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Deadline	22nd October 2010		
Application Number:	S/2010/1072		
Site Address:	LAND BETWEEN NETHERAVON ROAD AND HIGH STREET DURRINGTON SALISBURY SP4 8AE		
Proposal:	PHASE 1 FOR 44 DWELLINGS, RE-LOCATION OF ALLOTMENTS AND PUBLIC OPEN SPACE. (RESERVED MATTERS FOR LANDSCAPE AND APPEARANCE) AMENDED DESCRIPTION		
Applicant/ Agent:	MR ANTHONY HAWKINS		
Parish:	DURRINGTONDURR/LARKHILL		
Grid Reference:	415531.284023881	144758.69570756	
Type of Application:	REM		
Conservation Area:	DURRINGTON	LB Grade:	
Case Officer:	LUCY FLINDELL	Contact Number:	01722 434541

<p>Reason for the application being considered by Committee</p> <p>Councillor Wright has requested that this item be determined by Committee due to:</p> <ul style="list-style-type: none"> • The Public Interest Shown • Impact on Durrington Conservation area • Public safety. • Conditions suggested by Town Council

<p>Purpose of Report</p> <p>For members to consider the above application and the recommendation that the applicant be invited to enter an Agreement in respect of the following matters:</p> <p>(i) Supplemental agreement to modify the 2008 S106 Agreement to amend the position of 1 affordable dwelling and the table of affordable housing mix</p> <p>Following completion of which, Judy Howles the Area Team Manager (Development Control and Heritage) be authorised to GRANT Reserved Matters subject to conditions.</p>

<p>Neighbourhood Responses</p> <p>1 letter received objecting to the proposal</p> <p>No letters of support received</p> <p>11 letters commenting on the application received</p>

<p>Parish Council response</p> <p>Support the application as set out in section 7 of the report, but waiting for comments on amended plans (to be reported as Late Correspondence)</p>

2. Main Issues

The main issues to consider are:

- 9.1 Principle of Development/Planning Background/The extent of the planning considerations
- 9.2 Appearance of the dwellings
- 9.3 Landscaping proposals
- 9.4 Allotments
- 9.5 Impact on amenities
- 9.6 Surface water drainage proposals
- 9.7 Foul drainage
- 9.8 Highways
- 9.9 Street Lighting
- 9.10 Footpath links
- 9.11 Affordable housing
- 9.12 Waste and recycling
- 9.13 Environmental Statement/Appropriate Assessment & Nature conservation

3. Site Description

This application site comprises part of the overall site area of approximately 6.1 hectares of land on the north western edge of Durrington in the north of the district that was allocated in the Adopted Salisbury District Local Plan (June 2003) for residential development. Under policy H12, the plan allocates the land for residential development, including a mixture of open space, off site highway provision and structural landscaping.

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

The dwellings surrounding the site are two storey in height. Those on the southern boundary are predominantly modern in their appearance whilst those bordering the conservation area are of a more vernacular design.

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

4. Planning History

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

Durrington Development Brief Adopted – 12th July 2006

Application number	Proposal	Decision	Date
S/2006/1698	Outline planning permission – Development of site with 156 dwellings, access roads and ancillary infrastructure works, re-location of non-statutory allotments and provision of public	Approved subject to S106 agreement	30/12/2008

open space

5. The Proposal

The overall site has been the subject of outline planning permission for the erection of 156 new dwellings along with accompanying highway works, the provision of open space, children's play area, affordable housing and allotment area. It also provided monetary contributions towards education provision, recreation space and community facilities.

Details approved as part of the outline application were:

- Layout and scale
- Means of access.

The outline consent approved on the 20th December 2008 is subject to 29 conditions and a legal agreement. The officer's report is attached at appendix 1.

Condition 5 required a phasing plan to be agreed. This was agreed 02/02/2010 for the development to be built in 3 phases.

A reserved matters application has been submitted (landscaping and appearance) for phase 1 of the development to provide 44 dwellings, the public open space and relocate the allotments. The application also includes information/details (for phase 1) in relation to conditions 7, 8, 9 & 10 of the outline permission.

6. Planning Policy

The following policies are considered relevant to this proposal:

Adopted Salisbury District Local Plan (saved policies)

G1	Sustainable Development
G2	General Principles of development
G9	Infrastructure and facilities
D1	Design - Extensive development
G3 & G5	The Water Environment
H12	Housing - Durrington
H25	Affordable Housing
CN11	Views into and out of Conservation Areas
C12	Development affecting protected species
R2	Open Space provision.

Wiltshire & Swindon Waste Core Strategy Adopted July 2009

WCS6	Waste Reduction and Auditing
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Supplementary Planning Documents

Durrington Development Brief, Adopted – 12th July 2006

Adopted Salisbury District Council Design Guide "Creating Places"

Adopted Durrington Conservation Area Appraisal and Management Plan September 2008

Government Guidance

PPS1 – Sustainable development

PPS3 – Housing
PPS5 – Planning for the Historic Environment
PPS 5 – Historic Environment Planning Practice Guide
PPS 9 – Biodiversity and Geological Conservation
Circular 06/05 - Biodiversity and Geological Conservation

7. Consultations

Parish council

Support, subject to observations and comments on the A345 improvements, High Street improvements, the road system, Allotments, Landscaping, Housing and Street Lighting

Awaiting comments on amended plans (to be reported as Late Correspondence)

Wiltshire Council Highways

This is a reserved matters application following the granting of outline permission and the details of access via a new roundabout onto the A345 and improvements to High Street have already been approved. Full details of these works are contained within the S278 Agreement.

The internal layout follows closely to the details provided in the outline permission and I am fully satisfied with the internal design. The internal layout will be subject to a 20mph speed limit.

Please note that full engineering details will need to be approved via a S38 Adoption Agreement including details of the highway soakaway.

Recommend that no highway objection be raised to this application.

Natural England

Natural England was consulted concerning the outline planning application in 2006 and has no further comments to make concerning the reserved matters application.

Conditions were placed on the original outline application which will need to be agreed and approved by Natural England and/or the Environment Agency at a future date.

Environment Agency

No objection to the proposed development, although note that conditions on the outline application are still to be discharged (including the surface water drainage strategy).

Environmental Health

No comments/objections concerning this application.

Wessex Water

As this is for reserved matters only, no comments

Wiltshire Police

Detailed outline permission has already been granted and any subsequent comments

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regarding the layout cannot be addressed.

Comments received with regard to play area:

- The play area items within the play area range from 2 years to 14 years. Suggest that not only does this open the small area to too wide an age group, therefore leaving the items designated for the younger children more open to abuse, but it does not fulfil the specification in the outline permission where it says "provision for on site toddler play facility is required".
- There are two gates both on the Northern end of the site. Suggest that for convenience and an easier escape route, it would be more prudent for the two gates to be positioned one at each end of the play park
- There are two benches and one bin at the northern end and nothing at the southern end, leaving this part of the park vulnerable in terms of litter.
- Satisfied with the height of the 0.9m perimeter fence; however, suggest that the material used as infill is welded mesh as this is more robust than chain link.
- Note that the proposed planting is low; the park is in a fairly central location and is well overlooked by nearby housing providing natural surveillance.

Wiltshire Council Open Space Team

- The play area fence must comply with the NPFA standard.
- The gates to the play area should face the houses (east).
- The welded mesh infill of the perimeter fence is a good point and it should be 1.0m high.
- The Town Council will be included in the discussion process concerning the agreement on play equipment. The size of the play area and equipment installed within are required to comply with standards set down in Supplementary Planning Guidance.
- The section 106 makes provision for Wiltshire Council to nominate direct to the Parish Council. A final inspection of the finished site would be undertaken by Wiltshire Council and the Parish Council prior to transfer.

Wiltshire Council Ecologist

Regarding the updated bat survey report prepared by Ecology Solutions Ltd (October 2009). Need to dismantle building B7 in line with the recommendation given at para 6.2 in the report and external lighting scheme conditioned to ensure that recommendation at para 6.3 is achieved.

Wiltshire Council Housing Team

The total number of affordable homes on Phase 1 is in accordance with what has been agreed at the outline stage (12 properties). The property sizes are in accordance with Homes and Community Agency (HCA) funding requirements. All affordable units should be built to Code Level 3 to comply with HCA funding.

Persimmon and Spectrum Housing Group confirm that the tenures for phase 1 will be:

Shared Ownership (also known as NewBuild Homebuy)

Plots 11-15 E type house – 3 bedroom 5 person
Total 5 Units

Rent

Plots 16-17 E type house – 3 bedroom 5 person
Plots 18-19 A type FOG – 2 bedroom 3 person

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Plots 20-21 E type house – 3 bedroom 5 person
Plot 22 A type FOG – 2 bed 3 person
Total 7 Units

Wiltshire Fire & Rescue Service

Comments in relation to fire safety measures which can be added as an informative.

Wiltshire Council Minerals and Waste

Policy WCS6 of the Waste Core Strategy and supporting information sets out the criteria for waste reduction and auditing. A development of this size would normally have a waste audit done at the beginning of the planning application process to enable work towards waste elimination/minimisation and sustainable waste management. WCS6 is part of the development plan for Wiltshire and must be applied to all relevant proposals at the earliest stage of the planning process.

Whilst the s106 deals with the provision of suitable facilities for the separation and recycling of waste within the development, thereby fulfilling the first part of WCS6, it does not deal with waste minimisation as part of the development process.

We welcome the comments relating to provision of composting facilities in each property in the Design and Access Statement but the Statement as a whole could be tightened to accord more with the principles of WCS6, particularly in terms of providing information in respect of parts a) to i) of WCS6. Ideally more detail to assess how much material will be produced and where this material will be transported to for effective management.

Wiltshire Council Urban Designer

Detailed outline permission has already been granted and any subsequent comments regarding the layout cannot be addressed.

Comments relevant to the Reserved Matters application:

- Small scale elevations insufficient to establish whether the dwellings are of a quality that will sensitively reflect the village vernacular in terms of appearance. Detailing, materials and finishes are a major contributing factor in determining the quality and success of a scheme. Representative larger scale drawings of key building elements are necessary for example:
- Porches, dormers and bays should be traditionally constructed as opposed to bolt on prefabricated which can appear heavy handed in proportions and mouldings
- Ridge and gable verge tiles should be traditionally bedded in mortar
- Eaves are more generally of simple open type with projecting rafters
- Lack of chimneys particularly where the dwellings are visible in the street scene. Need to improve the appearance of units 6,7/8, 11/12, and 13/14 to improve the street scene
- Detailing should be consistent to all faces of individual dwellings
- Suggest parking court to allotments would be more appropriate
- Should be possible to achieve a development with an appreciable rural character that will relate more comfortably with the neighbouring conservation area

Wiltshire Council Archaeology

This proposal has been the subject of two phases of archaeological evaluation, with the latest finishing in July 2010. There is another phase of evaluation which is planned for the area of the

existing allotments, once these are no longer in use.

The evaluations have demonstrated that there are significant archaeological remains on the site. Therefore, it has been agreed that a phased programme of archaeological works will be proposed, with the first phase (known as Phase 3, due to the two earlier evaluations) being an excavation (strip, map and record) in the area of the proposed new allotments and the adjacent area.

The Written Scheme of Investigation for the excavation (strip, map and record) area, appropriately covers the works in this part of the site and also proposes an initial programme for the other parts. It cannot, however, be a full programme of works for the entire site as it has not yet been possible to establish the full archaeological potential for some parts of the site. In addition, it is not yet possible to ascertain the likely programme for the post-excavation elements of the project for the same reasons.

The proposals for the excavation (strip, map and record) area are acceptable. The draft programme of archaeological works for other areas will, however, be subject to alteration to take account of the results of this work and future evaluation and watching brief on the site. This evaluation and watching brief cannot take place until development starts – for example, evaluation of the existing allotments cannot take place until the new allotments have been created and the allotments moved. Also, watching brief and evaluation of the area where buildings are still standing cannot take place until the buildings have been demolished.

Recommend that the programme of archaeological works for phase 1 is acceptable. As there will be further works associated with this development, do not as yet recommend complete discharge of Condition 16. The programme of works covered by Condition 16 also covers the works required by Condition 25 (which refers to 'no excavation below 50cm depth without written agreement from the local planning authority').

8. Publicity

The application was advertised by site notice/press notice/neighbour notification - Expiry date 30th August 2010

12 letters have been received. Summary of key points raised:

- Roundabout and access road need to be completed prior to commencement of building avoiding construction traffic accessing from narrow High Street.
- Access to show homes via A345 only
- Working hours restricted 8:30-6pm Weekdays and 9-1pm Saturdays, no Bank holiday working
- Access from the A345 into the estate will be dangerous, road is narrow and used by increasing volume of heavy haulage. Access from A345 into Pinckneys Estate was refused
- Bearing in mind open public space and play area adjacent to the A345 (Netheravon Road), propose the reduction in speed limit from 40 to 30mph on Netheravon Road
- Site is on the edge of the conservation area and properties should be built to reflect the area, designs and style integrated and gradually changing throughout
- High Street has flint and thatched cottages, plain brick, beams, pebble dash and white rendered houses and old fashioned roof tiles. Concern that proposed dwellings will not fit in, reference to Toy Town, needs to be more flint, no blue roofs (should be grey tone

slate) and painted brick (not a traditional or local finish)

- Flint finishing necessary especially close to the conservation area in order to integrate the “traditional look”
- Boundary between plot 1 and footpath access to 29/35 High Street should be changed from fence to wall to be more aesthetic and prevent later removal for unauthorised access
- Given time hedging will take to develop, concern that preparatory work has started without planting/improving hedgerows around the site – required to minimise impact of the site on the conservation area and land to the north
- No play facility for older children, fence surrounding play equipment area is too low to stop misguided footballs, frizbies etc.
- Concern that all the affordable housing is lumped together in one block
- Concern that footpath link to Pinckneys Way via Maple Way will cross private land
- Concern over position of pedestrian crossing for Netheravon Road outside house number 668/670 and conflict with parking area for existing residents preventing reversing into the parking area.
- Concern over position of street lamp and conflict with vehicular accesses to existing properties
- Concern over use of High Street as an access to the development – very narrow road with no pavements and blind hill, there is no provision for a reduced speed limit (suggest 20 mph) or pavement at lower end of High Street. Double yellow lines in High Street to prevent blocking of existing vehicular accesses.

9. Planning Considerations

9.1 Principle of Development/Planning Background/The extent of the planning considerations

The site was designated within the local plan for residential development, including a mixture of open space, off site highway provision and structural landscaping under Policy H12 of the Adopted Salisbury District Local Plan (June 2003). The policy states that a mix of housing types and sizes will be sought including a minimum of 25% of affordable housing. The policy goes on to state that planning obligations will be sought where they are necessary, relevant to planning and directly related to the site.

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

The development brief which was seen and commented on by Northern Area Committee was formally adopted as supplementary planning guidance on 12th July 2006. The development brief laid the foundations for the outline planning application and sets out standards for subsequent reserved matters applications to be appraised against.

The layout of the development, access roads, ancillary infrastructure and scale of the development has all been considered and approved on the outline planning application, leaving only Landscaping and Appearance of the dwellings as reserved matters for subsequent approval.

The outline consent is subject to 29 conditions. Conditions 7, 8, 9 & 10 of the outline consent (relating to external facing materials, hard and soft landscaping works, earthworks and proposed tree planting) require the information (referred to within each condition) to be submitted "As part of each Reserved Matters Application". This information has been included with the Phase 1 reserved matters application.

9.2 Appearance of the dwellings

The adopted development brief for the site states 'the quality outcomes required by this brief and which are appropriate to the context can only be achieved by the design of bespoke buildings which draw on the vernacular traditions of the area, standard 'off-the-peg' housing will not be acceptable'.

Following concerns and objections to the original plans, amended plans have been received amending the design and materials of the dwellings.

A schedule of materials has been submitted with the application (to meet the requirements of condition 7). The proposed dwellings comprise a mixture of brick and flint banded dwellings, rendered, red brick and painted brickwork.

The Durrington Conservation Area Appraisal and Management Plan identifies that in the absence of good quality building stone, the traditional building materials in Durrington were chalk cob and flint (which was often combined with brick for quoins, window surrounds and banding).

In light of local comments, the amended plans have increased the number of dwellings with flintwork (particularly at the eastern end of the development closest to the conservation area) and the style of flintwork has also improved to have brick and flint banding in more typical proportions.

Subject to a condition requiring a sample panel to agree the flint work (demonstrating the type of flint, style of flintwork, mortar mix and finish and pointing style), it is considered that the quality outcomes envisaged by the development brief can be met.

Concerns have been raised about the proposal to have painted brickwork within the development. There are examples of existing painted dwellings in Durrington, and further details have been provided on the proposed paint, including that this will have a 10 year guarantee. Subject to sample panel of the painted brickwork being constructed on site and approved, it is considered that this will also be acceptable.

The conservation area policies of the local plan require development proposals to safeguard views from and into conservation areas. The site is outside but adjacent to the conservation area at the High Street end. The detailing and design of the dwellings has been amended and large scale detail plans provided for the dwellings closest to and most visible from/to the conservation area. These revised designs are considered to be more appropriate to the local traditional vernacular. In particular, plots 52 and 53 have more prominent gable features and chimneys, now similar to existing Victorian housing elsewhere in Durrington.

Overall, it is considered that the amended plans propose a combination of standard and bespoke house designs that avoids a perpetuation of the bland "go anywhere" estate development based on "off the peg" house types which has characterised much of the volume house builders development elsewhere. The success of such an approach is attention to detail and in this instance large scale plans of some of the dwellings have been provided which

demonstrate that the development will be of high quality, although large scale details will be required for the all the dwellings (to be approved via condition).

9.3 Landscaping proposals

The application includes landscaping plans, a landscape specification and landscape management and maintenance plan.

The development brief envisaged various feature spaces at key points throughout the development and these have been agreed on the outline layout plan, although the details of the landscaping of these areas was left as a reserved matters.

The development brief also refers to (paragraph 5.17) 'the entrance road to the site from the roundabout on the A345 shall be landscaped with indigenous species to provide the appearance and feel of a country lane.'

The landscaping proposals include 3 landscaped areas within the housing area with a mixture of tree and shrub planting and avenue tree planting is proposed within the area of public open space and either side of the access road from the A345. The tree planting consists of indigenous species (white birch, whitebeam, common beech, common alder and crab apple) and the landscaping details are considered to meet the requirements of the development brief.

The plans show an area within the open space allocated as a local equipped play area (LEAP). At the outline stage, the Parish Council expressed an interest in taking over the future maintenance of this area and a commuted sum for the future maintenance was negotiated in the S106 to be passed to the Parish Council. Following concerns over the proposed equipment, the Council's open space team have confirmed that the Parish Council will be included in the discussion process concerning the play equipment for this area.

9.4 Allotments

The siting of the replacement allotments is to the north of the access road on the western side of the development, and was agreed at the outline stage.

The replacement allotments are of a similar size to those which are being replaced and the details included with the reserved matters application include the provision of water troughs, security fencing and car parking.

Concerns have been raised that the car parking will be used by non-allotment holders. The applicants have suggested that these spaces could be subject to lockable bollards to which only allotment holders have a key. It is considered reasonable to add a condition requiring the car parking spaces to be secured for allotment holders only via a scheme to be submitted to and approved by the local planning authority.

9.5 Impact on amenities

The officer's report to the outline application considered concerns over impact to adjacent residential amenity that were raised at that time and concluded that it would be possible to design all the dwellings within the approved layout so that overlooking and overshadowing did not occur.

It is considered that the scheme will not unduly adversely affect existing development abutting the development site, nor between proposed dwellings.

Plot 18 (on the south side of the development) raised particular concern as this is sited closer to the south site boundary than other plots. Plot 18 is a two storey flat (built above ground floor garages). However, it has been designed to have obscured glazed windows on the south elevation (with top hung openings) to avoid unduly overlooking the adjacent dwellings/gardens. These should be subject to a planning condition.

9.6 Surface water drainage proposals

Part 5 of the Environmental Statement accompanying the outline planning permission considered the sustainable disposal of surface water stating:

“There is currently no direct connection to surface watercourses. The proposed option for surface water disposal is infiltration on site with provision of sustainable drainage systems to prevent pollution and attenuate peak flows.”

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

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

The Flood Risk Assessment accompanying the outline planning permission stated (para 6.3.1) that “where feasible, swales should be used.”

It was originally proposed to take surface water drainage from the development to a swale within the area of public open space. A swale was therefore included in the original plans as this formed part of the landscaping proposals to be considered as part of the reserved matters application for phase 1. However, the Environment Agency commented that they had insufficient information on the swale to confirm its acceptability (or not) and the swale would also have taken up a considerable amount of space allocated in the masterplan as amenity area, and would need to have been enclosed by a fence leading to an unsatisfactory reduction in the overall size of the amenity space.

It is now proposed to have an underground filtration system as an alternative to a swale in order to avoid infringement on the public open space. In this way no approved amenity space would be lost.

Part VIII of the 2008 S106 requires the surface water drainage scheme to contain all detailed designs of the surface water scheme and any attenuation and details for its subsequent management and maintenance. The applicant has confirmed that the underground infiltration system will only take surface water from the highway and will be offered for adoption by Wiltshire Council under a Section 38 agreement. The use of such an infiltration system was approved in principle by the highways team during earlier discussions relating to highways matters.

The Environment Agency has also advised there are no in principle objections to an underground infiltration system (subject to details). The revised surface water scheme is under consideration as a discharge of conditions application for condition 15 of the original outline application and is not part of this reserved matters application.

9.7 Foul drainage

Wessex Water confirmed at the outline stage that the sewage treatment works and terminal pumping station have sufficient capacity to accept the extra flows that the residential development will generate.

Appendix B of the development brief states that it will be possible to discharge the foul drainage either via gravity connections (subject to the necessary agreements) or via a pumping station and main.

The amended plans include a foul sewage pumping station to service the whole site, which for technical reasons has to be situated at the western end of the site (the land falls down toward the Netheravon Road so the foul sewage will need to be pumped back to High Street). This is now required because the drainage authority (Wessex Water) has confirmed that the original proposal to connect the new dwellings to the public sewer that flows to the south in High Street is now no longer suitable and all foul sewage from the development will need to connect to the existing foul sewer that flows to the north in High Street.

The foul sewage pumping station will consist of a concrete apron with small kiosk above and is sited adjacent to the proposed allotments.

9.8 Highways

The outline application is subject to a S106 agreement which requires the applicant to provide the highway improvements necessitated by the proposed development at the A345 and the High Street and secures a financial contribution towards these works.

Wiltshire Council Highways Department is fully satisfied with the internal layout and has raised no highway objections to the application.

9.9 Street Lighting

Concerns have been raised with regards to the position of street lights within the development. Condition 6 of the outline application requires details to be provided of all street lighting to be submitted and approved. We have yet to receive an application to discharge this condition.

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

The street lighting will form part of the highway works and will need to be agreed with the Highways Department.

9.10 Footpath links

The amended plans have marked a proposed footpath link from the area of public open space to the adjacent open space area.

Concern has been raised that the application plans include footpath links to adjacent housing development which involve privately owned land. The outline application is subject to the following condition (condition 29):

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29. Prior to the commencement of plots 75 -156 (i) a scheme shall be submitted to and approved by the local planning authority showing details of how a pedestrian and cycle access path can be provided to the site boundary with the adjoining Pinckneys Estate, at a point opposite the end of Maple Way and (ii) the path shall be provided in accordance with the approved scheme prior to the commencement of development on plots 75 - 156.

Reason: In order to ensure that the future potential provision of a sustainable transport link between the two estates, as identified in the adopted development brief is not prejudiced.

This requires the development to provide a link path within the development site boundary only, thereby avoiding land ownership issues outside the red line of the application site. It was accepted at the outline stage that as the adjacent land is in private ownership a link may not be obtainable in the long term.

This reserved matters application makes no alterations to this situation.

9.11 Affordable housing

The Section 106 Agreement dated 22nd December 2008 includes at Annex C, a drawing that delineates the number, type and distribution of the affordable units to be delivered.

Concerns have been raised that the affordable housing is in blocks. The development brief stated (paragraph 5.22) that 'the development will include at least 30% affordable homes in a range of sizes and tenure and in small groups of no more than 15. In design terms affordable units must be indistinguishable in quality from the private houses.'

The layout of the development (including the layout of the affordable housing in blocks) has been approved at the outline stage.

The first phase of development comprising 44 dwellings of which, under the terms of the current outline planning permission, 11 will be affordable units. Of these 11 affordable units, Plot 12 on the outline layout is shown to be an affordable Housing unit whilst the other half of this pair of semi detached houses (Plot 11) is currently planned to be a market housing unit.

It was agreed informally that Plot 11 could become an affordable housing unit, whilst an affordable housing unit on Plot 48 (within a future phase of development) could become a market housing unit. To this end and as part of the reserved matters submission a draft deed of variation to the S106 attached to the outline consent is proposed to accommodate this change.

The applicants will need to sign a supplemental S106 to reflect these changes, as well as updating the table on Page 31 of the existing S106 that shows the mix of affordable housing units. In the affordable housing statement submitted as part of the reserved matters application, the applicants have stated that the 9 x 3 bed houses will be for rent, and the 3 x 2 bed (Plots 18, 19 & 22) will be for shared ownership, which is incorrect. The council's Housing Officer has clarified this with Spectrum Housing Group, who have now received confirmation from the applicant that the tenures for Phase 1 should show as follows:-

9.11.1 Shared Ownership (also known as NewBuild Homebuy)

Plots 11-15 E type house - 3 bed 5 person

Total 5 units

9.11.2 Rent

Plots 16-17 E type house - 3 bed 5 person

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Plots 18-19 A type FOG - 2 bed 3 person
Plots 20-21 E type house - 3 bed 5 person
Plot 22 A type FOG - 2 bed 3 person

Total 7 units

The Housing Officer has raised no objections to the revisions and has confirmed that the property sizes are in accordance with the affordable housing funding requirements. The applicant has also confirmed that the affordable dwellings will be built to current space and quality standards as required by Paragraph 1.3 of the S106 Agreement and Code 3 of the "Code for Sustainable Homes" Legislation.

The affordable housing is grouped on the southern side of Phase 1 and amended plans have added detailing (chimneys, and exposed rafter feet) used on market housing units such that it is considered that the design of the affordable housing units and the external materials and finishes are of the same quality and reflect the variety that is evident on the market housing units throughout the remainder of these phase of the development. As such, it is considered that the affordable housing units will be indistinguishable from the market housing in accordance with Government guidance that seeks to promote social cohesion and inclusion within developments through high quality and inclusive design that creates well-mixed and integrated developments that avoid segregation.

9.12 Waste and recycling

The outline approval for this reserved matters application (S/2006/1698) is subject to a S106 agreement which includes Waste and Recycling Provision.

The waste and minerals planning team have requested more details in relation to the process of construction.

However, the design and access statement accompanying this reserved matters application also includes a statement on sustainability with pages 15 and 16 including paragraphs on construction waste minimisation and refuse recycling.

Policy of WCS6 of the Waste Core Strategy was also adopted in 2009 whilst the outline planning permission was granted in 2008.

Condition 27 of the outline consent has yet to be discharged. This requires a Construction Method Statement, site waste management plan and waste audit to be submitted to and approved in writing by the Local Planning Authority.

9.13 Environmental Statement/Appropriate Assessment & Nature conservation

As discussed in the officer's report, an environmental statement was submitted with the outline application which covered the River Avon Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI). An appropriate assessment was also carried out and having reviewed the environmental statement, and consideration of issues of traffic generation, noise and pollution; it was concluded that subject to the conditions attached to the outline consent, there would be no significant direct, indirect or cumulative environmental effects as a result of the proposed development.

10. Conclusion

The layout of the development, access road, ancillary infrastructure, and scale of the development has all been considered and approved on the outline planning application, leaving only Landscaping and Appearance of the dwellings as reserved matters for subsequent approval.

The detailed design components of this reserved matters application are considered to follow the provisions of the adopted development brief and in doing so gives a large degree of certainty that this reserved matters application will deliver a high quality scheme that is locally relevant to the context of Durrington. The application is considered to address the requirements set out in the adopted development brief and accords with the relevant 'saved' policies of the Adopted Salisbury District Local Plan.

Recommendation

It is recommended that planning permission is GRANTED for the following reasons:

Following completion of a supplemental S106 agreement to :

Amend the position of 1 affordable dwelling and amend the table of affordable housing mix shown on page 31 of the 2008 signed S106 agreement

Then Approve for the following reasons:

The layout of the development, access road, ancillary infrastructure, and scale of the development has all been considered and approved on the outline planning application, leaving only Landscaping and Appearance of the dwellings as reserved matters for subsequent approval.

The detailed design components of this reserved matters application are considered to follow the provisions of the adopted development brief and in doing so give a large degree of certainty that this reserved matters application will deliver a high quality scheme that is locally relevant to the context of Durrington. The application is considered to address the requirements set out in the adopted development brief and accords with the relevant 'saved' policies of the Adopted Salisbury District Local Plan, namely:

G1	Sustainable Development
G2	General Principles of development
G9	Infrastructure and facilities
D1	Design - Extensive development
G3 & G5	The Water Environment
H12	Housing – Durrington
H25	Affordable Housing
CN11	Views into and out of Conservation Areas
C12	Development affecting protected species
R2	Open Space provision.

And subject to the following conditions:

(1) The development hereby permitted shall be begun either before the expiration of three years from the date of outline permission (S/2006/1698), 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.

(2) This approval of matters reserved discharges conditions 01, 02, 03, 08, 09, 10 and 07 (but only in part - the schedule of external facing materials) of outline planning permission S/2006/1698 only in so far as it relates to Phase 1 of the development and the area of land edged in red to which this application relates, but does not by itself constitute a planning permission.

Reason: For the avoidance of doubt, and in order 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) The further approval of the Local Planning Authority in respect of those matters reserved by conditions 06, 11, 12, 14, 15, 16, 17, 19, 20, 21, 22, 24 and 27 of the outline permission S/2006/1698) is required prior to the commencement of Phase 1 of the development.

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.

(4) No development shall take place until large scale details, at a scale of not less than 1:10 of all types of dormers, chimney stack, windows (including head, sill and window reveal details), porch canopies, projecting dentil, string and corbel courses, decorative timber supports/brackets to porch canopies, eaves, verges and exposed rafter feet have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure that the development secures a high quality streetscape, in the interest of visual amenity and the character and appearance of the area.

Policy: D1 (Design), CN11 (Views into and out of conservation areas)

(5) No development shall take place on the dwellings hereby approved which have flintwork (plots 1, 27-28, 36-37 and 39-42) and painted brickwork (plots 3-4 and 26) until sample panels (not less than 1 metre square) of the flintwork and brick banding (to demonstrate the type of flint, style of flintwork, mortar mix, finish and pointing style) and the painted brickwork have been constructed on site, inspected and approved in writing by the Local Planning Authority. The panels shall then be left in position for comparison whilst the development is carried out. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the development secures a high quality streetscape, in the interest of visual amenity and the character and appearance of the area.

Policy: D1 (Design), CN11 (Views into and out of conservation areas)

(6) No development shall commence until a scheme to restrict the parking spaces at the allotments for use by allotment holders only has been submitted to and approved in writing by the local planning authority. The development shall accord with the agreed scheme.

Reason: To ensure that adequate parking facilities are available for the allotment holders

Policy: G2 (General), G9 (infrastructure & facilities)

(7) The landing and bathroom windows in the south (rear elevation) of plot 18 shall be fitted with obscure glazing and shall be fixed shut with top hung fanlight only (as shown on the approved plans) prior to the first occupation of plot 18 and thereafter shall be maintained in accordance with the approved details.

Reason: In the interests of residential amenity and privacy.

Policy: G2 (General)

(8) This development shall be in accordance with the following drawings:

P.38-42.e Revision A – Plots 38-42 Elevations
ED p.35-42 – Elevations and Details Plots 35-42
ED p.26-28 – Elevations and Details Plots 26-28 & 42
ED.p-53 – Elevations and Details Plot 53
P.38-42.p2 – Plots 38-42 Second Floor Plan
P.38-42.p1 – Plots 38-42 Ground and First Floor Plans
P.1.pe Revision B – Plot 1 Plans and Elevations
P.52.pe Revision B – Plot 52 Plans and Elevations
P.53.pe Revision B – Plot 53 Plans and Elevations
P.20-22.e Revision B – Plots 20-22 Elevations
P.20-22.p Plots 20-22 Floor Plans
P.9-10.e Revision B – Plots 9-10 Elevations
P.9-10.p Revision A – Plots 9-10 Floor Plans
P.7-8.e Revision B – Plots 7-8 Elevations
P.7-8.p Revision A – Plots 7-8 Floor plans
P.18.pe Revision A – Plot 18 Floor Plans and Elevations
P.19.pe Revision A – Plot 19 Floor Plans and Elevations
P.6.pe Revision B – Plot 6 Floor Plans and Elevations
P.11-14.pe Revision B – Plots 11-14 Floor Plans and Elevations
P.15-17.e Revision B – Plots 15-17 Elevations
P.15-17.p – Plots 15-17 Floor Plans
P.23-25.e1 Revision A – Plots 23-25 Front and Side Elevations
P.23-25.e2 Revision A – Plots 23-25 Rear and Side Elevations
P.23-25.p – Plots 23-25 Floor Plans
P.2-5.e Revision C – Plots 2-5 Elevations
P.2-5.p Revision A – Plots 2-5 Floor Plans
P.26-29.e Revision B – Plots 26-29 Elevations
P.26-29.p Revision A – Plots 26-29 Floor Plans
P.30-37.e Revision B – Plots 30-37 Elevations (1 of 2)
P.30-37.e Revision B – Plots 30-37 Elevations (2 of 2)
P.30-37.p – Plots 30-37 Floor Plans
GAR.04 Revision A – Quadruple garages floor plans and elevations
GAR.03 – Double garage Option 2 floor plans and elevations
GAR.02 – Double garage Option 1 floor plans and elevations
GAR.01 – Single garage floor plans and elevations
LP.01 Revision B - Location Plan
ML.01 Revision D – Materials Layout
Materials Schedule Durrington Phase 1 Sheet 1 of 2 Rev C
Materials Schedule Durrington Phase 1 Sheet 2 of 2 Rev C
PER 17247 12 D – Open Space Proposals
ALA.01 Revision B – Allotment Areas
PER 17247 13 B – Allotment Proposals
PER-17247 11 – Landscape Proposals
AHL.01 – Affordable Housing Layout
PHSC PS/100 – Foul water pumping station
STD/834 A – Palisade Security Fencing (General Purpose)
WT 75 R – Rectangular drinking troughs
ILKLEY garage door

Reason: For the avoidance of doubt and in the interests of proper planning

INFORMATIVE: Wiltshire Fire & Rescue

The applicant should be made aware of the letter received from Wiltshire Fire & Rescue Service regarding advice on fire safety measures. This letter can be found on the application file which can be viewed on the council's website against the relevant application record.

INFORMATIVE: Conditions 7, 8, 9 & 10 of the outline consent – PHASE 1

Conditions 7, 8, 9 & 10 of the Outline consent require the information (9) to be submitted as part of each Reserved Matters Application. The details provided in relation to conditions 8, 9, 10 (and part of 7 as sample panels are still required), as they apply to Phase 1 of the development, are acceptable to the Local Planning Authority and are hereby discharged. A separate discharge of conditions application for conditions 8, 9 and 10 is not required.

Appendices:

Appendix 1 – Committee Report for Outline application S/2006/1698

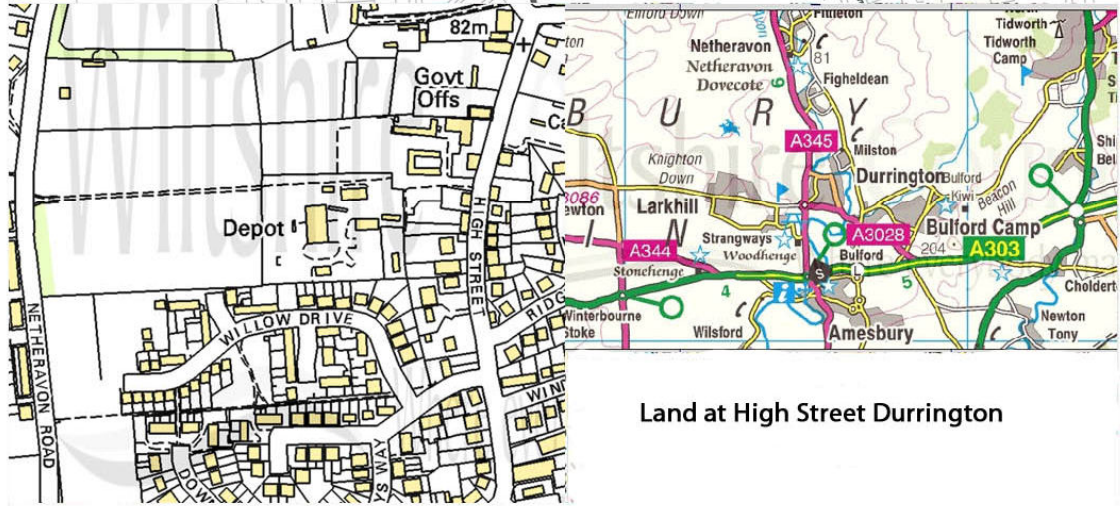
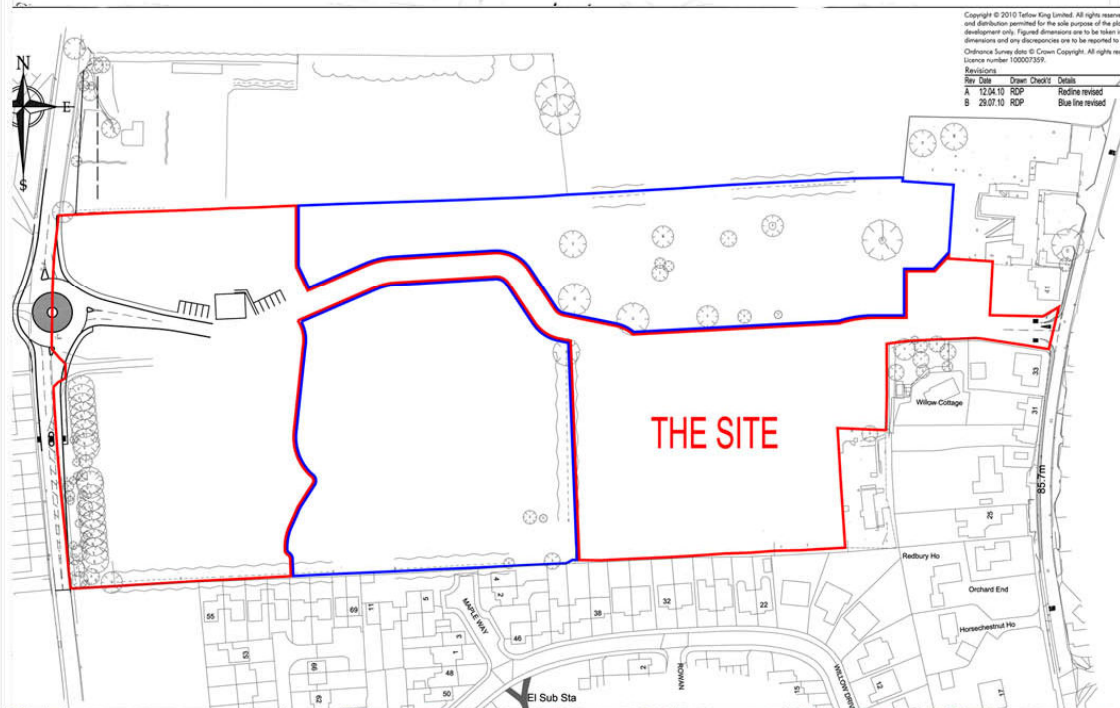
Background documents used in the preparation of this report:

Durrington Conservation Area Appraisal and Management Plan
Durrington Development Brief, Adopted – 12th July 2006
Planning Statement AH/5829
Phase 1 Development Proposals – Street Scenes
P.38-42.e Revision A – Plots 38-42 Elevations
ED p.35-42 – Elevations and Details Plots 35-42
ED p.26-28 – Elevations and Details Plots 26-28 & 42
ED.p-53 – Elevations and Details Plot 53
P.38-42.p2 – Plots 38-42 Second Floor Plan
P.38-42.p1 – Plots 38-42 Ground and First Floor Plans
P.1.pe Revision B – Plot 1 Plans and Elevations
P.52.pe Revision B – Plot 52 Plans and Elevations
P.53.pe Revision B – Plot 53 Plans and Elevations
P.20-22.e Revision B – Plots 20-22 Elevations
P.20-22.p Plots 20-22 Floor Plans
P.9-10.e Revision B – Plots 9-10 Elevations
P.9-10.p Revision A – Plots 9-10 Floor Plans
P.7-8.e Revision B – Plots 7-8 Elevations
P.7-8.p Revision A – Plots 7-8 Floor plans
P.18.pe Revision A – Plot 18 Floor Plans and Elevations
P.19.pe Revision A – Plot 19 Floor Plans and Elevations
P.6.pe Revision B – Plot 6 Floor Plans and Elevations
P.11-14.pe Revision B – Plots 11-14 Floor Plans and Elevations
P.15-17.e Revision B – Plots 15-17 Elevations
P.15-17.p – Plots 15-17 Floor Plans
P.23-25.e1 Revision A – Plots 23-25 Front and Side Elevations
P.23-25.e2 Revision A – Plots 23-25 Rear and Side Elevations
P.23-25.p – Plots 23-25 Floor Plans
P.2-5.e Revision C – Plots 2-5 Elevations
P.2-5.p Revision A – Plots 2-5 Floor Plans
P.26-29.e Revision B – Plots 26-29 Elevations
P.26-29.p Revision A – Plots 26-29 Floor Plans
P.30-37.e Revision B – Plots 30-37 Elevations (1 of 2)
P.30-37.e Revision B – Plots 30-37 Elevations (2 of 2)
P.30-37.p – Plots 30-37 Floor Plans
GAR.04 Revision A – Quadruple garages floor plans and elevations
GAR.03 – Double garage Option 2 floor plans and elevations

GAR.02 – Double garage Option 1 floor plans and elevations
GAR.01 – Single garage floor plans and elevations
LP.01 Revision B - Location Plan
ML.01 Revision D – Materials Layout
Materials Schedule Durrington Phase 1 Sheet 1 of 2 Rev C
Materials Schedule Durrington Phase 1 Sheet 2 of 2 Rev C
PER 17247 12 D – Open Space Proposals
ALA.01 Revision B – Allotment Areas
PER 17247 13 B – Allotment Proposals
PER-17247 11 – Landscape Proposals
AHL.01 – Affordable Housing Layout
PHSC PS/100 – Foul water pumping station
STD/834 A – Palisade Security Fencing (General Purpose)
WT 75 R – Rectangular drinking troughs
ILKLEY garage door
Crown Stronghold Masonry Paint details
4380:01 Rev B Drainage Strategy
4380:40 – Phase 1 External Works Layout
4380:02 – Preliminary Levels layout Phase 1
PER 17247 14B LEAP Proposals
Draft Supplemental S106 Agreement
SL.01 Revision K – Site layout phase 1
P1SL-01 Revision C – Plot 1 Sketch layout
Design & Access Statement PL060506
Durrington Services
PER17247SPEC.doc - Landscape Specification
PER17247 OS – Landscape Management and Maintenance Plan
4811.BatReport.vf – Update Bat survey report

S/2010/1072

PHASE 1 FOR 44 DWELLINGS, RE-LOCATION OF ALLOTMENTS AND PUBLIC OPEN SPACE.



Wiltshire Council
Where everybody matters

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APPENDIX 1

**COMMITTEE REPORT FOR OUTLINE
APPLICATION
S/2006/1698**

APPENDIX 1 – Committee Report for Outline Application

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

REASON FOR REPORT TO MEMBERS

HDS does not consider it prudent to exercise delegated powers

SITE AND ITS SURROUNDINGS

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

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

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

THE PROPOSAL

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

- Layout and scale
- Means of access.

PLANNING HISTORY

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

APPENDIX 1 – Committee Report for Outline Application

Development Brief Adopted – 12th July 2006

CONSULTATIONS

WCC Highways –

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

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

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

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

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

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

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

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

The costs of the measures listed above area as follows:

APPENDIX 1 – Committee Report for Outline Application

1 bus pass/year/house =£650 * (subject to change with the increase in numbers of dwellings)
137 = £89,000

2 bus shelters including Real-time information = £20,000

1 new bus stop = £100

School contributions = £30,000

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

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

WCC Library/ Museum –

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

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

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

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

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

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

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

WCC Education –

Southern Planning Committee 28/10/10

APPENDIX 1 – Committee Report for Outline Application

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

Environment Agency –

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

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

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

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

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

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

Condition

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

Reason

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

Water Efficiency

Condition

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

Reason

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

Informative

APPENDIX 1 – Committee Report for Outline Application

The development should include water efficient appliances, fittings and systems in order to contribute to reduced water demand in the area. These should include, as a minimum dual flush toilets, water butts, spray taps, low flow showers (no power showers) and white goods (where installed) with the maximum water efficiency rating. Greywater recycling and

rainwater harvesting should be considered. The submitted scheme should consist of a detailed list and description (including capacities, water consumption rates etc. Where applicable) of water saving measures to be employed within the development.

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

Contaminated land

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

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

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

Condition

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

Reason

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

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

Pollution Prevention

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

APPENDIX 1 – Committee Report for Outline Application

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

Sustainable Construction

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

English Nature

River Avon SAC/SSSI

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

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

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

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

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

Protected Species

Reptiles

Southern Planning Committee 28/10/10

APPENDIX 1 – Committee Report for Outline Application

Although the survey effort for reptiles was not as intensive as intended, the recommendation to clear likely reptile habitat using hand tools only appears appropriate based on the results. However, English Nature also that habitat clearance is planned for late autumn, when eggs have hatched but before the hibernation period. In addition, suitable reptile habitat and

hibernacula should be incorporated into the proposal. This will help to achieve a net gain for biodiversity (as set out in PPS9: Biodiversity and Geological Conservation) and would provide a suitable receptor site should reptiles be found at a later date.

Bats

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

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

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

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

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

Wiltshire Wildlife Trust

We have no objection to the application.

Protected species surveys

Southern Planning Committee 28/10/10

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We are satisfied that all necessary surveys have been carried out. We support the recommendations made in the bat report (4woods ecology. September 2004) and the reptile survey (Hyder Consulting,

May 2006), and it seems that these have been incorporated into the mitigation sections contained within the Environmental Statement. We would advise that the recommendations of the surveys are followed, and the Natural England Bat Mitigation Guidelines adhered to. Clearance of the vegetation in the areas identified in the reptile report as having potential to harbour reptiles, should follow the recommendations of the survey.

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

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

Designated sites

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

Measures to enhance biodiversity and sustainability

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

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

There is no mention of energy efficiency in the proposal, and the Trust would like to see measures adopted to reduce the amount of energy consumption. This could be in the form of

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appliances and equipment, such as energy efficient light bulbs and through staff training. As a further efficiency

REPRESENTATIONS

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

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

- 1) The allotments were appropriated under lease for allotment purposes by Durrington Parish Council and allotment holders rent these from the parish council. They are therefore statutory. Section 8 of the Allotments Act 1925 application should be sought to release the allotments this has not been sought or approved for release of the allotments. The application should therefore be refused.
- 2) The allotment site has been in continuous use for more than 30 years. A select committee on the Environment , Transport and Regional affairs during an enquiry received a memorandum from the local government association which stated that 25 -30 years was a considerable period of time after which allotments should be made statutory. A similar number of government select committees have had similar or the same recommendations.
- 3) Policy R20 of the SDC local plan states that statutory allotment sites will not be permitted unless alternative facilities are provided in an appropriate location, or the allotments are no longer required. Reference is made to a planning application determined in 2004 by western area committee that was refused on an allotment site because of the absence of a suitable alternative site of equal quality. This despite the fact the allotments were disused.
- 4) The development brief for this site states: The allotments will be relocated with continuity of use and will be of an equal or greater quantity and quality than the existing. Considers that proposed site is neither appropriate or of equal quality.
- 5) The reasons for it not being of equal quality are because of airbourne pollutants from the road as it will be adjacent the busy main road and the roundabout.
- 6) Noise pollution. The current allotments are a very peaceful and tranquil place which the new ones are not.
- 7) Access The existing allotment is very close to the source of demand and within easy walking distance of the built up part of Durrington. The new one is not and a lot of the allotment holders are elderly meaning that access will be difficult.
- 8) The existing allotments are established with many mature trees and shrubs. The proposed replacement will not have any of this.

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- 9) Screening, Existing allotment site is well screened the new one will not be screening gives protection from wind this will not be the case with the new one.
- 10) Size, Existing statutory allotment site is of good size. Considers proposed allotment site will be smaller.
- 11) Soil existing allotment site has deep fertile soil where as proposed one will not.
- 12) Security Allotment site is quiet and remote so don't need to lock the gates. The new site is not going to be so remote so will be less secure
- 13) Parking Existing site has lots of secure parking the new site will not have this.

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

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

- 1) The density of the proposed development where it meets the conservation area is too high. It needs to be low density.
- 2) 20mph speed restriction on the High Street. This is to be applied where the road narrows at the junction of new access to development. There is not enough room for people to pass safely. It will also encourage the use of the main access to the development from the Netheravon Road.
- 3) Extend the network of footpaths within the development to encourage footpath usage. This will make it a safer place for pedestrians and motorists.
- 4) "Creating a place to live" feature houses to be placed at the access from the High street and the new development.
- 5) The number of houses to be restricted to a max of 137 and not raised higher at any further planning stages.
- 6) The High Street is in a conservation area and therefore should be conserved colouring the road with paint is not in keeping.
- 7) The speed limit on the A345 should be reduced to 30mph
- 8) Suggest sleeping policeman on High Street.
- 9) Pinckney's Way access added, increasing High Street traffic.

4 additional individual letters of objection:

- 1) Concern is expressed that the removal of the MOD offices away from this site will increase travel needs in a non sustainable manner, away from the existing housing in Durrington. This contradicts the principles of sustainability established by the government.

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- 2) The DE site is in the conservation area and one of the most scenic areas of Durrington. It is the loss of an important open space in this area to build 137 dwelling houses. This mediocre proposal should be discouraged on the grounds that it does not respect the grade 2 listed building at Red House.
- 3) Increased traffic volumes development is going to result in at least 137 and possibly (more likely 200 vehicles parked on the site. The High Street is narrow and devoid of pavements. Many pedestrians will use the High Street from this site and the proposal for the level of vehicles is likely to conflict with them.
- 4) There should be a 20mph speed limit on the High Street and more enforcement of the 40mph speed limit on the A345
- 5) Considers that only pedestrian access should be permitted to the High Street as per an earlier adopted plan in 2000.
- 6) The facility of parking in the DE car park for the public at weekends will be lost which will lead to further parking on the High street.
- 7) Concern is expressed over the likely effect to protected species on the site.
- 8) Developing on the green area will detract from the open space.

Social housing regrettably attracts problems and this site is likely to attract those. The carton factory was replaced with 100% affordable housing so why more on this site?

- 9) Village infrastructure is not able to cope with the current population. It is easy for the developer to offer a one time payment. The long term bill for these services rests with this and future generations of Durrington villagers.
- 10) Considers that the three storey properties would detract from the skyline of the village and conservation area.

On the amended application the following responses were received

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

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

6 further letters of objection

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

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

However in its currently proposed form will be a security risk, and will encourage dumping etc.

Parish Council response Yes: Object

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

MAIN ISSUES

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

POLICY CONTEXT

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G1 and G2 General Principles of development
G3 The Water environment
D1 Design Extensive development

H12 Housing Durrington
H25 Affordable Housing
C10 Nature Conservation
C12 Development affecting protected species
R2 & R3 Open Space provision.

PLANNING CONSIDERATIONS

1) The local plan process and the development brief

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

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

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

2) Scale and design of development

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

Clearly at its eastern end it meets with the Durrington Conservation Area and therefore the design at least in terms of its layout needs to reflect the character of the conservation area and the surrounding buildings. The details of this in terms of elevations are for later

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consideration, however the layout as shown is not considered incompatible with the surrounding area.

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

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

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

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

Highway Impact

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

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

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

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

Objectors to this development have brought up a number of highway issues, many of which it is inappropriate to reconsider here as they concern principles of development which are already in the adopted brief. In particular, the issue of not using the main High Street and keeping this as pedestrian has already been considered as part of the development brief and

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the brief allows for full vehicular access. This issue cannot be reconsidered here. The proposal does not provide for making the High Street a 20mph Zone as it is considered more effective to provide bollarding and signage to provide for pedestrian refuge along the High street, which is what is intended in anticipation of the numbers of people and vehicles who will be using this entrance.

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

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

Affordable housing

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

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

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

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

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

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

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

The applicants have taken on board the comments of the parish council raised during this application which was that they would like the affordable housing broken up more than it was

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when first submitted such that the affordable housing is now broken up into seven areas spread throughout the site. This it is considered will mean that this avoids any large areas of affordable housing being formed.

Education requirement

Wiltshire County Council has identified an educational need arising from the development for primary education provision. This will be provided through the standard calculation for

educational contribution according to the number of children generated by the number of units on site and the size of those units. At present as indicated above the education department predicts a need arising out of this development for 10 additional junior places.

Recreation strategy

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

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

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

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

Impact on amenities

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

Archaeology

During the course of the application the applicants submitted an archaeological field evaluation which outlined that there could be the potential for significant archaeology in the

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Northern part of the site. The county archaeologist has accepted that the part of the application north of the main access road can be built on raft foundations in order to prevent the archaeology that may potentially be present on that part of the site being disturbed this will be need to be conditioned if members decide to approve the application. Similarly the County archaeologist has suggested that a watching brief be carried out during the course of excavation at the site.

Allotments

The local authority has received representations from the local allotment holders that because the allotments on this site are statutory, planning permission cannot be granted for their redevelopment. The applicant's agent is firmly of the view that the allotments are not

statutory. They state that for the allotments to be statutory they must be either owned by a local authority or be on a long lease. The parish council have a short lease and therefore the allotments are not statutory in the agent's opinion.

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

Policy R20 of the adopted plan is relevant here in that it states

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

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

Developer contributions

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

Environmental Statement

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

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

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

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

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

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

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

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

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

The applicants propose to use a system of SUDs to control this and to store much of the surface water run off within reservoirs beneath the permeable paving units proposed as

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part of the system. It should be noted that the Environment Agency are satisfied with this solution to the problem and have raised no objection to the development subject to the conditions and in formatives that they have highlighted.

CONCLUSION

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

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

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

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

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

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

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

RECOMMENDATION: Subject to:

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

- **The provision and phasing of 37% affordable Housing**
- **The provision of a commuted sum towards an acceptable level of off site recreational facilities for youth and adult need.**
- **The provision of on site toddler play facilities,**
- **The maintenance of on site public open spaces including street trees.**
- **The payment of a commuted sum relating to the need for local educational infrastructure improvements,**

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- The payment of a commuted sum towards off site highway infrastructure as required by Wiltshire County Council (including bus shelters, provision for the schools as outlined in WCC highways letter dated 28th November 2006) and the implementation of a residential travel plan,
- The payment of a commuted sum as a community contribution
- The provision for and timing of the allotment facilities

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

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

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

RECOMMENDATION: APPROVE

For the following reason:

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

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

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

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

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

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

And subject to the following conditions:

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

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

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

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

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

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

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

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

(A04A)

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

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

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

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

Reason: In the interests of amenity

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

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

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8. As part of each reserved matters application submitted in accordance with the approved phasing plan (under condition 5), full details of the requirements of that reserved matters submission site in terms of both hard and soft landscape works, to include the phasing of implementation, shall be submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved prior to the first use of the development hereby permitted. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc); proposed and existing functional services above and below ground (eg. Drainage, power, communications cables, pipelines etc. indicating lines , manholes, supports etc); retained historic landscape features and proposals for restoration, where relevant).
Reason: In the interests of amenity
9. As part of each reserved matters application submitted in accordance with the approved phasing plan (under condition 5) details of the requirements of that reserved matters submission site in terms of earthworks shall be submitted to and approved in writing by the Local Planning Authority. These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of proposed mounding to existing vegetation and surrounding landform. Development shall be carried out in accordance with the approved details.
Reason: In the interests of amenity
10. As part of each reserved matters application submitted in accordance with the approved phasing plan (under condition 5) full details of the requirements of that reserved matters submission in term of all proposed tree planting, and the proposed times of planting, shall be approved in writing by the Local Planning Authority, and all tree planting shall be carried out in accordance with those details and at those times.
Reason: In order to ensure that adequate tree planting takes place.
11. Before any development is commenced on the site, including site works of any description all the existing trees to be retained shall be protected by a fence, of a type and in a position to be approved by the Local Planning Authority, erected around each tree or group of trees. Within the areas so fenced, the existing ground level shall be neither raised nor lowered and no materials, temporary buildings, plant, machinery or surplus soil shall be placed or stored thereon. If any trenches for services are required within the fenced areas, they shall be excavated and backfilled by hand and any tree roots encountered with a diameter of 2 inches (50mm) or more shall be left unsevered (See British Standard BS 5837:1991, entitled 'Trees in relation to Construction'.
Reason: In order to ensure adequate tree protection is proposed.
12. The development shall strictly accord with the approved Code of Construction Management. Additional details will be submitted to, and approved in writing prior to the commencement of each reserved matter application setting out the provision for staff car parking away from adopted roads, together with precise location of stored materials, the provision of noise attenuation measures, dust management and wheel washing facilities where necessary, and the construction process shall subsequently accord with the approved working practices.
Reason: In the interests of amenity

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

Reason: In the interests of amenity

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

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

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

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

16. No development shall take place within the area of the application until the applicant, or their agents or successors in title has secured the implementation of a programme of

archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

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

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

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

18. No tree, shrub or hedge which are shown as being retained on the approved plans shall be cut down, uprooted, wilfully damaged or destroyed, cut back in any way or removed other than in accordance with the approved plans and particulars, without written approval of the Local Planning Authority. All tree works approved shall be carried out in accordance with British Standard Recommendations for Tree Work (B.S. 3998: 1989)

- i) If any tree shown to be retained in accordance with the approved plans and particulars is removed, uprooted or destroyed or dies or becomes severely damaged or diseased within 5 years of the completion of the development, another tree, shrub or hedge shall be planted at the same place and that tree, shrub or hedge shall be of

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such a size, specification and species and should be planted as such time as may be specified in writing by the Local Planning Authority.

- ii) If within a period of 5 years from the date of planting any replacement tree is removed, uprooted or destroyed or dies or becomes seriously damaged or defective

another tree of the species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

Reason: In the interests of amenity

19. No development shall take place on site, including site clearance, tree works, demolition, storage of materials or other preparatory work, until all details relevant to the retention and protection of trees, hereafter called the Arboricultural Method Statement, have been submitted to the Local Planning Authority and approved in writing. Thereafter, the development shall be undertaken only in accordance with the approved details, unless the Local Planning Authority has given its prior written consent to any variation.

- i) The Arboricultural Method Statement shall show areas which are designated for the protection of trees, shrubs and hedges, hereafter referred to as Tree Protection Zones. Unless otherwise agreed, the Tree Protection Zones will be fenced, in accordance with British Standard Guide for Trees in Relation to Construction (BS5837: 2005) and no access will be permitted to the Tree Protection Zone for any development operation. Tree Protection Zones shall be provided for all trees to be retained on the site and also to take account of the root spread into the site of trees on adjoining sites.

- ii) The Arboricultural Method Statement shall also include all other relevant details, such as changes in levels, methods of demolition and construction, the materials, design and levels of roads, footpaths, parking areas and of foundations, walls and fences, placement of service runs i.e. BT, water, gas, sewage, electric etc. It shall also include the control of potentially harmful operations such as burning, the storage, handling and missing of materials, the movement of people and machinery across the site where these are within 10 metres of any designated Tree Protection Zone.

- iii) The Arboricultural Method Statement shall include the provision for the supervision and inspection of tree protection measures on a regular basis throughout the different phases of construction. Reports produced as a result of these inspections shall be forwarded to the Local Planning Arboricultural Officer, The fencing, or other protection which is part of the approved Statement shall not be moved or removed, temporarily or otherwise, until all works, including external works and soft landscaping have been completed and all equipment, machinery and surplus materials removed from site, unless the prior approval of the Local Planning Authority has been given in writing.

Reason: In the interests of amenity

20. No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) have been submitted to and approved in writing by the Local Planning Authority, and these works shall be carried out as approved. These details shall include, as appropriate, and in

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addition to details of existing features to be retained; other vehicle and pedestrian access and circulation areas; hardsurfacing materials; other minor artefacts and structures, including signs and lighting and functional services above and below ground. Details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers/densities where appropriate. If within a period of ten years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

Reason: In the interests of amenity

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

Reason: In the interests of amenity

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

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

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

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

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Reason: in the interests of amenity

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

Reason: In the interests of amenity

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

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

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

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

26. During site redevelopment, if contamination not previously identified is found at the site, no further development (unless otherwise agreed in writing to the LPA) shall be carried

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out. Further development shall only proceed once the developer has submitted and obtained written approval from the Local Planning Authority for an addendum to the Method statement. The addendum to the Method Statement must detail how the unsuspected contamination will be dealt with.

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

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

Reason: In the interests of the environment surrounding the site

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

Reason: In the interests of the environment

INFORMATIVE

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

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

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

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