

**REPORT TO THE DEVELOPMENT CONTROL COMMITTEE**      Report No.

<b>Date of Meeting</b>	<b>24<sup>th</sup> September 2008</b>
<b>Application Number</b>	<b>07/03318/OUT</b>
<b>Site Address</b>	<b>Rylands Sports Field, Stoneover Lane, Wootton Bassett, Wilts. SN4 8QX</b>
<b>Proposal</b>	<b>Erection of 100 Dwellings with Primary Access from Stoneover Lane (Outline)</b>
<b>Applicant</b>	<b>Wootton Bassett Rugby Football Club</b>
<b>Town/Parish Council</b>	<b>Wootton Bassett</b>
<b>Grid Ref</b>	<b>407903 182884</b>
<b>Type of application</b>	<b>Outline application</b>

**Reason for the application being considered by Committee**

This application has been submitted to the Committee for decision under the scheme of delegation in force after the 8th April 2002 because 5 letters of objection have been received. The application was reported to the Development Control Committee on the 2<sup>nd</sup> April 2008 but a decision was deferred to allow for further information to be sought.

**Summary of Report**

**This report needs to be read in conjunction with application nos. 08/00024/FUL, 08/00025/FUL and 08/00009/FUL which are also reported to this Committee meeting.**

This application which is outline for planning permission proposes the erection of 100 residential dwellings with primary access from Stoneover Lane. All matters are reserved except for access.

The key issues to consider are:

- Implications on main policies C3, H2, H5,T1 and T2 within the Local Plan 2011
- Density and layout of the development
- Access and impact on traffic and parking in the local area
- Impact on the residential amenity of neighbours
- Affordable Housing Provision
- Public Open Space Provision
- Education Contribution

**Officer Recommendation**

Delegate to the Development Control Manager to GRANT Planning Permission subject to:

1. Completion of Agreements to ensure:

- (a) Affordable housing and Public Open space.
- (b) The development is linked to planning application 08/00025/FUL to ensure the development of the sports facilities takes place prior to the occupation of any residential units hereby approved.

<b>Contact Officer</b>	C Moorfield	01249706686	cmoorfield@northwiltshire.gov.uk
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### Proposal and Site Description

This proposal is for outline permission for the erection of 100 dwellings on a site of approximate area 2.5ha. An outline application is acceptable on this site and it would not be justifiable for a full application to be required. The site is located within the framework boundary of Wootton Bassett. The site is at present occupied by the Wootton Bassett Rugby Club. There is some vegetation around the periphery of the site. The site slopes gently from the East to the West. To the Northwest and Southeast are predominantly residential areas. Whereas to the Southwest there is an area of open space owned by Wootton Bassett Town Council and to the North East is an open area owned by Wiltshire County Council which is allocated for the location of a primary school. A short adopted slip road serves 5 dwellings and runs parallel to the north-western boundary. The outline application for development reserves all matters except the access. A master plan for the layout has been submitted. The original plan submitted was the subject of negotiations with the developer. The layout plan has since been amended following negotiations with officers; this amended layout is the subject of further discussions the result of which will be reported in the additional information.

The applicants submitted the following supporting documents with this application:

- Transport assessment
- Travel plan
- Great crested newt survey
- Ecological survey
- Waste and recycling audit
- Planning Statement
- Design and access statement.
- Development Brief
- Landscape and visual appraisal.

<b>Planning History</b>		
Application number	Proposal	Decision
06/02951	Screening Opinion	<p>An application was received under regulation 5(1) of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999. The opinion given was as follows:</p> <p><i>“The proposal included the following residential development (100 dwellings) on 2.5ha of land at Wootton Bassett Rugby Club Stoneover Lane.</i></p> <p><i>The proposed development comprises an urban development project falling within Schedule 2 of the Regulations to which criteria A18 and 19 relate as contained in annex A to circular 2/99 Environmental Impact assessment.</i></p> <p><i>Having regard to the regulations, the Circular together with the characteristics of the area, it is considered that an Environmental Impact Assessment is not required.</i></p> <p><i>Notwithstanding this the range of documentation to be submitted with the application is as follows:</i></p> <ul style="list-style-type: none"> <li>• <i>Traffic Assessment (including looking at Junction 16 of the M4 in conjunction with WCC Highways and</i></li> </ul>

		<p><i>the Highways Agency)</i></p> <ul style="list-style-type: none"> <li>• <i>Ecological Assessment- Great crested Newts are reported in the area and existing hedgerows should be considered.</i></li> <li>• <i>Design and access statement as per Government guidance.</i></li> <li>• <i>Open space strategy-, which addresses the displacement of recreational facilities from this site.”</i></li> </ul> <p>The above opinion was issued on the 4/12/06. The decision is based on the opinion of the Officers of the Council and this matter was dealt with in the appropriate manners.</p>
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## Consultations

**Wootton Bassett Town Council** - Support the development

**Wiltshire County Council Highways** – “The proposed access is acceptable and the principle has already been agreed. I note that only the access is to be determined at this time.

The illustrative layout is generally acceptable but some modification may be needed to accommodate adequate turning facilities for refuse and service vehicles. Similarly the design of the emergency access will need some consideration. I assume that the emergency access will have lockable bollards and the design will need to emphasise its primary use as a pedestrian/cycle route. In respect of the concerns over its possible use by motorcycles I can see no realistic way of controlling this other than by design.

Overall the parking must be conveniently located to the units with all units having at least one space and 3 bedroom or more having at least 2 spaces.

**WCC Education** – 100 units of housing generates a need for 31 primary and 22 secondary places. Looking at the designated area schools, Longleaze and Wootton Bassett Secondary, at secondary level, there is space to accommodate the additional pupils. At primary level, the permanent capacity of the school is 229 and forecast figures indicate that places will not be available for all 31 extra pupils within this capacity. We, are therefore, making a proportionate case for 6 additional primary places at £11356 each (£68,136.00).

**Highway Agency** - At the previous committee meeting concerns were raised by interested parties in respect of a letter issued by the HA which commented that further development which may impact on junction 16 would receive a direction of refusal. However, since that letter was issued, discussions have taken place between the agents and the HA.

In their letter dated 3<sup>rd</sup> June 2008 the Highway Agency lifted their Direction of Non-Approval. They provided a TR110 to provide confirmation of their revised position in respect of this application (07/03318/OUT).

This change of position followed the submission of an acceptable Travel Plan completed by the applicant’s traffic engineers. (PFA).

**The Environment Agency**- Originally objected because of the possible impact on drainage to be assessed once borehole investigations had been carried out. In their letter dated 8<sup>th</sup> April 2008 the Environment Agency withdrew their previous objection but made recommendations that should be attached to any consent as an informative. Also previously stated conditions to be attached to any permission issued.

**Sports Development Unit** - Support this proposal and give background information on needs and aspirations within Wootton Bassett

**CPRE** - Concerns regarding cycle routes and the amount of parking.

**Environmental Health** - No adverse comments.

**Thames Water** - No adverse comments.

**Housing Officers** - Required level of affordable housing to be provided within the scheme.

**Wiltshire Wildlife Trust** – No objection

**WSBRC** - Great crested newts in locality. This matter has been considered by WWT comments above.

**Police** - Particular concerns re car parking courts, adequate surveillance and permeability of the scheme.

**Natural England** – No objection

**Senior Drainage Engineer**- This site drains into Stones Lane and directs surface water away from the open watercourse that has caused problems in the past. Support for application, as it will solve an existing drainage fault.

**Council's Legal Manager**- The site is all within the North Wiltshire District Council ownership. There was a covenant imposed by WCC that the land should be kept for public open space playing fields or agriculture but WCC have agreed to release the covenant for a consideration in order to allow this development to take place.

## **Representations**

**Public Consultation** - The Councils Statement of Community Involvement sets out what is expected from Developers in respect of major applications. Pre application consultation is encouraged but it is not a legislative requirement and therefore, should issues be raised in respect of the process that was carried out in particular circumstances this would not justify refusal of or render invalid an application. The applicants have submitted a statement of community involvement. The approach taken by the applicants is in line with the advice as given by the Local Planning Authority in their Statement for community involvement.

## *Support*

147 letters of support received from the rugby club. 29 individual letters received in support.

Summary of key points raised-

- The Rugby club is an asset and requires improved facilities
- This application coupled with the 3 other linked applications will provide the area with an excellent facility for all but particularly the young people.
- There is demand for improved/increased level of social and sporting facilities within the town.
- The clubs cannot expand on the existing site.
- Need for more residential development in the Town.
- Safe and accessible facilities needed.
- Existing site suffers from vandalism
- Residential development needed to finance the sports facilities.
- A well thought out proposal.
- This will be a viable and sustainable development.
- The scheme will protect the green belt.
- A good location for housing rather than using land within the countryside.
- All weather facilities and improved changing facilities needed.
- Sports facilities will be a valuable asset to the town that will bring in visitors increasing the

town's vitality.

- Existing site does not have enough parking and surrounding area suffers from congestion.

### *Objections*

152 Standard letters have been received objecting to all 4 applications on the grounds that the applications are contrary to the following policies in the Local Plan 2011: C1(iv), C3(i), (iii), (vii),(viii), NE2 (para 6.5), NE3 (paras. 6.7, 6.8), NE7, NE15 (para 6.42), NE18 (para 6.52), T1, T2 (para 8.4), T4 (para 8.13) and item 1.11 of the introduction of the Local Plan 2011.

11 individual letters of objection have been received. One of these letters was signed by 10 people. Summary of key points raised-

- Loss of existing open space.
- Loss of vegetation impact on ecology
- Access to site unacceptable.
- Loss of amenity through over looking, noise, loss of light
- Building types unacceptable
- Question over ownership.
- Impact on existing services.
- Traffic safety issue
- Development should include green space.
- Density too high.
- Access should be to the North.

There have been some concerns in respect of letters sent in on behalf of an unknowing third party. The letters that have been drawn to the Council's attention have been withdrawn from the system.

Officers cannot guarantee that there has not been a duplication of signatories in various standard letters and petitions that have been submitted. All representations received have been taken on face value unless information to the contrary has been provided.

One interested party has submitted copies of all comments received in respect of the public consultation exercise carried out by the applicants. These letters numbered 164 but the individual comments have not been registered due to the fact that all were made prior to the registration of the application and some have been taken on board by the applicants prior to the submission of the scheme.

## **Planning Considerations**

### Principle of development

In terms of the principle of this development this report needs to be read in conjunction with reports for the following applications: 08/00009/FUL, 08/00024/FUL and 08/00025/FUL. Whilst each of the applications has to be considered individually the four schemes are interlinked. This application can only be considered to be acceptable if the recreational facilities the site currently provides can be replaced elsewhere. The proposal is that facilities will be replaced at the existing Ballards Ash site, but that is only possible if some of the facilities at the existing Ballards Ash site can be accommodated within the 'sports hub' proposal (08/00025/FUL). Therefore, the decision taken on that application (08/00025/FUL) will inevitably have an effect upon decisions taken on this application, the Gerard Buxton sports field (08/00024/FUL) and the Ballards Ash sports ground 08/00009/FUL)

The site is allocated within the Local Plan 2011 as being for residential use and therefore policy H2 is relevant. The site is located within the framework boundary for Wootton Bassett. The relevant policies in relation to this use on this site are H2, C3, CF2, CF3, T1, T2, and T4 of the local plan 2011. In addition to the Local Plan the RSS must be taken into account as well as general government policy and guidance. The Local Plan, which was adopted in 2006, provides the main policy framework in

relation to the proposal being considered. The adopted plan through its adoption reflects central government policy and guidance. The RSS whilst being a material consideration does not override the policies within the Local Plan.

There are numerous matters of detail in respect of this scheme i.e. the impact that the scheme will have on the natural environment the amenity of the area its visual impact and the impact that it will have on traffic generation within the immediate locality as well as further afield in respect of junction 16 of the motorway.

However, the main issue in respect of the principle of this development coupled with the development at Ballards Ash has been whether it is acceptable in terms of policy for a site which at present provides leisure activities within the framework boundary of Wootton Bassett to be lost. The site is to be redeveloped for residential purposes in order to provide funding for extension of existing facilities at Ballards Ash (08/00009/FUL).

In relation to redevelopment, replacement or improvement of existing leisure facilities 4 criteria are stipulated. These criteria refer to the retention of the existing level of facilities; the facilities must be beneficial to the community and must be beneficial to the existing use. Of particular relevance to this policy is the reference to "loss of existing facilities" and this is only justifiable where there would not be a resultant deficit in terms of quality, quantity and accessibility in accordance with the methodology in the councils Open Space Study.

This argument must be considered in respect of this application and 08/00009/FUL and 08/00025/FUL as the three applications are inter linked in terms of policy justification

### Outline planning applications

On the 10th August 2006 there was a change in the legislation which requires outline applications to demonstrate clearly that the proposals have been properly considered in the light of relevant policies and the sites constraints and opportunities. As a minimum, applications should always include information on the following aspects:

- Use – the use or uses proposed within the identified site.
- Amount of Development – the number of residential units, maximum.
- Indicative Layout
- Scale Parameters – an indication of the upper and lower limits for height, width and length of each building within the site.
- Indicative Access Points in this instance full detail have been provided.

Design and Access Statements are required to accompany outline planning applications.

This has been done and the applicant has shown that they have considered the proposal, and understand what is appropriate and feasible for the site in its context. It explains and justifies the design and access principles that will be used to develop future details of the scheme.

### Density of the scheme

The density of this scheme is 40 dwellings per ha. Government advice requires densities to be above 30 dwellings per hectare and therefore this layout indicates a relatively low density scheme. The master plan submitted indicates this density of development can be provided on this site.

### Accessibility of the development

At present there is a network of footpaths, which link into this site. A plan to indicate this has been submitted by the applicants. The layout of the proposed development has shown that the existing pedestrian routes link into this scheme. The development is located relatively close to the Town Centre and therefore residents will have access to the services and amenities provided there.

### Traffic generation and access

The provision of parking facilities within the scheme and the access into the site has all been discussed at length with the WCC Highway. In principle these elements are acceptable as parking has been included at a level of 1 space per 1 bed unit 1.5 per 2 bed unit and 2 spaces per 3 and 4 bed units. Discussions with the developers necessitated amendments to the layout and amended plans have been received and are considered acceptable in terms of parking and access arrangements.

The access to the site has been agreed with the Highway engineer and the scheme as submitted is considered acceptable. Detailing of these works required can be covered by condition. Policy T1 seeks to minimise the need for travel. This site is well located in relation to the services that are provided within Wootton Bassett. The application has been supported by a travel plan and transport assessment and the details of these have been considered by both the Highway Agency and the Traffic Engineer in line with the guidance included within policy TR2.

The secondary access onto Stoneover Lane is seen as an emergency access only in order to prevent cutting through from the development. Lockable/removable bollards are proposed and details of these have been submitted. In order that this route can be used by emergency vehicles it will need to be constructed to an appropriate standard. The precise details of the bollards to be used will need to be discussed and agreed with the highway engineer.

Interested parties have suggested that access should be from the north of the site. However this was considered but such a proposal would impact on land not part of this application site would take traffic through narrower residential street as well as possibly impacting on wildlife on the site.

### Design and scale of development

The plans as submitted are indicative only and all matters are reserved except for the access. The general layout includes an access road, which runs across the site from the SW to the north, the road being parallel with Stoneover Lane. There is an area of Public Open space on the Southern side of the site. Development has generally been kept away from the boundaries to ensure the retention of existing hedgerows and trees as well as reducing the likelihood of conflict between new units and existing houses adjacent to the site. The applicants have submitted an illustrative section to show the relationship between new and existing units adjacent to the site. This section shows that adequate distances can be retained to prevent an unacceptable level of lost privacy, light or outlook.

The Public Open space has an area of 0.2ha which is what would be required under policy CF3 of the Local Plan. In line with government guidance the layout plan indicates the scale of the buildings on the site. A guide on footprint sizes has been given within the design and access statement. Due to the topography of the site it is recognised 2.5 and 3 storey buildings may only be appropriate where they can contribute to the creation of a sense of place. Such locations would be in the centre of the site around the public open space, to terminate vistas or to provide variety of roofline within the street scene.

The relatively low density of this development allows for an element of flexibility in considering the details as there is adequate space to ensure distances between dwellings is reasonable and the resulting development is not cramped within the site.

It is considered acceptable for a condition in respect of levels of sustainability to be attached to any permission granted.

### Impact on amenity

As stated above the principal design approach has been to keep development away from the boundaries thereby limiting the possibility of loss of amenity to adjacent dwellings. This design principle also allows for the maximum retention of vegetation around the boundaries. To the south of Stoneover Lane residential development has been kept away from the boundary. Where it does abut the boundary the blocks have been orientated to be perpendicular to the existing dwellings thereby reducing the

impact on light received and the possibilities of overlooking. A section through the south east corner of the site has been provided to show this impact at its greatest. Distances are more than adequate to preserve residents' privacy.

### Trees and Ecology

The application was supported by an Ecological survey and a protected species survey and assessment. The Wiltshire Wildlife Trust and Natural England have not objected to this scheme. Therefore in accordance with the conclusions contained within these reports in respect of precautionary recommendations and enhancements it is not considered that this proposal should unduly impact on the natural ecology of the area. Subject to appropriate conditions and informatives being attached to any permission this proposal is considered acceptable in this respect.

There are some trees and hedging along the boundary of the site and it is considered appropriate for these to be incorporated within a comprehensive landscaping scheme for the site and the permission conditioned accordingly.

### Assessment of existing services

In accordance with the local plan requirements the necessary contributions have been assessed in order of priority and have been met to a level that is considered acceptable for a development of this nature. The level of contributions has to be considered in the light of the benefits that this package of linked developments will bring to Wootton Bassett Town and the surrounding area.

### Public Open Space

In accordance with the Councils Policy CF3 on site POS has to be provided. In some instances a contribution towards existing facilities is seen as acceptable.

As part of this scheme an area of 0.2ha POS is to be provided within the site. The design criteria being that this area will be highly visible from surrounding houses as well as providing a focal point within the layout. This open space within the scheme is seen to be an important element within the illustrative layout and will contribute significantly to the developments character and sense of place. In addition a contribution will be made to the adjacent Otter Way facility. The exact amount of this payment to be agreed.

### Affordable Housing

The level of affordable housing submitted as part of this application is in line with the Councils SPD.

It is proposed that in line with the Councils SPD 2007 the mix will be as follows:

- Social rented 80% Intermediate Affordable 20% of this
- 1bed 20% social rented
- 2bed 50% social rented 65% Intermediate
- Affordable 3bed 25% social rented 30% Intermediate
- Affordable 4bed 5% social rented 5% Intermediate Affordable

The Councils Housing Officers have agreed that this level of provision complies with the SPD and is therefore acceptable.

### Education

During initial discussions with the County Council in respect of contributions to education on related schemes no contribution was sought (September 2007).

That response was taken into account when preparing applications for developments relating to the sports hub and associated residential proposals. However, the County Council have subsequently



advised that a contribution of £68, 136.00 (6 x£11,356.00) is sought. It is recognised that contributions towards education are reasonable for such developments (as established by Policy C2). However, in this instance it is considered unreasonable at this relatively late stage of the development process for the contribution to be insisted upon in the light of previous and recent advice given by the education authority.

### Legal Agreement (Section 106)

This application needs to be the subject of a section 106 agreement in respect of its interdependency on application 08/00025/FUL. The provision of the reallocated pitches being on the northern side of the B4042

### Other Issues

Site ownership - confirmation has been received that the certificates submitted in relation to site ownership are correct. In addition the Councils Legal Team Manager has confirmed that (whilst this is not a planning matter) there was a covenant imposed by WCC that the land should be kept for public open space playing fields or agriculture but WCC have agreed to release the covenant for a consideration in order to allow this development to take place.

Need for the facilities - Some residents have questioned the need for these facilities however the comments of both the Councils Sports Development Officer and Sport England have supported this application.

Comments from Sport England:

No objections subject to the requirements of policy E4 of our playing fields policy being met. These requiring at least equivalent, if not better, facilities in a suitable location.

In order to ensure that the relocated facilities are provided, a legal agreement is needed. Sport England is satisfied that the replacement facilities are of a greater quantity and quality to the existing facilities. With regard to the location it is considered that the pedestrian/cycle route coupled with the travel plan are acceptable and result in accessible development.

Subject to the above comments no objection is raised to this scheme.

Comments of the Sports Development Officer -

The current situation is as follows

- 1) All clubs are limited in their capacity to develop the number of participants involved in their sport due to the lack of space that they have at their disposal currently and the lack of available space to develop into on their respective sites.
- 2) Wootton Bassett RFC have particular problems with drainage at their ground which makes it unsuitable for juniors on many occasions with the ground becoming extremely boggy in places for large periods of time.
- 3) All clubs have issues with changing facilities which limits their development in terms of junior memberships and in particular the provision of sport for women and girls. Current National Governing Body guidelines suggest that separate changing facilities is provided for children and adults if participating at the same time and also then for women and girls.
- 4) All clubs wish to develop links with local primary and secondary schools which will improve the pathways available for young people in education to move into out of school hours sports club settings to participate in sport and physical activity.
- 5) Tennis and Football clubs have particular concern over space due to the number of teams and members they provide for. Cricket club is developing and entering more teams into local and national competition and struggles to cater for the number of fixtures they are generating due to the pitch requirements that this entails.

## Proposed Development

- 1) This development will be regionally significant in terms of sport and will increase awareness and knowledge of Wootton Bassett and raise the profile of both the town and the sports clubs in the local community.
- 2) The sale of land at Stoneover Lane and Rylands Way will provide all clubs the ability to move into purpose built, high quality sports facilities, which will attract new members and enable greater skill development from all involved at the clubs due to improved surfaces and facilities.
- 3) All clubs will be able to work with local schools to foster mutually beneficial relationships which will result in a greater knowledge of available opportunities for young people in the local area, improved provision of sport within those schools and an increased number of young people joining and participating in local sport. This will be achieved through formally signed Club School link documents, which recognise an agreed set of actions for both the school and the club that will benefit both parties.
- 4) All clubs will be able to appropriately cater for the level and amount of competitive opportunities they provide for all age groups and wish to provide in the future. It will also provide the space to cater for the large number of children and young people involved in coaching programmes, which are both socially and personally beneficial to those young people.
- 5) The proposed development will encourage greater partnership working between the clubs to provide holiday activities for local young people, increased provision of and access to volunteer and coach education courses and space for alternative activities to take place in the clubhouse / function rooms.
- 6) It is unlikely that the development will impact negatively on the Lime Kiln leisure centre as the two facilities provide very different sports opportunities and the proposed development will not be duplicating those provided by the leisure centre. Indeed increased memberships of the sports clubs could well produce an increased demand for indoor space at the centre from any of the four individual sports clubs.

Public consultation exercise- some concerns has been expressed over the public consultation carried out by the applicants. Public consultation prior to submitting an application is not a statutory requirement but is encouraged by North Wiltshire District Council. The fact that some consultation was undertaken is to be welcomed.

## Conclusion

In conclusion this scheme is seen to be acceptable in terms of the use of the site, as it is an allocated residential site within the Local Plan. The access to the site is acceptable. The density is in line with government guidance and is therefore acceptable the provision of open space, affordable housing and parking levels accords with the relevant policies as contained within the Local Plan 2011.

## Recommendation and Proposed Conditions/Informatives

Delegate to the Development Control Manager to GRANT Planning Permission subject to:

1. Comments of Highways Agency
2. Completion of Agreements to ensure:
  - (a) Affordable housing and Public Open space.
  - (b) The development is linked to planning application 08/00025/FUL to ensure the development of the sports facilities takes place prior to the occupation of any residential units hereby approved.

And the following conditions:

1. Prior to the commencement of the development hereby permitted, details of the layout, scale, appearance of the development, the access to the development and the landscaping of the site shall be submitted to, and approved in writing by, the local planning authority.

Reason: The application was made for outline planning permission.

2. (a) The application for approval in respect of all matters reserved in Condition No.1 above shall be made to the local planning authority within a period of three years, commencing on the date of this permission.

(b) The development hereby permitted shall be begun before the expiration of two years of the date of approval of the last of the reserved matters to be approved.

Reason: To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

3. The development hereby permitted shall be carried out strictly in accordance with the approved plans subject to such minor amendments to the development as may be approved in writing under this condition by the local planning authority.

Reason: To ensure that the development is implemented in accordance with this decision in the interests of public amenity, but also to allow for the approval of minor variations which do not materially affect the permission.

4. Prior to the commencement of the development hereby permitted, details of the following matters (in respect of which approval is expressly reserved) shall be submitted to, and approved in writing by, the local planning authority:

- (1) walls, fences, gates and other means of enclosure;
- (2) ground surfacing materials;
- (3) finished floor levels of all buildings;
- (4) finished levels across the site;
- (5) the means of surface water disposal;
- (6) the means of foul sewage disposal.
- (7) bin and cycle stores

The development shall be carried out in accordance with the details so approved.

Items 1 to 7 shall be completed prior to the use or occupation of the development hereby permitted.

Reason: In the interests of amenity and satisfactory layout.

5. The development hereby permitted shall not be commenced until details of the landscaping of the site, including wherever appropriate the retention of existing trees, have been submitted to, and approved in writing by, the local planning authority. The approved landscaping scheme shall be implemented within one year of either the first occupation or use of the development, whether in whole or in part, or its substantial completion, whichever is the sooner, and shall be maintained thereafter for a period of not less than five years. The maintenance shall include the replacement of any tree or shrub which is removed, destroyed or dies by a tree or shrub of the same size and species as that which it replaces, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of amenity.

6. Prior to the commencement of the development hereby permitted and before any equipment, machinery or materials are brought onto the site for the purposes of the development, details of fencing to be erected for the protection of retained trees/hedges/shrubs shall be submitted to and approved in writing by the local planning authority.

Fencing for the protection of retained trees/hedges/shrubs shall be erected in accordance with the approved details before any equipment, machinery or materials are brought onto the site for the purposes of the development and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason: In the interests of protecting the existing trees/hedges/shrubs on the site.

7. Prior to the commencement of the development hereby permitted, details of materials to be used externally shall be submitted to, and approved in writing by, the local planning authority. The development shall be built in the materials approved.

Reason: In the interests of visual amenity.

8. Prior to the first occupation or use of the development hereby permitted, the vehicular access shall be constructed in accordance with the details hereby approved. Thereafter, the access shall remain permanently available for use and any visibility splays shown on the approved plans shall be permanently maintained free from obstruction to vision.

Reason: In the interests of highway safety.

9. The building hereby permitted shall not be used or occupied until all roads, accesses and footpaths serving the building have been laid out and surfaced to basecoat tarmac level, or to such other standard suitable for the passage of vehicles or pedestrians as may on application be approved in writing by the local planning authority

Reason: In the interests of highway safety and convenient access.

10. Prior to the use or occupation of the development hereby permitted, details of the layout and construction of areas for the parking of vehicles and means of access thereto shall be submitted to, and approved in writing by, the local planning authority. Such areas shall thereafter be kept available for the parking of vehicles and access thereto at all times.

Reason: In the interests of highway safety and convenient access

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) there shall be no extension of any building forming part of the development hereby permitted.

Reason: In order to safeguard the amenity of the area by enabling the local planning authority to consider individually whether planning permission should be granted for extensions.

12. Development shall be carried out in accordance with the conclusions and findings of the submitted Great Crested Newts survey and assessment for other protected species.

Reason: In the interests of protecting wildlife in the locality

### **Informatives**

1. This decision relates to documents/plans submitted with the application, listed below. No variation from the approved documents should be made without the prior approval of this Council. Amendments may require the submission of a further application. Failure to comply with this advice may lead to enforcement action which may require alterations and/or demolition of any unauthorised buildings or structures and may also lead to prosecution.

Plan references:

Transport assessment  
Travel plan  
Great crested newt survey.  
Ecological survey  
Waste and recycling audit  
Planning Statement  
Design and access statement.

Development Brief  
 Landscape and visual appraisal.  
 C1787/05/02 20/12/07  
 All received by the local planning authority 20/12/07  
 Site layout plan received 26.03.08  
 Design and Access statement,  
 Statement of community involvement,  
 Waste Audit,  
 Flood risk assessment,  
 Transport Assessment, Travel Plan,  
 Phase 1 Ecological Study supplemented by protected Species Survey,  
 Development Brief all date stamped 20/12/07  
 Site location plan C1787/05/02 20/12/07  
 Illustrative plan C1787 received 26/03/08  
 Amended illustrative site layout plan has been received this indicates a much improved layout for the site.  
 Illustrative plan C1787 received 26/03/08  
 Illustrative section received 20/05/08  
 Drawing C1787/08/01 received 20/05/08  
 2 letters from the Environment Agency dated 08/04/08

**Reason for Decision**

This proposal is considered acceptable in terms of the use of the site. The indicative layout shows a development of appropriate density with buildings of an acceptable bulk and mass. Adequate POS has been provided and therefore coupled with the linked applications this development is acceptable and complies with Local Plan Policies in particular C3, H2, CF3, T1, 2 and 3.

<b>Appendices:</b>	<b>NONE.</b>
<b>Background Documents Used in the Preparation of this Report:</b>	<b>1.20, 2.02, 2.04, 2.10, 2.23, 2.24, 2.25, 2.35, 4.02, 4.04, 4.06, 4.07, 4.08, 6.02, 6.03</b>