

## STRATEGIC PLANNING COMMITTEE

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### MINUTES OF THE STRATEGIC PLANNING COMMITTEE MEETING HELD ON 11 DECEMBER 2019 AT COUNCIL CHAMBER - COUNTY HALL, TROWBRIDGE BA14 8JN.

#### Present:

Cllr Fleur de Rhé-Philippe MBE (Chairman), Cllr Derek Brown OBE (Vice-Chairman), Cllr Andrew Bryant, Cllr Ernie Clark, Cllr Andrew Davis, Cllr Stewart Dobson, Cllr Sarah Gibson, Cllr Carole King, Cllr Christopher Newbury, Cllr Tony Trotman and Cllr Fred Westmoreland

#### Also Present:

Cllr Jose Green, Brian Dalton and Cllr Toby Sturgis

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#### 66 Membership of Committee & Apologies

The Chairman welcomed Cllr Carole King on her first attendance at a meeting of the Committee.

There were no apologies for absence.

#### 67 Minutes of the Previous Meeting

##### **Resolved:**

**To approve and sign as a correct record the minutes of the previous meeting held on 13 November 2019.**

#### 68 Declarations of Interest

There were no declarations of interest made at the meeting.

#### 69 Chairman's Announcements

The Chairman announced that in view of the large amount of public interest in the application to be considered at this meeting, special arrangements had been made to webcast the meeting and in addition, to set up a link whereby members of the public could view the proceedings from the City Hall, Salisbury, with a planning officer in attendance.

#### 70 Public Participation

Questions were submitted by Ms Nicola Lipscombe on behalf of the Salisbury Area Greenspace Partnership and Ms Margaret Willmot, a local resident for

which responses had been prepared and published and to whom copies would be sent.

71

**19/05824/OUT: Land south of Netherhampton Road Salisbury - Mixed use development comprising of residential (Class C3) up to 640 dwellings, local centre (Class A1), primary school (1.8 ha), employment (2 ha) public open space including country park (10 ha), landscaping, 2 vehicular accesses, estate roads including loop road in detail and associated infrastructure and landscaping.**

The Committee received a presentation from the Head of Development Services which set out the main issues in respect of the application. The purpose of the report was to assess the merits of the proposal against the policies of the development plan and other material considerations and to consider the recommendation that the application be approved.

Reference was made to representations which had been made by Ms Judy Howles and it was confirmed that these had been forwarded to all members of the Committee when received.

Members then had the opportunity to ask technical questions after which they heard statements from members of the public as follows:-

Mr Simon Jackson, a local resident, who spoke against the proposal.

Ms Victoria Sturgeon, a resident of Britford, who spoke against the proposal.

Mr Gregor Condliffe, Vice-Chairman, Harnham Neighbourhood Association, who spoke against the proposal.

Mr Des Dunlop, D2 Planning Ltd, the agent, who spoke in support of the proposal.

Cllr James Craddock, Chairman, Netherhampton Parish Council, who spoke against the proposal.

Ms Claire Churchill, Clerk, Quidhampton Parish Council, who spoke against the proposal.

Members then heard the views of Cllr Jose Green, the local Member, who spoke in opposition to the proposal, endorsing the views of objectors, particularly those residing in Salisbury and also the views of Netherhampton Parish Council. These views set out reasons why the proposal should not go ahead because of the likely severe adverse impact on:

- Strategic and local infrastructure including transport
- The efficient operation of the transport network, highway safety
- Air and water quality, noise pollution, odours, land stability, groundwater and flood risk.

She considered that the planning application should be either refused or deferred until there was a fully thought-through, costed and joined up plan to deal with the severe impact on local transport infrastructure, the efficient operation of the transport network, air quality, noise pollution and groundwater and flood risk.

Cllr Brian Dalton, councillor for an adjoining Division, expressed his views in opposition to the development which were similar to those expressed by Cllr Jose Green. He considered that with regard to the transport network, both the Park Wall Junction with Trunk Road A36 and the Harnham Gyrotory were already operating at close to capacity and there was no reasonable basis for assuming that the measures mentioned in the Transport Strategy would provide useful mitigation of the severe impact of the proposed development on road traffic.

The Committee was informed that, although not formally adopted, the Wiltshire Housing Site Allocations Plan was significantly advanced having been the subject of a Public Local Inquiry into objections to the proposal earlier in the year. Although the Inspector's final report was still awaited, he had indicated that he had no objection in principle to the allocation of this site for development.

The Environment Agency had been consulted and had raised no concerns regarding flooding. The Council's Drainage Engineer supported the outline application subject to conditions.

It was noted that the amount of additional traffic that the development would generate had been one of the main concerns of the objectors to the proposal. Both Highways England and the Council's Highways Engineer had examined the full transport assessment provided by the applicant which accompanied the planning application and had concluded that whilst traffic would increase as a result of the development, provided the proposed mitigation was implemented, there would be no grounds for objection to the proposal on this basis.

Some concern was expressed that the Section 106 legal agreement included a requirement that £566,300 be provided for the provision of a new surgery in central Salisbury. It was suggested that what was required were new health facilities somewhere within the Salisbury area and not necessarily in central Salisbury.

After further discussion, on the proposal of Cllr Fred Westmoreland, which was seconded by Cllr Tony Trotman,

**Resolved:**

**To defer and delegate to the Head of Development Management to grant planning permission –**

**(A) Subject to an appropriate assessment being carried out and agreed with Natural England that concludes that this application would not lead to adverse effects in combination with other plans and projects to the River Avon SAC**

**(B) Subject to the prior completion of the Section 106 legal agreement by all relevant parties to provide: -**

- 1) £750,000 contribution towards extending the R5 bus service
- 2) £1,551,363 towards the Salisbury Transport Strategy
- 3) 40% affordable housing provision to include shared ownership and rented.
- 4) £2,844,560 Secondary school contribution subject to 2019/20 indexation
- 5) site for the provision of a new primary school of 1.8ha
- 6) £2,869,974 for primary school places subject to indexation for 2019/20
- 7) £657,075.00 towards early years provision subject to indexation for 2019/20
- 8) An agreement to set up a management company to oversee the LEMP.
- 9) £253,200 public Arts contribution.
- 10) Potential bus route to Harnham business Park residential development
- 11) £289,152 towards adult open space at Sarum Academy
- 12) £7248.00 towards local air quality projects.
- 13) £566,300 towards the provision of additional health facilities in the Salisbury area.
- 14) A monetary provision for the provision of bins on the site in line with the Wiltshire council waste collection guidance for new developments.

And subject to the following conditions -

- 1) No development shall commence on site until details of the following matters (in respect of which approval is expressly reserved) have been submitted to, and approved in writing by, the Local Planning Authority:
  - (a) The scale of the development;
  - (b) The layout of the development;
  - (c) The external appearance of the development;
  - (d) The landscaping of the site;

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

**REASON:** The application was made for outline planning permission and is granted to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 5 (1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

- 2) The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of

approval of the last of the reserved matters to be approved, whichever is the later.

**REASON:** To comply with the provisions of Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

3) An application for the approval of all of the reserved matters shall be made to the Local Planning Authority before the expiration of four years from the date of this permission.

**REASON:** To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

4) The development hereby approved shall accord with the design principles set out within the Design and Access Statement submitted with the application.

**REASON:** To ensure that a development of this scale appropriately reflects the traditional scale, design and appearance of its landscape context in the interests of landscape and visual amenity.

5) Prior to the submission of the first reserved matters applications the applicant shall submit to and have approved in writing by the Local Planning authority a phasing plan for the overall development approved in principle by this planning permission which shall include details of the number of dwellings in each phase and the phasing shall subsequently accord with the approved scheme unless subsequently agreed in writing by the Local Planning Authority.

**REASON:** To ensure that a comprehensive approach is taken to the coordination of the overall development.

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

**REASON:** To ensure that the lighting scheme respects the overall design qualities from the development and to minimise impact of the lighting scheme upon the surrounding landscape on the edge of Salisbury

7) Prior to the commencement of development in each phase, a schedule of external facing materials relating to that reserved matters application shall be submitted and where so required by the

**Local Planning Authority, sample panels of the external finishes shall be constructed on site and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.**

**REASON: To secure a harmonious form of development.**

**8) No development shall take place in any phase of the development until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected for the phase (as referred to in the programme of phasing (condition 5)). The approved boundary treatments for each phase shall be completed in accordance with the plan prior to the first occupation of the first building in that phase.**

**REASON: To ensure proper planning of the development in the interests of amenity.**

**9) No development shall commence within the area indicated (proposed development site) until:**

- A written programme of archaeological investigation and mitigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and**
- The approved programme of archaeological work has been carried out in accordance with the approved details.**

**REASON: To enable the safeguarding and recording of any matters of archaeological interest.**

**10) No development within each subsequent reserved matters submission shall take place until full details of the requirements of that reserved matters submission site in terms of both hard and soft landscape works, to include the phasing of implementation, have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved prior to the first use of the development hereby permitted. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle or pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units signs, lighting etc); proposed and existing functional services above and below ground (eg.Drainage, power, communications cables, pipelines etc, indicating lines, manholes, supports etc) retained historic landscape features and proposals for restoration where relevant).**

**REASON:** To enable the Local Planning Authority to secure a satisfactory standard of design and implementation for the landscaping of the proposed development, in the interests of visual amenity.

**11) No development within each subsequent reserved matters submission shall take place until details of the requirements of that reserved matters submission site in terms of earthworks have been submitted to and approved in writing by the Local Planning Authority.**

**These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed showing the relationship of proposed mounding to existing vegetation and surrounding landform. Development shall be carried out in accordance with the approved details.**

**REASON:** To enable the Local Planning Authority to ensure that the proposed earthworks will relate satisfactorily to existing features within the site and its surroundings in the interests of visual amenity.

**12) No works or development within each subsequent reserved matters submission shall take place until full details of the requirements of that reserved matters submission in terms of all proposed tree planting and the proposed times of planting, have been approved in writing by the Local Planning Authority and all tree planting shall be carried out in accordance with those details and at those times.**

**REASON:** To ensure the satisfactory establishment of the approved scheme for the landscaping of the site.

**13) Before any development commences on site including site works of any description, all the existing trees to be retained shall be protected by a fence of a type and in a position to be approved by the Local Planning Authority, erected around each tree or group of trees. Within the areas so fenced, the existing ground level shall be neither raised nor lowered and no materials, temporary buildings, plant, machinery or surplus soil shall be placed or stored thereon. If any trenches for services are required within the fenced areas, they shall be excavated and backfilled by hand and any tree roots encountered with a diameter of 2 inches (60mm) or more shall be left unsevered.**

**REASON:** In the interest of the amenity and the environment of the development.

**INFORMATIVE**

Retention of native trees on site is strongly advised particularly for the higher value specimens. Where removal of trees and scrub is necessary the replanting of replacement native species in appropriate places should be included in the plans. This will maintain, and potentially increase (if additional trees are planted) the biodiversity of the site.

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

**REASON:** In order to protect the residential amenity of future and adjoining residents.

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

**REASON:** In order to protect the residential amenity of future and adjoining residents.

16) Prior to the commencement of development of any of the dwellings in any one of the proposed phases hereby approved a scheme to demonstrate how biodiversity loss from the site will be offset by specific biodiversity gains shall be submitted to and approved by the Local Planning Authority. Such a scheme as is approved shall be implemented prior to first occupation of the dwellings.

**Reason:** The development is likely to result in the loss of some biodiversity from the site such as farmland birds and such biodiversity loss needs to be compensated for through biodiversity gains.

#### **INFORMATIVE**

With respect to specific measures for biodiversity gains, these may include but should not be limited to measures such as –

- All casual open space to be seeded with a low maintenance species rich grass mix

that is suited to the chalk geology. In suitable locations this should also be rich in

wildflowers to encourage a diversity of pollinating species.



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- **Bat roosting and bird nesting features incorporated into the built environment (integral to the buildings).**

**17) No development shall commence on any phase of the development until full detailed engineering drawings for the internal road layout and construction specification have been submitted and approved in writing by the LPA; and the internal road layout shall be constructed in accordance with the approved details within one year of completion of housing within each phase of the development.**

**REASON: to ensure that the development is served by a safe and adequate road, footway and cycle network in the interests of highway safety.**

**18) The internal road layout shall be constructed so as to ensure that, before it is occupied, each dwelling has been provided with a properly consolidated and surfaced footway and carriageway to at least binder course level between the dwelling and the existing public highway.**

**REASON: to ensure that the development is served by a safe and adequate road, footway and cycle network in the interests of highway safety.**

**19) No building hereby permitted shall be first occupied until the access, turning area and parking spaces serving that building have been completed in accordance with the details shown on the approved plans. The access turning area and parking spaces shall be retained for those purposes thereafter.**

**REASON: In the interests of highway safety.**

**20) Notwithstanding the submitted details, the access strategy, including both primary and emergency accesses shall be subject of a full design audit and Road Safety Audit, with any changes to design agreed in writing by the LPA and implemented prior to first use.**

**Reason: To ensure a safe and efficient access strategy is delivered in the interests of highway safety and in accordance with Core Strategy Policy 60, 61, 62 and 64.**

**21) Notwithstanding the submitted details, revised details of Primary School and Employment parking accommodation shall be submitted with the relevant reserved matters application and approved in writing by the LPA. The parking accommodation shall**

thereafter be implemented in all respects in accordance with approved details and maintained as such thereafter.

**Reason:** To ensure appropriate levels of parking are provided in the interests of highway safety and in accordance with Core Policy 60, 61, 62 and 64.

22) If during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

**REASON:** To protect controlled waters from pollution by the mobilisation of unidentified ground contaminants.

23) No development approved by this permission shall be commenced until a Construction Environmental Management Plan for proposed development, incorporating pollution prevention measures, has been submitted to and approved by the Local Planning Authority.

The plan shall subsequently be implemented in accordance with the approved details and agreed timetable.

**REASON:** To prevent pollution of the water environment.

#### **INFORMATIVE**

Safeguards should be implemented during the construction phase to minimise the risks of pollution from the development. Such safeguards should cover:

- the use of plant and machinery
- oils/chemicals and materials
- the use and routing of heavy plant and vehicles
- the location and form of work and storage areas and compounds
- the control and removal of spoil and wastes.

The applicant should refer to the Environment Agency's Pollution Prevention Guidelines at: <http://www.environment-agency.gov.uk/business/topics/pollution/39083.aspx>.

#### **INFORMATIVE**

In England, it is a legal requirement to have a site waste management plan (SWMP) for all new construction projects worth more than £300,000. The level of detail that a SWMP should contain depends on the estimated build cost, excluding VAT. The duty of care for waste must also be complied with. Because all waste movements need to be recorded in one document, having a SWMP

will help to ensure compliance with the duty of care. Further information can be found at <http://www.netregs.co.uk>.

24) The development shall not be commenced until; a foul water drainage strategy is submitted and approved in writing by the local Planning Authority and Wessex Water. The drainage scheme shall be completed in accordance with the approved details and to a timetable agreed with the local planning authority.

**REASON:** To ensure that proper provision is made for sewerage of the site and that the development does not increase the risk of sewer flooding to downstream property.

25) The development hereby approved shall make provision for the following:

1. At least 2 ha of Employment Land (Class B1 and B2 uses);
2. A Local Centre supporting:
  - (i) a convenience/food shop (Class A1 use) of up to 400 sq. m;
  - (ii) further shops and services (Class A1-A5 uses) totalling no more than 600 sq. m;
  - (iii) A proportion of residential units amounting to no more than 40% of the overall floor space of the other Local Centre uses approved in this condition;
- At least 21.3 ha of open space as set out on page 28 of the design and access statement (comprising at least 1 NEAP and 2 LEAP's), and to include Natural and semi-natural open space, including a 10 Ha Country Park.
3. Up to 640 residential units.

**REASON:** To clarify the terms of the planning permission.

26) The employment area hereby approved shall consist only of B1 and B2 uses. Where the employment area abuts neighbouring residential properties, the uses shall only be those falling within the B1 use class order.

**REASON:** In the interests of the amenity of neighbouring residential properties.

27) The development hereby approved shall be carried out in accordance with the following plans and documents

Utilities Appraisal report by Peter Brett.

Transport planning assessment by transport planning associates dated April 2019

Statement of community involvement by D2 planning dated April 2019

Phase 1 desk study report by Hydrok dated February 2019

Planning statement by D2 Planning dated April 2019

Noise report by Hydrok date March 2019  
 Landscape and Visual impact assessment by EDP dated April 2019  
 Heritage assessment prepared by EDP dated April 2019  
 Flood risk assessment by Peter Brett dated May 2019  
 Ecological appraisal by EDP associates dated May 2019  
 Design and Access statement by Bovis Homes  
 Archaeological evaluation by Headland Archaeology dated May 2019  
 Archaeological assessment by EDP dated March 2019  
 Arboricultural Impact assessment by EDP dated April 2019  
 Application form dated 12th June 2019  
 Air Quality assessment by Hydrok dated March 2019  
 Additional infiltration testing by Hydrok dated March 2019  
 Site Location Plan Plan No. CB\_44\_154\_S\_000\_13  
 Parameters Land Use Plan No. CB\_44\_154\_S\_PARAMETERS\_001 Rev B  
 Primary Access Plan No. 1504-96-SK11 Rev A  
 Proposed Emergency Access Arrangement Plan No. 1504-96-SK13 Rev B  
 Constraints Plan Plan No. CB\_44\_154\_S\_902  
 Illustrative Landscape Strategy Plan No. edp2810\_d093e  
 General Arrangement Plan No. 4553/2005/101 Rev A  
 General Arrangement Plan No. 4553/2005/102 Rev A  
 Swept Path Analysis Plan No. 4553/2005/121  
 Swept Path Analysis Plan No. 4553/2005/122  
 Swept Path Analysis Plan No. 4553/2005/123  
 Swept Path Analysis Plan No. 4553/2005/124  
 Swept Path Analysis Plan No. 4553/2005/125  
 Highway Long Sections Plan No. 4553-2005-161  
 Highway Long Sections Plan No. 4553-2005-162  
 Highway Long Sections Plan No. 4553-2005-163  
 Drainage Strategy 1 of 5 Plan No. 4553-2005-500  
 Drainage Strategy 2 of 5 Plan No. 4553-2005-501  
 Drainage Strategy 3 of 5 Plan No. 4553-2005-502  
 Drainage Strategy 4 of 5 Plan No. 4553-2005-503  
 Drainage Strategy 5 of 5 Plan No. 4553-2005-504

**REASON:** For the avoidance of doubt and in accordance with national guidance in the interests of proper planning.

28) No development shall commence on site in any particular phase of the development as referred to in the approved programme of phasing of the development until details of the proposed ground floor slab levels of all buildings within that phase have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved levels details.

**REASON:** In the interests of visual amenity.

**29) Prior to first occupation of the development hereby approved a programme for the phasing of the development shall be submitted to the local planning authority for approval in writing. In particular, the programme shall state that the Employment Land will be fully serviced, fully accessible and fully available prior to the occupation of the 300th dwelling on the site; and the local Centre shall be completed and ready for occupation prior to the occupation of the 400th dwelling on the site. The development shall be carried out strictly in accordance with the approved programme for the phasing of the development.**

**REASON: To ensure the proper planning and phasing of the development in accordance with an appropriate scheme.**

**30) Prior to the commencement of development an updated ecological assessment shall be submitted which updates the biodiversity impact calculator in the assessment submitted with this application to take account of any potential ecological impact from the development from walkers on Harnham Slope and the assessment shall also include maps showing the before and after of habitat categories as used in appendix EdP14 of the EA.**

**REASON: In order to clarify the assumptions made in the ecological assessment.**

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

**REASON: In the interests of sustainable development and prudent use of natural resources.**

#### **INFORMATIVE**

**The development should include water efficient systems and fittings. These should include dual-flush toilets, water butts, water-saving taps, showers and baths, and appliances with the highest water efficiency rating (as a minimum). Greywater recycling and rainwater harvesting should be considered. Any submitted scheme should include detailed information (capacities, consumption rates etc) on proposed water saving measures. Manufacturer's specifications should not be submitted. Applicants are advised to refer to the following for further guidance**  
**<http://www.environment-agency.gov.uk/homeandleisure/drought/31755.aspx>**  
**<http://www.savewatersavemoney.co.uk>**

**32) No development shall commence on site until a scheme of Ultra Low Energy Vehicle infrastructure has been submitted to the LPA. The scheme must be approved by the LPA prior to implementation and thereafter be permanently retained.**

**Reason: Core Policy55; Development proposals, which by virtue of their scale, nature or location are likely to exacerbate existing areas of poor air quality, will need to demonstrate that measures can be taken to effectively mitigate emission levels in order to protect public health, environmental quality and amenity.**

**Air quality betterment achieved through mitigation must be demonstrated quantitatively or qualitatively within 6 months of the development's completion.**

**Reason: Core Policy55; Development proposals, which by virtue of their scale, nature or location are likely to exacerbate existing areas of poor air quality, will need to demonstrate that measures can be taken to effectively mitigate emission levels in order to protect public health, environmental quality and amenity.**

**33) No works shall commence until details of a Landscape and Ecological Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The content of the LEMP shall include, but not necessarily be limited to, the following information:**

- 1) Details of the body (e.g. Management Company) responsible for implementing the plan**
- 2) Obligations of the management company**
- 3) Details of all communal ecological and landscape features to be managed (e.g. SuDs and Wild River Zone) marked up on a scaled plan**
- 4) Aims of management for each feature**
- 5) Management prescriptions for each feature including timescales, equipment and manpower requirements**
- 6) 5-year work schedule capable of being rolled forward**
- 7) Mechanism for reviewing the plan**

**The LEMP shall be implemented in full and in perpetuity in accordance with the approved details.**

**REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority to ensure the long-term management of riparian habitat in the Wild River Zone and other landscape and ecological features, and to maintain and enhance these habitats and features in perpetuity.**

**34) Prior to commencement an assessment of the acoustic impact arising from the operation of external and internal plant shall be undertaken in accordance with BS 4142: 2014 and BS8233. The assessment shall be submitted to the Local Planning Authority together with a scheme of attenuation measures to ensure the rating level of noise emitted from the proposed ventilation shall be less than background and is protective of local amenity. The scheme shall be submitted to and approved in writing by the Local Planning Authority. A post installation noise assessment shall be carried out where required to confirm compliance with the noise criteria and additional steps to mitigate noise shall be taken, as necessary. The details as approved shall be implemented prior to occupation of the development and thereafter be permanently retained.**

**Reason: Core policy 57, Ensuring high design and place shaping such that appropriate levels of amenity are achievable.**

**35) Prior to the commencement of development an acoustic report shall be submitted to the LPA that demonstrates the internal and external amenity standards in accordance with BS 8233: 2014 Guidance on sound insulation and noise reduction for buildings and WHO Guidelines for Community Noise (1999) can be met within the proposed development; this must include details of any scheme of mitigation required to achieve this. Any scheme of mitigation applied to this development must be approved by the LPA prior to implementation and followed by verification prior to first occupation of the development and thereafter be permanently retained.**

**Reason: Core policy 57, Ensuring high design and place shaping such that appropriate levels of amenity are achievable.**

**36) Notwithstanding the plans hereby approved. The Odour impact assessment dated the 4<sup>th</sup> October 2019 by Hydrok identifies that there may be a slight adverse impact on residential property from the adjacent livestock market based on its current operation of two days a week. If the livestock markets operation intensifies, this may intensify any potential odour nuisance. A more detailed odour assessment would be required in order to delineate the extents of a region which would effectively be an odour buffer to development around the market to prevent odour nuisance occurring to any new residential. As such prior to the commencement of development a further odour assessment shall be submitted setting out an appropriate distance that development shall be set back from the livestock market as a buffer Zone.**

**REASON: To prevent Odour nuisance and in the interests of amenity.**

**37) Prior to first occupation of relevant land use, an appropriate Travel Plan shall be submitted to and approved in writing by the LPA. The Travel Plans shall be constructed in broad compliance with the Framework Travel Plan and include all measures therein in compliance with Core Strategy Policy 60 and 64.**

**REASON: In order to encourage the use of sustainable transport at each stage of the development.**

**38) Prior to the commencement of development an updated ecological assessment shall be submitted which updates the biodiversity impact calculator in the assessment submitted with this application to take account of any potential ecological impact from the development from walkers on Harnham Slope and the assessment shall also include maps showing the before and after of habitat categories as used in appendix EdP14 of the EA.**

**REASON: In order to clarify the assumptions made in the ecological assessment.**

**39) No development shall commence on site until a scheme for the discharge of surface water from the site /phase, including SuDS (sustainable drainage systems) and all third party approvals, has been submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority and the sewerage undertaker where the surface water connection is proposed. Scheme details shall include any required off-site capacity improvements needed to allow the site/phase to be served, and to include a programme allowing sufficient time for the delivery of any required improvements.**

**REASON: To comply with Core Policy 67: Flood Risk within the Wiltshire Core Strategy (adopted January 2015) and to ensure that the development can be adequately drained without increasing flood risk to others.**

**INFORMATIVES:**

**1) In order to discharge condition 39, the developer must provide the following information:**

**Drainage strategy**

- **A clearly labelled drainage layout plan showing the pipe networks and any attenuation ponds. The plan should show any pipe node numbers referred to within the drainage calculations.**
- **A plan showing the cross sections and design of any attenuation pond and its components.**
- **A manhole / inspection chamber schedule to include cover and invert levels.**
- **Pre and post development surface water discharge rates.**



- Measures to prevent pollution of the receiving groundwater and/or surface waters.

#### **Third party agreements**

- Where a connection to a surface water sewer is proposed, confirmation and acceptance of an agreed connection point and discharge rate for surface water disposal from the sewerage undertaker.

#### **Detailed drainage calculations**

- Calculations and drawings for the drainage system design showing designated holding areas and conveyance routes based on no flooding on site for a 1 in 30 year rainfall event;
- Calculations and drawings for the drainage system design showing designated holding areas and conveyance routes based on no flooding on site for a 1 in 100 year plus climate change rainfall event in respect to a building (including basement) or utility plant susceptible to water within the development;
- Drawings showing conveyance routes for flows exceeding the 1 in 100 year plus climate change rainfall event that minimise the risk to people and property;

#### **Maintenance and Ownership**

- The proposed ownership details of the drainage infrastructure;
- The maintenance programme and ongoing maintenance responsibilities of the drainage infrastructure.

#### **Construction plan**

- The construction phasing plan.

#### **2) Low Carbon Energy Strategy**

The Council is committed to seeking to make the County of Wiltshire carbon neutral by 2030 and would wish to see the reserved matters for this development incorporate a low carbon energy strategy to help achieve this aim.

#### **72 Date of Next Meeting**

**Resolved:**

To note that the next scheduled meeting of the Committee was due to take place on Wednesday 15 January 2020 at County Hall, Trowbridge, starting at 10.30am.

#### **73 Urgent Items**

There were no urgent items of business.

(Duration of meeting: 10.30 am - 1.20 pm)

The Officer who has produced these minutes is Roger Bishton of Democratic Services, direct line 01225 713035, e-mail [roger.bishton@wiltshire.gov.uk](mailto:roger.bishton@wiltshire.gov.uk)

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