projects/pub_other.htm