

Schedule Of Planning Applications For Consideration

In The following Order:

Part 1) Applications Recommended For Refusal

Part 2) Applications Recommended for Approval

Part 3) Applications For The Observations of the Area Committee

With respect to the undermentioned planning applications responses from bodies consulted thereon and representations received from the public thereon constitute background papers with the Local Government (Access to Information) Act 1985.

ABBREVIATIONS USED THROUGHOUT THE TEXT

AHEV	-	Area of High Ecological Value
AONB	-	Area of Outstanding Natural Beauty
CA	-	Conservation Area
CLA	-	County Land Agent
EHO	-	Environmental Health Officer
HDS	-	Head of Development Services
HPB	-	Housing Policy Boundary
HRA	-	Housing Restraint Area
LPA	-	Local Planning Authority
LB	-	Listed Building
NFHA	-	New Forest Heritage Area
NPLP	-	Northern Parishes Local Plan
PC	-	Parish Council
PPG	-	Planning Policy Guidance
SDLP	-	Salisbury District Local Plan
SEPLP	-	South Eastern Parishes Local Plan
SLA	-	Special Landscape Area
SRA	-	Special Restraint Area
SWSP	-	South Wiltshire Structure Plan
TPO	-	Tree Preservation Order

LIST OF PLANNING APPLICATIONS TO BE SUBMITTED BEFORE THE FOLLOWING
COMMITTEE
NORTHERN AREA – 01/03/07

Note: This is a précis of the Committee report for use mainly prior to the Committee meeting and does not represent a notice of the decision

Item Page	Application No	Parish/Ward Officer Recommendation Ward Councillors
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1	S/2006/2611 Mr A Madge	AMESBURY EAST REFUSAL
SV	MR & MRS JACOBS & MR GERRARD LAND ADJACENT TO RINGWOOD AVENUE AMESBURY RESIDENTIAL DEVELOPMENT COMPRISING 20 TWO AND THREE BED SEMI-DETACHED DWELLINGS, RELATED ACCESS, GARAGE AND LANDSCAPING	AMESBURY EAST WARD Councillor D Brown Councillor A Peach Councillor J Noeken
2	S/2007/0033 Mrs B Jones	BULFORD REFUSAL
SV	MR M DAVIS & MISS D LUSH 40 HIGH STREET BULFORD SALISBURY PROPOSED NEW DWELLING & GARAGE IN GROUNDS OF LISTED BUILDING WITH OPENING FOR NEW SITE ACCESS	BULFORD WARD Councillor J Spencer Councillor T Woodbridge
3	S/2007/0023 Mrs B Jones	BULFORD REFUSAL
	MR M DAVIS & MISS D LUSH 40 HIGH STREET BULFORD SALISBURY DEMOLITION OF 6M LENGTH OF EXISTING WALL TO FORM NEW ACCESS TO WCC REQUIREMENTS	BULFORD WARD Councillor J Spencer Councillor T Woodbridge

Item Page	Application No	Parish/Ward Officer Recommendation Ward Councillors
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4	S/2006/1698	DURRINGTON
	Mr A Madge	APPROVE SUBJECT TO S106
SV	<p>DEFENCE ESTATE ORGANISATION LAND BETWEEN NETHERAVON ROAD AND HIGH STREET DURRINGTON</p> <p>DEVELOPMENT OF SITE WITH 156 DWELLINGS, ACCESS ROADS AND ANCILLARY INFRASTRUCTURE WORKS, RE-LOCATION OF NON-STATUTORY ALLOTMENTS AND PROVISION OF PUBLIC OPEN SPACE</p>	<p>DURRINGTON WARD Councillor M Baker Councillor H Bojdys Councillor Mrs J Greville</p>

<p>Agenda Item: Tree Preservation Order 382, Manor Cottage, Cholderton</p>
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Part 1

Applications recommended for Refusal

1

Application Number:	S/2006/2611		
Applicant/ Agent:	TURLEY ASSOCIATES		
Location:	LAND ADJACENT TO RINGWOOD AVENUE AMESBURY SALISBURY SP4 7PF		
Proposal:	RESIDENTIAL DEVELOPMENT COMPRISING 20 TWO AND THREE BED SEMI-DETACHED DWELLINGS, RELATED ACCESS, GARAGE AND LANDSCAPING		
Parish/ Ward	AMESBURY EAST		
Conservation Area:		LB Grade:	
Date Valid:	20 December 2006	Expiry Date:	14 February 2007
Case Officer:	Mr A Madge	Contact Number:	01722 434541

REASON FOR REPORT TO MEMBERS

Councillor Noeken has requested that this application be heard by committee because of the interest shown in the application, the controversial nature of the application given the sites previous planning history.

SITE AND ITS SURROUNDINGS

The site is an open piece of land situated on an estate of ex MOD houses located on land to the South of Amesbury. The area is well established and consists of predominantly semi detached and terraced houses of simple render and plain concrete tile design. The roads in the area have recently been brought up to adoptable standards but are at the present moment awaiting full adoption along with the public sewer systems.

This particular open space is one of a series throughout the area, which characterise this part of the estate. The area of land is approached via a small access way past two blocks of residential garages. The site slopes gently from southeast to Northwest. At present many of the houses that back on to this area of land have informal rear pedestrian access ways.

THE PROPOSAL

The proposal is for the erection of 20 new dwellings in pairs of semi-detached properties of 2 and 3 bedrooms. The mixture would be 12, 3 bedroom houses and 8, 2 bedroom houses. The proposals provide for 31 parking spaces (equivalent to 1.55 parking spaces per dwelling). The dwellings are designed in a simple manner in pairs with hipped roofs to reflect the design of surrounding properties. Access is proposed through the existing access way to the site with an additional pedestrian accesway proposed along the eastern edge of the development.

PLANNING HISTORY

S/01/2290 Erection of 16 Houses and estate road and alterations to existing access

Refused on grounds of

- 1) Loss of open Space
- 2) Lack of provision of social infrastructure i.e. Education provision.
- 3) Layout and Form of development failed to respect the character of the surrounding estate.
- 4) Proposal will lead to increased flooding
- 5) Absence of pedestrian footways that will give rise to increased risk of vehicle/pedestrian conflict.

6) Contrary to policy R2 because inadequate provision for public open space had been made.

Appeal against the decision dismissed 6/8/02 on grounds of

- 1) Partly lack of education facilities at the time in the area
- 2) The lack of provision of a contribution towards open space for people living on the development nor an adequate legal agreement for securing the open space opposite the site.
- 3) The prematurity of the application given that the local road network at that time had not been upgraded and concerns about access into and out of the site.

(Appeal decision attached as an appendix)

CONSULTATIONS

WCC Highways –

I recommend that this application be refused on highway grounds for the following reasons: -

Vehicles and pedestrians leaving the southern access to the existing lock-up garages at a point where visibility from and of such vehicles/pedestrians is virtually nil would be a source of conflict with traffic resulting from the proposed development to the detriment of highway safety.

Furthermore the proposed site layout depicted on the submitted Drawing No.W100 Rev D is also unacceptable for the following reasons:-

There is a requirement on an adoptable-shared surface road for the provision of a 2.0m wide service strip. On the submitted layout the service strip would be obstructed by Plot 20 and by a parked vehicle on plot 15.

A parking space within a particular cartilage needs to be at least 5m long or 6m long if it abuts a garage door and clear of the highway including service strips and verges. The parking spaces fronting the garages to plots 10 & 11 are contrary to this requirement. I am also of the view that the use of the parking space plot 20 will result in excessive manoeuvring on the highway with consequent risk of additional hazard to all users of the road.

I note that Drawing No W303 Rev D showing the proposed street elevation shows a parked car on the southern site of plot 14. In my view this will be likely to restrict access to the electricity sub-station.

The proposed footway link at the northeastern corner of the site is also described as a cycle link. Since the footway is less than 2m wide and bound on both sides it cannot be a cycle link and must be for pedestrians only.

In shared surface roads and minor access roads serving less than 25 dwellings casual parking may be accommodated within areas of carriageway provided that accesses are not obstructed and the carriageway is 5.5m wide, except that in the vicinity of turning areas spaces shall be provided at a rate of 1 space per 5 houses for houses taking access from within 30m of the end of the road. The proposed layout does not comply with this requirement.

Notwithstanding that this application for full planning permission states that it is proposed to dispose of surface water via soakaways no details have been submitted.

The road layout does not include vehicle-turning radii at its junction with Ringwood Avenue.

Note

If your council were minded to approve this application I would welcome the opportunity to discuss the above highway concerns to see if an acceptable layout can be produced.

Any planning permission should include a residential travel plan to include a 1 year annual family bus pass per dwelling, a £500 pa contribution to the County Council for travel plan monitoring until the road is adopted, the appointment of a site coordinator and a £5000 financial contribution for a cycle shelter at Christ the King Primary School.

The covering letter dated the 18th December 2006 from Turley Associates refers to, under Highways/Access Considerations, to the visibility splays at the access with Ringwood Avenue and refers to Appendix 2. Appendix 2 is in fact an extract from a bus timetable. Appendix 1 however, is a copy of a fax from John Harding to Denis Wilson Partnership which refers to the Boscombe Road/Millgreen Road junction and I fail to understand the relevance of this to the current planning application. Perhaps the Applicant could clarify this.

WCC Library/ Museum –

An archaeological evaluation was carried out in 2001 as part of a previous application on this site

The evaluation comprised four trenches, which were excavated in the area of the proposed new dwellings and revealed plough-marks, which may date from the Romano-British period and an undated, but probably prehistoric ditch.

In order to determine the extent of these features it would be of value to carry out a watching brief during the construction. As such I recommend the following condition as set out in paragraph 55 of DoE Circular 11/95 to be placed on this application:

'No development shall take place within the area of the application until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.'

WCC Education –

I can confirm that our assessment of the likely need for additional school places arising as a result of the proposed housing, indicates that the designated schools would be able to accommodate the extra children within existing capacities. So we will not be making a case for developer contributions here.

Housing & Health Officer –

I am very disappointed that we have not secured any affordable housing provision on this site and in particular that they have submitted the scheme prior to us having adopted the PPS from 1st January 2007, although technically it was already published.

The SPG is clear "The proposed changes to PPG3 2Housing – Influencing the size Type and Affordability of Housing" published July 2003 proposes that all developments of 0.5ha or 15+ dwellings, irrespective of the size of settlement, make provision for a proportion of affordable housing. Readers should note that this change to guidance is not, at the time of adoption of this guidance, an adopted part of the PPG, but will be utilised when it is formally published'.

Wessex Water Authority –

The development is located within a foul sewer area. It will be necessary for the developer to agree a point of connection onto the system for the satisfactory disposal of foul flows generated by this proposal. This can be agreed at the detailed design stage.

It should be noted there is a private foul sewer crossing the site, although this is not Wessex Waters responsibility.

Our records indicate that this development is served by section 104 sewers, details of which have not yet been added to the public sewer map. Further details of the section 104 sewers should be obtained from the developer.

The developer has proposed to dispose of surface water to soakaways. It is advised that your council should be satisfied with any arrangement for the satisfactory disposal of surface water from the proposal.

With respect to water supply, there are water mains within the vicinity of the proposal. Again connection can be agreed at the design stage.

It is recommended that the developer should agree with Wessex Water, prior to the commencement of any works on site, a connection onto Wessex Water infrastructure.

Environment Agency –

We have no objection to the proposed development subject to the following conditions and informatives being included in any planning permission granted.

Foul Drainage

Condition:

No development approved by this permission shall be commenced until the Local Planning Authority is satisfied that adequate sewerage infrastructure will be in place to receive foul water discharges from the site. No buildings (or uses) hereby permitted shall be occupied (or commenced) until such infrastructure is in place.

REASON: To prevent pollution of the water environment.

Water Efficiency

Condition

No development approved by this permission shall commence until a scheme for water efficiency has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the agreed details.

Condition

In the interests of sustainable development. Salisbury District Council's Supplementary Planning Guidance on "Achieving Sustainable Development" promotes the prudent use of natural resources. It is necessary to minimise the local demand for water to protect future supplies.

Informative

The development should include water efficient appliances, fittings and systems in order to contribute to reduced water demand in the area. These should include, as a minimum, dual-flush toilets, water butts, spray taps, low flow showers (no power showers) and white goods (where installed) with the maximum water efficiency rating. Greywater recycling and rainwater harvesting should be considered. The submitted scheme should consist of a detailed list and description (including capacities, water consumption rates etc. where applicable) of water saving measures to be employed within the development. Applicants should visit www.environment-agency.gov.uk > [Subjects](#) > [Water Resources](#) > [How We Help To Save Water](#) > [Publications](#) > [Conserving Water in Buildings](#), for detailed information on water saving measures. A scheme of water efficiency should be submitted in accordance with the information supplied on the website.

Surface Water Drainage

Informative:

The surface water soakaways may require the approval of the Local Authority's Building Control Department and should be constructed in accordance with the BRE Digest No 365 dated September 1991 or CIRIA Report 156 "Infiltration Drainage, Manual of Good Practice".

Recommendations

Sustainable Construction

We strongly recommend that the proposed development includes sustainable design and construction measures, such as those given in the Building Research Establishment (BRE) EcoHomes standards or similar. Passive design will minimise necessary heating/cooling of buildings. Minimal natural resources are used during construction and energy efficiency is achieved during subsequent use. This reduces carbon dioxide emissions and contributes to climate change mitigation.

Sustainable Drainage Systems (SuDS)

Surface water run-off should be controlled as near to its source as possible with sustainable drainage systems (SuDS). This reduces flood risk through the use of soakaways, infiltration trenches, permeable pavements, grassed swales, ponds etc. SuDS can also increase

groundwater recharge, improve water quality and provide amenity opportunities. A SuDS approach is encouraged by Approved Document Part H of the Building Regulations 2000. Further information on SUDS can be found in:
PPS25 Annex F: Managing Surface Water
CIRIA C522 document Sustainable Urban Drainage Systems-design manual for England and Wales.
Interim Code of Practice for Sustainable Drainage Systems (advice on design, adoption and maintenance issues, available at: www.environment-agency.gov.uk and www.ciria.org/suds)

Pollution Prevention

Safeguards should be implemented during the construction phase to minimise the risks of pollution in and around the site.

Such safeguards should cover the use of plant and machinery, oils/chemicals and materials; the use and routing of heavy plant and vehicles; the location and form of work and storage areas and compounds and the control and removal of spoil and wastes.

Ministry of Defence –

This application is for a site inside both the height and birdstrike Safeguarding Zones surrounding Boscombe Down DERA. The site lies 2.6km north west of Boscombe Down. The height of the buildings shown in the application will not effect operations at the airfield.

My main concern is that the planting of trees and shrubs must not be unacceptably increase the risk of birdstrike to aircraft using the aerodrome.

No details of the planting scheme have been provided. Therefore, Defence Estates Safeguarding requests that:

- a) Developers provide assurances that berry-bearing plants will not exceed 5% of the planting scheme. Dense berry rich areas are a major attractant for bird species hazardous to aircraft.
- b) Where berry-bearing species are to be planted, they must be interspersed with non-fruiting species to avoid flocks of hazardous bird species forming.
- c) Trees such as the Scots Pine and Oak should be omitted from the planting scheme, as they are also an attractant to hazardous bird species.
- d) Landscaping plans should include 4m planting centres for all tree species in order to prevent the formation of continued cover. The large canopies provide a roost and easy food source for hazardous bird species.

If the developers are to install a SUD's scheme or any area of open water, plans are to be submitted to this office for consultation.

English Nature –

English Nature objects to the proposed development. As the application contains insufficient survey information to demonstrate whether or not the application would have an adverse effect on legally protected species. Surveys, assessments and recommendations for mitigation measures should be undertaken by suitably experienced persons

The application is within the vicinity of the River Avon System Site of Special Scientific Interest and Special area of conservation, We therefore advise that water efficiency measures are incorporated into the new houses as a contribution to minimising water usage.

Wessex Water's existing licences for abstraction and discharge must be able to cater for the increase in water usage and foul sewerage treatment resulting from this development.

We advise that sustainable Urban Drainage Systems are used to reduce surface water run-off

Design Forum –

Urban Design

While it is acknowledged that the design options for the site are heavily constrained by the fact that the rear boundaries of the existing houses abut the site continuously on almost all its sides, in turn allowing only one possible point of vehicular access into the potential site, the layout of the development nonetheless exhibits a formulaic 'highway-standards' approach which cannot be justified in the context of the modest size of the development and the fact it would be served by a cul-de-sac rather than a through-route.

The width of the vehicular access and certain curve radii is questioned as being unnecessarily generous thereby inadvertently promoting the primacy of the vehicular movement over pedestrian movement and adding to the scheme's general blandness. It is also very suburban in appearance due to the dominance of on plot parking. This is a site where an informal home-zone approach is clearly possible and would make for a more family-friendly and interesting development.

Architectural Design

The verandah-style porch on the side elevation of plot 20 was considered to appear somewhat odd, running as it did the entire length of the side elevation.

Reservations were expressed regarding the apparent lack of traditional detailing in the design of the dwellings.

The relatively shallow pitch of the roofs are a consequence of the deeper plan form of the proposed dwellings as compared to the surrounding houses and this further exacerbates the overall bland, suburban appearance of the scheme. The lack of meaningful variety in house types (there are essentially only two types) and their rigid, geometric arrangement also contributes to the consequent lack of visual interest or local character.

REPRESENTATIONS

Advertisement: Yes Expires 25/01/07
Site Notice displayed: Yes Expires 25/01/07
Departure: No
Neighbour notification: Yes Expired 12/01/07
Third Party responses: Yes 51 letters of objection summarised as follows –

- 1) The proposed pedestrian footpath between 4 and 6 Ringwood Avenue was intended for the Electricity Board to access their substation not as a major pedestrian thoroughfare where the open plan gardens of 4 and 6 Ringwood Avenue will be damaged.
- 2) The vehicle access is not capable of serving emergency vehicles.
- 3) The use of the land for housing would deprive local children of their play space.
- 4) There is a restrictive covenant on the land, which prevents further development.
- 5) Consider that there would be an overlooking problem because of the change in ground levels.
- 6) There would be a loss of the rear access right of way
- 7) The roads on the estate are not wide and are not suitable for the level of traffic proposed or for emergency vehicles
- 8) Deeds on the garages state that no action should be taken by any party to cause, nuisance, annoyance or to depreciate the value of neighbouring properties. This development would clearly do so.
- 9) Overlooking would infringe human rights.
- 10) Loss of open area would kill community spirit that exists in the area.
- 11) Consider that development would cause the development to flood.
- 12) Education still has a long way to go to reach required standards.
- 13) Children's Play area referred to in the proposal is full of broken glass and teenagers.
- 14) The impact of 40 plus extra vehicles on the estate will bring with it noise, pollution and a lot of congestion.
- 15) Trees will not obscure any overlooking.
- 16) Consider schools are already at capacity in area.

- 17) 20MPH speed limit is regularly not observed at entrance to access road and this would be made worse by proposed development.
- 18) Consider there would not be enough water supplies available for the proposed development.
- 19) Street lighting would present problems at the rear of existing properties.
- 20) Amesbury already has a further 550 houses at Boscombe Down and doesn't require any more.
- 21) Consider the first application was refused on grounds of overlooking so this one should be as well.
- 22) Application provides inadequate parking for the number of houses proposed.
- 23) Hope that a proper independent survey is carried out as regards drainage.
- 24) The bus services to the estate have recently been reduced which causes problems for existing residents.
- 25) Consider the development would be a squalid little ghetto.
- 26) Roots from proposed trees will interfere with residents back gardens.
- 27) The site provides character to the settlement by being one of the very few green areas left in Amesbury.
- 28) Development would require heating and will omit fumes the 40 plus cars would also mean exhaust fumes in a small area that could cause health problems.
- 29) Garage blocks will block light to properties.
- 30) Will lead to the loss of a field that is used regularly by dog walkers.
- 31) Will lead to the loss of wildlife including hedgehogs.
- 32) Development will obscure the view from the rear of the property.
- 33) The loss of this open space is contrary to policy H16 of the adopted local plan.
- 34) Development should be on Brownfield sites not Greenfield ones like this.
- 35) Value of property will significantly depreciate if this development goes ahead.
- 36) A recent application was made to build 3 dwellings on land to the rear of Ringwood Avenue if this were built and the current application there would be little land left.
- 37) There is no footpath on Ringwood Avenue to receive pedestrians particularly at the bend in the road.
- 38) Lack of supporting infrastructure for this development including, Doctors, dentist, second supermarket.
- 39) The character of the settlement will be cut away and replaced with a cancer of bricks and mortar.
- 40) Refuse and recycling vehicles will not have direct access to the site.
- 41) Contractor's vehicles would cause many problems to existing residents of the estate.

Town Council response: Yes Object on the following grounds:

1. The development is inappropriate to the needs of the town as there is currently a large development of 550 houses in progress at the moment, there is need for sufficient infrastructure in the form of retail units to sustain that development before additional developments are considered.
2. The slope of the land, falling from the south west entrance to the site to the north east, which is bounded by houses in Lyndhurst Road could lead to flooding problems if development were to proceed.
3. No investigation has been made by the developer regarding the capacity of the local Secondary School, which is reaching capacity.

MAIN ISSUES

The main issues concern the changes between this application and the previous one and the reasons that the planning inspector dismissed the previous appeal.

- 1) Highways
- 2) Education
- 3) Open Space provision
- 4) Protected Species
- 5) Affordable Housing Provision
- 6) Other issues

POLICY CONTEXT

H16 – Housing Policy Boundaries, D1- Design, extensive development. G2- General Policies, H25- Affordable Housing Provision, R2, Open Space provision, G9 additional infrastructure, CN21 Sites of archaeological interest, CN22 Preservation of archaeological remains.

PLANNING CONSIDERATIONS

Highways

The previous proposal was refused by this council due to the absence of adequate pedestrian footways and the likelihood therefore of increased pedestrian /vehicle conflict with the development. The inspector when considering this on appeal was of the opinion that this could well be an issue. He was also concerned about the unadopted and inadequate nature of the surrounding highway network.

Since that time the surrounding highway network has undergone considerable upgrading although the roads are still relatively narrow in their nature. None the less as can be seen from the above consultation responses the Highways engineer at County has a number of concerns regarding this proposal.

- The first concern is that the service strip would be obstructed by plot 20 and by a vehicle on plot 15, both of which mean access may not be available to the service strip in the future which causes problems for the utilities.
- The parking spaces in plots 10 and 11 are not long enough as they are adjacent a garage and not 6m long resulting in the potential for cars to overhang the highway when the garage doors are in use. Similarly the highways engineer is of the opinion that plot 20 will result in excessive manoeuvring on the highway at the junction where it first bends round into the estate.
- The drawings appear to show a car parked in front of the electricity sub station positioned at the far end of the development, which is unacceptable.
- The footway link is not wide enough to be a cycle link as it is only 2m wide.
- The shared surface roads are not of a sufficient size to accommodate some of the on site car parking and as such may well lead to in street car parking elsewhere on the estate this is considered to be undesirable and the development itself should be able to cope with the amount of parking required for the development.
- No details of surface water soakaways have been submitted. This could be dealt with by way of a condition if planning permission were granted, as it is not fundamental to the scheme. This is not therefore in itself considered to be a reason for refusal.
- A significant problem is that the road layout does not include vehicle-turning radii at its junction with Ringwood Avenue, which potentially makes the access dangerous.

All of these highways concerns highlight significant highway issues with this application, which added together, create a fundamental problem with the application. It is likely to lead to further issues with on site parking, exiting and entering the site, overhanging of pavements with vehicles and the blocking of access to essential services including the electricity sub station. Without amendments to these plans therefore, it is considered that with the exception of the details of the surface water drainage systems (which can be controlled by condition) the application should be refused on the grounds highlighted by the highways officer.

Education

The previous application was refused on the grounds that there were insufficient education facilities in the vicinity to adequately support the development. The inspector considered that whilst this was not grounds for refusing the application in itself, but it did contribute to his overall concern about the development.

Since that point obviously the situation has changed slightly with the erection of the new Amesbury Archer primary school at Boscombe Down, however that has been erected primarily to serve the Boscombe Down development. Nonetheless Wiltshire County's education department has raised no objections to the scheme as they considered that there was sufficient space within existing schools both primary and secondary to accommodate any increase in pupil numbers created by this development. On this basis and given this advice it would be unreasonable of the local planning authority to ask for an education contribution if there is existing capacity within the schools. The comments of Amesbury Town Council are noted but it is considered that Wiltshire County Council's education department consider there is existing capacity within the schools, the planning authority cannot reasonably ask for a developer contribution towards education.

Open Space provision

An important consideration is that of the loss of this green space, which has served the houses that back onto it and the wider area, informally since they were built. The previous application was refused partly on the loss of this open space as members considered that it made an important contribution to the local area.

The inspector on appeal however considered that a development on this particular piece of land would not be uncharacteristic of the area. The inspector at the time had in mind Planning Policy Guidance 3, which stated that better use for new housing, should be made of sites like this and he concluded that the principle of building on such a site was acceptable.

The local authority as part of its new LDF process (Local Development Framework) is presently undertaking a survey of open spaces through a consultant. This particular open space was considered as part of that process, however the consultants concluded in a similar vein to that of the inspector, that this particular open space was not one which made a significant contribution to the area and was therefore considered not worthy of protection in the LDF.

Given both of these conclusions it is not considered that the local authority could sustain a reason for refusal based on the loss of this open space at appeal.

R2

The applicant has provided a unilateral undertaking to pay for off site recreational facilities this should therefore provide for R2 contributions towards an existing recreational facility in Amesbury. None the less if this application is to be refused on any other grounds, as is standard procedure the application would also need to be refused on the grounds of non-payment of the R2 contribution.

Protected Species

Members should note that this is a new issue that has arisen since the last appeal in that English Nature have stated that a walkover survey should be undertaken of the site to establish whether there are any protected species that may be present. This has been carried out by the applicant and it has been established that the site is of relatively low grade grass habitat on the whole and therefore it is unlikely that there will be much in the way of protected species on the site. There is however the possibility of slow worms being present and the ecologist who carried out the survey has suggested that a further survey to assess the presence or not of Slowworms should be carried out. This can only be carried out from March onwards and therefore has not yet been done. Natural England have stated that if the local authority were minded to grant permission for this development a condition should be added requiring a protected species survey to be carried out.

Affordable Housing

The application does not propose affordable housing provision. PPS3 suggests that developments such as this which propose over 15 units of accommodation should provide for some form of affordable housing provision and the head of housing for the district council has commented as follows -

"I am disappointed that we have not been able to negotiate any affordable housing provision on this site, although I accept that it was submitted to the Development Control team on 10 December 2006, some 21 days before the council adopted the new PPS3.

However, the SPG states 'The proposed changes to PPG3 "Housing - Influencing the Size Type and Affordability of Housing" published July 2003 proposes that all developments of 0.5ha or 15+ dwellings, irrespective of the size of settlement, make provision for a proportion of affordable housing. Readers should note that this change to guidance is not, at the time of adoption of this guidance, an adopted part of the PPG, but will be utilized when it is formally published'.

I appreciate that we may not be able to enforce the requirement but given the housing need, the corporate commitment and priority for affordable housing we should have asked for a %. I do not feel I can give any support to this application as it fails to deliver affordable housing."

However the view taken by the Head of Development Services that those applications for 15 units or more of housing that were submitted before the first of January this year would not be subject to the thresholds within PPS3 and the applicant submitted the application on this basis.

For this reason it is not considered reasonable to refuse planning permission on these grounds.

Other Issues

The proposal was put before the internal design panel some months prior to the application being submitted who suggested that the proposal was generally acceptable in terms of its simple architectural approach of semi detached buildings which were broadly in line with the surrounding dwellings. They did suggest that the proposal was suitable for a home zone type of approach which the applicant has not included in the current application.

Members will note the design forum's comments which differ from that of the pre application advice given by the internal design team, have none the less criticised the highways dominated approach which is similar to the internal design teams ideas that the road should have adopted a home zone type of approach. Whilst the developer could have adopted the homezone approach. The fact that they have not should not in officer's opinion form a reason for refusal particularly bearing in mind that the highway provisions are substandard.

A substantial number of objections have been received from local residents some of which state that there are covenants on the land and accessway which prevent development of the land and access to the site other than for the garages. Members are reminded that covenants are a private matter between the two parties involved and are not a material planning consideration. One letter suggests that the access is within the ownership of the owner of one of the garages. This has been raised with the applicants who have stated in writing that they own the access way into the site.

Officers considered the issue of overlooking but considered that the distances between the rear of the proposed new properties and the existing properties was unlikely to lead to such a significant degree of overlooking any different to that which would be found in any residential area and insufficient to warrant refusal.

CONCLUSION

At present there are no grounds for refusing this application on the basis of educational need. Wiltshire County Council have stated that there is adequate provision within their forecasts for any increase in children from this development. Similarly there are no grounds for refusing this application on flooding issues as the Environment Agency has raised no objections to the application and it is clear that flooding is unlikely to occur, as there is no river in the immediate vicinity of the site.

The principle of this loss of open space has been established, both by the inspector not supporting this on the last appeal, and by the recent survey carried out in support of the new LDF, neither of which consider that this is a significant open space worthy of retention.

Nonetheless at the time of writing there were significant highways issues outstanding on this development, which are likely to lead to highway safety issues contrary to policies contained within the local plan. Given these, it is recommended that the planning application be refused.

RECOMMENDATION: REFUSE

Reasons for Refusal

- 1) Vehicles and Pedestrians leaving the southern access to the existing lock-up garages at a point where visibility from and of such vehicles/pedestrians is virtually nil would be a source of conflict with traffic resulting from the proposed development to the detriment of highway safety. Contrary to policy G2 (i) of the adopted local plan.
- 2) There is a requirement on an adoptable-shared surface road for the provision of a 2.0m wide service strip. On the submitted layout the service strip would be obstructed by Plot 20 and by a parked vehicle on plot 15 as such part of the service strip would be inaccessible to utilities companies. Similarly the proposal to park a car in front of the electricity substation will lead to difficulties in the provision of services to the proposed and existing properties contrary to policy G2 (ii) of the adopted Salisbury District Local Plan.
- 3) Parking spaces within the curtilage of properties need to be at least 5m long or 6m long where they abut a garage door and clear of the highway including service strips and verges. The parking spaces fronting the garages to plots 10 and 11 are contrary to this requirement. The use of parking space adjacent plot 20 will result in excessive manoeuvring on the highway with consequent risk of additional hazard to all users of the road contrary to policy G2 (i) of the adopted Salisbury District Local Plan.
- 4) In shared surface roads and minor access roads serving less than 25 dwellings casual parking may be accommodated within areas of carriageway provided that accesses are not obstructed and the carriageway is 5.5m wide, except that in the vicinity of turning areas spaces shall be provided at a rate of 1 space per 5 houses for houses taking access from within 30m of the end of the road. The proposed layout does not comply with this requirement. And as such is likely to lead to an increase in on street parking elsewhere on the estate to the detriment of existing residents and contrary to policy TR11 of the adopted Salisbury District Local Plan.
- 5) The road layout does not include vehicle turning radii at its junction with Ringwood Avenue, which is likely to lead to excessive manoeuvring to the detriment of the safety of road users and contrary to policy G2 (i) of the adopted Local Plan.
- 6) The proposed development fails to make provision towards recreational open space contrary to the requirements of Policy R2 of the Adopted Replacement Salisbury District Local Plan (June 2003). As such, it would put an additional demand on existing recreational facilities and would set a precedent that would make it difficult for the Council to implement this policy effectively in the future.

INFORMATIVE

In respect of Reason for Refusal No6, the applicant is advised that if this application had been acceptable in all other respects, a financial contribution towards recreational open space provision would have been required in accordance with Policy R2 of the Adopted Replacement Salisbury District Local Plan (June 2003). This would overcome Reason for Refusal No. 6.

Application Number:	S/2007/0033		
Applicant/ Agent:	R B GOGGIN PARTNERSHIP		
Location:	40 HIGH STREET BULFORD SALISBURY SP4 9DS		
Proposal:	PROPOSED NEW DWELLING & GARAGE IN GROUNDS OF LISTED BUILDING WITH OPENING FOR NEW SITE ACCESS BULFORD		
Parish/ Ward			
Conservation Area:		LB Grade:	
Date Valid:	5 January 2007	Expiry Date	2 March 2007
Case Officer:	Mrs B Jones	Contact Number:	01722 434388

REASON FOR REPORT TO MEMBERS

Councillor Woodbridge has requested that this item be determined by Committee due to: the prominent nature of the site, which forms part of the curtilage of a Grade II listed farmhouse. The recommendation is also contrary to the Parish Council's recommendation.

SITE AND ITS SURROUNDINGS

The site forms part of the garden of a listed farmhouse in Bulford, and is set behind an existing wall. A mature yew tree lies in the front portion of the site close to the wall, and the plot for the development has apparently been turned over, and re-laid with a small area of gravel hardstanding. The plot lies to the south west of the farmhouse, immediately north of properties fronting Watergate Lane and No 144 High Street.

The site lies within the Housing Policy Boundary for Bulford, in an Area of Special Archaeological Significance. The farmhouse is Grade II listed.

THE PROPOSAL

The applicant is seeking to erect a five bedroom dwelling, with access from High Street. The boundary wall would be partially demolished to make way for the new access, and the Yew tree would be retained. S/07/0023 is a current application for listed building consent to partially demolish the wall.

PLANNING HISTORY

1988/547 ERECTION OF DWELLING, DOUBLE GARAGE AND CONSTRUCTION OF ACCESS AC
 1988/2322 ERECTION OF DWELLING, DOUBLE GARAGE AND CONSTRUCTION OF ACCESS R – for the reason:

“The proposal would result in a undesirable form of backland development out of keeping with the character of the locality and detrimental to the amenities of the adjoining property by reason of overlooking.”

CONSULTATIONS

WCC Highways - No objection
 Conservation – Objection – see below
 Trees - No objection
 WCC Archaeology - No comments
 Wessex Water Authority- Points of connection and any easements to be agreed.

REPRESENTATIONS

Advertisement Yes 8/2/07
 Site Notice displayed Yes 8/2/07
 Departure No
 Neighbour notification Yes Expiry 29/1/07
 Northern Area Committee 01/03/2007

Third Party responses Yes Four letters of support from adjoining properties (standard "petition" letter format, no points raised).

Parish Council response Support (**see Appendix 1**)

MAIN ISSUES

1. Planning history and current policy background
2. Impact on setting of listed building and character of the area
3. Design, scale and impact on amenities
4. Trees, Highway Safety and Public Open Space

POLICY CONTEXT

PPG15, PPS1, Adopted Salisbury District Local Plan Policies G2, CN5, CN4, R2, H16 and Creating Places

PLANNING CONSIDERATIONS

1. Planning history and current policy background – setting of listed buildings

The 1988 approval for a dwelling in the garden predates the 1990 Town and Country Planning Act, the current Local Plan (June 2003) and also the guidance in PPG15 (published September 1994). This legislation has changed attitudes towards the historic environment considerably. PPG15 states that Sections 16 and 66 of the 1990 Act require authorities considering applications for planning permission or listed building consent for works which affect a listed building to have special regard to certain matters, including the desirability of preserving the *setting* of the building. *The setting is often an essential part of the building's character, especially if a garden or grounds have been laid out to complement its design or function. Also, the economic viability as well as the character of historic buildings may suffer and they can be robbed of much of their interest, and of the contribution they make to townscape or the countryside, if they become isolated from their surroundings, eg by new traffic routes, car parks, or other development. The setting of a building may be limited to obviously ancillary land, but may often include land some distance from it. The setting of individual listed buildings very often owes its character to the harmony produced by a particular grouping of buildings (not necessarily all of great individual merit) and to the quality of the spaces created between them. Such areas require careful appraisal when proposals for development are under consideration. Where a listed building forms an important visual element in a street, it would probably be right to regard any development in the street as being within the setting of the building. In some cases, setting can only be defined by a historical assessment of a building's surroundings.*

2. Impact on the Setting of the Listed Building

Policy CN5 reflects the guidance in PPG15 and states that development within or outside the curtilage of a listed building will only be permitted where it does not harm the character or setting of the building concerned. The supporting text for Policy CN4 also states that *proposals for... listed buildings may be accompanied by applications to develop within their curtilage. In many cases, the open areas surrounding listed buildings, which may be within or beyond the curtilage, are essential to their character. Where this is the case, development within these open areas will be resisted.* Creating Places Objectives 8 and 16 also refer to the importance of space between dwellings and groups of buildings, and enhancing such space.

The conservation officer has raised strong objections to the principle of the development, on the grounds that it would be materially harmful to the setting of the listed building. Lower Manor Farmhouse is an important historic building and appears on the early maps of Bulford. It is possible to discern the manor and associated farm buildings, set in open agricultural grounds. Clearly most of the farm buildings have long gone (only one small outbuilding remains) and the land on the north side of the house has been re-developed, leaving the house within a large garden. This is a large farmhouse of early date (17th century). It was a high status farmhouse compared to the much smaller copyhold farmhouses of Water Street. In order to continue to understand its relative importance in terms of the history and development of Bulford, it is important that a quality setting is maintained. It is considered that a new development within the

current garden would not preserve an adequate setting to the farmhouse – irrespective of proposed new boundary treatments, siting, scale or mass of the new building.

The conservation officer has looked at the previous applications on microfiche (S/88/457 and S/88/2322). Whilst no conservation officer comments can be found on the earlier application which was approved, the reason for refusal of the second application is on the grounds that the development is out of character with development in Bulford. In officers' opinions, this is the correct view in listed building setting terms as a house at the rear would be out of character with the traditional pattern and "grain" of development lining the High Street and Watergate Lane.

The Parish Council has raised the issue of the maintenance and restoration of the listed building. However, this is not a material planning or conservation consideration for this application, unless essential works were to be tied through a Section 106 Agreement.

3. Impact on Character of the Area.

In assessing this view, officers concluded that the development would harm the setting of the listed building and the wider character and "grain" of the area. The insertion of a new driveway into the existing wall, the removal of part of the grass verge, and the splitting of the listed curtilage into two separate areas is considered to have a substantial effect on the setting. The set back of the new building is considered to disrupt the urban grain of the area. Buildings on the High Street front the road, and are not set back significantly. The proposed dwelling would relate to neither the buildings in High Street nor the later buildings in Watergate Lane. The infilling of the plot would make it all the more difficult to resist development in the large rear gardens of other dwellings further north in the High Street, further detracting from the grain. Objective 8 of Creating Places and PPS1 requires development proposals to enhance and not harm the wider setting. It is difficult to see how this development would enhance the wider setting of the area. The development is therefore considered to be unacceptable and contrary to adopted policies and supplementary planning guidance. However, the Parish Council disagrees with this view, and their comments are attached in the Appendix.

3. Design, Scale and Impact on Amenities.

Policy D2 states that proposals for infill development will be permitted where the proposals respect or enhance the character of appearance of an area in terms of

- i) the building line, scale, heights and massing of adjoining buildings and characteristic building plot widths
- ii) the architectural characteristics and the type, colour of materials of adjoining buildings,
- iii) the complexity and richness of materials, form and detailing of existing buildings where the character of the area is enhanced by such buildings and the new development proposes to replicate such richness.

The overall appearance of the proposed dwelling is a new "executive" style house, which reflects the character of dwellings to the north of High Street. The design and scale do not appear to be subservient to (or in turn give prominence to) the listed building, or to reflect the historic character of the site. When considered against the policy emphasis placed on the design of new buildings in PPS1 and the guidance in Creating Places, the proposed design is considered to be bland and unacceptable for this sensitive and historic setting.

For the reasons set out above, relating to the significant set back of the building line for the new dwelling in relation to adjacent and nearby buildings, and the resultant effect on the built grain of the area, including the impact on the setting of the listed building, the proposal is considered to be contrary to Policy D2 and G2.

The proposed dwelling would be sited in a backland position in relation to the rear of five properties fronting Watergate Lane and High Street. However, the dwelling would be a minimum of 12m from the boundaries with these properties, and on balance, the impact on adjoining properties and gardens is considered unlikely to *unduly* affect the amenities of the occupiers.

4. Trees, Highway safety and public open space

The arboricultural officer (having considered the submitted arboricultural report) and Highway Authority have raised no objection to the proposals. A signed Section 106 Agreement and the commuted sum have been returned in compliance with Policy R2.

CONCLUSION

The proposal, by reason of its design, size and siting, would have a significant detrimental impact on the setting of a prominent listed building, and would result in the loss of open space around the listed building and the partial demolition of its existing boundary wall, all to the detriment of the character of the area. The design of the proposed building is also considered to be inappropriate for its setting, and would fail to enhance the wider setting.

RECOMMENDATION: REFUSE

Reasons for Refusal

- 1) The proposed dwelling would be sited within the garden of an important Grade II listed farmhouse, which occupies a prominent position in the High Street. The development would constitute the loss of approximately half of the curtilage, which coupled with the partial demolition of the existing boundary wall and the subdivision of the grass verge would adversely affect the setting of the listed building and the historic character of the High Street frontage. The proposal would therefore be contrary to Policy CN5, H16 and D2 of the Salisbury District Local Plan, and the guidance in Creating Places and PPG15.
- 2) The proposed design of the new dwelling, by virtue of its scale, size and design, is not considered to contribute positively to the setting of the listed building, and would be inappropriate for the historic context of the site. The proposed design is not considered to add to the overall character or quality of the area. The development would therefore be contrary to Policy D2, and the guidance in PPS1 and Creating Places.

And contrary to the following policy/policies of the adopted Salisbury District Local Plan:

Policy CN5	Listed Buildings and their settings
Policy H16	Housing Policy Boundary
Policy D2	Design of Infill Development

Application Number:	S/2007/0023		
Applicant/ Agent:	R B GOGGIN PARTNERSHIP		
Location:	ALONGSIDE LOWER MANOR FARM HOUSE 40 HIGH STREET BULFORD SALISBURY SP4 9DS		
Proposal:	DEMOLITION OF 6M LENGTH OF EXISTING WALL TO FORM NEW ACCESS TO WCC REQUIREMENTS		
Parish/ Ward	BULFORD		
Conservation Area:		LB Grade:	II
Date Valid:	5 January 2007	Expiry Date	2 March 2007
Case Officer:	Mrs B Jones	Contact Number:	01722 434388

REASON FOR REPORT TO MEMBERS

Councillor Woodbridge has requested that this item be determined by Committee due to: the prominent nature of the site, which forms part of the curtilage of a Grade II listed farmhouse. The recommendation is also contrary to the Parish Council's recommendation.

SITE AND ITS SURROUNDINGS

The site forms an existing boundary wall of a Grade II listed farmhouse, fronting High Street. The wall is set back from the pavement edge by a grass verge. In front of the farmhouse, the boundary is formed by a hedge, with a gate.

THE PROPOSAL

The boundary wall would be partially demolished to make way for a new access and this application seeks listed building consent for the demolition.

PLANNING HISTORY

1988/547 ERECTION OF DWELLING, DOUBLE GARAGE AND CONSTRUCTION OF
ACCESS AC
1988/2322 ERECTION OF DWELLING, DOUBLE GARAGE AND CONSTRUCTION OF
ACCESS R

CONSULTATIONS

Conservation – Objection – see below

REPRESENTATIONS

Advertisement Yes 8/2/07
Site Notice displayed Yes 8/2/07
Departure No
Neighbour notification Yes Expiry 26/1/07
Third Party responses None

Parish Council response Support (**see Appendix 1**)

MAIN ISSUES

Impact on setting of listed building

POLICY CONTEXT

PPG15, Adopted Salisbury District Local Plan Policies CN3, CN5

PLANNING CONSIDERATIONS

1. Planning history and current policy background – setting of listed buildings

The 1988 approval for a dwelling in the garden predates the 1990 Town and Country Planning Act, the current Local Plan (June 2003) and also the guidance in PPG15 (published September 1994). This legislation has changed attitudes towards the historic environment considerably. PPG15 states that Sections 16 and 66 of the 1990 Act require authorities considering applications for planning permission or listed building consent for works which affect a listed building to have special regard to certain matters, including the desirability of preserving the *setting* of the building. *The setting is often an essential part of the building's character, especially if a garden or grounds have been laid out to complement its design or function. Also, the economic viability as well as the character of historic buildings may suffer and they can be robbed of much of their interest, and of the contribution they make to townscape or the countryside, if they become isolated from their surroundings, eg by new traffic routes, car parks, or other development. The setting of a building may be limited to obviously ancillary land, but may often include land some distance from it. The setting of individual listed buildings very often owes its character to the harmony produced by a particular grouping of buildings (not necessarily all of great individual merit) and to the quality of the spaces created between them. Such areas require careful appraisal when proposals for development are under consideration. Where a listed building forms an important visual element in a street, it would probably be right to regard any development in the street as being within the setting of the building. In some cases, setting can only be defined by a historical assessment of a building's surroundings.*

2. Impact on the Setting of the Listed Building

Policy CN5 reflects the guidance in PPG15 and states that development within or outside the curtilage of a listed building will only be permitted where it does not harm the character or setting of the building concerned. Policy CN3 states that proposed development which would in any manner affect the character or setting of a listed building will only be permitted if...architectural or historic features are retained.

The conservation officer has raised strong objections to the partial loss of the boundary. This wall is in a poor condition, and vegetation has been allowed to grow unhindered over the wall and is probably doing damage particularly to the capping. It is also difficult (given the growth) to establish what the wall is made of but the conservation officer suspects it is cob which has had later insensitive and damaging layers of cement render applied, but without removing all the growth and taking off sections of render, it would be difficult to establish this.

Nevertheless the condition of the wall is not pertinent to the issue of whether a large opening should be made in it. The wall and hedge provide a strong boundary treatment which suits the character of the listed building and the area. This strong boundary line has clearly existed for many years. It is considered that an opening in the proposed location would adversely effect the setting of the listed building and would be out of keeping with the traditional character.

However, Bulford Parish Council disagrees with this view, and their comments are attached in the Appendix.

CONCLUSION

The proposed partial demolition of the wall would result in the erosion of the strong existing boundary line which would be harmful to the setting of the listed building and out of keeping with the traditional character.

RECOMMENDATION: REFUSE

Reasons for Refusal

- 1) The proposed partial demolition of the boundary wall would result in the erosion of the strong existing boundary line, which would be harmful to the setting of the listed building and out of keeping with the traditional character. The proposal would therefore be contrary to Policy CN3 and CN5 of the Salisbury District Local Plan, and the guidance in PPG15.

Part 2

Applications recommended for Approval

4

Application Number:	S/2006/1698		
Applicant/ Agent:	BARTON WILLMORE PLANNING PARTNERSHIP		
Location:	LAND BETWEEN NETHERAVON ROAD AND HIGH STREET DURRINGTON SALISBURY SP4 8AE		
Proposal:	DEVELOPMENT OF SITE WITH 156 DWELLINGS, ACCESS ROADS AND ANCILLARY INFRASTRUCTURE WORKS, RE-LOCATION OF NON-STATUTORY ALLOTMENTS AND PROVISION OF PUBLIC OPEN SPACE		
Parish/ Ward	DURRINGTON		
Conservation Area:	DURRINGTON	LB Grade:	
Date Valid:	15 August 2006	Expiry Date	10 October 2006
Case Officer:	Mr A Madge	Contact Number:	01722 434541

REASON FOR REPORT TO MEMBERS

HDS does not consider it prudent to exercise delegated powers

SITE AND ITS SURROUNDINGS

The site comprises 6.1 hectares of land on the north western edge of Durrington in the north of the district. The site forms part of a Ministry of Defence holding (MOD) which is currently used as offices, parking, storage yard and additional open fields. The site is largely level in its nature. It is bounded on the western boundary by the busy Netheravon Road. To the north lies open farmland with some residential close to the boundary. To the East lies a further residential property including many of the older properties in Durrington where the conservation area ends.

At this end of the site is a building known as the Red House which is listed grade 2 and subject to separate applications. Whilst to the south lies more modern residential property including what is known as the Pinckney's estate. The dwellings surrounding the site are two storey in height. Those on the southern boundary are predominantly modern in their appearance whilst those bordering the conservation area are of a more vernacular design.

The entire site is surrounded by vegetation including many trees which are shown to be retained. The site also includes land which is currently used as allotments

THE PROPOSAL

The proposal is in outline form for the erection of 156 new dwellings of 1, 2, 3, 4 and 5 bedroom design along with accompanying highway works, the provision of open space, a children's play area, affordable housing and allotment area, It also proposes monetary contributions towards education provision, recreation space and community facilities.

Details to be approved as part of the outline application are:

- Layout and scale
- Means of access.

PLANNING HISTORY

Land allocated for residential development in the local plan as adopted under policy H12 – June 2003

Development Brief Adopted – 12th July 2006
Northern Area Committee 01/03/2007

CONSULTATIONS

WCC Highways –

The development should generally accord with layout illustrated on submitted Drawing no 101 Rev B, subject to details which should confirm current design standards.

The applicant should enter into a legal agreement with the County Council in respect of the provision of the highway improvements necessitated by the proposed development at the A345 and the High Street and also to secure a financial contribution to the off site works listed below.

The development plan highlighted the need for the development to promote the use of sustainable transport modes and limit the need to travel by private car. In order to achieve this goal for this site, a contribution will be required to a number of measures.

A residential travel plan will be required for the development; this is to be agreed by WCC prior to construction starting. A manager is to be appointed by the developer to oversee the implementation and evolution of the Travel Plan. Monitoring of the Travel Plan will be undertaken by WCC. This monitoring and management will be undertaken until the roads are adopted.

A welcome pack is to be provided to each house, the content is to be agreed with WCC, for example it is to include maps of walking routes to the local schools, bus timetables etc. A one year bus pass valid for all Wilts and Dorset services is to be provided as part of this pack.

Regular buses run from very close to the development to Salisbury via Amesbury and Swindon via Pewsey and Marlborough. There are currently no bus shelters at the stops on Church Street (only about 200m from the development), so a contribution is to be made towards shelters to increase the quality of the public transport offering. Real-time information is available on these bus routes so the shelters would include real-time displays. A contribution towards a new bus stop is also to be provided on High Street near the development as one of these services runs straight past the development site but there is no stop right outside.

There are two schools close to the development which will take many of the children from the development. In order to reduce the likelihood of parents from the development driving their children to school a contribution towards new, covered cycle stands, pedestrian shelters for parents waiting for their children and possibly walking maps for the welcome packs is sought.

A National Cycle Network route is planned to pass through Durrington. Part of the favoured route for this would join Durrington with Amesbury along the A345 and would pass along the east side of this site. There is evidence of existing use between the two settlements as a path has been worn along the east verge of the A345. The cycle route would increase opportunities for the residents within the development to access the facilities such as shopping and jobs in Amesbury by foot or cycle, so a contribution towards the overall cost will be sought.

The costs of the measures listed above area as follows:

1 bus pass/year/house =£650 * (subject to change with the increase in numbers of dwellings)
137 = £89,000
2 bus shelters including Real-time information = £20,000
1 new bus stop = £100

School contributions = £30,000

Durrington to Amesbury cycle/pedestrian route =£40,000 towards overall cost of scheme

Monitoring of the Travel Plan will be undertaken by WCC until the roads are adopted this requires a contribution of £500/yr

WCC Library/ Museum –

Further to my letter of the 27th September 2006. I understand that the original layout of the scheme is to be maintained, but that it is possible for the houses on the northern part of the site to be built on raft foundations not exceeding 400mm. This will allow the majority of the layers in which the archaeological features are contained to be preserved in situ.

I therefore advise that a condition be placed on the application requiring the houses to the north of the central access road to be built on raft foundations and that the following condition is placed on the application to ensure the archaeological excavation of the foundations prior to development.

No development shall take place within the area of the application until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

The written scheme of investigation will need to set out the areas to be excavated, the method of excavation and timing.

Wessex Water Authority- Foul sewerage, the applicant has confirmed that the proposed development will be entirely residential. As such, the existing sewerage system would have adequate capacity. (The adequacy of the sewer to drain any abnormally high non domestic flows would require verification). A connection may be made to the existing public foul sewer in the High street that flows to the south. (Not the sewer that flows to the North)

Surface water drainage – There are no public storm water sewers in the vicinity of the site. The use of soakaways may be possible. Solutions in line with SUDS should be considered. However in the event that SUDS systems are not feasible. Wessex Water should be consulted, because new discharges to the public system could cause flooding and pollution. Sewage treatment, the sewage treatment works and terminal pumping station have sufficient capacity to accept the extra flows this entirely residential development will generate.

Water Supply – Network modelling is required to determine the point of adequacy and any possible need to reinforce the system to ensure an adequate supply for the proposed development. There would be a charge for modelling. In the event that off-site mains reinforcements were required, the developer would be expected to contribute to the cost.

WCC Education –

The required education contribution remains 10 junior age places, as previously advised. The current cost multiplier of £10,372 per place, continues to apply to any S106 agreement signed before 1st April 2007, when the DfES will publish an updated figure for 2007/08

Environment Agency –

We have no objection to the proposed development subject to the following conditions and informative being included in any planning permission granted.

Flood Risk- We consider the flood risk assessment (FRA) prepared by Hyder Consulting (Appendix 4.2 of the Environmental Statement (ES), submitted in support of the application, to meet the requirements of Planning Policy Statement 25: Development and Flood Risk (PPS25). The proposed development is in accordance with the guidance contained therein.

However, we do not accept any liability for the checking of the design, calculations or details, this responsibility remains with the developer or agents acting on his behalf.

We would take this opportunity to remind the applicant PPS25 states in Table B.2 gives national precautionary sensitivity ranges for Peak rainfall intensities, they are as follows:

1990 to 2005 – 5%; 2005 to 2055 – 10% 2055 to 2085 – 20% and 2085 to 2115 – 30%.

Given that the proposed development is residential we consider 2107 to be an appropriate planning horizon. Therefore with respect to climate change impacts on rainfall intensities we recommend a 30% increase in preference to the 10% increase advocated in paragraph 7.3 on page 16 of the FRA.

Condition

No development shall begin until details of a scheme for the provision of surface water run-off limitation incorporating sustainable drainage principles, as detailed in the Flood Risk Assessment (Hyder Consulting (UK) Ltd, dated July 2006), has been submitted to and approved by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details and timetable agreed.

Reason

To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal.

Water Efficiency

Condition

No development approved by this permission shall commence until a scheme for water efficiency has been submitted and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the agreed details.

Reason

In the interests of sustainable development. It is necessary to minimise the local demand for water to protect future supplies

Informative

The development should include water efficient appliances, fittings and systems in order to contribute to reduced water demand in the area. These should include, as a minimum dual flush toilets, water butts, spray taps, low flow showers (no power showers) and white goods (where installed) with the maximum water efficiency rating. Greywater recycling and rainwater harvesting should be considered. The submitted scheme should consist of a detailed list and description (including capacities, water consumption rates etc. Where applicable) of water saving measures to be employed within the development.

Although section 7.5 and 7.6 of the ES address water efficiency and mitigation, we require clarification on exactly what water efficiency measures shall be incorporated within the design of the scheme. Measures are mentioned in the report but there is no definitive statement specifying that they shall be implemented. We are satisfied that this information can be covered by the use of the above condition and informative.

Contaminated land

We acknowledge receipt of the following contamination-related reports in association with this application:

Gibb Environmental (sept 2000) LQA Phase 1: Desk Study
Gibb Environmental (Sept 2000) LQA Phase 1: Desk Study Technical Note
Carl Bro (January 2005) LQA Phase 2
Carl Bro (January 2005) LQA Phase 2: Technical Note

The site is considered to be highly sensitive in terms of groundwater protection. It lies within a major aquifer and within a groundwater Source Protection Zone 1. We consider the investigations undertaken at the site have appropriately identified the existing/potential source-pathway-receptors.

Condition

During site redevelopment, if contamination not previously identified is found at the site, no further development (unless otherwise agreed in writing to the LPA) shall be carried out. Further development shall only proceed once the developer has submitted and obtained written

approval from the LPA for an addendum to the Method statement. The addendum to the Method Statement must detail how the unsuspected contamination will be dealt with.

Reason

The prevent pollution of groundwater by the release of soil contaminants disturbed by the construction process.

The owner/developer is reminded that we do not issue formal "approval" for site investigation, risk assessment or remedial works undertaken in associated with land contamination. The responsibility for appropriate investigations and assessments rests with the owner/developer.

Pollution Prevention

Safeguards should be implemented during the construction phase to minimise the risks of pollution and detrimental effects to the water interests of the site.

Such safeguards should cover the use of plant and machinery, oils/chemicals and materials; the use and routing of heavy plant and vehicles; the location and form of work and storage areas and compounds and the control and removal of spoil and wastes.

Sustainable Construction

We would strongly recommend that the design and construction of the development includes ambitious sustainable construction measures, such as those given in the Building Research Establishment (BRE) EcoHomes standards or similar. This allows the maximum preservation of natural resources during construction and improves energy efficiency and cost reduction during subsequent use.

English Nature

River Avon SAC/SSSI

English Nature is satisfied that most of the potential impacts on the SAC have been addressed, however further detail is required to confirm that appropriate measures will be in place in order to determine no likely significant effect on the qualifying interest of the site.

English Nature's advice as outlined on page 14 of the Environmental Statement (ES) was that *"during the compilation of the Environmental Statement, you should cover likely significant effects of the development and present them in a discrete chapter of section. Your findings will then help to inform whether or not the district council will be required to carry out an Appropriate Assessment. Due to the sensitive location of the development site, (near to the River Avon Special Area of Conservation) there is potential for significant effects but further assessment is required."*

Although the ES states that this has been completed it does not appear in the main document. In order to confirm an assessment of no likely significant effect all potential impacts from the development on the River Avon SAC must be shown along with how these impacts will be avoided. This could be in table format and should include impact significance, mitigation and residual impact.

English Nature endorses the recommendations designed to minimise impacts on the River Avon post- construction: SUDS, including permeable roads, and water efficiency measures. It is encouraging that these details have been submitted. With regards to potential impacts during construction, it is stated that a Construction Environmental Management PLAN (CEMP) will be written and adhered to. English Nature requires the scope of the CEMP to be provided prior to the granting of outline permission, outlining the potential impacts which will be addressed by further detail later, for example: preventing accidental run-off of materials directly into the River Avon and via groundwater, ensuring adherence to the CEMP." etc.

Once English Nature have agreed the scope of the CEMP, we can be satisfied that this proposal would not be likely to have a significant effect on the important interest features of the River Avon SAC or any of the features of special scientific interest of the River Avon System SSSI.

Protected Species

Reptiles

Although the survey effort for reptiles was not as intensive as intended, the recommendation to clear likely reptile habitat using hand tools only appears appropriate based on the results. However, English Nature also that habitat clearance is planned for late autumn, when eggs have hatched but before the hibernation period. In addition, suitable reptile habitat and hibernacula should be incorporated into the proposal. This will help to achieve a net gain for biodiversity (as set out in PPS9: Biodiversity and Geological Conservation) and would provide a suitable receptor site should reptiles be found at a later date.

Bats

The majority of the bat interest is in the Red House and surrounding buildings, which English Nature understands is the subject of a separate application. Mitigation and enhancement for bats should be considered across the site, however, since there is considerable scope within the boundaries of this application to provide for bats associated with the Red House. Details of bat mitigation and enhancement within new buildings should be provided at reserved matters stage.

From the survey report it would appear that there are buildings and trees with moderate potential for bats within this application site. Since the bat survey is now 2 years old, it is English Nature's advice that the buildings and trees are re-surveyed prior to development. Note that if bats are found, it is likely that a licence will need to be applied for and additional mitigation incorporated into the proposal, which could cause delay. Surveys should therefore be timed to take account of this. The bat survey report recommends that ivy is removed carefully from trees prior to felling in case bats are present, which English Nature endorses. As stated if bats are found unexpectedly, work should stop and English Nature should be contacted for advice.

English Nature supports the recommendations to enhance bat flight lines and foraging habitat, for example through the gapping up of hedgerows and seeding of meadow species onto grassland. These measures will also benefit other species. A management plan clearly outlining methods and responsibilities for maintenance of new planting, existing habitats etc should be drafted and secured by legally enforceable means to ensure their effectiveness.

It is proposed that a methodology is produced detailing measures taken to prevent disturbance to bats during construction. This largely applies to the Red House but need not be provided at planning application stage since it will be required as part of the licence application process.

Further to our letter of the 15th September 2007, we have received a letter from Barton Willmore outlining the scope of a Construction Environmental Management Plan (CEMP). Natural England is satisfied that the suggested scope covers our concerns regarding potential water pollution issues during construction and advises that a planning condition is set, to the effect that no development shall commence until a detailed CEMP has been provided and agreed with Salisbury District Council and Natural England.

Wiltshire Wildlife Trust

We have no objection to the application.

Protected species surveys

We are satisfied that all necessary surveys have been carried out. We support the recommendations made in the bat report (4woods ecology, September 2004) and the reptile survey (Hyder Consulting, May 2006), and it seems that these have been incorporated into the mitigation sections contained within the Environmental Statement. We would advise that the recommendations of the surveys are followed, and the Natural England Bat Mitigation Guidelines adhered to. Clearance of the vegetation in the areas identified in the reptile report as having potential to harbour reptiles, should follow the recommendations of the survey.

The Trust was pleased to see that efforts have been made to retain existing habitat, such as the tree lines and hedgerows that will be used by a variety of species such as breeding birds and

bats. The suggested timings to avoid the bird breeding season should be adhered to; no vegetation clearance should occur between March to August inclusive.

The trust was pleased to see that efforts have been made to retain existing habitat, such as the tree lines and hedgerows that will be used by a variety of species such as breeding birds and bats. The suggested timings to avoid the bird breeding season should be adhered to: no vegetation clearance should occur between March to August inclusive.

Designated sites

The River Avon SSSI and SAC is approximately 200m away from the development site, but we feel that providing the proposed Construction Environmental Management Plan (CEMP) is produced and adhered to, the potential to adversely impact this sensitive watercourse will be minimized or avoided. Hence, production of the CEMP should be made a condition of planning permission and all the relevant authorities consulted.

Measures to enhance biodiversity and sustainability

The commitment to improving the sustainability of the development is to be supported, in particular the proposals to improve water efficiency. The inclusion of a sustainable Urban Drainage Scheme (SUDS) is also to be supported, but we would ask that more be done to enhance the new drainage channels for wildlife, such as through the provision of refugia for animals, and the planting of native aquatic species. Hence we would prefer the provision of Swales rather than gullies and interceptors, if there were enough space within the development.

All public bodies (including the council) have a biodiversity duty under the Natural Environment and Rural Communities Act (NERC) 2006, to have due regard for conserving biodiversity. This includes restoring or enhancing a population or habitat. We are pleased that simple measures, such as the installation of bird and bat boxes and the native planting of locally sourced species, are being considered for incorporation into the development. We are pleased that there are proposals for areas of long grass to be left with others mown, and areas sown with a meadow seed mix of local provenance. This should provide a mosaic of habitats to enhance the area for a wide variety of species.

There is no mention of energy efficiency in the proposal, and the Trust would like to see measures adopted to reduce the amount of energy consumption. This could be in the form of appliances and equipment, such as energy efficient light bulbs and through staff training. As a further efficiency

REPRESENTATIONS

Advertisement -	Yes	Expired 7 th September 2006
Site Notice displayed -	Yes	Expired 7 th September 2006
Departure -	No	
Neighbour notification -	Yes	Expired 7 th September 2006
Third Party responses -	Yes	Letters of objection summarised as follows

(a) 34 similar letters objecting on the following grounds:

- 1) The allotments were appropriated under lease for allotment purposes by Durrington Parish Council and allotment holders rent these from the parish council. They are therefore statutory. Section 8 of the Allotments Act 1925 application should be sought to release the allotments this has not been sought or approved for release of the allotments. The application should therefore be refused.
- 2) The allotment site has been in continuous use for more than 30 years. A select committee on the Environment, Transport and Regional affairs during an enquiry received a memorandum from the local government association which stated that 25-30 years was a considerable period of time after which allotments should be made statutory. A similar number of government select committees have had similar or the same recommendations.

- 3) Policy R20 of the SDC local plan states that statutory allotment sites will not be permitted unless alternative facilities are provided in an appropriate location, or the allotments are no longer required. Reference is made to a planning application determined in 2004 by western area committee that was refused on an allotment site because of the absence of a suitable alternative site of equal quality. This despite the fact the allotments were disused.
- 4) The development brief for this site states: The allotments will be relocated with continuity of use and will be of an equal or greater quantity and quality than the existing. Considers that proposed site is neither appropriate or of equal quality.
- 5) The reasons for it not being of equal quality are because of airbourne pollutants from the road as it will be adjacent the busy main road and the roundabout.
- 6) Noise pollution. The current allotments are a very peaceful and tranquil place which the new ones are not.
- 7) Access The existing allotment is very close to the source of demand and within easy walking distance of the built up part of Durrington. The new one is not and a lot of the allotment holders are elderly meaning that access will be difficult.
- 8) The existing allotments are established with many mature trees and shrubs. The proposed replacement will not have any of this.
- 9) Screening, Existing allotment site is well screened the new one will not be screening gives protection from wind this will not be the case with the new one.
- 10) Size, Existing statutory allotment site is of good size. Considers proposed allotment site will be smaller.
- 11) Soil existing allotment site has deep fertile soil where as proposed one will not.
- 12) Security Allotment site is quiet and remote so don't need to lock the gates. The new site is not going to be so remote so will be less secure
- 13) Parking Existing site has lots of secure parking the new site will not have this.

Letter received stating that S Bezant does not represent all the allotment holders at the Durrington allotments

(b) 27 similar letters of objection on the following grounds:

- 1) The density of the proposed development where it meets the conservation area is too high. It needs to be low density.
- 2) 20mph speed restriction on the High Street. This is to be applied where the road narrows at the junction of new access to development. There is not enough room for people to pass safely. It will also encourage the use of the main access to the development from the Netheravon Road.
- 3) Extend the network of footpaths within the development to encourage footpath usage. This will make it a safer place for pedestrians and motorists.
- 4) "Creating a place to live" feature houses to be placed at the access from the High street and the new development.
- 5) The number of houses to be restricted to a max of 137 and not raised higher at any further planning stages.
- 6) The High Street is in a conservation area and therefore should be conserved colouring the road with paint is not in keeping.

- 7) The speed limit on the A345 should be reduced to 30mph
- 8) Suggest sleeping policeman on High Street.
- 9) Pinckney's Way access added, increasing High Street traffic.

4 additional individual letters of objection:

- 1) Concern is expressed that the removal of the MOD offices away from this site will increase travel needs in a non sustainable manner, away from the existing housing in Durrington. This contradicts the principles of sustainability established by the government.
- 2) The DE site is in the conservation area and one of the most scenic areas of Durrington. It is the loss of an important open space in this area to build 137 dwelling houses. This mediocre proposal should be discouraged on the grounds that it does not respect the grade 2 listed building at Red House.
- 3) Increased traffic volumes development is going to result in at least 137 and possibly (more likely 200) vehicles parked on the site. The High Street is narrow and devoid of pavements. Many pedestrians will use the High Street from this site and the proposal for the level of vehicles is likely to conflict with them.
- 4) There should be a 20mph speed limit on the High Street and more enforcement of the 40mph speed limit on the A345
- 5) Considers that only pedestrian access should be permitted to the High Street as per an earlier adopted plan in 2000.
- 6) The facility of parking in the DE car park for the public at weekends will be lost which will lead to further parking on the High street.
- 7) Concern is expressed over the likely effect to protected species on the site.
- 8) Developing on the green area will detract from the open space.
- 9) Social housing regrettably attracts problems and this site is likely to attract those. The carton factory was replaced with 100% affordable housing so why more on this site?
- 10) Village infrastructure is not able to cope with the current population. It is easy for the developer to offer a one time payment. The long term bill for these services rests with this and future generations of Durrington villagers.
- 11) Considers that the three storey properties would detract from the skyline of the village and conservation area.

On the amended application the following responses were received

36 similar letters of objection – objecting on the same grounds as A above but also including the following:

- 1) Feature houses to be placed at the access from the High Street and the new development
- 2) The number of houses to be restricted to 137 and not raised higher at any further planning stages.
- 3) The low cost housing should not be on the perimeter of the development especially adjacent to any conservation areas.

6 further letters of objection

- 1) House numbered no 18 on the plan is very close to boundary with Pinckney's estate and will overlook the property there.

- 2) Plans show footpath from the new site through our site and over our land agreement has not been sought from us on this issue.
- 3) Consider proposal to use the High Street which does not have footpaths very dangerous.
- 4) Consider vegetation should be substantially reinforced. In order to protect the conservation area.
- 5) Consider that the affordable housing should not be situated adjacent the already established housing in the area.
- 6) There is an area with public access behind a garage block which when originally designated as part of the garden of the adjoining house would not have been a problem. However in its currently proposed form will be a security risk, and will encourage dumping etc.

Parish Council response Yes: Object

- 1) Although we accept the applicants explanation that the increase in numbers is due to a reassessment of the sizes of dwellings needed to meet the local housing needs, we would strongly resist any further increase in numbers.
- 2) We would like to see greater integration of affordable dwellings/open market by at least halving the numbers in each clump of affordable and doubling the number of clumps.
- 3) Following the meeting 12/01/07 in SDC Planning:-
 - a) We accept the proposal that the PC will take over responsibility for the allotments, children's play area and open space when completed. However we do not accept that this open space area completely fulfils all the requirements under R2. Full calculations should be carried out.
 - b) We do not accept the offer of £40K made by the developer under R4 as payment to provide improved Youth Centre facilities in the village.
 - c) We do not accept the requirement made by the developer that we should provide him with details of other funding for this capital project. How we obtain our funding is parish council Confidential Business and must remain so.

MAIN ISSUES

- 1) The local plan process and the development brief
- 2) Scale and impact of the development
- 3) Highway impacts
- 4) Affordable Housing
- 5) Education
- 6) Recreation Strategy
- 7) Impact on amenities
- 8) Archaeology
- 9) Allotments
- 10) Developer contributions
- 11) Environmental Statement/Appropriate Assessment & Nature conservation

POLICY CONTEXT

G1 and G2	General Principles of development
G3	The Water environment
D1 Design	Extensive development
H12 Housing	Durrington
H25	Affordable Housing
C10	Nature Conservation
C12	Development affecting protected species
R2 & R3	Open Space provision.

PLANNING CONSIDERATIONS

1) The local plan process and the development brief

This planning application relates to land allocated for residential development within the currently adopted local plan. This site was allocated to assist in meeting the housing needs of the district up to 2011. Contained within the local plan under policy H12, the plan allocates the land for residential development, including a mixture of open space, off site highway provision and structural landscaping. The policy states that a mix of housing types and sizes will be sought including a minimum of 25% of affordable housing. The policy goes on to state that planning obligations will be sought where they are necessary, relevant to planning and directly related to the site.

As a direct result of this policy and prior to the submission of this planning application a development brief was drawn up the purpose of which was to identify the constraints that effected the site, to ensure that the development was of the highest quality and designed to preserve and enhance the character of the surrounding area and also to inform both the local community and prospective developers of the standard of development that will be expected together with any necessary improvements that may be required off site.

The development brief which was seen and commented on by Northern Area Committee was formally adopted on 12th July 2006. The development brief laid the foundations for this application and set out standards to which this planning application needs to accord. It is against this background that this planning application needs to be judged.

2) Scale and design of development

The overall scale of development in terms of site area accords with that set out in the development brief. The brief envisaged between 120 and 200 houses. The current 156 houses falls within those parameters and within the current government guidance on densities of between 30 and 50 dwellings per hectare. The brief envisaged a 2 storey development, which would be at its densest at its eastern end adjacent the conservation area, and at its most spread out at its north western end. For this reason the larger houses are to be constructed at its northern end, whilst the smaller dwellings are located at its eastern end. There have however been some changes to this during the consultation period whereby it was suggested by local residents that it would be more appropriate to have some smaller properties at the northern end adjacent the open space where they could overlook the equipped play area that children will be using.

Clearly at its eastern end it meets with the Durrington Conservation Area and therefore the design at least in terms of its layout needs to reflect the character of the conservation area and the surrounding buildings. The details of this in terms of elevations are for later consideration, however the layout as shown is not considered incompatible with the surrounding area.

It is considered that the design generally accords with policies G1 and G2 of the local plan and with the adopted development brief.

The brief envisaged various feature spaces at key points throughout the development these have been shown on the layout plan although the details of this in terms of how they are to be hard and soft landscaped and to be treated in terms of perimeter delineation will be subject to a reserved matters application.

Many of the houses front directly onto the street as envisaged by the design brief, although where this occurs a privacy strip between the edge of the dwellings and the road is introduced which is sometimes hard surfaced and sometimes soft landscaped. The majority of the parking is situated in courtyards to the rear of the properties in order to hide the parking away from the main street frontages. It is considered that this effectively achieves the design principles set out in the development brief.

The overall design is such that it is considered that the design and layout of the development conforms to the development brief and meets the objectives of good design as set out in national and local plan policies.

Highway Impact

The issue of the highway impact of such a development have been discussed and considered at length both at the time of the original local plan designation and latterly with the agreement of the development brief at the site. It is not therefore proposed to replicate the issues that were settled at that time within this report.

The design of the development allows for two main points of access to the site of which one is on to Netheravon Road (A345) via a new vehicular access close to the existing informal access. A new roundabout is proposed at this junction in order to act as a measure partially for slowing down traffic on this busy road. In addition a further exit is envisaged on to the existing High Street where improvements are proposed to the High Street in terms of new signage, resurfacing and other highway improvements. These will be included in the subsequent legal agreement.

Parking is provided at at least one parking space per dwelling with larger dwellings having two car parking spaces. This complies with current local plan policy on parking spaces and with sustainable objectives. Wiltshire highways department have confirmed their approval of this level of parking provision.

Highways have confirmed that the provision for off-street highways works as proposed are satisfactory in so far as they go however they have asked for contributions to various other off street highway works (see their consultation response above.)

Objectors to this development have brought up a number of highway issues, many of which it is inappropriate to reconsider here as they concern principles of development which are already in the adopted brief. In particular, the issue of not using the main High Street and keeping this as pedestrian has already been considered as part of the development brief and the brief allows for full vehicular access. This issue cannot be reconsidered here. The proposal does not provide for making the High Street a 20mph Zone as it is considered more effective to provide bollarding and signage to provide for pedestrian refuge along the High street , which is what is intended in anticipation of the numbers of people and vehicles who will be using this entrance.

The enforcement of speed restrictions on the A345 is something that falls to the police to enforce and any concern that speeding may at present be occurring on the A345 should be reported to the police or to the Wiltshire safety camera partnership.

At the time of writing the local authority were awaiting confirmation from Wiltshire County Council that they would be willing to compulsory purchase an area of land between the proposed pedestrian footpath on the Southern boundary and the neighbouring Pinckney's estate. The recommendation for approval is put forward on the assumption that they are willing to do this.

Affordable housing

The development proposes 37% affordable housing in a section 106 legal agreement. This comprises 16, one bedroom flats, 20 2 bedrooms dwellings, 18, 3 bedroom dwellings and four, 4 bedroom dwellings. (58 dwellings).

These are to be spread throughout the site in seven groups. This provides the majority of smaller houses and flats which is in line with the council's key areas of need in terms of dwelling sizes. The agreement will achieve phasing that delivers affordable housing through the life of the development works.

Aside from the provision of social affordable housing, the proposal will provide private housing generally focusing upon 1, 2, 3 and 4 bed market units, thereby meeting the requirements of the Local Plan Inspector for new residential proposals to address the range of housing provision need and not simply concentrating provision at the upper end of the market scale.

The proposal will therefore address both the prime area of social need requirements, but also the prime areas of local market need.

The proposal for 37% affordable housing takes into account guidance on affordable housing and the expectations of the development brief and policy H12 of the adopted local plan.

Concerns have been expressed by objectors that the affordable housing should not be placed close to the conservation area. There is no material planning ground why this should be the case. Indeed the argument rather works the other way in that affordable housing should be no different in its quality to any other housing and occupants of such housing should be entitled to live near the conservation area in the same way anyone else would.

The argument has also been raised that there is too much affordable housing on the site, but given the need within the district and the very high house prices being experienced and the councils own adopted SPG this is not a sustainable argument.

The applicants have taken on board the comments of the parish council raised during this application which was that they would like the affordable housing broken up more than it was when first submitted such that the affordable housing is now broken up into seven areas spread throughout the site. This it is considered will mean that this avoids any large areas of affordable housing being formed.

Education requirement

Wiltshire County Council has identified an educational need arising from the development for primary education provision. This will be provided through the standard calculation for educational contribution according to the number of children generated by the number of units on site and the size of those units. At present as indicated above the education department predicts a need arising out of this development for 10 additional junior places.

Recreation strategy

The proposal will provide for both on site recreational provision in terms of a LEAP (local equipped area of play) and off site provision by way of a commuted sum payment in line with the council's current off site payment schedules.

It is proposed to provide a LEAP in the south western part of the site adjacent an informal open area. The informal area has effectively been put in this place in order to connect with that further south which is already in the parish councils control so that the areas can effectively be integrated as open space.

The parish council have expressed an interest in taking over the future maintenance of the main amenity area and to this end a commuted sum for the future maintenance is being negotiated with the developers to be passed on to the parish council.

The amount and quality of the open space together with further contributions to recreational provision and ongoing maintenance costs meets the requirements of the development brief and the policies contained within policy R2 of the local plan and as such it is considered that this will meet the needs of the development as proposed.

Impact on amenities

The site is situated such that on its southern side there is a substantial amount of housing and some objections have been received to the development. Officers have looked at any objections received as regards overlooking, overshadowing etc and have come to the conclusion that in the present layout it would be possible to design all the dwellings so that overlooking and overshadowing does not occur. In particular plot 18 has been referred to by objectors as being too close to neighbouring properties however officers are of the opinion that this particular dwelling could be designed such that it does not overlook any other dwellings. It is considered therefore that in terms of overlooking, overbearing or overshadowing the proposed layout complies with policies in the local plan.

Archaeology

During the course of the application the applicants submitted an archaeological field evaluation which outlined that there could be the potential for significant archaeology in the Northern part of the site. The county archaeologist has accepted that the part of the application north of the main access road can be built on raft foundations in order to prevent the archaeology that may potentially be present on that part of the site being disturbed this will be need to be conditioned if members decide to approve the application. Similarly the County archaeologist has suggested that a watching brief be carried out during the course of excavation at the site.

Allotments

The local authority has received representations from the local allotment holders that because the allotments on this site are statutory, planning permission cannot be granted for their redevelopment. The applicant's agent is firmly of the view that the allotments are not statutory. They state that for the allotments to be statutory they must be either owned by a local authority or be on a long lease. The parish council have a short lease and therefore the allotments are not statutory in the agent's opinion.

The advice from the council's legal department is that it would seem unlikely that the allotments are statutory as the local authority referred to, (the parish council) only has a short lease over the land and the allotment holders have been given notice to quit. It is therefore considered that the allotments are not statutory and planning permission can be granted for their redevelopment.

Policy R20 of the adopted plan is relevant here in that it states
"The development of allotment sites will not be permitted unless alternative facilities are provided in an appropriate location, or the allotments are no longer required in the locality".
As was proposed in the development brief, the allotments are of a similar size to those which are being replaced and adequate facilities will be provided for the allotment holders. The positioning of these allotments has already been decided by way of the adopted development brief and the positioning does not differ from this.

The objectors' other comments regarding noise, pollution etc are noted but given the positioning of the allotments in the development brief this cannot be changed. Adequate screening and security will be provided for the allotments when they are built. Car parking is to be provided for the allotments, The objectors other comments are noted.

Developer contributions

In addition to the contributions outlined elsewhere in this report the developer is currently negotiating on a community contribution to be used towards facilities within Durrington which this development will impact on. Such provision is contained within policy R4 and parish council representatives have been involved with as to where this contribution is likely to be spent. At present it appears likely that such a contribution will be spent on and towards a new youth centre facility. An update on the current situation as regards this will be brought to the Northern area committee.

Environmental Statement

An environmental statement has been supplied with this application which covers the following issues

- The River Avon SAC and SSSI
The River Avon SAC and the SSSI lie 200m away from the site this is afforded protection under the European Union Habitats Directive. Given their special designation and the closeness of the site to them. Very special consideration needs to be given to the effects that this development will have on both of these areas both during and after construction.
- Nature conservation interest of the SAC habitat and species

The Environmental Statement reaches conclusions on nature conservation in two specific areas that of on site effects and off site.

It concludes that on site effects would be seen in the loss of some common habitats and foraging areas for bats. It is not thought however that any significant impacts to on site ecology are anticipated as a result of the proposed development.

In relation to off site impact the report concludes that again there will be no major significant effects providing the measures that are highlighted elsewhere in the report including SUDs systems are implemented.

It is considered likely by officers having reviewed this section of the report and having carried out an appropriate assessment for the site that the impact on species within the area will be low and provided that the recommendations contained within English Nature's report are followed this is acceptable

- Potential impacts on the rivers ecosystem through potential habitat loss and pollution during and after construction.
- Increased demand on water resources

The development will inevitably put more demand on water resources in the area the key therefore is to manage this adequately in order to ensure that this is done the developers propose that the development is designed to a good BREEAM Ecohomes rating. Sewage is to be discharged to the nearby Wessex Water foul sewer. The surface water drainage is not to be discharged from the site to the River Avon or any other watercourse. Some pollution prevention will be provided by the proposed SUDS system (see below) Wessex Water and the Environment Agency have raised no objections to these matters and it is considered that this adequately addresses the water needs of the development.

- Flood risk
The river Avon flows 200m to the north and north east of the proposed development site and the site is located within flood zone 1 there is therefore potential for this development to generate considerable surface water run off as the amount of impermeable areas will increase from 1.64ha to 4.34ha this will present an increased surface water run-off flood risk to the site and to downstream areas.

The applicants propose to use a system of SUDs to control this and to store much of the surface water run off within reservoirs beneath the permeable paving units proposed as part of the system. It should be noted that the Environment Agency are satisfied with this solution to the problem and have raised no objection to the development subject to the conditions and in formatives that they have highlighted.

CONCLUSION

Having reviewed the Environmental Statement in the light of the above points and other issues such as traffic generation and noise and pollution during construction it is not considered that there will be any significant environmental effects either direct, indirect or cumulative as a result of the proposed development. This is based on the measures set out for mitigation particularly the water management plan within the Environmental Statement conditions for which will need to be imposed if planning permission is granted.

This application represents an important element within the local plan's housing strategy, achieving a significant housing allocation to go along with other Brownfield sites within the local plan.

The replacement local plan process has identified the site as a housing allocation site appropriate for residential development. This has been achieved following the assessment of the need for and supply of housing land. The inspector made it clear that this site was appropriate for housing.

A development brief was subsequently developed which set out the principles for development on this site. These principles it is considered have been met in the development.

Aside from the principle of development the application acknowledges the need to meet local infrastructure requirements via contributions towards education, recreation and highways improvements as well as the on site provision for 33% affordable housing.

The design form adopts the framework set out by the development brief in terms of height range and density accepted within that brief.

In conclusion therefore this proposal represents an effective Greenfield development wherein the developer has indicated a commitment to the creation of an attractive and identifiable place.

RECOMMENDATION: Subject to:

A. The applicant and all necessary parties entering into a Section 106 legal agreement within two months of the resolution to grant relating to:

- **The provision and phasing of 37% affordable Housing**
- **The provision of a commuted sum towards an acceptable level of off site recreational facilities for youth and adult need.**
- **The provision of on site toddler play facilities,**
- **The maintenance of on site public open spaces including street trees.**
- **The payment of a commuted sum relating to the need for local educational infrastructure improvements,**
- **The payment of a commuted sum towards off site highway infrastructure as required by Wiltshire County Council (including bus shelters, provision for the schools as outlined in WCC highways letter dated 28th November 2006) and the implementation of a residential travel plan,**
- **The payment of a commuted sum as a community contribution**
- **The provision for and timing of the allotment facilities**

B. Wiltshire Highways confirming their acceptance to compulsory purchase the strip of land between the proposed southern boundary pedestrian path and the neighbouring Pinckney's estate.

C. No further representations raising new issues being received on or before 6 March 2007

D. Confirmation from the council's solicitor that the existing allotments are non-statutory

RECOMMENDATION: APPROVE

For the following reason:

This application represents an important element within the local plan's strategy, achieving a significant housing allocation to go along with other Brownfield sites within the local plan.

The replacement local plan process has identified the site as a housing allocation site appropriate for residential development. This has been achieved following the assessment of the need for and supply of housing land. The inspector made it clear that this site was appropriate for housing.

A development brief was subsequently developed which set out the principles for development on this site. These principles it is considered have been met in the development.

Aside from the principle of development the application acknowledges the need to meet local infrastructure requirements via contributions towards education, recreation and highways improvements as well as the on site provision for 33% affordable housing.

The design form adopts the framework set out by the development brief in terms of height range and density accepted within that brief.

In conclusion therefore this proposal represents an effective Greenfield development wherein the developer has indicated a commitment to the creation of an attractive and identifiable place.

And subject to the following conditions:

1. Approval of the details of the appearance of the buildings to be erected and the landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority in writing prior to the commencement of development.

Reason: This permission is in outline only and is granted under the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 3(1) of the Town and Country Planning (General Development Procedure) Order, 1995. (as amended)

The permission is in outline form only and requires the submission of further details.

2. Plans and particulars of the reserved matters referred to in condition 01 above, relating to the scale, design and external appearance of any buildings to be erected and the landscaping of the site, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

Reason: This permission is in outline only and is granted under the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 3(1) of the Town and Country Planning (General Development Procedure) Order, 1995. (as amended) The permission is in outline form only and requires the submission of further details.

3. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason: This permission is in outline only and is granted under the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 3(1) of the Town and Country Planning (General Development Procedure) Order, 1995. (as amended)

4. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later. (A04A)

Reason: This permission is in outline only and is granted under the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 3(1) of the Town and Country Planning (General Development Procedure) Order, 1995. (as amended)

5. Prior to the submission of the first reserved matter application the applicant shall submit to and have approved in writing by the Local Planning authority a phasing plan for the overall development approved in principle by this planning permission, and the phasing of development shall subsequently accord with the approved scheme unless subsequently agreed in writing by the Local Planning Authority.

Reason: In order to ensure that the development, if it is to be phased, occurs in a reasonable manner

6. The details of all lighting proposals, including street lighting, lighting for footpaths, communal parking areas and public areas, including the intensity of the lighting and design for light column shall be submitted to, and approved in writing by the Local Planning Authority prior to the development of each phase of development, and the works shall subsequently accord with the approved scheme.

Reason: In the interests of amenity

7. As part of each reserved matters application submitted in accordance with the approved phasing plan (under condition 5) a schedule of external facing materials relating to that reserved matters application shall be submitted, and, where so required by the Local Planning Authority, sample panels of the external finishes shall be constructed on site, and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In order to ensure that the development has an adequate appearance

8. As part of each reserved matters application submitted in accordance with the approved phasing plan (under condition 5), full details of the requirements of that reserved matters submission site in terms of both hard and soft landscape works, to include the phasing of implementation, shall be submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved prior to the first use of the development hereby permitted. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc); proposed and existing functional services above and below ground (eg. Drainage, power, communications cables, pipelines etc. indicating lines , manholes, supports etc); retained historic landscape features and proposals for restoration, where relevant).

Reason: In the interests of amenity

9. As part of each reserved matters application submitted in accordance with the approved phasing plan (under condition 5) details of the requirements of that reserved matters submission site in terms of earthworks shall be submitted to and approved in writing by the Local Planning Authority. These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of proposed mounding to existing vegetation and surrounding landform. Development shall be carried out in accordance with the approved details.

Reason: In the interests of amenity

10. As part of each reserved matters application submitted in accordance with the approved phasing plan (under condition 5) full details of the requirements of that reserved matters submission in term of all proposed tree planting, and the proposed times of planting, shall be approved in writing by the Local Planning Authority, and all tree planting shall be carried out in accordance with those details and at those times.

Reason: In order to ensure that adequate tree planting takes place.

11. Before any development is commenced on the site, including site works of any description all the existing trees to be retained shall be protected by a fence, of a type and in a position to be approved by the Local Planning Authority, erected around each tree or group of trees. Within the areas so fenced, the existing ground level shall be neither raised nor lowered and no materials, temporary buildings, plant, machinery or surplus soil shall be placed or stored thereon. If any trenches for services are required within the fenced areas, they shall be excavated and backfilled by hand and any tree roots encountered with a diameter of 2 inches (50mm) or more shall be left unsevered (See British Standard BS 5837:1991, entitled 'Trees in relation to Construction'.

Reason: In order to ensure adequate tree protection is proposed.

12. The development shall strictly accord with the approved Code of Construction Management. Additional details will be submitted to, and approved in writing prior to the commencement of each reserved matter application setting out the provision for staff car parking away from adopted roads, together with precise location of stored materials, the provision of noise attenuation measures, dust management and wheel washing facilities where necessary, and the construction process shall subsequently accord with the approved working practices.

Reason: In the interests of amenity

13. No construction work (excluding the internal fitting out of dwellings), nor the movement of spoil from site shall take place outside the hours of 0700 - 2000, Monday to Thursday, 0700 - 1800 on Friday, 0800 - 1300 on Saturday and at no time on Sundays and Bank holidays.

Reason: In the interests of amenity

14. No dwellings within any subsequent reserved matters submission shall be commenced on site until a scheme for the disposal of sewerage (to include the timing for provision) relating to that reserved matters proposal has been submitted to, and approved in writing by the Local Planning Authority and development shall subsequently accord with the approved scheme.

Reason: In order to ensure that adequate sewage provision is made on site.

15. No development shall begin until details of a scheme for the provision of surface water run-off limitation incorporating sustainable drainage principles, as detailed in the Flood Risk Assessment (Hyder Consulting (UK) Ltd, dated July 2006), has been submitted to and approved by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details and timetable agreed.

Reason: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal and in order to ensure adequate drainage is provided to the development.

16. No development shall take place within the area of the application until the applicant, or their agents or successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

Reason: In order to ensure any archaeological features are adequately recorded.

17. No development approved by this permission shall be commenced until a scheme for water efficiency, achieving a 21% saving on current average levels of water consumption in new buildings (150 litres per day), has been submitted to and approved by the Local Planning Authority, in consultation with the Environment Agency. Dwellings as part of the development should achieve a credit rating of at least 3 (WAT 1) and 1 (WAT2), as set out in the "Ecohomes 2005 - environmental Rating for Homes Guidance 2005, Issue 1.1" through the use of approved water efficient internal and external appliances, fittings and systems.

Reason: In order to ensure that adequate water efficiency measures are incorporated into the scheme.

18. No tree, shrub or hedge which are shown as being retained on the approved plans shall be cut down, uprooted, wilfully damaged or destroyed, cut back in any way or removed other than in accordance with the approved plans and particulars, without written approval of the Local Planning Authority. All tree works approved shall be carried out in accordance with British Standard Recommendations for Tree Work (B.S. 3998: 1989)
 - i) If any tree shown to be retained in accordance with the approved plans and particulars is removed, uprooted or destroyed or dies or becomes severely damaged or diseased within 5 years of the completion of the development, another tree, shrub or hedge shall be planted at the same place and that tree, shrub or hedge shall be of such a size, specification and species and should be planted as such time as may be specified in writing by the Local Planning Authority.
 - ii) If within a period of 5 years from the date of planting any replacement tree is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree of the species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

Reason: In the interests of amenity

19. No development shall take place on site, including site clearance, tree works, demolition, storage of materials or other preparatory work, until all details relevant to the retention and protection of trees, hereafter called the Arboricultural Method Statement, have been submitted to the Local Planning Authority and approved in writing. Thereafter, the

development shall be undertaken only in accordance with the approved details, unless the Local Planning Authority has given its prior written consent to any variation.

- i) The Arboricultural Method Statement shall show areas which are designated for the protection of trees, shrubs and hedges, hereafter referred to as Tree Protection Zones. Unless otherwise agreed, the Tree Protection Zones will be fenced, in accordance with British Standard Guide for Trees in Relation to Construction (BS5837: 2005) and no access will be permitted to the Tree Protection Zone for any development operation. Tree Protection Zones shall be provided for all trees to be retained on the site and also to take account of the root spread into the site of trees on adjoining sites.
- ii) The Arboricultural Method Statement shall also include all other relevant details, such as changes in levels, methods of demolition and construction, the materials, design and levels of roads, footpaths, parking areas and of foundations, walls and fences, placement of service runs i.e. BT, water, gas, sewage, electric etc. It shall also include the control of potentially harmful operations such as burning, the storage, handling and missing of materials, the movement of people and machinery across the site where these are within 10 metres of any designated Tree Protection Zone.
- iii) The Arboricultural Method Statement shall include the provision for the supervision and inspection of tree protection measures on a regular basis throughout the different phases of construction. Reports produced as a result of these inspections shall be forwarded to the Local Planning Arboricultural Officer, The fencing, or other protection which is part of the approved Statement shall not be moved or removed, temporarily or otherwise, until all works, including external works and soft landscaping have been completed and all equipment, machinery and surplus materials removed from site, unless the prior approval of the Local Planning Authority has been given in writing.

Reason: In the interests of amenity

20. No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) have been submitted to and approved in writing by the Local Planning Authority, and these works shall be carried out as approved. These details shall include, as appropriate, and in addition to details of existing features to be retained; other vehicle and pedestrian access and circulation areas; hardsurfacing materials; other minor artefacts and structures, including signs and lighting and functional services above and below ground. Details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers/densities where appropriate. If within a period of ten years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

Reason: In the interests of amenity

21. No development shall take place, until details of earthworks have been submitted to and approved in writing by the Local Planning Authority. These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of the proposed mounding to existing vegetation and surrounding landform. Development shall be carried out in accordance with the approved details.

Reason: In the interests of amenity

22. No development shall take place, until there has been submitted to and approved in writing by the Local Planning Authority, a plan indicating the existing hedge or hedges which are to be retained, the minimum heights at which they will be maintained and appropriate trees within the hedge or hedges which shall be retained and allowed to grow on. The Plan shall also show where the hedgerows are to be reinforced with further planting, details of which

are indicated in a timetable of implementation. The hedges shall thereafter be maintained in accordance with the approved details.

Reason: In the interests of amenity

23. No development shall take place, including site clearance or other preparatory work, until all details relevant to the implementation of hard and soft landscape works and tree planting, hereafter called the Landscape Method Statement has been approved by the Local Planning Authority in writing. All landscape works shall be undertaken in accordance with the approved details, unless the Local Planning Authority has given its prior written consent to any variation.

The Landscape Method Statement shall include as appropriate, protection of the planting areas, where appropriate by fencing, during construction, preparation of the whole planting environment, particularly to provide adequate drainage, and the provision which is to be made for weed control, plant handling and protection, watering, mulching and the staking, tying and protection of trees. The Landscape Method Statement shall also normally include provision for maintenance for the period of establishment, including weeding, watering and formative pruning, and the removal of stakes and ties. Provision shall be made for replacement of any plant, including replacements, that are removed, are uprooted or which die or fail to thrive, for a period of five years from their planting, in the first available season and at the same place, with an equivalent plant, unless the Local Planning Authority has given its prior written consent to any variation.

All hard and soft landscape works shall be completed prior to the occupation or use of any part of the development, unless the Local Planning Authority has given its prior written consent to a programme of implementation. The hard and soft landscape works, including tree planting, shall be carried out strictly in accordance with any approved timetable.

The Landscape Method Statement shall state the provision which is to be made for supervision of the full programme of works, including site preparation, planting, subsequent management and replacement of failed plants.

Reason: in the interests of amenity

24. Before the occupation or use of any phase of the development, whichever is the soonest, a Landscape Management Plan shall be submitted to and approved by the Local Planning Authority.
- i) The Landscape Management Plan shall contain a statement of the long term aims and objectives covering all elements of the implementation of the agreed landscape scheme and full details of all management and establishment operations over a five year period, unless otherwise agreed in writing by the Local Planning Authority. It shall also include details of the relevant management and supervisory responsibilities.
 - ii) The Landscape Management Plan shall also include provision for a review to be undertaken before the end of the five year period. A revised Landscape Management Plan shall be submitted for the agreement of the Local Planning Authority before five years has expired. The revised details shall make similar provisions for the long term maintenance and management of the landscape scheme. The revised scheme shall also make provision for revision and updating.
 - iii) The provisions of the Landscape Management Plan, and subsequent revisions, shall be adhered to and any variation shall have been agreed beforehand in writing by the Local Planning Authority. No trees, shrubs, hedges or other plants shall be removed for the duration of the Landscape Management Scheme or its revisions, without the prior written consent of the Local Planning Authority. Any trees, shrubs, hedges or other plants being so removed shall be replaced in the first available planting season by an equivalent replacement or replacements to the satisfaction of the Local Planning Authority. Management of the landscape scheme in accordance with the Landscape Management Plan or their agreed revisions shall not cease before the duration of the use of the development unless agreed in writing by the Local Planning Authority.

Reason: In the interests of amenity

25. No development shall commence until details of a scheme including the design and implementation of raft foundations for all those dwellings and structures situated to the north of the new main access road which runs east to west on the approved plans, have been submitted and approved in writing by the Local Planning Authority. Such scheme shall thereafter be implemented in accordance with the details submitted.

Reason: in order to ensure adequate protection to any potential archaeological remains in this part of the site.

26. No excavation below 50cm in depth shall take place on the area of land north of the new main access road unless in accordance with details submitted in relation to condition 25 or otherwise agreed in writing with the local planning authority.

Reason: In order to ensure adequate protection to any potential archaeological remains in this part of the site.

27. During site redevelopment, if contamination not previously identified is found at the site, no further development (unless otherwise agreed in writing to the LPA) shall be carried out. Further development shall only proceed once the developer has submitted and obtained written approval from the Local Planning Authority for an addendum to the Method statement. The addendum to the Method Statement must detail how the unsuspected contamination will be dealt with.

Reason: The prevent pollution of groundwater by the release of soil contaminants disturbed by the construction process.

28. No development shall commence until a detailed CEMP (Construction Environmental Management Plan) has been provided and agreed with the Local Planning Authority.

Reason: In the interests of the environment surrounding the site

29. The recommendations and measures outlined in the Hyder Environmental Statement dated July 2006 shall be carried out and implemented in accordance with a scheme that shall first be submitted to the local planning authority which details the timing and phasing of such measures in relation to building. Such measures shall then be carried out in accordance with the submitted scheme.

Reason: In the interests of the environment

INFORMATIVE

The development should include water efficient appliances, fittings and systems in order to contribute to reduced water demand in the area. These should include, as a minimum dual flush toilets, water butts, spray taps, low flow showers (no power showers) and white goods (where installed) with the maximum water efficiency rating, greywater recycling and rainwater harvesting should be considered. The submitted scheme should consist of a detailed list and description (including capacities, water consumption rates etc. Where applicable) of water saving measures to be employed within the development.

And in accordance with the following policy/policies of the adopted Salisbury District Local Plan:

G1 & G2	General principles of development
G3	The Water environment
D1	Design – Extensive development
H12	Housing – Durrington
H25	Affordable Housing
C10	Nature Conservation
C12	Development affecting protected species

R2 & R3 Open Space provision.

Should the S106 Agreement referred to under A above – not be completed within the time specified, the application be delegated to the Head of Development Services to REFUSE on for the reasons of non compliance with the criteria of the clauses of the S106 Agreement.

Part 3
**Applications recommended for the Observations of the
Area Committee**

No Observations