

AGENDA

Meeting: Northern Area Licensing Sub Committee
Place: Council Chamber - Council Offices, Monkton Park, Chippenham,
SN15 1ER
Date: Wednesday 9 December 2015
Time: 10.15 am
Matter: Application for a Premises Licence - Wadswick Green Ltd,
Corsham, SN13 9RD

Please direct any enquiries on this Agenda to Lisa Pullin, lisa.pullin@wiltshire.gov.uk or 01225 713015, of Democratic Services, County Hall, Bythesea Road, Trowbridge, BA14 8JN.

Press enquiries to Communications on direct lines (01225)713114/713115.

This Agenda and all the documents referred to within it are available on the Council's website at www.wiltshire.gov.uk

Membership:

Cllr Allison Bucknell
Cllr Jon Hubbard

Cllr Peter Evans

Reserve Member

Cllr Bill Douglas

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AGENDA

1 **Election of Chairman**

To elect a Chairman for the meeting of the Sub Committee.

2 **Procedure for the Meeting** (*Pages 5 - 12*)

The Chairman will explain the attached procedure for the members of the public present.

3 **Chairman's Announcements**

The Chairman will give details of the exits to be used in the event of an emergency.

4 **Declarations of Interest**

To receive any declarations of disclosable interests or dispensations granted by the Standards Committee.

5 **Licensing Application** (*Pages 13 - 16*)

To consider and determine an application for a Premises Licence in respect of Wadswick Green Retirement Village, Corsham, Wiltshire, SN13 9RD made by Wadswick Green Limited. The report of the Public Protection Officer (Licensing) is attached.

5a **Appendix 1 - Application for a Premises Licence** (*Pages 17 - 34*)

5b **Appendix 2 - Applicant Submissions** (*Pages 35 - 106*)

5c **Appendix 3 - Relevant Representations** (*Pages 107 - 124*)

5d **Appendix 4 - Plan showing location of Representations** (*Pages 125 - 130*)

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LICENSING COMMITTEE

PROCEDURAL RULES FOR THE HEARING OF LICENSING ACT 2003 APPLICATIONS

1 Purpose

- 1.1 These rules have been prepared to facilitate proper consideration of licence applications, made under the Licensing Act 2003, by the Licensing Committee and its Sub Committees.
- 1.2 The rules set out a framework for how applications are to be heard and explain the role of the participants at the Hearing.

2 Definitions

- 2.1 The following definitions describe the participants at and the subject matter of a Hearing:

“Applicant” means the person who has submitted an Application for consideration by the Committee.

“Applicant’s Premises” means premises subject to the Application.

“Applicant’s Representative” means a person attending a Hearing to assist or represent an Applicant including a lawyer.

“Application” means an application for the Grant/Variation/Transfer/Review and any other decision to be made by the Committee/Sub-Committee in respect of a Licence.

“Chairperson” means the Member who is the Chairperson of the Committee for the particular Hearing.

“Committee” means the Council’s Licensing Committee and includes any Sub Committee of the Licensing Committee.

“Committee Lawyer” means the Council’s Lawyer (including an external Lawyer instructed by the Council’s Legal & Democratic Services Manager) who is present at a Hearing to advise the Chairperson and the Members.

“Committee Manager” means the Council’s Officer who is present at a Hearing to take minutes.

“Committee Report” means the Licensing Officer’s written report to the Committee concerning an Application, a copy of which has been previously made available to the Applicant or their Representative, a Responsible

Authority or their Representative or any person who has made a Relevant Representation or their Representative.

“Hearing” means a meeting of the Committee at which an Application is considered.

“Licence” means a Licence which the Committee has the power or duty inter alia to grant, transfer, suspend or revoke.

“Licensing Officer” means the Council’s Licensing Officer(s) who is/are present at a Hearing to present reports in respect of an Application and to give technical advice in respect of an Application to the Committee when requested.

“Licensing Authority” the Council in whose geographical area the subject matter of the Application relates to, and includes the Council’s Licensing Committee, any Sub Committee of the Licensing Committee and a Licensing Officer.

“Member” means a Member who is a Member of the Committee that is considering an Application.

“Person making a Relevant Representation” means a person who is present at a Hearing to make representations in respect of an Application and includes any person who is present to assist or make representations on behalf of that person including a Lawyer.

“Responsible Authority” means a person who is present at a Hearing to make representations in respect of an Application in their capacity as Responsible Authority and includes any person who is present to assist or make representations on behalf of the Responsible Authority including a Lawyer.

3 Key Principles

- 3.1 The principles of ‘natural justice’, and Article 6 ‘Right to a Fair Trial’, which is one of the Convention Rights in the Human Rights Act 1998, require that there is a fair Hearing of Applications.
- 3.2 Natural justice is an umbrella term for the legal standards of basic fairness. This will include that:
 - 3.2.1 the Applicant has an opportunity to make representations before a decision is made;
 - 3.2.2 those making representations have an opportunity to voice their representations before a decision is made;
 - 3.2.3 the Applicant has an adequate opportunity to consider and respond to any submissions made by a Responsible Authority/Authorities and/or any person/s who have made a Relevant Representation;

- 3.2.4 the Committee does not exclude an Applicant from a Hearing in order to consider submissions from a Responsible Authority/Authorities and/or any person/s who have made a Relevant Representation.
- 3.3 It is also fundamental that there is an orderly presentation of submissions at a Hearing so that the relevant issues are properly understood, evidence is tested and that oral statements made at the Hearing are accurately recorded.
- 3.4 Ultimately the Chairperson determines the application of these rules, having regard to any submissions being made by those present and in particular the Committee Lawyer.

4 The Hearing

- 4.1 The Hearing shall take place in public.
- 4.1.1 The Committee may exclude the public from all or part of the Hearing where it considers it to be in the public interest to do so and, in accordance with the Local Government (Access to Information) Act 1985, as amended. Public includes a party and any person assisting or representing a party.
- 4.1.2 The Committee may require any person attending the Hearing who, in its opinion, is behaving in a disruptive manner, to leave the Hearing and may:
- A refuse to permit them to return;
 - B permit them to return only on such conditions as the Committee may specify;
 - C in the event that a person is required to leave a Hearing that person may, before the end of the Hearing, submit to the Committee in writing any information which they would have given orally.
- 4.2 Prior to the Hearing commencing, the Chairperson shall advise the parties of the procedure it proposes to follow at the Hearing.
- 4.3 Where a party has previously requested permission for a person(s), other than their representative, to appear at the Hearing then the Committee shall consider whether to permit that request.
- 4.4 The Committee will allow the parties an equal maximum period of time in which to exercise their rights.
- 4.5 This equal maximum time may have been notified in advance of the Hearing;
- 4.6 Where there are a number of people who have attended the Hearing to make the same representation then the Committee would normally require that a spokesperson be appointed by them to make the representations on behalf of all of those who have made Relevant Representations .

5 Presentation of Submissions

- 5.1 The Chairperson will introduce the Application.
- 5.2 In the event that the Licensing Authority has given notice to a party requiring clarification on a point(s) then that party shall respond to the points raised by the Licensing Authority.
- 5.3 Submissions shall be made in the following order unless the Chairperson directs otherwise:
 - 5.3.1 The Licensing Officer will orally present the Committee Report and will in particular advise the Committee as to:
 - A the options available to it;
 - B the considerations that are relevant in reaching its decision.
 - 5.3.2 The Applicant (or the Applicant's Representative) will orally present its submission which may include:
 - A presenting their case in accordance with the papers, which will have been circulated with Agenda papers;
 - B confirming key information and answer pertinent questions; and
 - C calling witnesses in support of the Application (see paragraph 4.3).
 - 5.3.3 A Responsible Authority/Authorities and/or any person/s who have made a Relevant Representation will orally present their representations in turn which shall include:
 - A the grounds of the representation to the Application; and
 - B any condition(s) that the Responsible Authority/Authorities and/or any person/s who have made a Relevant Representation would be happy to have the Application granted subject to which would cause the representation to be withdrawn.

6 Questioning of Submissions

- 6.1 The Chairperson will regulate the order in which questions are asked by Members.
- 6.2 The Chairperson and Members, voiced through the Chairperson, may question any party following the completion of their submission.
- 6.3 The Chairperson will normally permit the Applicant, a Responsible Authority/Authorities or any person/s who have made a Relevant Representation to ask questions through them of the other parties.
- 6.4 The Chairperson may direct that questions which are not relevant to the Application or one of the four Licensing Objectives are not formally put or answered.

7 Documentation

- 7.1 No party shall present new documentation to the Committee at the Hearing other than with the consent of all of the other parties. This does not preclude the Licensing Officer from correcting errors, providing updated information or an extract from a local map showing the Applicant's Premises in the context of the surrounding premises and any person/s who have made a Relevant Representation . If any party is granted permission to present supplementary papers at the Hearing they shall provide at least 10 copies at the start of their submission.

8 Intervention

The Chairperson shall permit the following interventions at any point in the Hearing:

- 8.1 The Committee Lawyer to advise the Committee on issues of law, procedure and relevant considerations on decision making. If necessary, the Chairperson may require the Committee, the Committee Lawyer and the Committee Manager to leave the Hearing so that advice can be given.
- 8.2 The Committee Manager to advise the Committee on procedure generally, or to request that statements made are repeated for reasons of clarity and so that they can be properly recorded.
- 8.3 The Licensing Officer to seek to clarify statements that have been made in light of information held on their file.

9 Failure of Parties to Attend Hearing

- 9.1 If a party has informed the Licensing Authority that it does not intend to attend or be represented at a Hearing, the Hearing may proceed in its absence.
- 9.2 If a party has not indicated that it does not intend to attend or be represented at a Hearing and fails to attend or be represented at the Hearing then the Licensing Authority may:
- 9.2.1 where it considers it be necessary in the public interest, adjourn the Hearing to a specified date; or
- 9.2.2 hold the Hearing in the party's absence.
- 9.3 Where the Licensing Authority holds a Hearing in the absence of a party, it shall consider at the Hearing the application, representations or notice made by that party.

10 Closing Submissions

- 10.1 The Chairperson shall allow first, the Responsible Authority/Authorities and any person/s who have made a Relevant Representation to make a closing oral submission(s) and secondly invite the Applicant or the Applicant's Representative an opportunity to make an oral closing submission in support of the Application.

11 Decision

- 11.1 The Committee, the Committee Lawyer and the Committee Manager, shall retire so that the decision may be considered in private, and to consider any legal issues raised by the Members.
- 11.2 The decision, and reasons for the decision, of the Committee shall be communicated orally by the Chairperson to the parties after the Committee has deliberated in private on the Application.
- 11.3 Written reasons shall be provided soon after the deliberations of the Application and in any event within the statutory time limits.

Hearing Procedure Summary

1. The Democratic Services Officer will request nominations for a Chairman for the Hearing.
2. The Chairperson welcomes all those present and introduces the Application.
3. The Chairperson introduces the Applicant, Responsible Authority/Authorities and/or any person/s who have made a Relevant Representation.
4. The Chairperson outlines the Hearing Procedure.
5. The Licensing Officer presents the Committee Report.
6. The Applicant addresses the Sub Committee.
7. Questions to the Applicant by Responsible Authority/Authorities and/or any person/s who have made a Relevant Representation.
8. Questions to the Applicant by Members of the Sub Committee.
9. Comments by Responsible Authority/Authorities and/or any person/s who have made a Relevant Representation.
10. Questions by Applicant.
11. Questions to Responsible Authority/Authorities and/or any person/s who have made a Relevant Representation by Members of the Sub Committee.
12. Summing up by Parties who have made representations.
13. Summing up by Applicant.
14. Sub Committee retires with the Committee Lawyer and Committee Manager to consider its decision.
15. Sub Committee returns and the Lawyer gives a summary of any legal advice that may have been given to the Committee.
16. The Chairperson either gives the decision with reasons, or advises that it will be released in writing with reasons within the statutory time limits.

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WILTSHIRE COUNCIL

NORTHERN AREA LICENSING SUB COMMITTEE

9 DECEMBER 2015

Application for a Premises Licence; Wadswick Green Retirement Village, Corsham, Wiltshire, SN13 9RD

1. Purpose of Report

- 1.1 To determine an application for a Premises Licence in respect of Wadswick Green Retirement Village, Corsham, Wiltshire, SN13 9RD made by Wadswick Green Limited.

2. Background Information

- 2.1 An application for a Premises Licence in respect of Wadswick Green Retirement Village has been made by Wadswick Green Limited for which nine relevant representations have been received.
- 2.2 Wiltshire Council (as the Licensing Authority) must hold a hearing to consider the application having regard to the representations. In accordance with Section 18 (3) of The Licensing Act 2003 the Licensing Sub Committee is required to take such of the steps listed in 2.4 below as it considers appropriate for the promotion of the licensing objectives. In considering the application and the relevant representations, the Sub Committee must also have regard to relevant Government guidance and the Council's Licensing Policy
- 2.3 The licensing objectives are:
- i) The Prevention of Crime and Disorder;
 - ii) Public Safety;
 - iii) The Prevention of Public Nuisance; and
 - iv) The Protection of Children from Harm.
- 2.4 Such steps are:
- i) To grant the licence subject to such conditions as are consistent with those included in the operating schedule submitted with the application, modified to such extent as the Sub Committee considers appropriate for the promotion of the licensing objectives, together with any mandatory conditions required by the Licensing Act.
 - ii) To exclude from the scope of the application any licensable activity.
 - iii) To refuse to specify a person as the designated premises supervisor.
 - iv) To reject the application.

2.5 On 19 October 2015 an application for a New Premises Licence was received and accepted as a valid application.

2.6 The application as applied for is as follows:

Licensable Activity	Timings	Days
<u>Provision of regulated entertainment</u>		
Indoors and Outdoors		
Films	11:00hrs to 01:00hrs	Monday to Sunday
Live music	11:00hrs to 01:00hrs	Monday to Sunday
Recorded music	11:00hrs to 01:00hrs	Monday to Sunday
Performance of dance	11:00hrs to 01:00hrs	Monday to Sunday
Sale by retail of alcohol (ON and OFF Sales)	11:00hrs to 01:00hrs	Monday to Sunday
Hours premises are open to the public	11:00hrs to 01:00hrs	Monday to Sunday

A copy of the application from Wadswick Green is attached as **Appendix 1**.

2.7 The Applicant has submitted further information in support of their application and this is submitted as **Appendix 2**.

3. Consultation and Representations

3.1 The application process requires the application to be advertised, by the Applicant, in a local news publication within 10 working days, starting on the day after the authority receives it and for a public notice (on pale blue paper) to be posted on the premises. In addition the Licensing Authority advertises the application on its website, for a period of 28 consecutive days, starting the day after the authority receives the application.

3.2 During the consultation period nine relevant representations have been received from nine local residents.

3.3 Representations Received

- Corsham Town Council – 31 High Street, Corsham, SN13 0EZ
- Mr and Mrs Fairhurst – 10 Tawny Close, Neston, Corsham, SN13 9XE
- Mr Fuller – The Garden House, Jaggards, Corsham, SN13 9SF
- Mr Ian Evans – 36 Moor Green, Neston, Corsham, SN13 9SD

- Mr Charles Todd – 12 Wadswick Lane, Neston, Corsham, SN13 9SZ
- Mr John Doohan – 34 Westwells, Neston, Corsham, SN13 9RJ
- Mr Nick Edwards – 16 Bakers Corner, Neston, Corsham, SN13 9SY
- Mr William Gilmore – 4 Bakers Corner, Neston, Corsham, SN13 9SY
- Mrs Sarah Elliott – Sands Farm Barn, Moor Green, Neston, Corsham, SN13 9SD

3.4 Responsible Authorities

No Responsible Authority has made a representation in connection with this application.

3.5 A summary of the representations made is detailed in the table below:

Representation	Licensing Objective
Corsham Town Council	Prevent Public Nuisance
Mr and Mrs Fairhurst	Prevent Public Nuisance
Mr Fuller	Prevent Public Nuisance
Mr Ian Evans	Prevent Public Nuisance
Mr Charles Todd	Prevent Public Nuisance
Mr John Doohan	Prevent Public Nuisance
Mr Nick Edwards	Prevent Public Nuisance
Mr William Gilmore	Prevent Public Nuisance
Mrs Sarah Elliott	Prevent Public Nuisance

3.6 The relevant representations are attached as **Appendix 3**. Attached as **Appendix 4** is a plan which shows the locations from where representations have been made.

4. **Legal Implications**

4.1 This hearing is governed by the Licensing Act 2003 (Hearings) Regulations. These provide that hearings should be held in public unless the Licensing Authority considers that the public interest in excluding the public outweighs the public interest in the hearing taking place in public.

4.2 The Applicant, and all persons who have made representations have been informed of the date, time and location of the hearing and their right to attend and be represented.

4.3 At the hearing all those who have made representations are entitled to address the Sub Committee and to ask questions of another party, with the consent of the Sub Committee.

5. **Officer Recommendations**

5.1 Officers are not permitted to make a recommendation – the decision is to be reached by the members of the Licensing Sub Committee.

6. **Right of Appeal**

- 6.1 It should be noted that the Applicant and those persons who have made representations may appeal the decision made by the Licensing Sub Committee to the Magistrates Court. The appeal must be lodged with the Magistrates Court within 21 days of the notification of the decision.
- 6.2 In the event of an appeal being lodged, the decision made by the Licensing Sub Committee remains valid until any appeal is heard and any decision made by the Magistrates Court.
- 6.3 A Responsible Authority or any person may apply to the Licensing Authority for a Review of a Premises Licence. Whether or not a Review Hearing takes place is in the discretion of the Licensing Authority, but, if requested by a person other than a Responsible Authority it will not normally be granted within the first 12 months except for the most compelling circumstances.
-

Report Author: Jemma Price

Public Protection Officer - Licensing
Monkton Park, Chippenham, Wiltshire, SN15 1ER

Date of report: 26 November 2015

Background Papers Used in the Preparation of this Report

- **The Licensing Act 2003**
- **The Licensing Act (Hearings) Regulations 2005**
- **Guidance issued under Section 182 of the Licensing Act 2003**
- **Wiltshire Council Licensing Policy**

Appendices

- 1 New Premises Licence Application**
- 2 Applicant Submissions**
- 3 Relevant Representations**
- 4 Plan to show location of representations**

14 OCT 2019
PUBLIC PROTECTION

CHEQUE RECEIPT

£ 150.00

**Application for a premises licence to be granted
under the Licensing Act 2003**

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

Before completing this form please read the guidance notes at the end of the form. If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary.

You may wish to keep a copy of the completed form for your records.

~~We~~ WADSWICK GREEN LIMITED
(Insert name(s) of applicant)

apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in Part 1 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003

Part 1 – Premises Details

Postal address of premises or, if none, ordnance survey map reference or description			
WADSWICK GREEN COLSHAM WILTSHIRE			
Post town	COLSHAM	Postcode	SN13 9ED

Telephone number at premises (if any)	
Non-domestic rateable value of premises	£ NOT AVAILABLE

Part 2 - Applicant Details

Please state whether you are applying for a premises licence as

Please tick as appropriate

- | | | |
|---|-------------------------------------|-----------------------------|
| a) an individual or individuals * | <input type="checkbox"/> | please complete section (A) |
| b) a person other than an individual * | | |
| i. as a limited company | <input checked="" type="checkbox"/> | please complete section (B) |
| ii. as a partnership | <input type="checkbox"/> | please complete section (B) |
| iii. as an unincorporated association or | <input type="checkbox"/> | please complete section (B) |
| iv. other (for example a statutory corporation) | <input type="checkbox"/> | please complete section (B) |
| c) a recognised club | <input type="checkbox"/> | please complete section (B) |
| d) a charity | <input type="checkbox"/> | please complete section (B) |

- e) the proprietor of an educational establishment please complete section (B)
- f) a health service body please complete section (B)
- g) a person who is registered under Part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales please complete section (B)
- ga) a person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 (within the meaning of that Part) in an independent hospital in England please complete section (B)
- h) the chief officer of police of a police force in England and Wales please complete section (B)

* If you are applying as a person described in (a) or (b) please confirm:

Please tick yes

I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities; or

I am making the application pursuant to a
 statutory function or
 a function discharged by virtue of Her Majesty's prerogative

(A) INDIVIDUAL APPLICANTS (fill in as applicable)

Mr <input type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
Surname			First names		
I am 18 years old or over				<input type="checkbox"/>	Please tick yes
Current postal address if different from premises address					
Post town				Postcode	
Daytime contact telephone number					
E-mail address (optional)					

SECOND INDIVIDUAL APPLICANT (if applicable)

Mr <input type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
Surname			First names		
I am 18 years old or over				<input type="checkbox"/>	Please tick yes
Current postal address if different from premises address					
Post town				Postcode	
Daytime contact telephone number					
E-mail address (optional)					

(B) OTHER APPLICANTS

Please provide name and registered address of applicant in full. Where appropriate please give any registered number. In the case of a partnership or other joint venture (other than a body corporate), please give the name and address of each party concerned.

Name	WADSWICK GREEN LIMITED
Address	133 STATION ROAD SIDCUP KENT DA15 7AA
Registered number (where applicable)	09669963
Description of applicant (for example, partnership, company, unincorporated association etc.)	PRIVATE LIMITED COMPANY
Telephone number (if any)	
E-mail address (optional)	

Part 3 Operating Schedule

When do you want the premises licence to start?

DD	MM	YYYY
01	09	2015

If you wish the licence to be valid only for a limited period, when do you want it to end?

DD	MM	YYYY

Please give a general description of the premises (please read guidance note 1)

RESTAURANT/BAR FORMING PART OF THE PURPOSE BUILT
RETIREMENT VILLAGE.
WILL BE USED BY RESIDENTS AS WELL AS MEMBERS
OF THE PUBLIC.

If 5,000 or more people are expected to attend the premises at any one time, please state the number expected to attend.

N/A

What licensable activities do you intend to carry on from the premises?

(Please see sections 1 and 14 of the Licensing Act 2003 and Schedules 1 and 2 to the Licensing Act 2003)

Provision of regulated entertainment

Please tick any that apply

- a) plays (if ticking yes, fill in box A)
- b) films (if ticking yes, fill in box B)
- c) indoor sporting events (if ticking yes, fill in box C)
- d) boxing or wrestling entertainment (if ticking yes, fill in box D)
- e) live music (if ticking yes, fill in box E)
- f) recorded music (if ticking yes, fill in box F)
- g) performances of dance (if ticking yes, fill in box G)
- h) anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H)

Provision of late night refreshment (if ticking yes, fill in box I)

Supply of alcohol (if ticking yes, fill in box J)

In all cases complete boxes K, L and M

A

Plays Standard days and timings (please read guidance note 6)			Will the performance of a play take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	<input type="checkbox"/>			
				Outdoors	<input type="checkbox"/>			
				Both	<input checked="" type="checkbox"/>			
Day	Start	Finish	Please give further details here (please read guidance note 3)					
Mon	11am	1am						
Tue	11am	1am						
Wed	11am	1am				State any seasonal variations for performing plays (please read guidance note 4)		
Thur	11am	1am						
Fri	11am	1am						
Sat	11am	1am				Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list (please read guidance note 5)		
Sun	11am	1am						

B

Films Standard days and timings (please read guidance note 6)			Will the exhibition of films take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input checked="" type="checkbox"/>
Day	Start	Finish	Please give further details here (please read guidance note 3)		
Mon	11am	1am			
Tue	11am	1am	State any seasonal variations for the exhibition of films (please read guidance note 4)		
Wed	11am	1am			
Thur	11am	1am	Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list (please read guidance note 5)		
Fri	11am	1am			
Sat	11am	1am			
Sun	11am	1am			

C

Indoor sporting events Standard days and timings (please read guidance note 6)			<u>Please give further details</u> (please read guidance note 3)
Day	Start	Finish	
Mon			
Tue			<u>State any seasonal variations for indoor sporting events</u> (please read guidance note 4)
Wed			
Thur			<u>Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list</u> (please read guidance note 5)
Fri			
Sat			
Sun			

D

Boxing or wrestling entertainments Standard days and timings (please read guidance note 6)			<u>Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 2)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 3)		
Mon					
Tue					
Wed			<u>State any seasonal variations for boxing or wrestling entertainment</u> (please read guidance note 4)		
Thur					
Fri			<u>Non standard timings. Where you intend to use the premises for boxing or wrestling entertainment at different times to those listed in the column on the left, please list</u> (please read guidance note 5)		
Sat					
Sun					

E

Live music Standard days and timings (please read guidance note 6)			Will the performance of live music take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input checked="" type="checkbox"/>
Day	Start	Finish	Please give further details here (please read guidance note 3)		
Mon	11am	1am			
Tue	11am	1am			
Wed	11am	1am	State any seasonal variations for the performance of live music (please read guidance note 4)		
Thur	11am	1am			
Fri	11am	1am	Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list (please read guidance note 5)		
Sat	11am	1am			
Sun	11am	1am			

F

Recorded music Standard days and timings (please read guidance note 6)			Will the playing of recorded music take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input checked="" type="checkbox"/>
Day	Start	Finish	Please give further details here (please read guidance note 3)		
Mon	11am	1am			
Tue	11am	1am			
Wed	11am	1am	State any seasonal variations for the playing of recorded music (please read guidance note 4)		
Thur	11am	1am			
Fri	11am	1am	Non standard timings. Where you intend to use the premises for the playing of recorded music at different times to those listed in the column on the left, please list (please read guidance note 5)		
Sat	11am	1am			
Sun	11am	1am			

G

Performances of dance Standard days and timings (please read guidance note 6)			<u>Will the performance of dance take place indoors or outdoors or both – please tick</u> (please read guidance note 2)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input checked="" type="checkbox"/>
Day	Start	Finish			
Mon	11am	1am	<u>Please give further details here</u> (please read guidance note 3)		
Tue	11am	1am			
Wed	11am	1am	<u>State any seasonal variations for the performance of dance</u> (please read guidance note 4) NONE		
Thur	11am	1am			
Fri	11am	1am	<u>Non standard timings. Where you intend to use the premises for the performance of dance at different times to those listed in the column on the left, please list</u> (please read guidance note 5)		
Sat	11am	1am			
Sun	11am	1am			

H

Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 6)			Please give a description of the type of entertainment you will be providing		
Day	Start	Finish	<u>Will this entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 2)	Indoors	<input type="checkbox"/>
Mon				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Tue			<u>Please give further details here</u> (please read guidance note 3)		
Wed					
Thur			<u>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)</u> (please read guidance note 4)		
Fri					
Sat			<u>Non standard timings. Where you intend to use the premises for the entertainment of a similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list</u> (please read guidance note 5)		
Sun					

I

Late night refreshment Standard days and timings (please read guidance note 6)			Will the provision of late night refreshment take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 3)		
Mon					
Tue					
Wed			<u>State any seasonal variations for the provision of late night refreshment</u> (please read guidance note 4)		
Thur					
Fri			<u>Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list</u> (please read guidance note 5)		
Sat					
Sun					

J

Supply of alcohol Standard days and timings (please read guidance note 6)			Will the supply of alcohol be for consumption – <u>please tick</u> (please read guidance note 7)	On the premises	<input type="checkbox"/>
				Off the premises	<input type="checkbox"/>
				Both	<input checked="" type="checkbox"/>
Day	Start	Finish	State any seasonal variations for the supply of alcohol (please read guidance note 4) NONE		
Mon	11am	1am			
Tue	11am	1am			
Wed	11am	1am			
Thur	11am	1am			
Fri	11am	1am			
Sat	11am	1am			
Sun	11am	1am			
			Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list (please read guidance note 5)		

State the name and details of the individual whom you wish to specify on the licence as designated premises supervisor:

Name	MR JOSE MANUEL JARDIM AFONSO
Address	21 LIGHT CLOSE COLSTON WILTSHIRE
Postcode	SN13 0DF
Personal licence number (if known)	BDRC 06/00151/PERS-N
Issuing licensing authority (if known)	BASINGSTOKE & DEANE BOROUGH COUNCIL

K

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 8).

L

Hours premises are open to the public Standard days and timings (please read guidance note 6)			<u>State any seasonal variations</u> (please read guidance note 4)
Day	Start	Finish	NONE
Mon	11am	1am	
Tue	11am	1am	
Wed	11am	1am	
Thur	11am	1am	
Fri	11am	1am	
Sat	11am	1am	
Sun	11am	1am	
			<u>Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list</u> (please read guidance note 5)

M Describe the steps you intend to take to promote the four licensing objectives:

a) General – all four licensing objectives (b, c, d and e) (please read guidance note 9)

The licensed premises are specific to a development aimed at the "retirement market" and their guests. At all times it is anticipated that the provision of alcohol will be to persons of maturity and the supervising staff will be educated to recognise any signs of drunkenness or inappropriate behaviour and to stop serving alcohol.

b) The prevention of crime and disorder

As above. The provision of alcohol is primarily for residents of the "Retirement Village", and it is expected that the same will be "self policing".

c) Public safety

Members of the public will not generally be using the licensed facilities which are primarily for the use of residents of the Retirement Village and as such it is not anticipated that issues of public safety will arise.

d) The prevention of public nuisance

As above. Members of the public will not generally be using the licensed facilities which are primarily for the use of residents of the Retirement Village and as such it is not anticipated that issues of public safety will arise.

e) The protection of children from harm

Any children attending the licensed premises will be in the company of adults and the staff will be trained to ensure that they are in a safe environment at all times.

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Checklist:

Please tick to indicate agreement

- I have made or enclosed payment of the fee.
- I have enclosed the plan of the premises.
- I have sent copies of this application and the plan to responsible authorities and others where applicable.
- I have enclosed the consent form completed by the individual I wish to be designated premises supervisor, if applicable.
- I understand that I must now advertise my application.
- I understand that if I do not comply with the above requirements my application will be rejected.

IT IS AN OFFENCE, LIABLE ON SUMMARY CONVICTION TO A FINE NOT EXCEEDING LEVEL 5 ON THE STANDARD SCALE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION.

Part 4 – Signatures (please read guidance note 10)

Signature of applicant or applicant’s solicitor or other duly authorised agent (see guidance note 11).
If signing on behalf of the applicant, please state in what capacity.

Signature	
Date	
Capacity	

For joint applications, signature of 2nd applicant or 2nd applicant’s solicitor or other authorised agent (please read guidance note 12). **If signing on behalf of the applicant, please state in what capacity.**

Signature	
Date	
Capacity	

Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 13)

STEPHEN GOODEN
STANDLEY & CO SOLICITORS
1612 HIGH STREET
KNOWLE

Post town	SOLIHULL	Postcode	B93 0JU
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Telephone number (if any)	01564 776287
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If you would prefer us to correspond with you by e-mail, your e-mail address (optional)

goodensestandley.co.uk

Notes for Guidance

1. Describe the premises, for example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off-supplies, you must include a description of where the place will be and its proximity to the premises.
2. Where taking place in a building or other structure please tick as appropriate (indoors may include a tent).
3. For example the type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.
4. For example (but not exclusively), where the activity will occur on additional days during the summer months.
5. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.
6. Please give timings in 24 hour clock (e.g. 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.
7. If you wish people to be able to consume alcohol on the premises, please tick 'on the premises'. If you wish people to be able to purchase alcohol to consume away from the premises, please tick 'off the premises'. If you wish people to be able to do both, please tick 'both'.
8. Please give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children, regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups or the presence of gaming machines.
9. Please list here steps you will take to promote all four licensing objectives together.
10. The application form must be signed.
11. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
12. Where there is more than one applicant, each of the applicant or their respective agent must sign the application form.
13. This is the address which we shall use to correspond with you about this application.

**APPLICANT'S OBSERVATIONS ON
THE OBJECTIONS IN CONNECTION WITH THE APPLICATION
FOR A FULL ON LICENCE IN RELATION TO
"THE GREENHOUSE" THE PAVILION ROUNDWOOD WAY
CORSHAM WILSTHIRE SN13 9FN**

Introduction

These representations together with oral submissions are made in respect of the application for a Licence to be granted under the provisions of the Licensing Act 2003 in respect of premises known as "The Greenhouse", The Pavillion, Roundwood Way, Corsham, Wilshire, SN13 9FN, and are made on behalf of Rangeford Holdings Limited who are experienced and dedicated operators of retirement living schemes for the over 55's.

The ethos of Rangeford Holdings Limited (the Company) is to create a dynamic living environment for those entering the time of life when children have left home and when they have the time to enjoy a vibrant and varied lifestyle in beautiful surroundings in a development which provides a wide range of leisure and other activities and services on site, and support for such residents where needed.

The Shareholders and Directors of the Company have extensive experience in developing and operating such retirement living schemes to suit the continuing needs of its clientele.

The Company and the General Manager are aware of the Licensing objectives as set out in the Council's Licensing Statement.

The Greenhouse Restaurant

The Greenhouse Restaurant (The Greenhouse) is a Gastro Pub type environment designed to provide a high standard of food at an affordable price primarily for the residents their children and grandchildren and also to make the facilities available to the wider community who will be encouraged to visit and enjoy the same.

A copy of the current Menu is annexed at *Exhibit A*.

Wadswick Green is a Retirement Living Scheme for the over 60's. There are two floors of Apartments above the Restaurant and a further 86 independent living apartments in the first phase in the landscaped grounds surrounding so by its design and proximity to the residents the level of noise generated will naturally be restrained because the Company will not wish to cause a nuisance or annoyance to any of its clientele. It is essentially the heart of a community of older and retired residents and is designed to enhance their lifestyle rather than damage the ambience of Wadswick Green.

The Restaurant has no dance floor nor does it incorporate anything similar in its design, and it will not be allowed to be used as a Nightclub for the reasons hereinafter set out.

The Objections

The objections all refer to the level of noise which could be generated by events which are proposed to be run throughout the year to enhance the residents' quality of living. Such events will include New Year's Eve dinners and similar functions throughout the year so that the residents can continue with an active and varied lifestyle.

There is no intention to operate anything akin to a Nightclub or to create excessive noise from The Greenhouse because the Company fully understands not only its duty to the residents who occupy the Apartments but also to the wider community. It is envisaged that The Greenhouse will become an integral part of the wider community for the benefit of older persons and the residents thereof will be encouraged to use the same, and the residents will be encouraged to use the facilities which the wider community has to offer so that the development is fully integrated into "Village and Community life".

Also attached is a copy of the Planning Permission and Section 106 Agreement (*Exhibit B*) in respect of the Development which the Licensing Committee can see is restrictive in its Use and the Company is sure that any attempt to "change the use" granted by the Planning Permission would be met with firm opposition not only by the local planners but also by the Community. Some of the objections refer to the "old" Licensing regime and establishments closing at 10.30pm-11pm. The whole thrust of the Licensing Act 2003 was to make the Licensing Laws more flexible and in line with "modern living" requirements, and it is for this reason that the application has stated the hours requested.

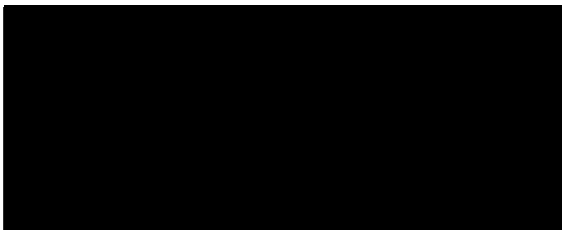
It is not envisaged that there will be many events that run on until the end of licensing hours but the Company has sought to maintain a high degree of flexibility so that residents (and members of the public) can utilise the facilities for family parties and other social occasions (all of which will be strictly controlled insofar as noise is concerned).

Obviously it is open to the Company to make an application for a Temporary Event Notice (TEN) but this harks back to the old Licensing regime with applications for occasional permissions and bar extensions being required. The idea behind applying for an alcohol licence with a finish at 1am is to allow flexibility.

Conclusion

Whilst the owners and operators of Wadswick Green understand the concerns of those who have made valid objections they would asking the Licensing Committee to consider the "wider" position and the duty that will be owed first and foremost to those that live in the Development. The residents will acquire their Apartments for between £365,000 and £560,000 on a long Lease and will have to pay a Service Charge for the provision of the services which are provided. The General Manager, Jose Afonso, will obviously do his best to ensure that "noise nuisance" does not affect either the residents or the local community.

Representatives of the Company and their legal advisors will attend to address the Licensing Committee on 9 December next but it is hoped that this brief outline of the rationale and ethos of the Development will assist them in their deliberations. The brochure for Wadswick Green is annexed at *Exhibit C*.



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THE GREENHOUSE

WADSWICK GREEN

EAT • DRINK • RELAX



THE GREENHOUSE

STARTERS

Freshly made soup with bread	3.95
Bubble and squeak with crispy smoked bacon, poached egg and hollandaise.....	5.95/10.95
Bruschetta of pequillio peppers, tomatoes, buffalo mozzarella and basil pesto	5.95
Beetroot cured salmon with horseradish remoulade and toasted sourdough.....	6.95
Mushrooms, cream and dolcelatte baked au gratin	5.95
Crispy duck salad with melon, watercress, mouli, carrots and shichimi dressing	6.95/12.95
Superfood salad with edamame beans, pequillio peppers, spinach, roasted beetroot and feta.....	5.95/10.95
Add grilled chicken.....	4.00
Add sea bream fillet.....	5.00
Pork and prune terrine with house chutney and toasted sourdough.....	5.95

SHARING PLATES

Rustic breads with roasted garlic, extra virgin olive oil and balsamic vinegar	2.95
Baked Camembert, onion marmalade and toasted breads.....	9.95
Pizzette with garlic, Parmesan and rocket.....	5.95
Antipasti board of buffalo mozzarella, salami, chorizo, prosciutto, hummus and flat breads.....	12.95

SIDES

Skin on chips	2.95
House salad with Caesar dressing.....	2.95
Potato of the day	2.95
Rocket and Parmesan salad	2.95
Vegetables of the day.....	2.95

FIRED PIZZAS

Margarita - Tomato, blush tomatoes, buffalo mozzarella, basil and oregano	8.95
Giardiniera - Tomato, buffalo mozzarella, leeks, peppers, mushrooms, peas and olives.....	9.95
Capricciosa - Tomato, buffalo mozzarella, ham, salami, artichokes and mushrooms	11.95
Formaggio - Mascarpone, dolcelatte, goats cheese, Parmesan, pear and rocket	9.95
Hawaiian - Wiltshire ham, shaved pineapple, buffalo mozzarella and tomato	10.95
Mexicana - Tomato, chilli pulled pork, sour cream, jalapeños, buffalo mozzarella and oregano.....	11.95
Piccante - Chorizo, pepperoni, jalapeños, roquito chillies and buffalo mozzarella	10.95
Marinara - Smoked salmon, crayfish, spring onion, Bath Blue and rocket.....	11.95

EXTRAS: JALAPEÑOS, GARLIC MUSHROOMS, ARTICHOKEs, FIRED PEPPERS, BATH BLUE, DOLCELATTE, WILTSHIRE HAM – ALL £1 EACH EXTRA

MAINS

Gammon pave, roasted pineapple and a deep fried crispy egg with skin on chips	10.95
Smoked haddock, leek and Applewood cheese macaroni.....	9.95
Smoked salmon and crayfish fish cakes with watercress sauce.....	6.95/12.95
Spinach, leeks and ricotta cannelloni au gratin with Parmesan.....	10.95
Beer-battered British coastal fish, minted mushy peas and tartar sauce with skin on chips.....	6.95/12.95
Pan-fried sea bream, pea and chorizo risotto and gremolata.....	14.95
Ribeye steak with Bearnaise sauce, crispy onions, roast tomato, mushrooms and skin on fries.....	19.95
The Greenhouse burger with pickles, red onions, mustard mayo and skin on fries	10.95
Add Applewood cheese and crispy bacon.....	1.00
Chicken breast with shiitake mushrooms, pearl barley and braised little gem broth.....	13.95
Crab, crayfish and chilli linguini in a white wine cream sauce	7.95/13.95

PLEASE ASK TO SEE OUR DAILY SPECIALS MENU

2 FOR 1 PIZZA*

MONDAY TO FRIDAY – NOON TILL 7PM



PROSECCO £14.95

THURSDAY NIGHT – ALL NIGHT

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THE GREENHOUSE

SPARKLING WINE

	125ml	Bottle
Ponte di Rialto Prosecco, Veneto, Italy NV	4.50	25.00
Mas Macià Cava Brut, Penedes, Spain	30.00	
Sauvion Crémant de Loire Brut, France.....	35.00	

CHAMPAGNE

	125ml	Bottle
Yannick PrévotEAU Carte d'Or, NV	40.00	
Joseph Perrier Cuvée Royale Brut, NV	7.50	45.00
Joseph Perrier Cuvée Royale Brut Rosé, NV	12.50	75.00
Joseph Perrier Cuvée Royale, Vintage 2002	99.00	

WHITE WINE

	125ml	175ml	Bottle
Los Tres Curas Sauvignon Blanc, Chile, 2014.....	3.20	4.50	19.00
<i>Fresh, vibrant, packed with tropical fruits and white flower aromas</i>			
Percheron Chenin Viognier, SA, 2014.....	22.00		
<i>Aromatic, fresh aromas, stone fruit, good weight, well balanced, smooth finish</i>			
Muscadet de Sèvre et Maine sur Lie, France, 2014.....	4.00	5.60	24.00
<i>Clean, mineral nose, toasted almonds, lightly viscous texture and delicate grassy finish</i>			
Mumfords Madeleine Angevine, Bath, England, 2013.....	4.00	5.60	24.00
<i>Medium-dry, blended from two grape varieties, good body and a flowery, fruity bouquet</i>			
Duc de Morny Picpoul de Pinet, France, 2013.....	26.00		
<i>Elegant, incredibly fruity, very long finish, ideal for shellfish</i>			
Casa Silva Reserva Viognier, Chile, 2014.....	27.00		
<i>Vibrant flavours of apricots, peaches and the characteristic underpinning of spice and honey</i>			
Gavi 'La Battistina' Piemonte, Italy, 2014.....	28.00		
<i>Citrus fruit, well rounded, good weight, clean and crisp finish</i>			
Makutu Sauvignon Blanc, Marlborough, NZ, 2014	28.00		
<i>Gooseberry & grassy aromas, rich palate of gooseberries and tropical fruits</i>			
Wachau Grüner Veltliner Federspiel, Austria, 2014.....	36.00		
<i>White pepper, grapefruit & citrus, elegant and long palate</i>			
Mâcon-Villages, J Baptiste C.B, France, 2014.....	6.20	8.70	37.00
<i>Baked apple and lemon aromas, an elegant crisp macon, with good minerality and a mouthwatering finish</i>			
Pouilly-Fumé En Travertin, Henri Bourgeois D.B, France, 2013/14	46.00		
<i>Very fruity while also being stylish and elegant, white fruits, light citrus and a strong texture</i>			
Chablis 1er Cru Mont de Milieu, Domaine Garnier, France, 2013	62.00		
<i>Vanilla nose, rich & textural palate, ripe fruit, depth from oak ageing</i>			

ROSÉ

	125ml	175ml	Bottle
Round Hill, Zinfandel White Blush, 2014.....	4.20	5.90	25.00
<i>Ripe strawberries, zesty lime & watermelon, refreshing flavors, bright acidity, round with a clean finish</i>			
Chemin de Provence Rosé, Provence, France, 2013	27.00		
<i>Aromatic dry rosé, tropical fruits, strawberry on the palate</i>			

RED WINE

	125ml	175ml	Bottle
Los Tres Curas Carmenere, Central Valley, Chile, 2013.....	3.20	4.50	19.00
<i>Rich, fruity, leafy & forest fruits, hint of chocolate, velvety smooth finish</i>			
Carlotta Nero d'Avola, Sicily, Italy, 2013	3.20	4.50	19.00
<i>Juicy, easy-drinking red with ripe black cherry and plum fruit and a hint of spice</i>			
Côtes du Rhône Réserve, Rhône Valley, France, 2013	3.70	5.20	22.00
<i>Easy drinking, spicy blackcurrant and strawberry</i>			
Calusari Pinot Noir, Viile Timisului, Romania, 2013	22.00		
<i>Medium bodied red, juicy plum & cherry fruit, soft finish</i>			
Casa Silva Family Cabernet/Merlot, Colchagua, Chile, 2014.....	23.00		
<i>Intense & fresh, with ripe red fruits and toffee, the palate is juicy with very good acidity, soft long finish</i>			
Miopasso Primitivo, Puglia, Italy, 2013	27.00		
<i>Rich spicy warming red, flavours of prunes and cherries and herby notes on the long finish</i>			
Conde Bel Rioja Tinto Crianza, Spain, 2011	27.00		
<i>Aged in oak, good balance of fruit, spice and elegant finish</i>			
Nieto Malbec, Mendoza, Argentina, 2013	4.90	6.80	29.00
<i>Pungent red berry aromas, full bodied, a slight sweetness, smooth</i>			
Hartenberg Cabernet Shiraz, Stellenbosch, SA, 2011	34.00		
<i>Full flavoured yet well balanced, rich blackcurrant fruit, integrated tannins</i>			
Fleurie Domaine de la Charbonnière, France, 2012	36.00		
<i>Attractive floral aromas lead on to a smooth, fruity palate of ripe raspberry and strawberry fruit</i>			
Château Haut Badon, St Emilion Grand Cru, France, 2010	51.00		
<i>Enticing aromas of soft plummy fruit, lovely weight, smooth lingering finish</i>			
Château Haut Chaigneau, Lalande de Pomerol C.B, France, 2011	55.00		
<i>Ripe tannins, fruity, with plums and blackberries, a little bit of chocolate, some spice on the length too</i>			

DESSERT

	100ml	Bottle
Tabali Late Harvest Muscat, Chile, 2011 (375ml).....	5.60	21.00
<i>Intense aroma of papaya, honey and floral hints</i>		
Domaine de Grange Neuve, Mombazillac, France, 2010 (500ml).....	32.00	
<i>Luscious, complex fruit, fine acidity, fresh finish</i>		
Château Jany, Sauternes, France, 2010 (375ml)	9.90	37.00
<i>Rich, aromatic wine, notes of grapefruit and lemon, apricot & mango</i>		
Domiane Fiumiciccoli, Muscatellu, Corsica (500ml)	39.00	
<i>Distinctive aromas of wild lavender, herbs, red berries, fresh plum & kirsch flavours</i>		

PORT

	50ml	Bottle
Krohn Colheita, Douro, Portugal, 2001	4.50	62.00
<i>Complex nose of raisins, spices such as nutmeg and clove, rich sweet toffee & hazelnut</i>		

2 FOR 1 PIZZA*

MONDAY TO FRIDAY – NOON TILL 7PM

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PROSECCO £14.95

THURSDAY NIGHT – ALL NIGHT

THE GREENHOUSE

ALL DAY MENU MONDAY TILL SATURDAY – 12PM TIL 5PM

WOOD FIRED PIZZAS

Margarita - Tomato, blush tomatoes, buffalo mozzarella, basil and oregano	8.95
Giardiniera - Tomato, buffalo mozzarella, leeks, peppers, mushrooms, peas and olives.....	9.95
Capricciosa - Tomato, buffalo mozzarella, ham, salami, artichokes and mushrooms	11.95
Formaggio - Mascarpone, dolcelatte, goats cheese, Parmesan, pear and rocket	9.95
Hawaiian - Wiltshire ham, shaved pineapple, buffalo mozzarella and tomato	10.95
Mexicana - Tomato, chilli pulled pork, sour cream, jalapeños, buffalo mozzarella and oregano.....	11.95
Piccante - Chorizo, pepperoni, jalapeños, roquito chillies and buffalo mozzarella	10.95
Marinara - Smoked salmon, crayfish, spring onion, Bath Blue and rocket.....	11.95

EXTRAS: JALAPEÑOS, GARLIC MUSHROOMS, ARTICHOKEs, FIRED PEPPERS, BATH BLUE, DOLCELATTE, WILTSHIRE HAM – ALL £1 EACH EXTRA

SANDWICHES AND SALADS AND MORE

Crispy duck, mouli, carrots and plum sauce wrap.....	5.95
Fish finger sandwich with homemade tartar sauce on white.....	5.95
Smoked salmon, crayfish, cream cheese and rocket wrap.....	6.95
Wiltshire ham, Bath Blue and mustard mayo on brown or white	5.95
Super food wrap with feta, beetroot, spinach and tzatziki	5.95
Add a cup of soup.....	2.00
Skin on fries and mayo.....	2.95
Box-baked Camembert, onion marmalade and toasted breads	9.95
Antipasti board of buffalo mozzarella, salami, chorizo, proscuitto, hummus and flat breads.....	12.95
A cheese board of 3 cheeses please choose from: Bath Soft, Bath Blue and cave-aged Cheddar, Cerney Ash and dolcelatte served with biscuits and quince jelly	7.95

2 FOR 1 PIZZA*

MONDAY TO FRIDAY – NOON TILL 7PM



PROSECCO £14.95

THURSDAY NIGHT – ALL NIGHT

*Excluding Bank Holidays and not in conjunction with any other offers.

THE GREENHOUSE

SWEET THINGS

Creme brulee with raspberry sorbet.....	5.95
Peanut butter parfait with salted caramel ice cream.....	5.95
Warm chocolate brownie with clotted cream.....	5.95
Sticky toffee pudding with vanilla ice cream.....	5.95

SUNDAES

Strawberry and raspberry Eton Mess coupe with white chocolate ice cream.....	5.75
Banana and toffee sundae, caramel, vanilla & banana ice cream	5.75
Selection of ice creams and sorbets.....	5.75

Choose any three:

Ice cream: Very Vanilla, Chocoholic Heaven, Rum & Raisin, Succulent Strawberry, Toffee Fudge Fiasco, Mint Choc Chip

Sorbet: Fresh Lemon, Luscious Mango, Raspberry

HOT DRINKS

Filter coffee.....	1.90
Espresso.....	1.90/2.35
Cappuccino	2.35
Caffè latte	2.35
Hot chocolate and marshmallows	2.45

TEAS

– Teas all 2.00 –
By Tea Pigs

Everyday Brew – This signature blend is our equivalent to an everyday 'builders brew' a gutsy Assam, a mellow Ceylon and a powerful Rwandan tea

Earl Grey Strong – If you like your earl grey with umph and wallop this is definitely the one for you

Mao Feng Green Tea – The ultimate green tea, pure and unadulterated, just as it should be – even those who say they don't like green tea enjoy this!

Chamomile Flowers – The best chamomile tea, just the whole flowers to give delicious sweet, soothing flavour. Drink to calm and aid sleep

Peppermint Leaves – This whole leaf peppermint tea is mintier and fresher than any teabag mint you will have tasted before

Super Fruit – An hibiscus tea base with real pieces of elderberries, cranberries, blackcurrants and blueberries which deliver a punchy, fruity taste

LIQUER COFFEE

Jameson's Irish Coffee	4.95
Jamaican (Khalua & Dark Rum)	4.95
Caffè al' Grand Marnier.....	4.95
Moka calda al Cognac.....	4.95

DESSERT & FORTIFIED WINES

Taylor's LBV, Douro, Portugal.....50ml 3.60

Beautifully complex, fine and elegant bouquet. Wonderful velvety texture on the rich, concentrated and weighty palate, which delivers heaps of flavour leading into a long finish crammed with sumptuous dark chocolate and liquorice

Krohn Colheita 2001 Douro, Portugal Vegan

From a third generation Portuguese family-owned winery based in the Rio Torto Valley. A complex nose of raisins and spices of cloves and nutmeg. Flavours of rich sweet toffee and hazelnut with hints of violets and supple tannins

BRITISH CHEESE & BISCUITS

Bath Soft, Bath Blue, Wookey Hole cave-aged Cheddar, Cerney Ash..... 7.95

2 FOR 1 PIZZA*

MONDAY TO FRIDAY – NOON TILL 7PM



PROSECCO £14.95

THURSDAY NIGHT – ALL NIGHT

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Application Reference Number 08/00133/FUL

*North
Wiltshire
District
Council*

**NOTIFICATION OF PLANNING
PERMISSION**

**Name of Local Planning Authority: NORTH WILTSHIRE DISTRICT COUNCIL
Monkton Park, Chippenham, Wiltshire, SN15 1ER**

Brief Details of Application in the Parish of: Corsham/Box

Applicant

Lunney Assets Corp
Bridge House
Bridge Street
Castle Town
Isle of Man
IM9 1AX

Agent

Paul Comerford
EDAW
The Johnson Building
77 Hatton Garden
London
EC1N 8JS

Location

Royal Arthur Park, Westwells Road, Corsham,
Wiltshire, SN13 9SF

Proposal

Continuing Care Retirement Community,
Comprising a 75 Bed Care Home; 221 Extra Care
Apartments; Health Treatment and Hydrotherapy
Complex; Pavilion Housing Dining; Recreation and
Supporting Retail Facilities; GP Surgery;
Associated Outdoor Recreation Facilities; 283 Car
Parking Spaces

Registration Date: 22 January 2008

Permission Granted: 11 November, 2008

PERMISSION GRANTED FOR THE FOLLOWING REASON:

The site has a lawful use as a residential training centre (Class C2). The proposal overcomes the reasons for dismissal of the previous appeal. The s106 Agreement secures the nature of the use, sustainable travel and highway improvements. The design respects the character of the site and provides significant landscape improvements. The proposed buildings are innovative, high quality and sustainable. Traffic generation compares favourably with the lawful use and will be lower than alternatives. The biodiversity of the site, including protected species, will be preserved and enhanced. The proposal complies with policies C1, C2, C3, NE5, NE9, NE11, NE14, NE15, NE17, NE29, T1, T2, T3 and T4 of the North Wiltshire Local Plan 2011.

SUBJECT TO THE FOLLOWING CONDITIONS:

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

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

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

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

- 3 The approved landscaping scheme shall be implemented in accordance with a phased scheme of implementation to be submitted to and approved by the local planning authority before development commences. The landscaping shall be maintained thereafter for a period of not less than five years from the implementation of each phase. This maintenance shall include the replacement of any tree or shrub which is removed, destroyed or dies by a tree or shrub of the same size and species as that which it replaces, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of amenity.

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

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

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

- 5 No service trenches, pipe runs or drains shall be sited within the root protection zone defined in the submitted arboricultural survey tree without the prior written approval of the local planning authority.

Reason: To maintain a vigorous and healthy root system to ensure the retention of trees in a safe and healthy condition.

- 6 Before any development commences, other than that approved under conditions 9, 10 or 11, details of walls, fences or other means of enclosure shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented in accordance with a timescale to be approved by the local planning authority.

Reason: In the interests of amenity.

- 7 Before development commences a scheme for remediation of ground contamination shall be submitted to and approved by the local planning authority. The approved scheme shall be completed in accordance with timescales to be contained within the scheme.

A remediation validation report shall be submitted to and approved by the local planning authority within three months of completion of the approved remediation works.

Reason: To avoid risk of contamination.

- 8 The development shall be carried out and completed wholly in accordance with the mitigation measures and landscape management plan contained within the Protected Species Survey, dated September 2008, received on 16th September 2008, prepared by Applied Ecology Ltd, including any timescales contained within the measures unless otherwise first agreed in writing by the local planning authority.

Reason: In the interests of nature conservation and biodiversity.

- 9 Buildings 2, 8 and 9 shall not be partially or wholly demolished until the bat houses(s) approved under condition 11 have been provided and any demolition shall be carried out in accordance with a timescale which shall first be submitted to and approved by the local planning authority.

Reason: In the interests of nature conservation and biodiversity.

- 10 Before development commences details of the wildlife ponds, owl box(es) and bat house(s) proposed in the mitigation measures approved under condition 9 shall be submitted to and approved in writing by the local planning authority. The ponds, box(es) and bat house(s) shall be provided in accordance with a programme to be first submitted to and approved by the local planning authority.

Reason: In the interests of nature conservation and biodiversity.

- 11 Before any external lighting (including any lighting installed for security purposes or used during construction) is installed details, including positioning, levels of luminance and hours of illumination, shall be submitted to and approved in writing by the local planning authority. The lighting shall thereafter be installed and operated in accordance with the approved details, unless otherwise first approved in writing by the local planning authority.

Reason: In the interests of amenity and nature conservation.

- 12 Prior to the erection of any building (except any structures approved under condition 11), details of materials to be used externally shall be submitted to, and approved in writing by, the local planning authority. The development shall be built in the materials approved.

Reason: In the interests of visual amenity.

- 13 On first occupation of the site, a demand responsive bus service for the use of residents and staff shall commence and be provided in perpetuity. Specific details of type of bus, days / hours of operation and area to be covered by the service shall be agreed in writing with the local planning authority prior to commencement of the service.

Reason: In the interests of highway safety and accessibility.

- 14 Prior to the commencement of any development on site, other than that approved under conditions 9, 10 or 11, detailed schemes for the access road, junctions and footways along the access road (to include the installation of street lighting on the access road), shall be submitted to, and agreed in writing, by the local planning authority. For the avoidance of doubt, this shall include any necessary Traffic Regulation Orders. Development shall be carried out in accordance with those details approved.

Reason: In the interests of highway safety and accessibility.

- 15 Prior to the commencement of any development, other than that approved under conditions 9, 10 or 11, detailed schemes for the upgrading of rights of way Box 49, Box 50, Box 51 and Corsham 63 within 1500m of the site shall be submitted to, and agreed in writing by the local planning authority. For the avoidance of doubt, this shall include any necessary Traffic Regulation Orders. Development shall be carried out in accordance with those details approved.

Reason: In the interests of highway safety and accessibility.

- 16 Prior to first occupation of any of the buildings, the access road, access road footway, access road street lighting, junctions and rights of way improvements shall be completed.

Reason: In the interests of highway safety and accessibility.

- 17 Before development commences a construction method statement including phasing of development in relation to nature conservation interests shall be submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved statement.

Reason: In the interests of nature conservation.

INFORMATIVES:

1. Attention is drawn to the Legal Agreement relating to this development or land which has been made pursuant to Section 106 of the Town and Country Planning Act 1990, Section 111 of the Local Government Act 1972, Section 33 of the Local Government (Miscellaneous Provisions) Act 1982 or other enabling powers.
2. This decision relates to documents/plans submitted with the application, listed below. No variation from the approved documents should be made without the prior approval of this Council. Amendments may require the submission of a further application. Failure to comply with this advice may lead to enforcement action which may require alterations and/or demolition of any unauthorised buildings or structures and may also lead to prosecution.

Red Line OS map 1624 PL 00 A1/1:1250 x
Existing Site Plan 1624 PL 01 A0/1:500 x
Proposed Site Plan - ground level & levels 1624 PL 02 A0/1:500 x (part superseded by 1624 PL 100 received by the Local Planning Authority 03/06/08)
GP Surgery 1624 PL 04 A1/1:100 x
Gate House & Contemplation Space 1624 PL 05 A1/1:100
Tree retention and removal plan 264/110
Lighting Plan 264/120
Landscape Layout (except as amended by 264/102A and 264/116A) 264/100

Plan - Level 00 1624 PL 10 A1/1:200 x
Plan - Level 01 1624 PL 11 A1/1:200 x
Plan - Level 02 1624 PL 12 A1/1:200 x
Plan - Level 03 1624 PL 13 A1/1:200 x
Plan - Level 04 1624 PL 14 A1/1:200 x
Plan - Roof 1624 PL 15 A1/1:200 x
Long Elevations 1624 PL 20 A0/1:200 x
Short Elevations 1624 PL 21 A1/1:200 x
Sectional Elevations 1624 PL 30 A1/1:200 x
Sectional Elevations 1624 PL 31 A1/1:200 x
Bay Study 1 1624 PL 50 A1/1:50 x
Bay Study 2 1624 PL 50 A1/1:51 x

Plan - Ground Floor 1624 PL 60 A1/1:200 x
Sectional Elevations 1624 PL 61 A1/1:200 x
Elevations 1624 PL 62 A1/1:200 x
Unit Plan Type A & B - ground flr 1624 PL 63 A1/1:50 x
Unit Plan Type A & B - first flr 1624 PL 64 A1/1:50 x
Unit Plan Type A & B - roof 1624 PL 65 A1/1:50 x
Unit Plan Type C - second flr 1624 PL 66 A1/1:50 x
Unit Plan Type C - roof 1624 PL 67 A1/1:50 x
Unit Plan Type D & E - ground flr 1624 PL 68 A1/1:50 x
Unit Plan Type D & E - first flr 1624 PL 69 A1/1:50 x
Unit Plan Type D & E - second flr 1624 PL 70 A1/1:50 x
Unit Plan Type D & E - roof 1624 PL 71 A1/1:50 x
Unit Type A - Elevations 1624 PL 72 A1/1:50 x
Unit Type B - Elevations 1624 PL 73 A1/1:50 x
Unit Type C - Elevations 1624 PL 74 A1/1:50 x
Unit Type D - Elevations 1624 PL 75 A1/1:50 x
Unit Type E - Elevations 1624 PL 76 A1/1:50 x
Bathroom Layouts 1624 PL 80 A1/1:20 x

All received by the local planning authority 22/01/2008

Dated: 11 November, 2008



Development Control Manager

**NORTH WILTSHIRE DISTRICT COUNCIL
Town and Country Planning Act 1990**

PERMISSION FOR DEVELOPMENT

1. The Local Planning Authority HEREBY GRANT PLANNING PERMISSION subject to the scheduled conditions (if any) for the development proposed by the applicant in the application, which is expressly incorporated herewith and is briefly described in the Schedule forming part of this permission.
2. The scheduled conditions (if any) have been imposed for the reasons set out in the Schedule.
3. "The Local Planning Authority", "the scheduled conditions", and "the application" referred to above are those described in the Schedule.

NOTES

1. **Time Limits on Planning Permissions.** By virtue of Section 91 - 96 of the Town and Country Planning Act 1990, planning permissions are subject to time limits. If a condition imposing a time limit has been expressly included as part of the permission, then that condition must be observed. Otherwise, one or other of the following time limits (as appropriate) will apply:-
 - 1.1 **Where planning permission is given in outline** subject to a condition reserving certain matters for subsequent approval, application for approval of such matters reserved must be made within 3 years from the date of the outline planning permission and further the development to which the permission relates must be begun either within 2 years from the final approval of all the matters reserved.
 - 1.2 **Where the planning permission is complete and is not in outline** then the development must be begun not later than the expiration of 3 years from the date on which permission was granted.
2. **Other Necessary Consents.** This document only conveys permission for the proposed development under Part III of the Town and Country Planning Act 1990 and the applicant must also comply with all the byelaws, regulations and statutory provisions in force in the district and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.

In particular the applicant is reminded of the following matters:-

- 2.1 the need in appropriate cases to obtain approval under Building Regulations. **(The Building Regulations may be applicable to this proposal. You are advised to contact Building Control before considering work on site);**
- 2.2 the need to obtain an appropriate Order if the proposal involves the stopping up or diversion of a public footpath;
- 2.3 The need to obtain a separate "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;
- 2.4 the need to make any appropriate arrangements under the Highways Act 1971, in respect of any works within the limits of a public highway. The address of the Highway Authority is Wiltshire County Council, County Hall, Trowbridge.

(It is the responsibility of the applicant to ascertain whether his development affects any public right of way or listed building.)

3. **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Appeals must be made on a form which is obtainable from the Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN. The Secretary of State has the power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission of the proposed development could not have been so granted otherwise than subject to the conditions imposed by the local planning authority, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him.

If the applicant wishes to have any further explanation of the reasons for the conditions imposed on this permission it will be given on request and a meeting arranged if necessary.

4. **Purchase Notices.** If permission to develop land is granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the District Council a purchase notice requiring the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
5. **Compensation.** In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

DATED

3 November 2008

(1) Lunney Assets Corp.

and

(2) North Wiltshire District Council

and

(3) Wiltshire County Council

and

(4) Bank of Scotland plc

and

(5) Bridgemere Limited

**AGREEMENT relating to land at former HMS Royal Arthur,
Westwells, Neston, Wiltshire
Pursuant to Section 106 of the Town and Country
Planning Act 1990 (as amended)**

This Agreement is made the 3rd day of November
2008

BETWEEN

- (1) **LUNNEY ASSETS CORP** of Bridge House, Bridge Street, Castletown, Isle of Man, IM9 1AX ("LAC");
- (2) **NORTH WILTSHIRE DISTRICT COUNCIL** of Monkton Park, Chippenham, Wiltshire, SN15 1ER (the "Council");
- (3) **WILTSHIRE COUNTY COUNCIL** of County Hall, Trowbridge, Wiltshire BA14 8JD (the "County Council");
- (4) **BANK OF SCOTLAND** of Citymark, 150 Fountainbridge, Edinburgh EH3 9PE (the "Bank"); and
- (5) **BRIDGEMERE LIMITED** incorporated in Isle of Man - registered number 55340C c/o Large & Gibson, 49 Kent Road, Southsea, PO5 3EJ (the "Second Charge Holder").

INTRODUCTION

- 1 The Council is the local planning authority for the purposes of the Act for the area in which the Site is situated.
- 2 The County Council is the local highway authority for the area in which the Site is situated.
- 3 LAC is the freehold owner of the Site and it is interested in the Site for the purposes of Section 106 of the Act.
- 4 LAC has submitted the Application to the Council and the parties have agreed to enter into this Deed in order to secure the planning obligations contained in this Deed.
- 5 The Bank has an interest in the land pursuant to a charge dated 11 January 2008 and noted in the charges register of title number WT269191. The Bank has agreed to enter into this Deed for the purpose of giving consent to LAC to bind the Site.
- 6 Second Charge Holder holds a second charge in respect of the Site.

NOW THIS DEED WITNESSES AS FOLLOWS:

OPERATIVE PART

1 DEFINITIONS

For the purposes of this Deed the following expressions shall have the following meanings:

"Act" the Town and Country Planning Act 1990 (as amended).

"Application"	the application for planning permission dated 22/01/08 submitted to the Council for the Development and allocated reference number 08/00133/FUL.
"Charge"	means the charge on the Site in favour of the Bank dated 11 January 2008.
"Commencement of Development"	the date on which any material operation (as defined in Section 56(4) of the Act) forming part of the Development begins to be carried out other than (for the purposes of this Deed and for no other purpose) operations consisting of site clearance, demolition work, archaeological investigations, investigations for the purpose of assessing ground conditions, remedial work in respect of any contamination or other adverse ground conditions, diversion and laying of services, erection of any temporary means of enclosure, the temporary display of site notices or advertisements and "Commence Development" shall be construed accordingly.
"Communal Facilities"	a 75 bed care home, a community care, activity and social centre and a satellite GP surgery. The communal facilities to be provided to be substantially in accordance with drawing numbers 1624 PL 01, 1624 PL 02, 1624 PL 04, 1624 PL 05, 1624 PL 10, 1624 PL 11, 1624 PL 12, 1624 PL 13, 1624 PL 14, 1624 PL 15, 1624 PL 20, 1624 PL 21, 1624 PL 30, 1624 PL 31, 1624 PL 50 and 1624 PL 51.
"Development"	the Development of the Site including the development of an extra-care community consisting of the Communal Facilities, the Extra-Care Apartments and associated facilities.
"Extra-Care Apartments"	means 220 Extra-Care apartments designed for the provision of the Extra Care Features in the Fourth Schedule. The apartments to be substantially in accordance with drawing numbers 1624 PL 61, 1624 PL 62, 1624 PL 63, 1624 PL 64, 1624 PL 65, 1624 PL 66, 1624 PL 67, 1624 PL 68, 1624 PL 69, 1624 PL 70, 1624 PL 71, 1624 PL 72, 1624 PL 73, 1624 PL 74, 1624 PL 75, 1624 PL 76 and 1624 PL 80.
"Extra Care Features"	means the extra care features in the Fourth Schedule.
"Framework Travel Plan"	The plan in the Fifth Schedule, approved by the Council and the County Council, setting out a package of measures to be adopted by LAC in the management of the Site with a view to reducing the trips in motor vehicles to and from the Site and promoting the use of environmentally friendly transport.
"Planning Permission"	the planning permission subject to conditions to be granted pursuant to the Application.

“Public Rights of Way Works”	The works to the Public Rights of Way identified in the First Schedule.
“Roadworks Index”	means the Department for Business Enterprise and Regulatory Reform Public Sector Construction Works Quarterly Building Price and Cost Indices ROCOS Index.
“Service Charge”	means a Service Charge covering at least the Extra Care Features in the Fourth Schedule.
“Site”	the land against which this Deed may be enforced as shown edged red on the Plan registered at HM Land Registry under title number WT269191.
“Council”	North Wiltshire District Council.
“County Council”	Wiltshire County Council.

2 CONSTRUCTION OF THIS DEED

- 2.1 Where in this Deed reference is made to any clause, paragraph or schedule or recital such reference (unless the context otherwise requires) is a reference to a clause, paragraph or schedule or recital in this Deed.
- 2.2 Words importing the singular meaning where the context so admits include the plural meaning and vice versa.
- 2.3 Words of the masculine gender include the feminine and neuter genders and words denoting actual persons include companies, corporations and firms and all such words shall be construed interchangeable in that manner.
- 2.4 Wherever there is more than one person named as a party and where more than one party undertakes an obligation all their obligations can be enforced against all of them jointly and against each individually unless there is an express provision otherwise.
- 2.5 Any reference to an Act of Parliament shall include any modification, extension or re-enactment of that Act for the time being in force and shall include all instruments, orders, plans regulations, permissions and directions for the time being made, issued or given under that Act or deriving validity from it.
- 2.6 References to any party to this Deed shall include the successors in title to that party and to any deriving title through or under that party and in the case of the Council and County Council the successors to their respective statutory functions.

3 LEGAL BASIS

- 3.1 The obligations contained in this Deed are a planning obligation for the purposes of Section 106 of the Act.
- 3.2 The covenants, restrictions and requirements imposed upon LAC under this Deed create planning obligations pursuant to Section 106 of the Act and are enforceable by the Council as local planning authority against LAC and its successors in title lessees and assigns.

4 CONDITIONALITY

4. This Deed is conditional upon:

- (i) the grant of the Planning Permission; and
- (ii) the Commencement of Development

save for the provisions of Clauses 8.1, 11.1 and 12.1 (legal costs, jurisdiction and delivery clauses) and any other relevant provisions which shall come into effect immediately upon completion of this Deed.

5 LAC'S COVENANTS

- 5.1 LAC covenants with the Council as set out in the First Schedule (Part 1) and with the County Council as set out in the First Schedule (Part 2).

6 THE COUNCIL'S AND COUNTY COUNCIL'S COVENANTS

- 6.1 The Council covenants with LAC as set out in the Second Schedule.
- 6.2 The County Council covenants with LAC as set out in the Third Schedule.

7 THE BANK AND THE SECOND CHARGE HOLDER

- 7.1 The Bank consents to the matters herein notwithstanding the Charge but on the strict understanding that it shall not be liable for any breach of any provision of this Deed unless and to the extent that it takes possession of part of the Site in exercise of a power of sale pursuant to the Charge.
- 7.2 The Second Charge Holder consents to the matters herein notwithstanding the second charge in its favour but on the strict understanding that it shall not be liable for any breach of any provision of this Deed unless and to the extent that it takes possession of part of the Site in exercise of a power of sale pursuant to the second charge.

8 MISCELLANEOUS

- 8.1 LAC shall pay to the Council and the County Council on completion of this Deed the reasonable legal costs of the Council and the County Council incurred in the negotiation, preparation and execution of this Deed.
- 8.2 No provisions of this Deed shall be enforceable under the Contracts (Rights of Third Parties) Act 1999.
- 8.3 This Deed shall be registerable as a local land charge by the Council.
- 8.4 Where the agreement, approval, consent or expression of satisfaction is required by LAC from the Council or County Council under the terms of this Deed such agreement, approval or consent or expression of satisfaction shall not be unreasonably withheld or delayed and any such agreement, consent, approval or expression of satisfaction shall be given on behalf of the Council and County Council by the Head of Development and Building Control.
- 8.5 Any notices shall be deemed to have been properly served if sent by recorded delivery to the principal address or registered office (as appropriate) of the relevant party.
- 8.6 Insofar as any clause or clauses of this Deed are found (for whatever reason) to be invalid illegal or unenforceable then such invalidity illegality or unenforceability shall not affect the validity or enforceability of the remaining provisions of this Deed.
- 8.7 This Deed shall cease to have effect (insofar only as it has not already been complied with) if the Planning Permission shall be quashed, revoked or otherwise withdrawn or (without the consent of LAC) it is modified by any statutory procedure or expires prior to the Commencement of Development.

- 8.8 No person shall be liable for any breach of any of the planning obligations or other provisions of this Deed after it shall have parted with its entire interest in the Site but without prejudice to liability for any subsisting breach arising prior to parting with such interest.
- 8.9 The following elements of the First Schedule of this Deed shall be enforceable against owner-occupiers or tenants of Extra-Care Apartments constructed pursuant to the Planning Permission; Paragraphs 4 and 5 (except 5 i)).
- 8.10 Nothing in this Deed shall prohibit or limit the right to develop any part of the Site in accordance with a planning permission (other than the Planning Permission) granted (whether or not on appeal) after the date of this Deed.

9 WAIVER

- 9.1 No waiver (whether expressed or implied) by the Council, County Council or LAC of any breach or default in performing or observing any of the covenants terms or conditions of this Deed shall constitute a continuing waiver and no such waiver shall prevent the Council, County Council or LAC from enforcing any of the relevant terms or conditions or for acting upon any subsequent breach or default.

10 BONDS

- 10.1 Not later than Commencement of Development LAC shall
 - 10.1.1 enter into and complete a bond in favour of the County Council for securing the performance of LAC's obligation under this clause such bond to be in a form and with such bondsman as may be approved by the County Council and in a sum equal to the sums specified in Part 2 of the First Schedule or
 - 10.1.2 deposit with the County Council a sum of money (being a sum equal to the sums specified in Part 2 of the First Schedule) which deposit shall be held by the County Council in an interest bearing account to the effect that if LAC defaults in any way in carrying out its obligations under this Agreement then the County Council may itself remedy the default and recover the cost of so doing from the said sums

11 INDEX LINKED PAYMENTS

All sums to be paid by LAC to the County Council pursuant to this Agreement shall be increased by reference to the amount of the monthly increase in the Roadworks Index from the date of the Planning Permission until the date such sums are paid

12 CHANGE IN OWNERSHIP

- 12.1 LAC agrees with the Council to give the Council immediate written notice of any change in ownership of any of its interests in the Site occurring before all the obligations under this Deed have been discharged such notice to give details of the transferee's full name and registered office (if a company or usual address if not) together with the area of the Site or unit of occupation purchased by reference to a plan save that no notice need be given in respect of the grant of a lease of an Extra-Care Apartment.

13 JURISDICTION

13.1 This Deed is governed by and interpreted in accordance with the law of England and Wales and any dispute relating to this Deed shall be subject to the exclusive jurisdiction of the English Courts.

14 DELIVERY

14.1 The provisions of this Deed (other than this clause which shall be of immediate effect) shall be of no effect until this Deed has been dated.

15. COUNTERPARTS

15.1 This Agreement may be executed in one or more counterpart copies. Each counterpart copy shall constitute an agreement and all of the counterpart copies shall constitute one fully executed Agreement. This Agreement may be executed on facsimile or scanned counterparts. The signature of any party to any counterpart shall be deemed a signature to, and may be appended to, any other counterpart.

IN WITNESS whereof the parties hereto have executed this Deed on the day and year first before written.

FIRST SCHEDULE

Part 1: Lunney Assets Corp.'s Covenants with the Council

1. To provide Extra Care Features as defined in the Fourth Schedule.
2. No more than 88 extra care units shall be constructed prior to the substantial completion of the pavilion and extra care features and no more than 44 units shall be occupied until the facilities in the pavilion shown on the approved plan are available for use.
3. At all times the Communal Facilities shall be kept in good repair and adequately staffed and shall remain available for use by the occupants of the Extra-Care Apartments.
4. None of the Extra-Care Apartments shall be occupied except by a person who is:
 - i) not less than 60 years old; or
 - ii) registered disabled and in need of substantial medical care by reason of health; or
 - iii) the partner, spouse or family member of a person who falls within 4i) or 4ii) above and who lives with that person; oras otherwise agreed with the Council.
5. All occupiers of the Extra-Care Apartments shall enter into a binding agreement with LAC, or LAC's manager or agent prior to their occupation, governing the terms of occupation, such terms having previously been agreed in writing with the Council, such consent not to be unreasonably withheld, including:
 - i) a covenant by LAC to provide the Communal Facilities and Extra Care Features;
 - ii) a covenant by the occupier to pay the Service Charge;
 - iii) a covenant by the occupier only to dispose of their Extra-Care Apartment through LAC or its manager or agent;
 - iv) a covenant by the occupier to tender their Extra-Care Apartment to LAC for disposal within 6 months of the occupier ceasing to meet the criteria in 4 above; andagreement by the occupier to the entry of a restriction at HM Land Registry reflecting 5.3 above.
6. Within 60 days of receiving a request in writing LAC shall provide to the Council any information reasonably required by the Council, including any available audited accounts relating to the provision of the Communal Facilities and the collection of the service charge, to enable it to monitor the level and detail of the Communal Facilities and the service charge arrangements provided that the Council shall keep such information confidential and shall not disclose it to any person (except for the purpose of enforcement of this Agreement) without the written consent of LAC.
7. LAC shall implement the Framework Travel Plan.
8. After the initial survey, to be undertaken 3 months after first occupation of the Development LAC shall monitor the Framework Travel Plan by completing an annual Travel Survey with the results disclosed to the County Council to a specification previously agreed in writing by the Council.
9. After Commencement of the Development LAC shall manage the Site in accordance with the Framework Travel Plan as approved by the County Council.
10. LAC shall make arrangements for the management of the Development as follows: by LAC:

- i) being directly responsible for the management of the Development; or
 - ii) working with a private sector management organisation whether or not such private sector management organisation:
 - contracts out to a specialist domiciliary care provider registered under the commission for Social Care Inspection; or
 - works in partnership with the local Social Services authority; or
 - iii) working with a Housing Association whether or not such Housing Association:
 - contracts out to the specialist domiciliary care provide registered under the commission for Social Care Inspection; or
 - works in partnership with the local Services authority.
11. LAC shall, prior to occupation of any of the Extra Care Apartments, have completed the Public Rights of Way Works.

Part 2: Lunney Assets Corp.'s Covenants with the County Council

1. LAC shall, within 30 days of Commencement of Development, pay the County Council in its capacity as local highway authority a contribution of £26,000 towards the costs to the County Council of providing highway improvement works to the highways within 2 miles of the Site such improvement works being a consequence of the Development. Highway improvement works shall include, and the £26,000 shall be allocated to (at the County Council's sole discretion and timing)
 - Reshaping existing carriageways
 - Providing or improving highway drainage
 - Providing road markings or signs
 - Re-grading the highway or re-seeding the highway verges
 - All highway drainage
 - Kerbing including lowering kerbing
 - Vision splays and verges
 - Pedestrian improvements
 - Cycle improvements
 - Street lighting and furniture
 - Traffic management
 - Carriageway wearing course
 - Permanent road markings
 - Street name plates
 - such other related highway purpose as the County Council considers necessary
2. LAC shall, within 30 days of Commencement of Development, pay the County Council in its capacity as local highway authority a contribution of £3,000 towards the costs to the County Council of

providing Public Right of Way improvement works to the public rights of way within 1 mile of the Site
Such improvement works shall be at the County Council's sole discretion and timing.

SECOND SCHEDULE

Council's Covenants

Discharge of Obligations

1. At the written request of LAC the Council shall provide written confirmation of the discharge of the obligations contained in this Deed when satisfied that such obligations have been performed.

THIRD SCHEDULE

County Council's Covenants

1. The County Council covenants with LAC to use all sums received from LAC under the terms of this Deed for the purposes specified in this Deed for which they are to be paid or for such other purpose as LAC and the County Council may agree for the for the benefit of the Development.
2. The County Council shall provide to LAC such evidence as LAC shall reasonably request in order to confirm the expenditure of the sums paid by LAC under this Deed.

FOURTH SCHEDULE

Extra Care Features means:

1. the Communal Facilities and lifts to all floors,
2. repairs and maintenance of the building structure,
3. provision of on site staff,
4. an emergency alarm system,
5. meals (if required and charged for separately to the Service Charge) and,
6. if required, a fixed, minimum amount of domestic assistance.

FIFTH SCHEDULE

Framework Travel Plan

**Royal Arthur Park
Corsham, Wiltshire
Interim Travel Plan**

Lunney Assets Corp

January 2008

QM

Issue/revision	Issue 1	Revision 1	Revision 2	Revision 3
Remarks	Draft for comment	Final Draft	For Issue	
Date	May 2007	July 2007	14 January 2008	
Prepared by	Kevin O'Connor	Kevin O'Connor	Kevin O'Connor	
Signature				
Checked by	Chris Miles	Chris Miles	David Baber	
Signature				
Authorised by	Chris Miles	Chris Miles	David Baber	
Signature				
Project number			11210293	

WSP Development and
Transportation
Colston 33
Colston Avenue
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INTRODUCTION

Background

WSP has been instructed by Lunney Assets Corp to prepare a Travel Plan in support of a planning application to redevelop land in the town of Corsham, Wiltshire. The land was previously used by the Ministry of Defence as a naval leadership and management training school known as HMS Royal Arthur.

The proposed Royal Arthur Park, as it would be known, would comprise a total of 221 Extra Care units, a 75 bed residential care home and associated community facilities.

The Extra Care facilities at Royal Arthur Park (RAP) will include;

- ⌘ GP Surgery;
- ⌘ Community care, activity and social centre;
- ⌘ 24 hour on-site staffing provision; and
- ⌘ In home care provision.

In addition, a range of services and facilities will be brought to the site. These are discussed in Section 3.

This Travel Plan has been produced in accordance with both Central and Local Government guidance notes relating to Travel Plans. As this Travel Plan is issued before the RAP re-development has begun, this document must be viewed as interim in nature.

The operation of the Travel Plan is an on-going process to be implemented by the management at RAP. It is anticipated the nature of the RAP development will create a community feel that will be well placed to encourage site users to take part in initiatives to promote the use of more sustainable forms of transport.

Objectives

The Framework Travel Plan has a set of clear objectives which underpin the purpose for having a Travel Plan and guide the selection of Travel Plan measures. The Travel Plan objectives are as follows:

- ⌘ To promote alternative modes of travel to the private motor car, for all trip purposes, for residents, employees, and visitors;
- ⌘ To minimise the need to travel where applicable or appropriate;
- ⌘ To minimise the quantity of heavy goods vehicle movements;
- ⌘ To ensure that the predicted vehicular movements generated by the site remain worst case and are minimised as far as possible; and
- ⌘ To ensure that demand for car parking in the site does not exceed 100% of car parking provision.

These objectives will be met through implementing a package of measures as described in Section 3.

POLICY

National Policy – PPG13

The Planning Guidance Note for Transport (PPG13) provides national planning guidance for Travel Plans.

PPG13 outlines the government's wish to raise awareness of the impacts of travel decisions and to promote the widespread use of Travel Plans amongst businesses, schools, hospitals and other organisations. Currently there is no standard format or content for Travel Plans, however, their relevance to planning lies in the delivery of sustainable transport objectives including:

- ⌘ Reductions in car use (particularly single occupancy journeys) and increased use of public transport, walking and cycling;
- ⌘ Reduced traffic speeds and improved road safety and personal security, particularly for pedestrians and cyclists; and
- ⌘ More environmentally friendly delivery and freight movements, including home delivery services.

The government considers that Travel Plans should be submitted alongside planning applications which are likely to have significant transport implications.

Local Policy – Wiltshire county Council supplementary Planning guidance (TRAVEL PLANS)

Wiltshire County Council issued draft Supplementary Planning Guidance in the form of a Good Practice Guide (GPG) relating to Travel Plans in 2004. The GPG outlines the requirements of development related Travel Plans within the County.

The GPG aims to identify the circumstances when a Travel Plan will need to be submitted as part of a development proposal and provides guidance to developers on the production, implementation, monitoring, evaluation and enforcement of Travel Plans. The GPG ensures a consistent approach to the development of Travel Plans is followed within Wiltshire.

Advice is provided within the GPG for developments where the end occupiers are unknown. In this case, an interim Travel Plan is required with a commitment to undertake travel surveys within a given time period.

Measures

Introduction

Understanding the various travel requirements (in terms of travel time, distance, frequency and purpose) of all site users is key to the development of Travel Plan measures required to meet the objectives outlined in Section 1.2.

Another important consideration is the varying mobility levels of each core group (residents, visitors, employees). Travel Plan measures to promote walking and cycling for instance will be aimed primarily at employees and visitors. Measures to reduce the need to travel, such as providing on-site services, will be aimed primarily for residents.

The proposed Travel Plan measures are outlined below together with the reasons for their implementation and the desired outcome.

Travel Plan Co-ordinator

A Travel Plan Co-ordinator will be appointed to promote, implement and monitor the Travel Plan. An on-site employee, traditionally from the Human Resources or Property Management sector, with the ability to communicate with people at all levels, will take on the role of travel plan co-ordinator. The role will include offering travel plan information and advice to all site users and the promotion of Travel Plan measures. The Travel Plan Co-ordinator will also be responsible for monitoring the Travel Plan as described in Section 4.2.

Information

A welcome pack containing public transport timetables and route maps, local cycle networks and a map detailing the provision and location of local services and amenities will be made available to all new residents (and their families and friends) and members of staff. This will ensure all site users will have the necessary information to choose more sustainable modes of transport and make full use of local services.

The information packs will be made available to members of staff during the recruitment process where the Travel Plan marketed in a positive manner to demonstrate the employer is keen to increase travel choice.

Travel Plan information will be made available in the reception and some communal areas of the site. This information will be aimed at employees and visitors and will include walking and cycling routes as well as public transport information. Transport information will also be available on the Royal Arthur Park website which will include travel directions for all modes in both text and map form.

Walking and cycling

The Travel Plan will encourage employees and visitors to walk and cycle to the site. An increase in the number of pedestrians and cyclists will have many benefits including reduced commuting costs and improved health for employees, reduced demand for parking spaces and a further reduction on the impact of the development on the surrounding roads.

The redevelopment will include installation of cycle parking facilities to promote cycling as a viable alternative to private car use. 12 spaces will be provided for employees under a covered shelter with an additional 6 spaces supplied at the front of the main reception for visitors and casual users. Thus a total of 18 cycle parking spaces will be provided.

One common barrier to use of more sustainable modes of transport is the lack of suitable storage, showering, drying and changing facilities. Showering and changing facilities with adequate room to store dry clothing and hang damp clothing will be provided for employees. This measure will aim to encourage more site users to walk, run or cycle to and from the site.

Public transport

The development proposals at Royal Arthur Park include new bus stops and a full turning loop suitable for all buses up to and including a large coach. The loop will be wholly contained within the site.

Details of the current public transport provision in the vicinity of the site are provided within Section 4 of the Transport Assessment.

Service 231/232 operates from Chippenham to Bath via Bradford Road in Corsham. The current nearest bus stop is 1100m away. On advice from representatives of Wiltshire County Council (WCC), this distance is deemed too far to potentially re-route this service without significant detriment to the existing service.

However, the existing 10A town bus service, which completes a loop around Corsham town could possibly be re-routed to the Royal Arthur Park site and positive discussions with WCC have commenced.

This improvement to public transport provision to and from the site would greatly encourage employees, residents and visitors to use public transport in favour of the private car.

In addition, an on-demand minibus will be made available complete with an on-site driver. The minibus could potentially be used by residents, employees and visitors to provide access to the site and surrounding facilities. Potential routes and uses of the minibus will arise as the Travel Plan is further developed but it will initially cater for resident day trips and to collect employees from defined pick-up points.

Car sharing

As stated in the Travel Plan objectives, one key aim of the Travel Plan is to ensure that parking demand does not exceed supply. Car-sharing is a relatively simple Travel Plan measure that will help meet this objective as well as having many benefits for site users in the form of reduced travel costs.

A car-sharing scheme will be introduced, utilising notice boards including maps of the area to identify likely employee car-sharing matches.

On-site facilities and services

A key aspect of the Travel Plan is to provide the necessary facilities and services on-site to encourage a reduction in unnecessary travel. The community facilities provided are outlined on page 1 of the Travel Plan. Provision of the following services will be investigated following discussions with local service providers and suppliers.

- ☒ Hairdressing
- ☒ Food delivery
- ☒ Prescription drop-off
- ☒ Entertainment
- ☒ Handyman

Provision of the above services will reduce the number of trips associated with the development, e.g. a delivery of food from a local supermarket such as Sainsbury's or Morrison's could substantially reduce vehicular trips from the site. The services and facilities listed above are by no means exhaustive.

The provision of an on-site cash machine or cashback facility will be investigated and only provided subject to an assessment of the workability of such a facility.

Car club

Car clubs are an effective way of minimising the need for residents owning a car on site and thus reducing the number of car trips as a whole. The benefits of setting up a car club within a development are:

- ☒ a reduction in parking pressure on-site;
- ☒ a cheaper option to owning and maintaining a private vehicle; and
- ☒ access to a new, reliable and clean vehicle.

The possibility of a car-club for site users will be investigated to see if there is a demand to provide this service. It is likely one car-club vehicle would be sufficient for a development of this size, however this scheme could be expanded subject to demand. The scheme could be made more viable by using the car-club vehicle as a pool vehicle for site users.

Marketing and promotion

A key aspect to prolonged Travel Plan success is continued marketing and promotion of the Travel Plan through specific events. This could include employees taking part in national and local sustainable transport events such as National Bike Week or in-house events. Guidance will be sought from the Government Office for the South West's 'Green Events Guide'.

Targets & Monitoring

Targets

Setting mode-share targets is difficult at this juncture given the end users of the site are as yet unknown. As the site becomes occupied, the Travel Plan Co-ordinator will form a clearer picture of site users travel habits and the measures necessary to reduce car borne journeys.

Setting targets is most applicable to employees and visitors, with greater emphasis placed on employees who will typically undertake 10 work related journeys a week or 5 return journeys, which is likely to be greater than an average visitor.

Travel to work data collected as part of the 2001 Census was extracted to provide a guide for setting mode share targets for members of staff. A summary of this data is contained in Table 4.1 below.

Table 4.1 - Travel to work mode share figures from 2001 census data for North Wiltshire Super Output Area 016c (adapted from Census table UV37)

Walk	8
Cycle	3
Bus or minibus	1
Car or van (driver)	76
Car or van (passenger)	7
Motorcycle / scooter	4
Other	1

*Not including those who work from home or unemployed residents.

The range of measures and initiatives contained within the Travel Plan should result in a decrease of car and van drivers and a likely increase in other modes of transport, particularly bus (or minibus), car passenger and cycle. Given the location of the site, it is unrealistic to expect walking to reach the same level or greater than the local average of 8%.

Mode share targets for employees were calculated accordingly, assuming an improvement over time in comparison to the census data. The employee mode share targets are included in Table 4.2 over a 5 year time frame.

Table 4.2 – Employee mode-share targets (%)

Walk	4	4	4	4
Cycle	3	4	5	5
Bus or minibus	8	10	12	12
Car or van (driver)	73	69	65	64
Car or van (passenger)	7	8	9	10
Motorcycle / scooter	4	4	4	4
Other	1	1	1	1

Figures contained in Table 4.2 demonstrate a reduction in single occupancy car drivers to 64%. This is 12% lower than local census data contained in Table 4.1 and is in-line with research conducted in the Smarter Choices report of 2004. This is believed to be an achievable target given the range of travel options offered to prospective employees.

Setting mode share targets for site visitors including relatives and friends of residents is at best speculative with no existing site specific data available. Therefore the initial mode share figures will be taken from the first survey with targets set accordingly similar to those set in Table 4.3.

Table 4.3 – Visitor mode-share targets (%)

Walk	w	w	w	w
Cycle	c	c + 1	c + 2	c + 3
Bus or minibus	b	b + 2	b + 4	b + 4
Car or van (driver)	d	d - 4	d - 8	d - 10
Car or van (passenger)	p	p + 1	p + 2	p + 3
Motorcycle / scooter	m	m	m	m
Other	o	o	o	o

This equates to an overall reduction of 10% in single occupancy car drivers in the 5th year after the 1st survey.

Monitoring

A travel survey will be undertaken within 3 months of initial occupation and annually thereafter. The annual survey of site users will provide results and information relating to the effectiveness of current travel plan measures and will inform the need for additional or remedial measures to ensure future Travel Plan success.

All site users will be surveyed. Emphasis will be placed on members of staff who will typically make 5 journeys to and from the site each week. The survey will contain the following sections (not exhaustive) in line with Wiltshire County Council's Good Practice Guide:

- ☒ Some Personal details (home postcode, gender, job title, disability);
- ☒ Working hours;
- ☒ Method of travel;
- ☒ Occasional method of travel;
- ☒ Time / Distance of travel;
- ☒ Interest in alternative modes – e.g. car sharing, bus, cycle;
- ☒ Factors that would encourage a change;
- ☒ Barriers to change;
- ☒ Comment section

SUMMARY

Wiltshire County Council requires that a Travel Plan should be submitted to accompany the Transport Assessment as part of the planning application to redevelop the RAP site. The developer fully supports the aims of the Travel Plan and a number of measures have been considered during the design process to encourage the use of more sustainable forms of transport and promote wider travel choices for all site users.

The framework Travel Plan has been produced using National Policy and is compatible with local policy guidelines in the form of Wiltshire County Council's Supplementary Planning Guidance.

The Framework Travel Plan includes a range of measures to promote the use of more sustainable forms of transport. Over time, these measures will evolve as site users change but the objectives set out at the start of the Travel Plan will remain the same.

Travel Plan measures include providing sufficient cycle parking, changing facilities and showers, an on-demand minibus, a car sharing scheme and potentially a car club. In addition, a range of facilities and services will be provided on site to reduce the need to travel.

Mode share targets have been set in line with existing local mode share figures for travelling to work. A reduction in single occupancy car use of 12% for employees and 10% for visitors is estimated.

The objectives of the Travel Plan can be achieved by encouraging and facilitating low levels of private car use and fostering a culture of walking, cycling, car-sharing and use of public transport.

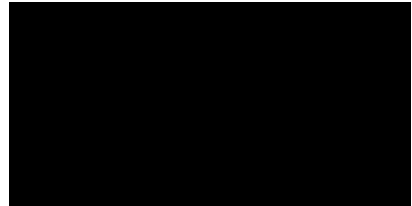
THE COMMON SEAL OF North Wiltshire District Council)
was affixed in the presence of:)

Authorised Signatory:

THE COMMON SEAL OF Wiltshire County Council)
was affixed in the presence of:)

Authorised Signatory:

Executed as a Deed by Lunney Assets Corp.)
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Authorised Signatory:

THE COMMON SEAL OF North Wiltshire District Council)
was affixed in the presence of:)



Authorised Signatory:



THE COMMON SEAL OF Wiltshire County Council)
was affixed in the presence of:)



Authorised Signatory:



Executed as a Deed by Lunney Assets Corp.)
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SIGNED BY GLYN JAMES JONES A DULY AUTHORISED OFFICER FOR AND ON BEHALF OF THE BANK OF SCOTLAND PLC IN THE PRESENCE OF:

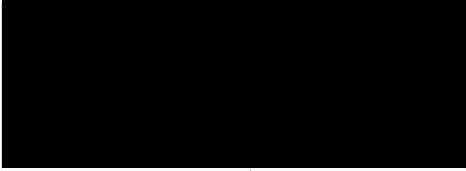
SIGNATURE OF WITNESS: 

NAME OF WITNESS: 

ADDRESS:

1st Floor, 1 Lochrin Square

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Signature: 

Name: 

Designation:

ASSOCIATE DIRECTOR

THE COMMON SEAL OF Bridgemere Ltd)
was affixed in the presence of:)

Authorised Signatory:

SIGNED BY A DULY AUTHORISED OFFICER FOR AND ON BEHALF
OF THE BANK OF SCOTLAND PLC IN THE PRESENCE OF:

SIGNATURE OF WITNESS:

NAME OF WITNESS:

ADDRESS:

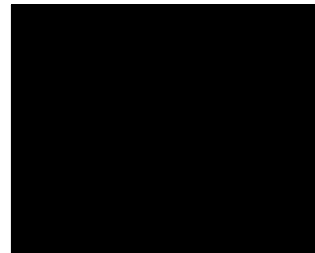
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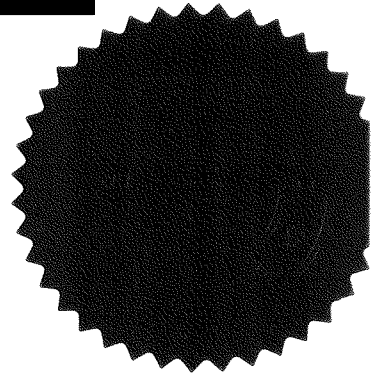
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THE COMMON SEAL OF Bridgemere Ltd
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Authorised Signatory:



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WADSWICK
GREEN

Welcome to a great new way of living

Just imagine waking up in a place with rolling hills, tree-lined avenues and expansive gardens, with a vibrant community of people who want to enjoy life to the full.

Wadswick Green is that dream come true – a beautiful new village created in the heart of the Wiltshire countryside, just eight miles from Bath, with spacious luxury homes built especially for you.

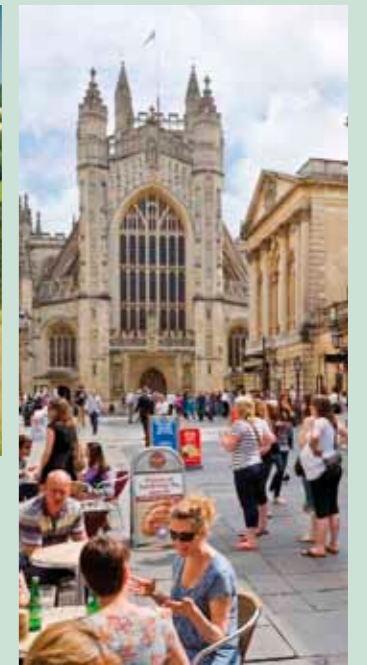




A lovely place to live

Set among 25 acres of Wiltshire countryside, Wadswick Green is a contemporary village built to be a place where you can make the most of your stunning surroundings.

The landscape, the spacious grounds, modern architecture and amenities are all designed with your enjoyment and wellbeing in mind. You will immediately feel at home and your friends, family and grandchildren will love to visit.



Above: Lacock. Top: Slaughterford. Middle: Stichcombe. Right: Bath.

At home in the countryside

There's something very special about Wiltshire and its unique culture, that includes its food, environment and sense of community – and Wadswick Green is part of that. Every building, every space and every surface is part of a new story with ancient roots.

This ideal is nurtured by close links to the adjacent hamlet of Wadswick; the villages of Box and Neston are within two miles or so, Lacock (made famous by a host of period dramas such as 'Pride and Prejudice') is fifteen minutes away, and the historic market town of Corsham is also close by.

Bath and Wiltshire's main towns are within easy reach so there's plenty of local life and history to explore. The M4 is close by and local rail provides speedy connections to London and the rest of the country.



Everything's on your doorstep

In Wadswick Green, there's something for everyone, and everything is conveniently close to hand.

At the heart of the community is the village green, where you can look forward to glorious summers of deckchairs and picnics on the lawn, set among beautifully tended gardens.

Next to the village green is the Pavilion, where there's an indoor swimming pool and spa, a restaurant, lounge bar, coffee shop and a sun terrace. Dig in the allotments with your friends, or walk the dog along the village's landscaped paths.

You can be as relaxed or as active as you please, and you're sure to find lots of like-minded people to share things with. Wadswick Green is truly somewhere to enjoy spending time, both on your own and with your friends and family.





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Take time out to relax

Living in Wadswick Green means benefiting from all the comforts of a luxury hotel – but unlike a hotel, it's all yours to enjoy, every day.

Go for a swim in the Pavilion's stunning indoor pool. Try a new wellness programme devised just for you by your trainer in the village gym. Be pampered in the salon or relax with a holistic treatment in the spa. Simply spend all day looking after your own happiness and wellbeing.

Whatever your passion or pastime, there is space and time for you to enjoy it at Wadswick Green.



Eat, drink and be merry

Eating out is a treat you can savour any time of day and any day of the week in our restaurant at Wadswick Green.

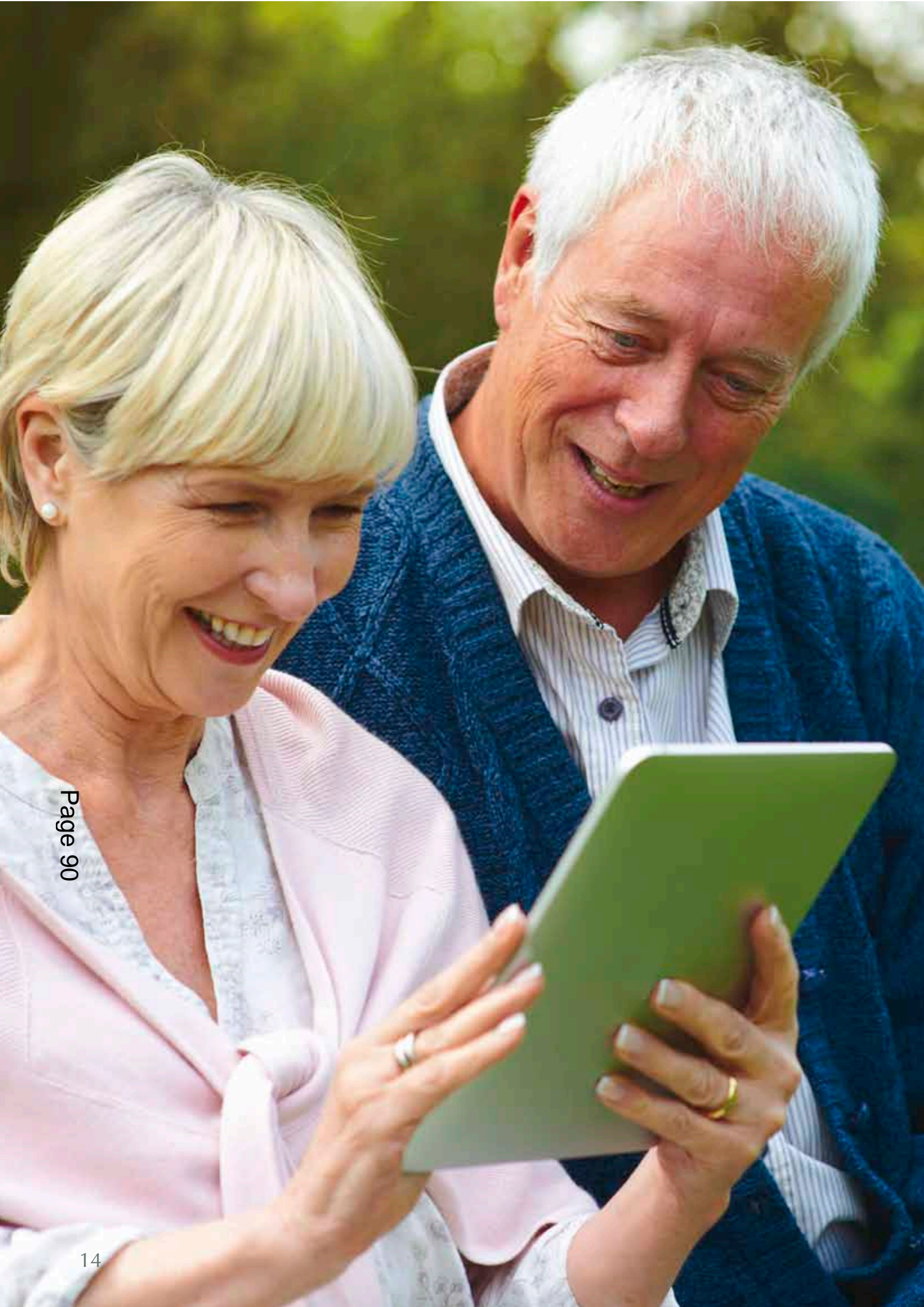
Take it easy while our chefs – who are happy to meet most dietary requirements – cook modern and traditional food using the freshest locally-sourced ingredients.

For special celebrations there's the dining room, a separate function room available for you, your friends and family. And if you simply want to read the papers, catch up with your new book or share good times with your friends, the library bar and terrace is a place for you to relax.

You can rest easy, sit back and enjoy life.

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All the essentials are here

Wadswick Green is a beautiful place, and you can rest assured that everything is in place to keep it that way. The village has all the utilities, essentials and upkeep you'd expect, plus a few more – all looked after by your friendly village staff and management.



Helping you enjoy life to the full extends to this comprehensive range of village services, which include:

- Chauffeur-driven people carrier with regular trips to local shopping spots
- Wi-Fi in all communal areas, including the village green
- Car parking for you and your guests
- Full-time, on-site maintenance team
- Laundry services are available in the Pavilion
- Concierge services
- Private rooms for medical consultations, and a prescription handling service
- 24-hour on-call support.



Your new village

As a new village, Wadswick Green is designed to make enjoying life as easy as possible.

You can see this in the fittings and layout of each apartment, but also in the neighbourly courtyards, wide avenues and perfect setting of the pavilion at the heart of the village. It's a lovely, vibrant place to live.

The first phase of Wadswick Green comprises 86 Courtyard apartments to the south of the pavilion, built on Birch Close and Rowan Lane, and 25 Pavilion apartments. All will enjoy beautiful views across the Wiltshire countryside.

The second phase features a further 135 homes along Walnut Lane, Ash Lane and Almond Close.

Where quality comes as standard

Wadswick Green has been built on the idea that quality should come as standard, especially within your own home. Take the lighting; the recessed, directional low-energy LED light fittings combine with a lighting scheme that allows you to easily change your home's ambience with a simple switch.

Equally, the engineered hardwood flooring and woollen carpets are long-lasting and high quality. This is all warmed by a centralised, economical underfloor heating system with variable zone control. Last but not least, there's the care that goes into the flexible kitchens with moveable units. Their innovative features include soft intelligent closers, hidden finger pulls, Silestone worktops for durability, integrated lighting, stone splashbacks and appliances by Bosch.

This same care and attention runs throughout the village and every detail is as good as it can be, because in Wadswick Green, quality comes as standard.





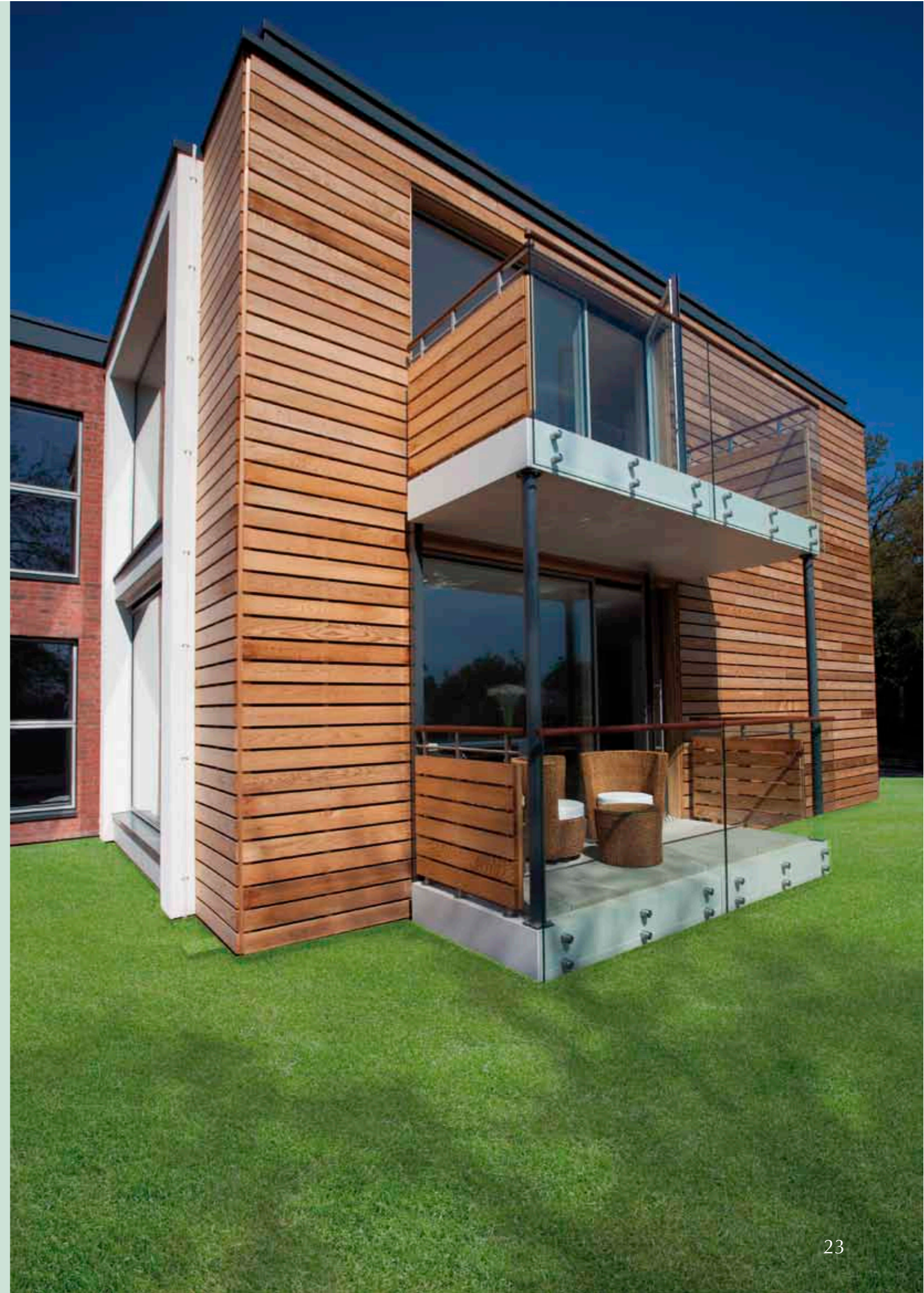
Your new home

There are many reasons to move to Wadswick Green. Perhaps you want to 'right-size' or maybe you'd just love to live in the beautiful countryside. Whatever your motivation, there's always something special about the prospect of a new home – especially when it's an elegant and contemporary apartment with its own effortless ergonomics, eco-efficiency and luxury fittings complete with a choice of striking views. Enjoy the ease of lateral living, the convenience of living on one level. The next few pages will help you choose the home that's exactly right for you.

The Courtyard apartments

Each of these luxury one-, two- or three-bedroom apartments has been built around a large landscaped courtyard for just the right balance of privacy and neighbourliness.

Every apartment has either a balcony or terrace, and features dramatic double-aspect full-height windows with one view onto the countryside and another onto the courtyard, so you'll get both sunrise and sunset every day. In fact, it's a great idea to come to Wadswick Green, so you can choose the apartment with just the right aspect and ambience for you.



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Features

- Your own private address on your own street
- High-spec, personalised lifts that deliver you directly to your door
- Your own front door, so you can come and go whenever you please
- Beautiful and intelligent interior design with wide hallways and entrances
- A choice of either walnut or blonde oak-themed interior design
- Use of natural, high-quality materials
- Large living rooms and 8'4" ceiling to floor heights for an extra sense of space and freedom
- A balcony or terrace designed to make the most of the views
- Storage space and room for your own furniture
- Recessed, directional low-energy LED lighting and ambient lighting scheme
- Hot water energy-efficient underfloor heating throughout
- High-quality construction meeting all current building, insulation and NHBC Guarantee Standards
- Broadband, Wi-Fi, telephone and satellite outlets.

All the benefits of modern design

Every Courtyard apartment is equipped with one very special feature: easy living. Wonderfully spacious open-plan cooking, dining and entertainment means that your new home will have the wide-open space to match the wide-open spaces of the village itself: perfect for hosting friends, family and the grandchildren.

You'll love the clever floor plans and ergonomic design, matched to top luxury fittings throughout, and a choice of interior designs themed around either walnut or blonde oak.





Luxuries as standard

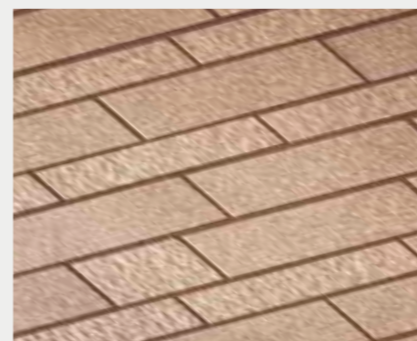
Living room

- Floor-to-ceiling double aspect windows looking over the countryside and courtyard
- Large living space
- Access to balcony or terrace
- Engineered hardwood high quality flooring
- Separate lighting switching for floor and ceiling lamps



Kitchen

- Easy to use and easy to clean
- Integrated Bosch oven, hob and microwave
- Dishwasher, washing machine and fridge freezer by Bosch
- Durable Silestone worktops
- Moveable, flexible central unit
- Soft intelligent closers and hidden finger pulls
- Separate mid-level oven and separate combi-microwave oven
- Stone splashbacks



Bedrooms

- Spacious rooms with high ceilings
- Room for storage
- Great natural lighting

Bathrooms

- Main bathroom with bath
- En-suite with shower
- Full height tiling
- Porcelanosa sanitaryware.

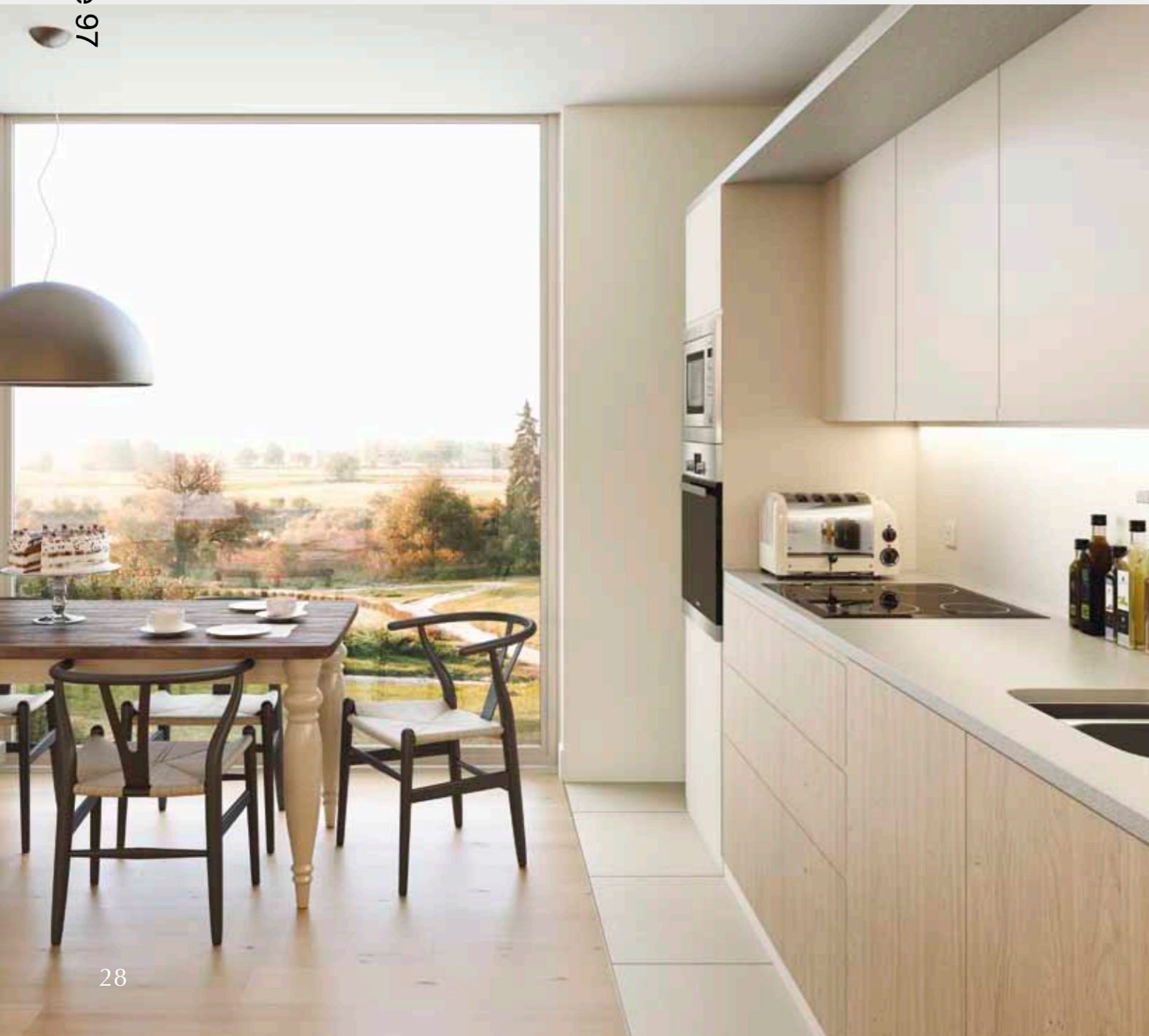


Oak interior finish

The oak interior finish is modern, light and airy with natural white oak and white matt kitchen units and off-white, grey and sand-speckled Silestone worktops.

The contemporary bathrooms feature stylish, warm taupe, brick-shaped bathroom tiles. The flooring materials, such as the natural oak, porcelain tiles with limestone finish and striped wool carpets, are directly inspired by the elegant external architecture, creating a calm and fresh living environment.

Page 97



Walnut interior finish

The walnut interior finish has a warm, rich and contemporary feel with wide boards of natural walnut flooring and wool carpets in a mellow, striped design.

The bathrooms feature floor tiles in neutral tones and brick-shaped wall tiles in limestone shades for contrast. The natural walnut and pale mushroom kitchen units with off-white worktops create a sophisticated and modern living space.

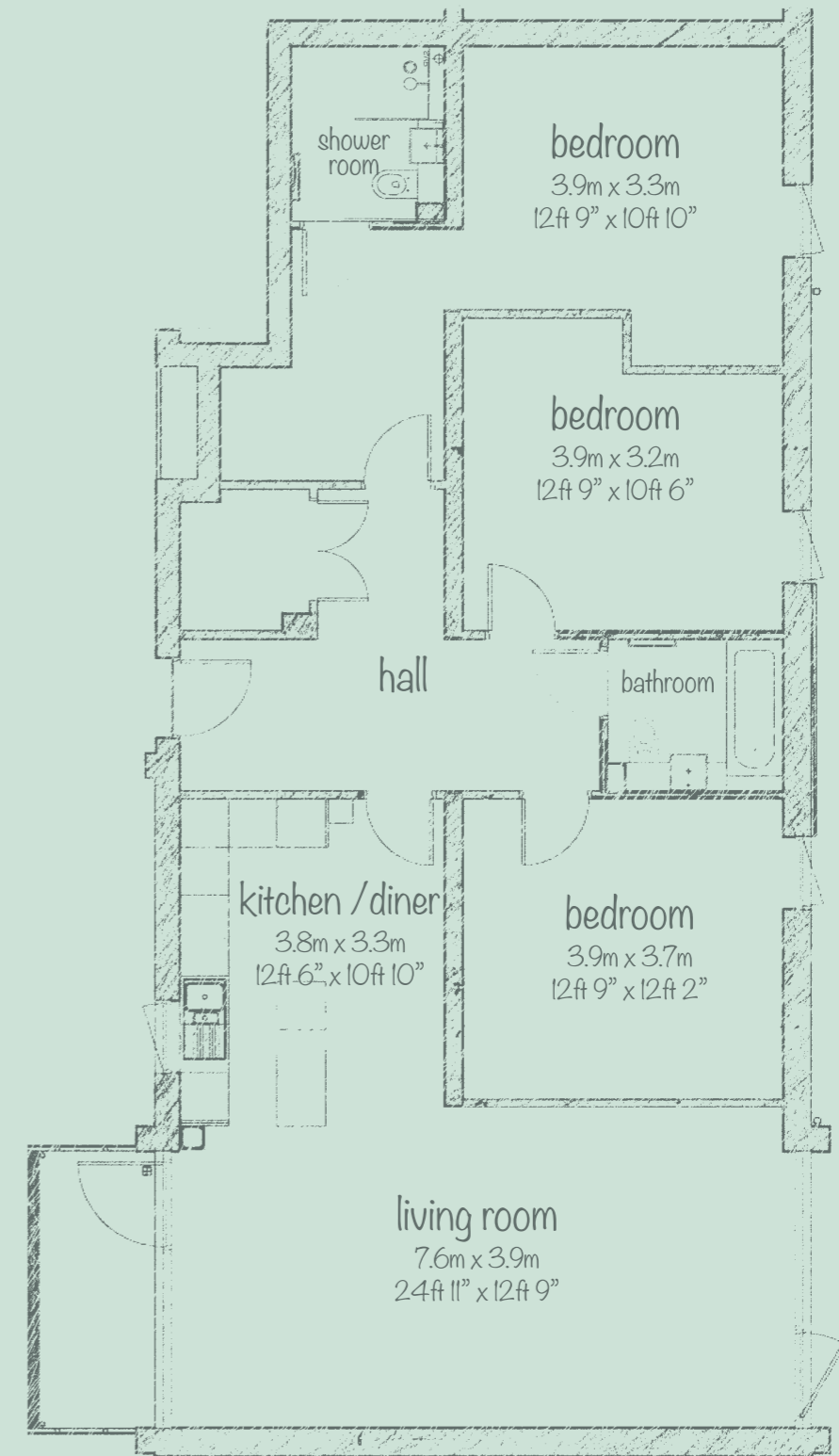
Rowan Lane and Birch Close

The first phase of Wadswick Green comprises Rowan Lane and Birch Close apartments offering a choice of one-, two- and three-bedroom apartments with a choice of aspects and orientations, all of which enjoy beautiful courtyard and countryside views. There is a choice of ten different layout configurations so there is sure to be one that suits you. The best way to appreciate the full range of options is to come and see them for yourself.



Three-bedroom Courtyard apartments layout

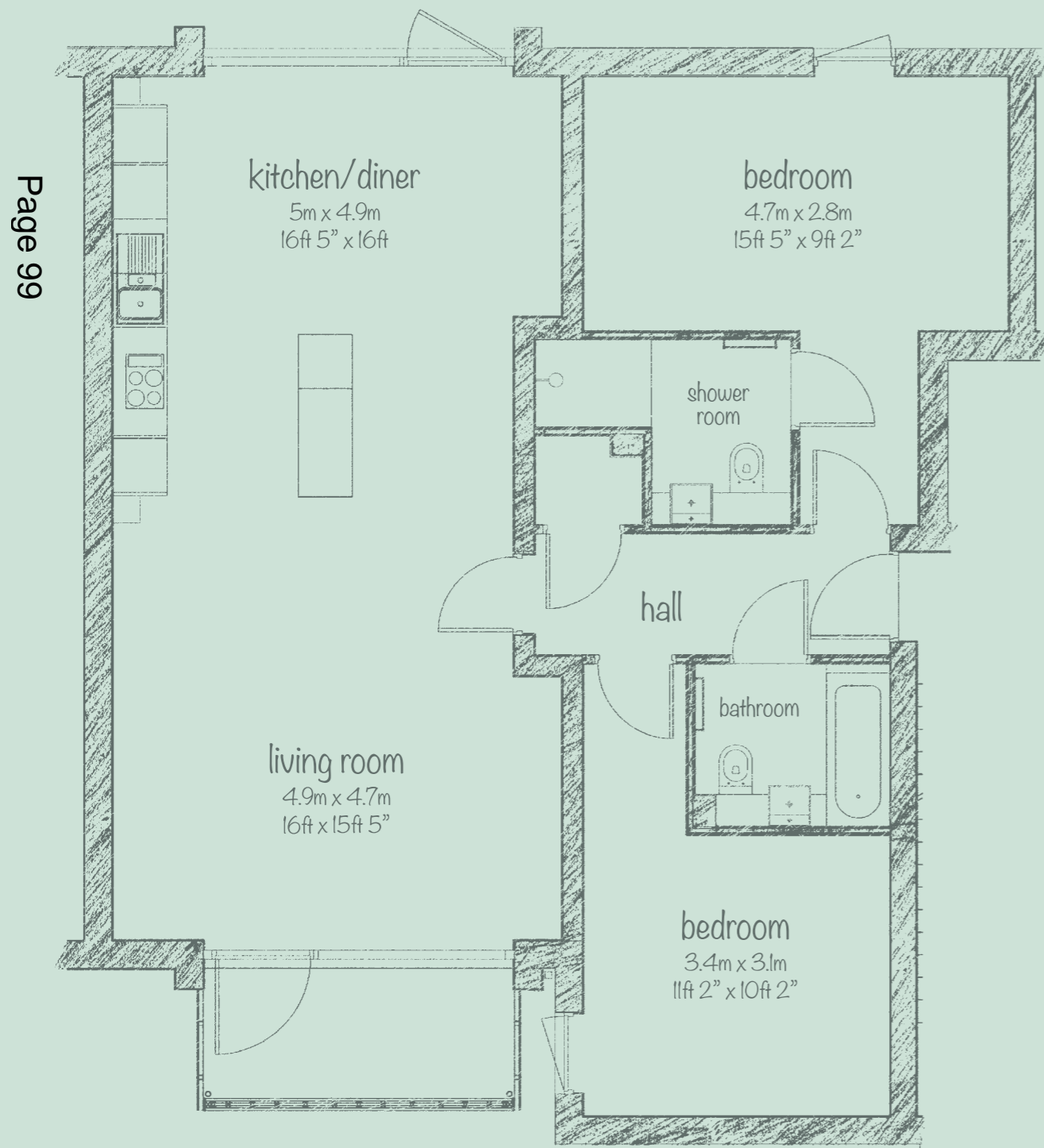
These wonderfully spacious three double bedroom apartments are up to 1326ft² (123m²) in size and feature either a balcony or wrap-around terrace.



This layout shows a typical three-bedroom apartment; however, the layouts do vary so please contact our sales centre for more detailed information. All layouts and dimensions are for illustrative purposes only. Maximum distances shown. Measurements don't include balconies.

Two-bedroom Courtyard apartments layout

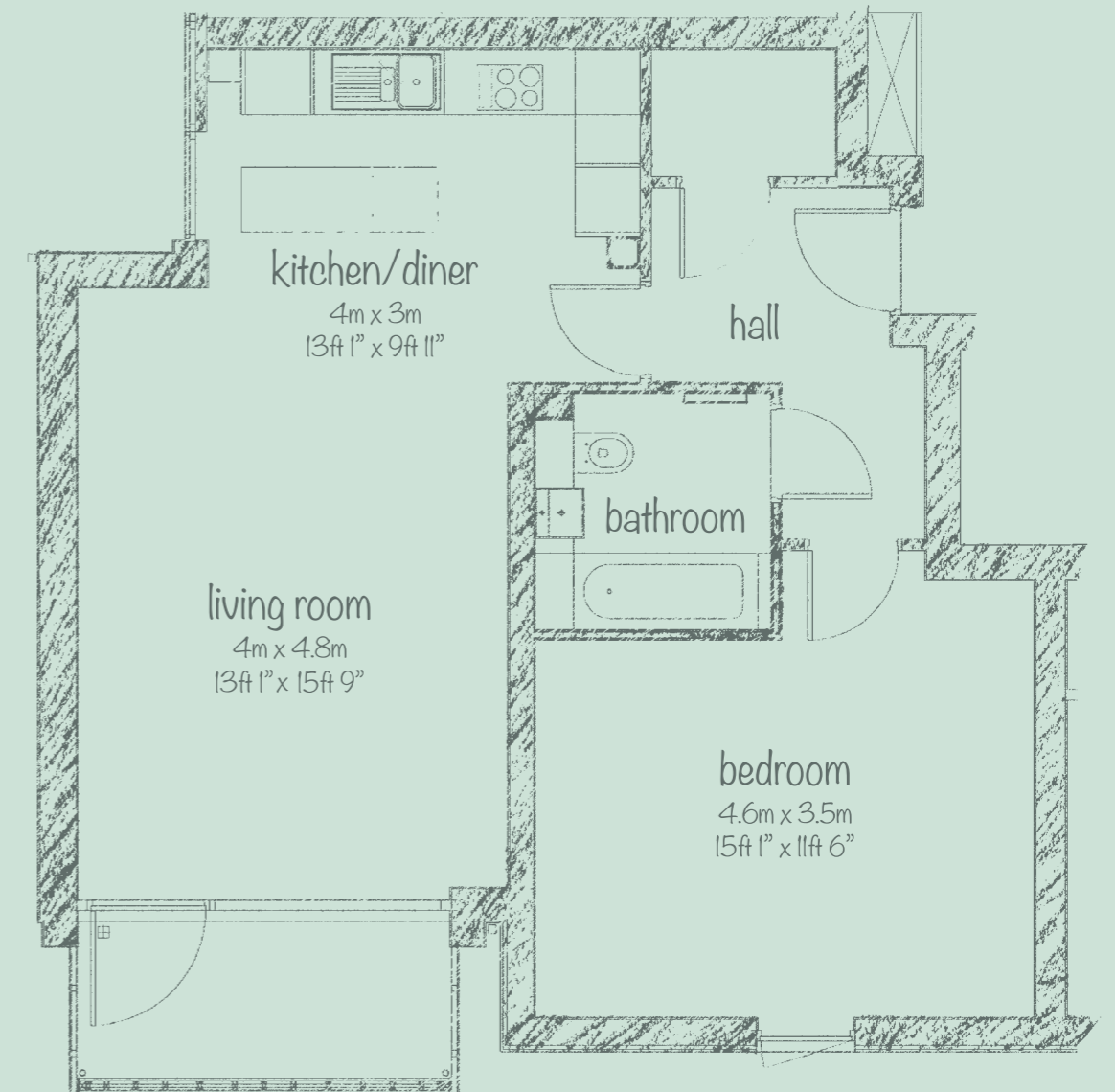
These luxurious apartments offer two double bedrooms and offer up to 1032ft² (95.9m²) of floor space in addition to a 5x13ft balcony or terrace.



This layout shows a typical two-bedroom apartment; however, the layouts do vary so please contact our sales centre for more detailed information. All layouts and dimensions are for illustrative purposes only. Maximum distances shown. Measurements don't include terraces or balconies.

One-bedroom Courtyard apartments layout

These spacious apartments are up to 697ft² (64.8m²) in size and offer a 5x13ft balcony along with a large double bedroom.



This layout shows a typical one-bedroom apartment; however, the layouts do vary so please contact our sales centre for more detailed information. All layouts and dimensions are for illustrative purposes only. Maximum distances shown. Measurements don't include terraces or balconies.



Pavilion apartments

The Pavilion apartments are situated in the centre of the village and all its amenities. You won't have to go far to enjoy village life to the full because everything you need is right outside your front door. Your morning coffee, hair appointment or daily swim is just a few steps away.

Like the Courtyard apartments, you'll have your own address and have a beautiful view over the village. Furthermore, each apartment is equipped with intelligent, practical features to make things easier for you.

In these one- or two-bedroom apartments you can have access to more support if there comes a time when you need it, either permanently or even for short periods of greater need.

Features

- Easy access to the concierge and hotel services
- High-efficiency double-glazed windows
- Broadband, Wi-Fi, telephone and satellite outlets
- Energy efficient heating and insulation throughout
- Great natural lighting
- Your own private address
- Your own front door, so you can come and go whenever you please
- Beautiful and intelligent interior design with wide hallways, entrances and lifts
- Wide-access wet room with luxury fittings throughout
- Easy-to-use taps and windows
- High-quality construction meeting all current building and NHBC Guarantee Standards

Living room

- Large picture windows leading to Juliette or walk-on balcony
- Choice of quality carpets

Kitchen

- Easy to use and easy to clean
- Architect-designed contemporary kitchen with Bosch integrated appliances
- Altro flooring

Bedrooms

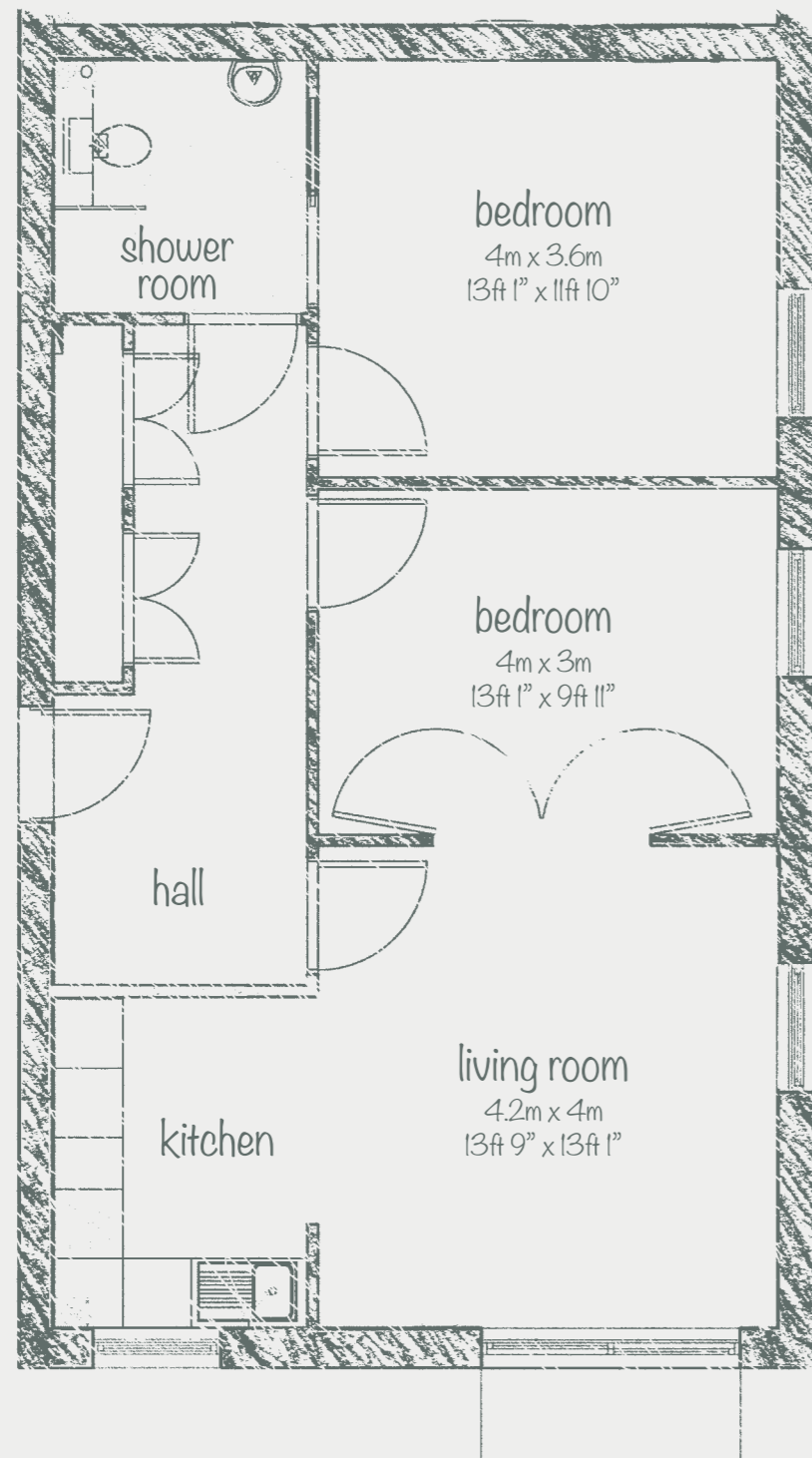
- Choice of quality carpets
- Double bedrooms with space for facilities

Bathroom

- Lecico Atlas sanitaryware
- Choice of Porcelanosa wall tiles to full height
- Altro flooring
- Walk in shower with luxury taps and fittings.

Two-bedroom Pavilion apartments layout

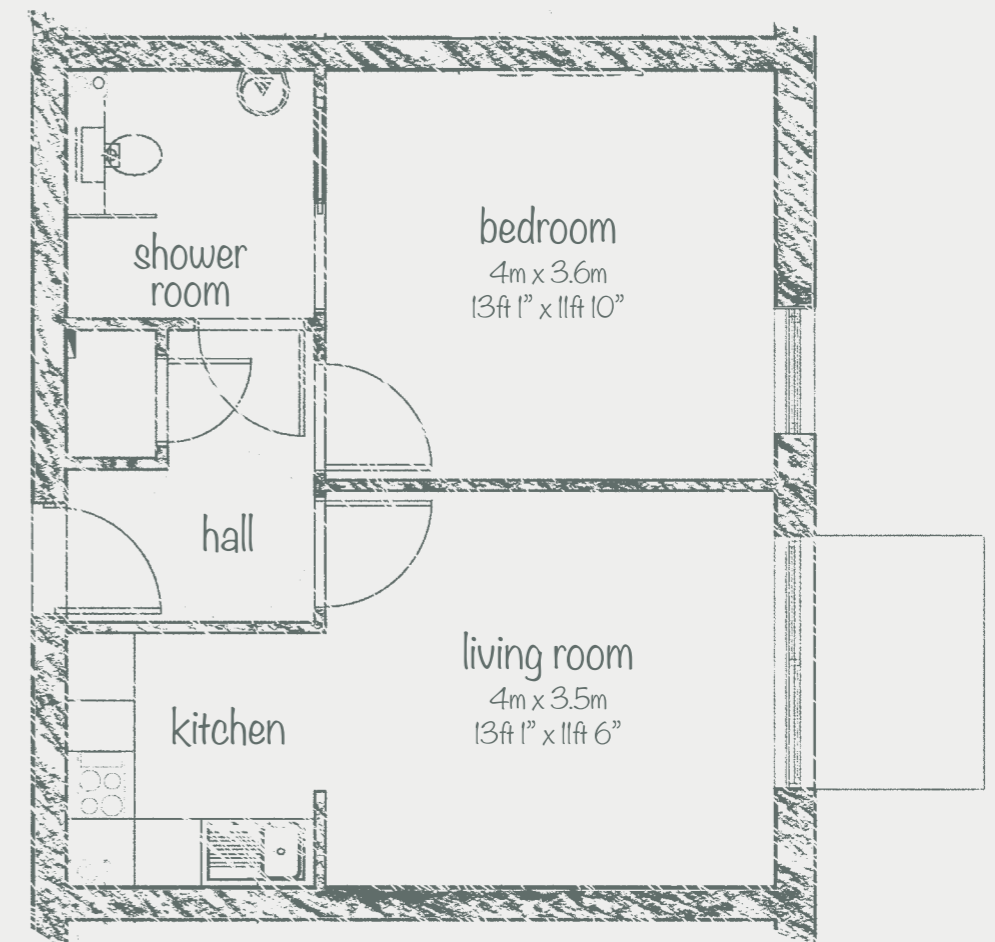
These elegant, modern apartments offer up to 721ft² (67m²) of floor space in addition to a large balcony and built-in storage.



This layout shows a typical 2-bedroom apartment; however, the layouts do vary so please contact our sales centre for more detailed information. All layouts and dimensions are for illustrative purposes only. Maximum distances shown. Measurements don't include bay windows or balconies.

One-bedroom Pavilion apartments layout

These contemporary apartments are up to 474ft² (44m²) in size and offer a spacious balcony along with built-in storage and a double bedroom.



This layout shows a typical 1-bedroom apartment; however, the layouts do vary so please contact our sales centre for more detailed information. All layouts and dimensions are for illustrative purposes only. Maximum distances shown. Measurements don't include bay windows or balconies.

Services

At Wadswick Green there is a Rangeford Care office, which offers a comprehensive range of care and support services to any residents who may need it. These services include:

- Personal support (for example help with dressing or one-to-one assistance)
- Mentoring and companionship
- Daily in-home care services tailored to your exact needs, including help with medication, meals and bathing
- Advice and assistance whenever needed
- On-site care 24 hours a day, 7 days a week.

As a company dedicated to providing support and care whenever its needed, Rangeford Care is able to help you get on with life. This means you can focus on enjoying yourself with the assurance that, should anything change in the future, Rangeford Care can give you and your partner all the assistance you may need.



The weekly charges include:

Service

- Upkeep and maintenance of all our public areas including the pool, gym, restaurant, spa and hairdressing salon, laundry and all communal areas, as well as the estate roads and grounds. Also covered are the communal boilers that power the under floor heating and the lifts
- Security – including the 24-hour on-site team, the emergency call system and door entry to the apartments and the licence plate recognition front gate
- Buildings insurance and public liability insurance
- Includes all utilities for Pavilion apartments.

Concierge

- 24-hour staff for response in an emergency
- Co-ordination of all the activities across Wadswick Green for the residents
- Personal concierge services to meet your every need.



Come and see for yourself...

If you'd like to get a feel for life in Wadswick Green you can now visit the show suite, hosted in the grounds of the Wadswick Country Store. Set in beautiful countryside, it's just next to the site of your new home, and open between 10am and 5pm every day. You are also welcome to come for a leisurely viewing of one of the brand new apartments as well as taking tour of the village as it takes shape. You can find us at:

Wadswick Green Marketing Suite,
Wadswick Country Store,
Manor Farm,
Wadswick,
Wiltshire. SN13 0NY.

Page 103 Telephone: 0800 096 0351

or visit: www.wadswickgreen.co.uk

How to find us:

From Bath:

Take the A4 London Road towards Chippenham. In Box, at the traffic lights, bear right onto the A365 towards Melksham. After one mile, turn left at the next set of traffic lights (Fiveways Junction) onto the B3109 towards Corsham. After approximately half a mile, turn right, following signs for Wadswick Green and Wadswick Country Store. The Sales Office is at the top of the drive on the right.

From London:

Leave the M4 at Junction 17 for Chippenham. Follow the A350 for approximately 4 miles, then the A4 towards Bath through Corsham. After the third mini roundabout turn left onto the B3109 towards Bradford-on-Avon. Follow the B3109 for one mile, passing Corsham Primary School on the right, to a double mini roundabout. Turn left at the second mini roundabout, continuing on the B3109. After approximately half a mile, turn left, following signs for Wadswick Green and Wadswick Country Store. The Sales Office is at the top of the drive on the right.

From Chippenham:

Follow the A4 towards Bath through Corsham. After the third mini roundabout turn left onto the B3109 towards Bradford-on-Avon. Follow the B3109 for one mile, passing Corsham Primary School on the right, to a double mini roundabout. Turn left at the second mini roundabout, continuing on the B3109. After approximately half a mile, turn left, following signs for Wadswick Green and Wadswick Country Store. The Sales Office is at the top of the drive on the right.

Legals:

PLEASE NOTE THAT, WHILST THERE IS NO AGE RESTRICTION RELATING TO THE PURCHASE OF ANY PROPERTY IN WADSWICK GREEN, AT LEAST ONE RESIDENT AT EACH PROPERTY NEEDS TO BE AGED 60 OR OVER.

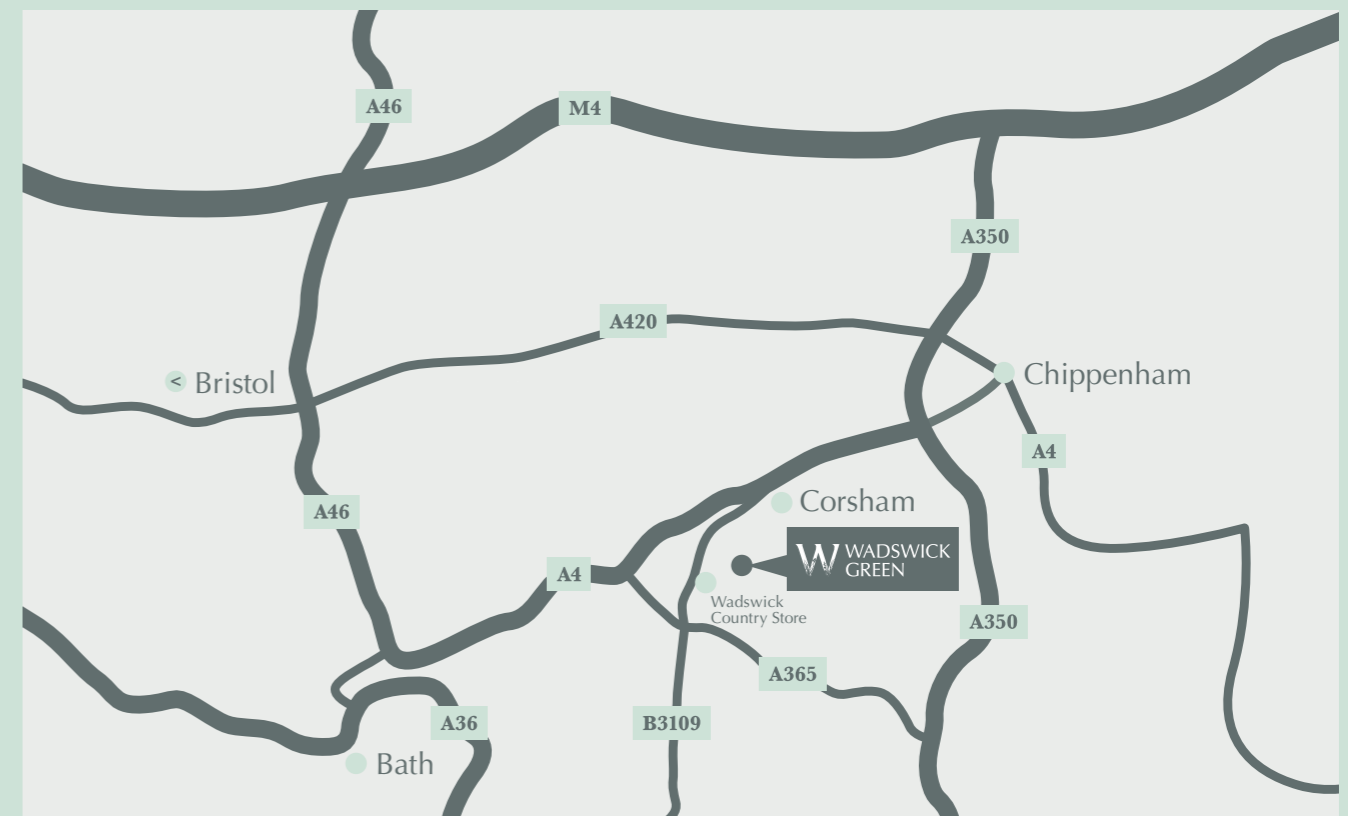
Wadswick Green is a trading name of Rangeford RAP Limited ("Rangeford"), registered office – 133 Station Road, Sidcup, Kent, DA15 7AA.

Registered in England: 0494384.
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This brochure and the images within it are for general guidance only to provide an idea of the homes and services on offer at Wadswick Green and does not form part of any specification or contract. Whilst every care has been taken to ensure the accuracy of the information provided the company cannot be held responsible for errors or omissions.

All computer-generated images contained were produced from the design specification in January 2014 and may be subject to further change without notice. Any sizes and dimensions provided in this brochure are for indicative purposes only.

In keeping with our policy of continuous improvement Rangeford reserves the right to change or update its products and services, which may result in some of the details in this document being superseded.



About Rangeford

Rangeford Holdings specialises in new villages and communities for people over 60.

Our mission is to create beautiful, inspirational communities with excellent services and amenities that help people over 60 enjoy life to the full.

About Saga

From small beginnings in 1950, Saga has grown into a true business success story. The business was built on high standards of customer care and value for money, and these remain among our core values to this day.

We now employ around 20,000 people and have over 2.1 million customers. Our products and services are tailored to meet the needs of today's over-50s, and range from holidays and healthcare to insurance and financial services.

We know that our customers want a certain degree of luxury... an assurance of quality... the convivial company of like-minded people... and of course, the knowledge that every detail will be expertly taken care of.

That's why we're delighted to be associated with Wadswick Green: a beautiful new village that we believe embodies all these things.

0800 096 0351
info@wadswickgreen.co.uk
www.wadswickgreen.co.uk

Page 105

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Appendix 3 – Representation – C Todd

Dear Sir/Madam,

I understand that the owner of the Wadswick Green Retirement Village near Box/Corsham has applied for a New Premises Licence.

Having looked at the terms of the licence they are requesting I urge you not to agree to the application.

The long hours they are seeking (from 11am up to 1am in the morning) for both indoor and outdoor entertainment would make life intolerable for the local villages of Neston, Wadswick and Westwells. The licence would cover live and recorded music and performances of dance.

This is suppose to be a retirement village with aged people living in it. Such long hours of drinking accompanied by loud music and outdoor performances is hardly compatible with a retirement scenario.

The site is in the countryside and such activities would profoundly impact upon the rural communities which surround it. Similar restrictions were put upon Corsham Rugby Club when it applied for a licence.

I would urge you to provide the site with a licence similar to public house hours and refuse the request for a licence for outdoor events.

Please acknowledge receipt of this email.

Thank you.

Kind regards,

Charles Todd

12 Wadswick Lane Neston Corsham SN139SZ

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REPRESENTATION FORM

This form must be returned within the statutory period, which is 28 days from the date the notice was displayed on the premises or the date specified in the Public Notice in the newspaper. Please contact the Licensing Section to confirm this date.

Any individual, body or business can make a Representation to the Licensing Authority in relation to an application, regardless of their geographic proximity to the premises. Any Representation must be relevant, in that the Representation relates to one or more of the Licensing Objectives.

Premises about which Representation is being made	Wadswick Green Retirement Village, Corsham, SN13 9RD
Your Name	David Martin
Postal Address	Chief Executive Corsham Town Council Town Hall High Street Corsham Wiltshire SN13 0EZ
Contact Telephone Number	01249 702130
Are you:	<ul style="list-style-type: none"> • An individual? • A person who operates a business? • A person representing residents or businesses? YES • A member of the Relevant Licensing Authority (ie, elected Councillor of the Licensing Authority)?
If you are representing residents or businesses who have asked you to represent them?	Corsham Town Council

Your Representation must relate to one of the four Licensing Objectives, which are detailed below. Please detail the evidence supporting your Representation and the reason for your Representation. If necessary, separate sheets may be used.

OBJECTIVES	EVIDENCE
1. The prevention of harm to children	None
2. To prevent public nuisance	Town Councillors believe that licensing this property beyond 11.30pm will cause noise nuisance to nearby residents in such a rural location. Noise would be generated from outdoor music and users in general.

OBJECTIVES	EVIDENCE
3. To prevent crime and disorder	None
4. Public Safety	None

Please list below any suggested actions that you feel the applicant could take to address your concerns.

It is suggested that the noise nuisance could be mitigated if the licensing hours were restricted to 23.30hrs.

If a hearing needs to be held to determine the Premises Licence Application, the Councillors will generally only be able to consider matters that have previously been disclosed. However, additional information in support of your Representation may be considered if all parties at the Hearing agree. We advise that you detail all matters that you wish to be considered on this initial Representation, attaching additional sheets if necessary.

If you do make a Representation you will be invited to attend the Licensing Sub-Committee Hearings and any subsequent appeal proceedings relevant to your Representation.

All Representations in their entirety, including your name and address, will be disclosed to the Premises Licence applicant. A copy of Representations will be annexed to the Licensing Officer's hard copy report, which is a public document circulated to the Licensing Sub-Committee and to all those who have made relevant Representations.

Signature

Date 4/11/2015

Please return this form, along with any additional sheets, to the relevant Wiltshire Council Office listed below:

Salisbury Area – (Salisbury, Amesbury, Downton, Mere, Hindon and Tilshead as well as the rest of the old Salisbury District Council Area), please send to:

The Licensing Officer
Wiltshire Council
Public Protection Services and Licensing
Bourne Hill
Salisbury
Wiltshire, SP1 3UZ

All other areas please send to the address below:

The Licensing Officer
Wiltshire Council
Public Protection Services and Licensing
Monkton Park
Chippenham
Wiltshire, SN15 1ER

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Appendix 3 – Representation – Evans

To the Public Protection Officer (Licensing)

Dear Sir, Madam

I would like to object to the above application and have the following comments:

- I thought the facilities at the Retirement Village were NOT going to be open to the public. I would like to see the only people who should have access to these facilities be the residents of the Retirement Village, where members of the public can only have access as guests of a resident. The licence should only be for standard hours, without a licence for any kind of performance. If a late night licence/performance licence is required, then this should be applied for separately, only by/on behalf of a resident.
- My property is one of a number of residential properties closest to the Wadswick Retirement Village. Noise WILL travel, and I will be affected by late night/early morning comings and goings of pedestrians and traffic, and the inside/outside performance of films, plays and music proposed in the application. This will affect the peace and quiet I enjoy living in Neston, as well as disruption to my way of life. Neston is a quiet peaceful village, particularly at weekends (when traffic from the MOD and local industrial estates is at a minimum - that's another issue but not for this email). Summer months are delightful, being able to sit outside and enjoy the serene setting in peace, and having windows/french doors open and sleeping with windows open to enjoy the fresh air. Noise from both inside and outside the facility will impact this.
- Opening the facility to the public will increase both local area traffic but also particularly for me, late night/early morning pedestrians (revellers) past my property (foot access can be gained to the Wadswick Retirement Village residents/public entrance via Neston using local roads and footpaths). This has the potential for late night/early morning noise and possible disturbance.
- Vehicular access to the facility should only be via the B3109 (Bradford Road) and not via Neston (Westwells Road) as its my understanding that the entrance via Neston is for staff and tradesmen only. On the 2nd and 3rd Nov, the facility was advertised on Westwells Road giving the impression that access could be gained from here. This advertisement (billboard) has now been removed.
- I am not aware of any Corsham drinking establishment that has such a late night licence. Why is the Wadswick Retirement Village any different. Any such facility with a late night bar is likely to encourage/attract a large number of people from far and wide.

- I understand the now closed Flamingo Nightclub on the Westwells Road upset the local community for a number of reasons (noise, disturbances etc.). I cannot see how this facility will not have the same impact if this licence application is approved.
- I am not sure why a “Retirement Village” should require the type of late licence being applied for as a default. Surely if a resident would like to hold a celebration within the facilities, then such a licence can be applied for at the time - no one can object to the occasional late night licence, but not as the norm for this facility.
- I am not sure how these matters are usually communicated to local residents, but I was only aware of this application through talking to a neighbour - surely this is not right. I wonder whether the residents of the Retirement Village have been consulted. I can't imagine they are particularly happy to have bought an idyllic property and lifestyle (as advertised/promoted by the developer) only to have essentially what is a nightclub right on their doorstep.

Please would you take the points above into consideration and reject this application.

Regards

Ian Evans
36 Moor Green
Neston
SN13 9SD

Appendix 3 – Representation – J Doohan

Wadswick green application for a new premises for their retirement village corsham sn139rd my wife and I just received notification of the above application . as you will see we live very near to this area and are extremely worried that this development will have effect on our lives and attract late night drinkers . the area is mainly occupied by residents over 60 we don't need late night entertainment, bar facilities that is open to the public, making this a night club ,outside drinking with music will cause a public disturbance throughout the surrounding houses, some yet to be built . the village must not be turned into the only late night drinking area in corsham. J.g.doohan & j.p. doohan 34 westwells Neston corsham Wiltshire sn139rj

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10 Tawney Close
Corsham
Wiltshire
SN13 9XE

RECEIVED

06 NOV 2015

PUBLIC PROTECTION

Public Protection Officer (Licensing)
Wiltshire Council
Monkton Park
Chippenham
Wiltshire
SN15 1ER

4th November 2015

Dear Sir/Madam,

OPPOSITION TO APPLICATION FOR A NEW PREMISES LICENSE AT WADSWICK GREEN RECRUITMENT VILLAGE

We are writing to voice our strong opposition to the license application being made by Wadswick Green Ltd. We live approximately 200m from the Wadswick Green site and are very concerned about the potential for noise, antisocial behaviour and disruption that such a loose license could allow.

Specifically, the company is applying for a license to sell alcohol and make noise between 11am and 1am every day. The new premises will be open to the general public every day.

The application cites indoor and outdoor plays and films. These are already regularly hosted in the nearby Neston Village Hall, without the need for an alcohol license or late opening. It also cites live and recorded music; that describes a night club and the company would be entirely able to build one if this license were approved.

Wadswick Green is a retirement village. This license, and the type of establishment, events and public access that it allows – unfettered – are wholly inappropriate and very likely to cause unwanted disturbance. The families nearest to the site all work; we have small children and are up early. We do not want to be kept awake until 1am any night of the week and later still with traffic departing.

We see no need for such an unrestricted license. If the company wishes to put on an event, then they can apply for one-off licenses. None of the nearby pubs have such a license; even the Corsham Rugby Club, which is way outside of the town, had their application turned down.

Please do not approve this application.

Yours sincerely,

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PUBLIC PROTECTION

09 NOV 2015

RECEIVED

The Garden House,
Jaggards,
Corsham,
Wiltshire,
SN13 9SF,
2nd November 2015.

Re Wadswick Green Retirement Village.

Dear *M. Francis*

I write as a Town Councillor for the village of Neston on Corsham Town Council and as an individual. I live 150yds from the development with the outlook from my house facing the development. I also have experience in the licensing trade and the granting of such a licence for which Wadswick have applied.

I see no reason why a Licence should not be granted but there is a strong feeling that that which is outlined in the Application is against public feeling and the normal hours for the following reasons:-

1. The retirement village will have residents aged from 60+ and do not need, nor want, a licence until 1am.
2. No need has been shown that there is, or will be, a demand for such late hours for seven days a week and/or every day of the year.
3. There is no need or demand for the Bar to be open to the public in its own right until 1am. which would turn the establishment into a nightclub.
4. When there was a nightclub beside the Post Office, the Flamingo, the music was heard in the village of Neston late into the night, despite the fact that it was inside. People were unable to sleep with their windows open. This application will lead to the same situation happening again.
5. Music, of any kind, should not be allowed outside due to the disturbance it will cause to residents, locals and neighbours. We, already, suffer from the almost constant bleep-bleep-bleep of the builders' lorries which is heard throughout the locality, daily. Blaring music would, no doubt, be too much for everyone.
6. No-one minds the odd party but to have one regularly to 1am. is certainly not neighbourly for anyone. There are houses to be built in the very close proximity (the remainder of the units as well as Sands Quarry) and it would be an intrusion into others' tranquillity and peace in the open countryside.
7. If normal licensing hours are not sufficient then the Licensee may apply for an extension -as is normal - stating the nature, hours and location of the event.
8. There is no reason why the Public should not be able to visit the village but they should be guests of the residents and not the main reason for the Licence. The Village should not be turned into the only late-night drinking premises in Corsham.
9. No observation is made about the Off-licence but it would be wise to have the same hours as for the On-Licence.
10. It is believed that the Corsham Rugby Club applied for a similar licence as this application and it was altered to comply with normal hours. As a precedent, therefore, this licence should be similarly restricted.
11. The likelihood of traffic, on a regular basis - late at night - would be detrimental to life in the countryside and is certainly not desirable.

Taking into account all the above, it would be reasonable to grant a licence (both On and Off) to be served and consumed inside the premises from 11am. to 11pm. Monday to Friday, 11am to 11.30pm. on Saturday and Noon to 10.30pm. on Sunday.

I look forward to hearing from you with regards to these matters.

Yours sincerely,

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Appendix 3 – Representation – Nick Edwards

Hello,

I believe that an application has been made for Wadswick Green near Corsham for a licence till 1 a.m. for live music, recorded music and dance - indoors *and* outdoors.

I wish to lodge my formal disapproval and opposition to this proposal. Quite apart from the fact that this seems a bizarre and contradictory request, given that the new site is (or was??) supposed to be a retirement village - and presumably this is why planning was approved for it in the first place - Wadswick Green is in the middle of (largely) unspoilt countryside, near the sleepy village of Neston. How can this sort of potential noise pollution be compatible with such a beautiful and quiet area, at any time of day, but especially late into the evening or early hours of the morning?

Kind regards,

Nick Edwards
16 Bakers Corner
Neston
SN13 9SY

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11/11/15.

RECEIVED
16 NOV 2015
PUBLIC PROTECTION

The Old Barn
Sands Farm
Moor Green
Neston
SN13 9SD.

Dear Sir / Madam

I am writing with regards to the application for a new premises licence for Wadswick Green.

We were very upset to hear about this as we only live five hundred yards away from Wadswick Green and have a young family. The idea of having live music etc that goes on into the early hours fills us with absolute despair! How will our children or ourselves be able to sleep at night as the noise will travel? My husband has to go to work and my children have to go to school. To be honest I don't know what they are thinking of. We live in a quite village. Everyone was so glad when the Flamingo / Killy's night club closed down as the Police were called out on a regular basis and it brought so much trouble. Is this its replacement we wonder?

I can't imagine many retired people are going to want to buy these flats once they learn of this

it will be very off putting, they too have chosen this area for the peace and quite life. If people want right life they go into a city.

Already just speaking to people in the village of Neston and Westwells they are firstly shocked and in disbelief and secondly strongly against it. This is going to upset an awful lot of people as the noise will be horrendous and there will be no end of complaints and the traffic will become even worse. It seems to be endless the amount of developing going on in this area. When will it ever stop.

yours Sincerely

Sarah Elliott

Rosewood House
4 Bakers Corner
Neston
Wiltshire
SN13 9SY

16 November 2015

Public Protection Officer (Licencing)
Wiltshire Council
Monkton Park
Chippenham
Wiltshire
SN15 1ER

Dear Sir or Madam,

Application for a New Premises Licence – Wadswick Green Ltd – WK/201528829

I object to the above application, because I am concerned about the disturbance it will cause, particularly by noise from live music, recorded music and dance performances outdoors as well as indoors.

The site is close to the quiet and peaceful village of Neston and its conservation area.

The sound will travel, particularly when carried by the prevailing westerly wind.

01:00 hours is an unreasonably late time for the outdoor and other noise-making activities to end. Furthermore it would be likely to lead to an increase in traffic in the area around that time, which is also undesirable.

I am puzzled that an application such as this should be made for what is supposedly a retirement home for the elderly.

Yours faithfully

William Gilmore

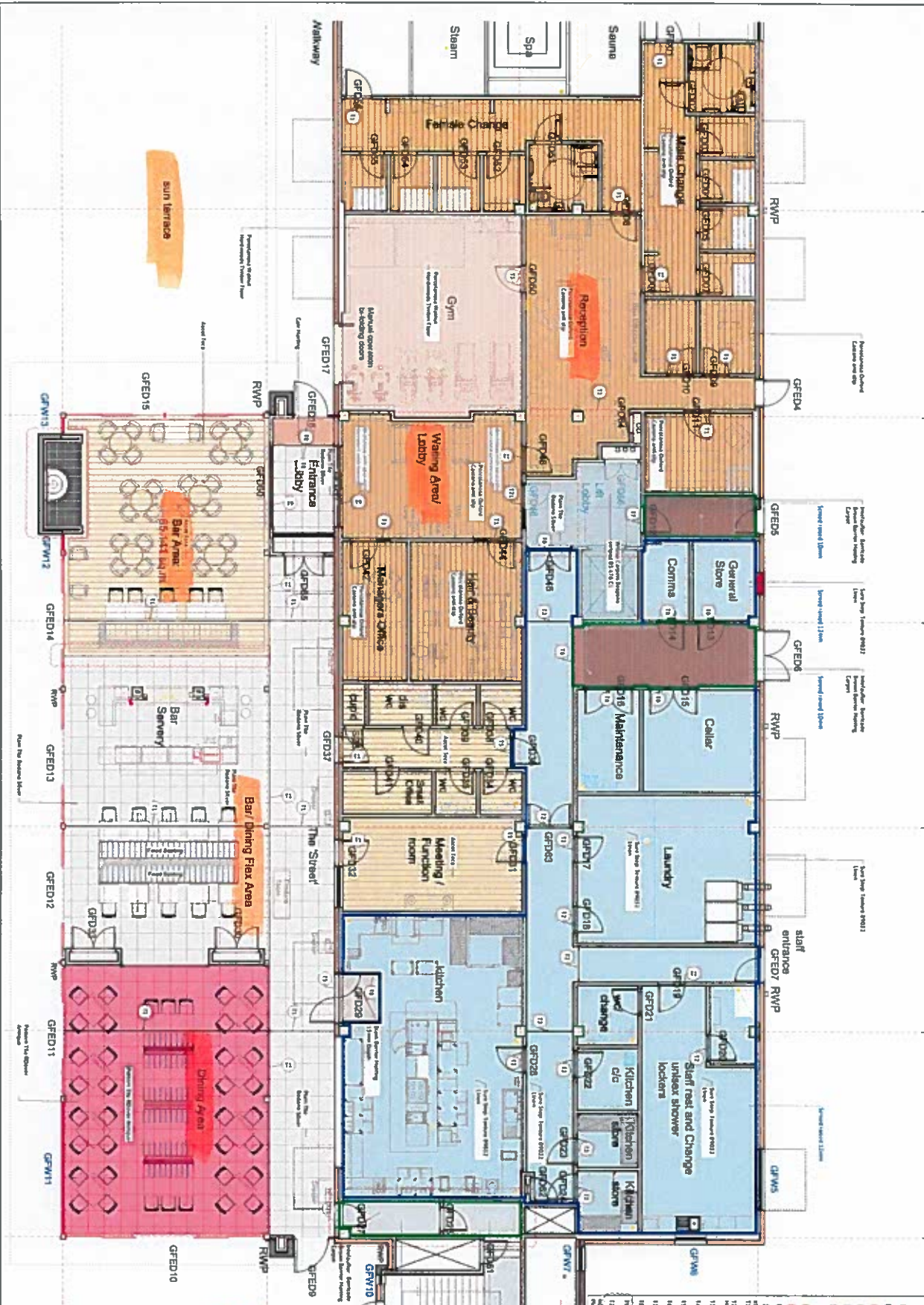
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Proximity of Representations to Premises.
Premises marked with blue point.

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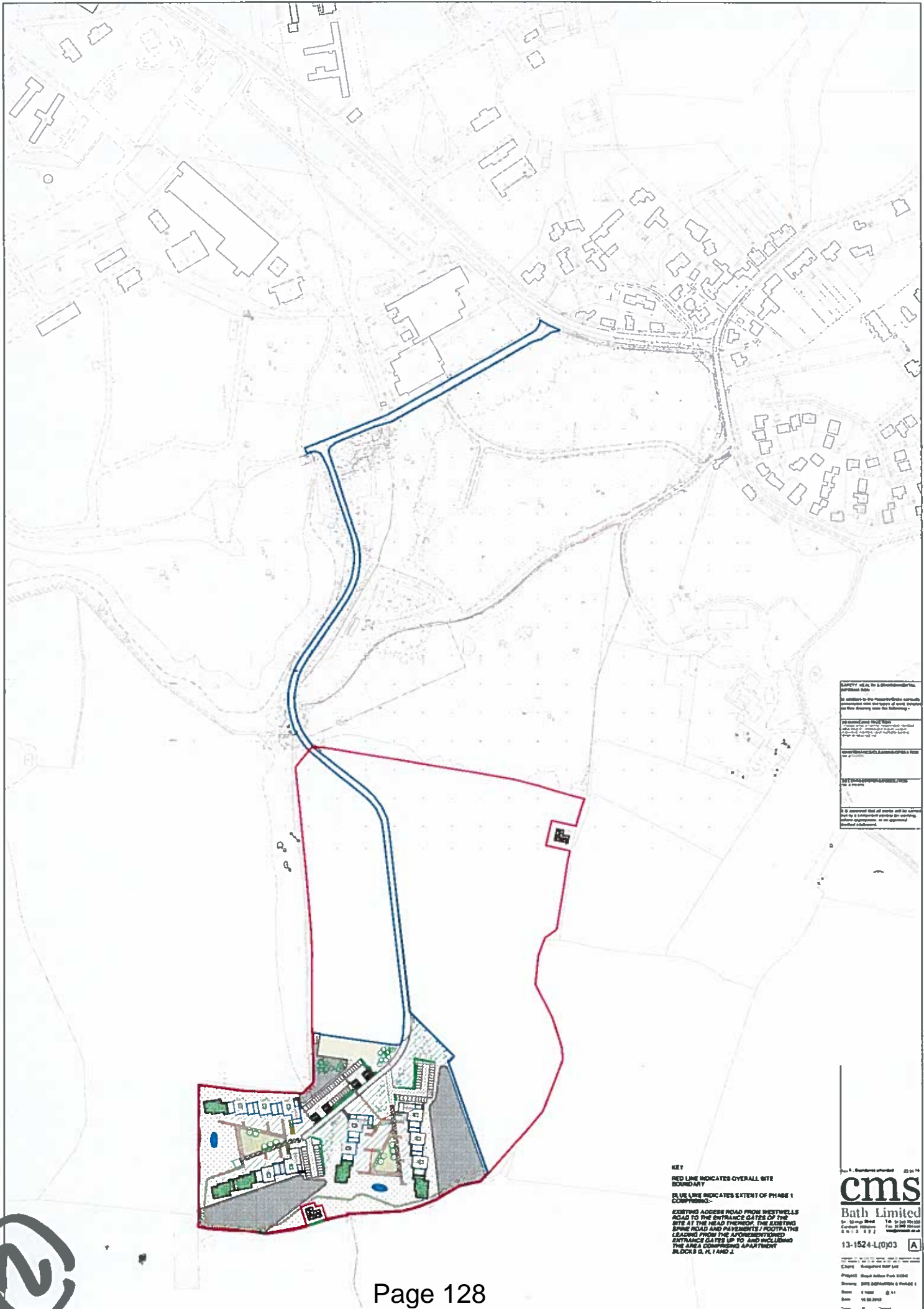
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Note:
 Screen levels amended as per request by PR010704/15
 KTY:
 All barrier matching lockers screened to be raised 180mm
 All lock of house functions with vinyl safety flooring
 Floor level to be raised by 22mm

The Pavilion Building.

Client: Regional Rail Ltd
 Project: Royal Albert Park Carriage Works
 Date: 14/08/2015
 Drawn: 1:10
 Scale: A3
 14.15.149 GF50
 1:10
 14/08/2015





CAPTIVY HEAL, SA & DEVELOPMENT
 BUSINESS UNIT
 In addition to the measurements normally
 associated with the issue of work, reference
 should be made to the following:-
 1. All measurements shall be
 taken to the centre of the road unless
 otherwise stated.
 2. All measurements shall be taken
 to the centre of the road unless
 otherwise stated.
 3. All measurements shall be taken
 to the centre of the road unless
 otherwise stated.
 4. All measurements shall be taken
 to the centre of the road unless
 otherwise stated.

KEY
 RED LINE INDICATES OVERALL SITE
 BOUNDARY
 BLUE LINE INDICATES EXTENT OF PHASE 1
 COMPLETION
 EXISTING ACCESS ROAD FROM WESTWELLS
 ROAD TO THE ENTRANCE GATES OF THE
 SITE AT THE HEAD THEREOF. THE EXISTING
 SPINE ROAD AND PAVEMENTS / FOOTPATHS
 LEADING FROM THE AFORESAID
 ENTRANCE GATES UP TO AND INCLUDING
 THE AREA COMPRISING APARTMENT
 BLOCKS Q, R, I AND J.

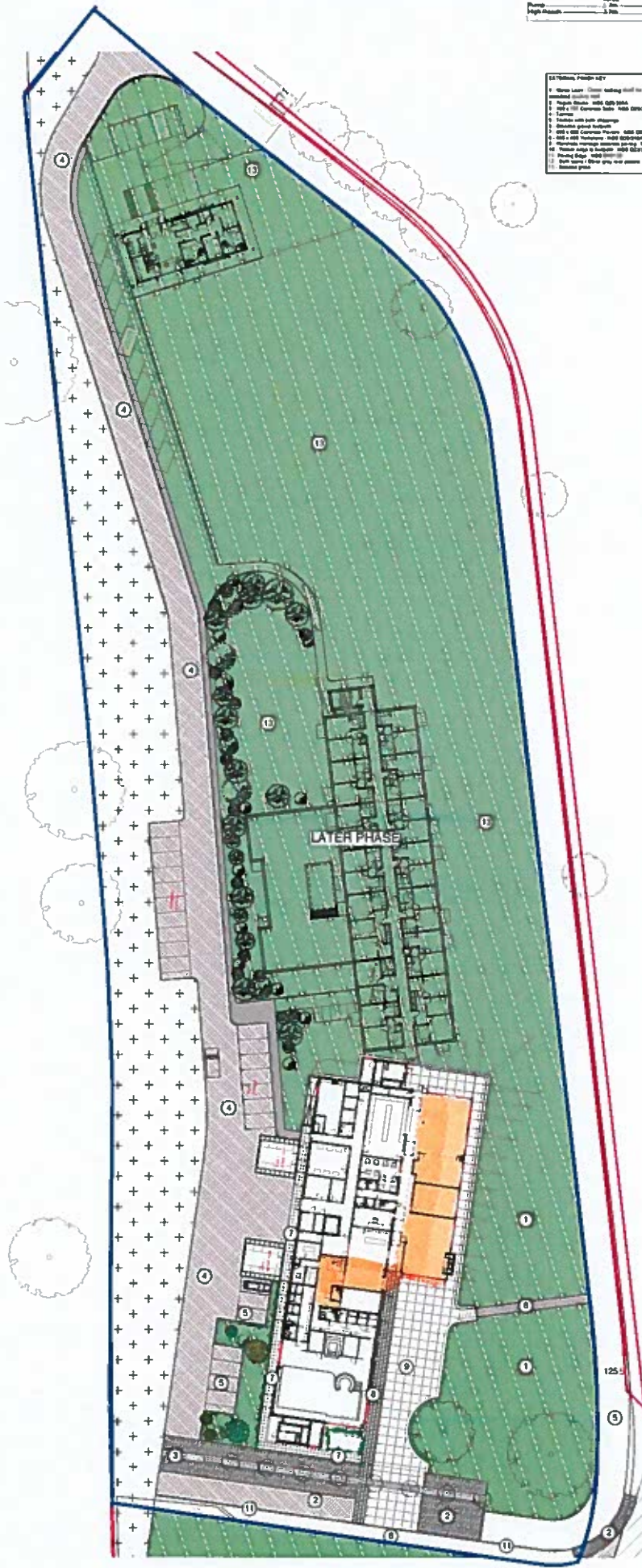
13-1524-L(0)03 **A**
cms
Bath Limited
 13-1524-L(0)03
 13-1524-L(0)03



Typical fire and rescue service vehicle access route specification

Access Type	Minimum width of road between kerbs	Minimum width of pathways	Minimum turning space between kerbs	Minimum turning space between walls	Minimum clearance height	Minimum turning capacity provided
Drop	3.0m	3.0m	10.0m	10.0m	3.0m	12.0
High Road	3.0m	3.0m	10.0m	10.0m	3.0m	12.0

- EXISTING PAVING KEY**
1. Green Lawn - Clear paving shall be provided outside wall
 2. Asphalt Paving - 100mm 1000
 3. 100 x 100 Concrete Tiles - 400 Structures
 4. Concrete
 5. Paved with joint slippage
 6. Bituminous gravel surfacing
 7. 100 x 100 Concrete Paving - 400 1000x400
 8. 100 x 100 Concrete Paving - 400 1000x400
 9. Concrete Slab in situ - 100 1000x400
 10. Concrete Slab in situ - 100 1000x400
 11. Paving Slab - 100 1000x400
 12. 100mm / 100mm grey wet concrete - 100 1000x400
 13. Concrete paving



SAFETY, HEALTH & ENVIRONMENTAL INFORMATION

In addition to the Hazards/Risks normally associated with the types of work detailed on this drawing note the following:-

DESIGN/CONSTRUCTION

MAINTENANCE/CLEANING/OPERATION

DECOMMISSIONING/DEMOLITION

It is assumed that all works will be carried out by a competent contractor working, where appropriate, to an approved method statement.

- Rev D - Paving specification updated 10.06.14
- Rev C - Boundary added 10.06.14
- Rev B - Pool updated 09.06.14
- Rev A - Annotation updated 05.06.14

TENDER ISSUE

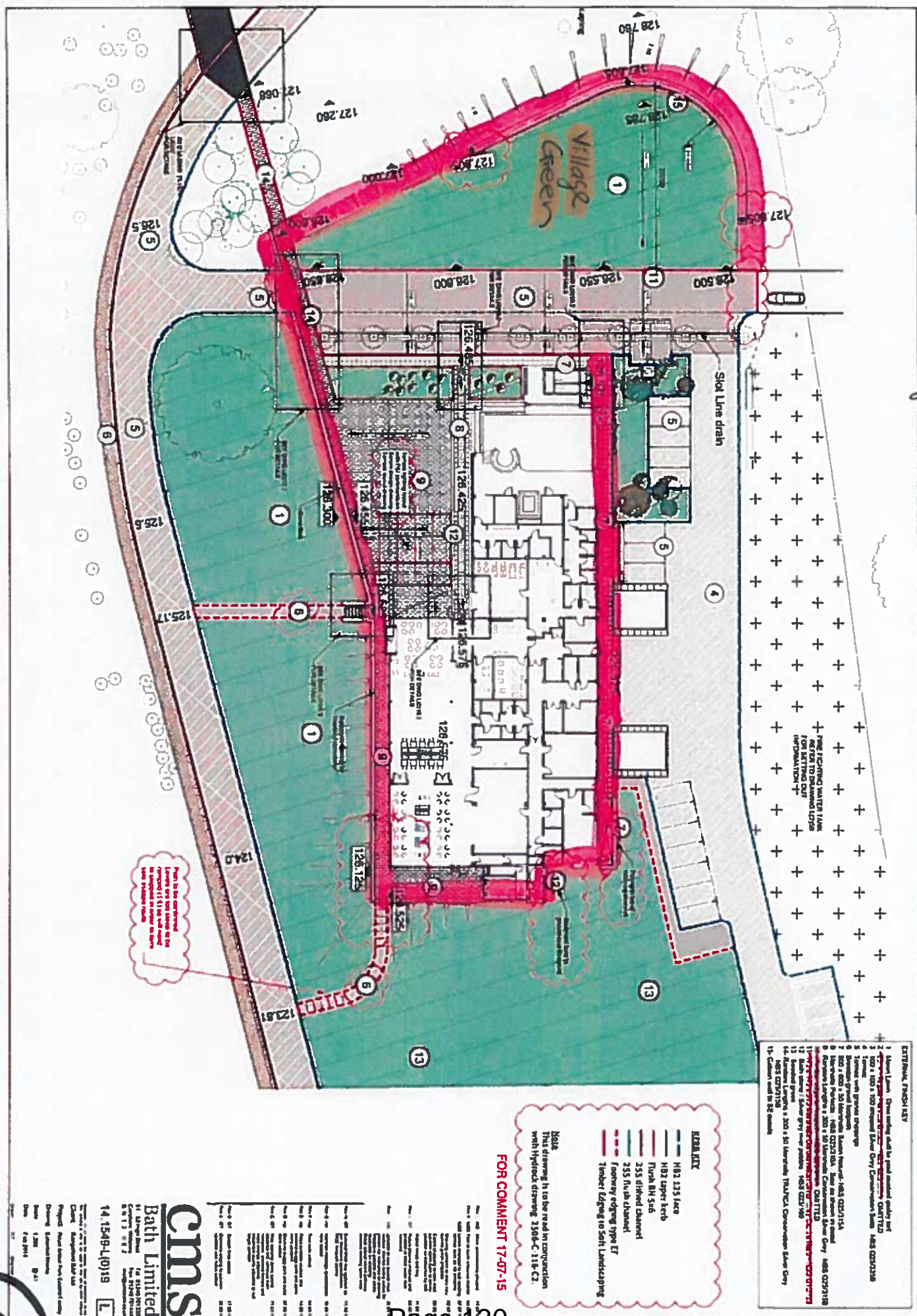
cms
Bath Limited
 51 - 53 High Street Tel: 01249 701333
 Corsham Wiltshire Fax: 01249 701444
 SN1 3 0EZ ma4@cmsbath.co.uk

14-1549-L(B)03 **D**

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 Client: Rangeford RAP Ltd
 Project: Royal Arthur Park CCRC
 Drawing: Site Plan
 Scale: 1:500 @ A2
 Date: August 2013
 Drawn: GT Checked



The Pavilion + Village Green



- EXTERNAL FINISH LIST**
- 1 - Asphalt Lanes
 - 2 - 2" - 4" 4000 Series Concrete
 - 3 - 1" - 2" 4000 Series Concrete
 - 4 - 2" - 4" 4000 Series Concrete
 - 5 - 1" - 2" 4000 Series Concrete
 - 6 - 1" - 2" 4000 Series Concrete
 - 7 - 2" - 4" 4000 Series Concrete
 - 8 - 1" - 2" 4000 Series Concrete
 - 9 - 1" - 2" 4000 Series Concrete
 - 10 - 1" - 2" 4000 Series Concrete
 - 11 - 1" - 2" 4000 Series Concrete
 - 12 - 1" - 2" 4000 Series Concrete
 - 13 - 1" - 2" 4000 Series Concrete
 - 14 - 1" - 2" 4000 Series Concrete
 - 15 - 1" - 2" 4000 Series Concrete

MEMO
 Note: This drawing is to be read in conjunction with Hydrac's drawing 2306-C-116-C2.

FOR COMMENT 17-07-15

Notes to be reviewed:
 All elevations are to be reviewed (17-07-15) and approved in writing as noted in the drawings.



cms
 14 1549-L(0)19 [L]
 Bath Limited
 14 1549-L(0)19