

REPORT FOR STRATEGIC PLANNING COMMITTEE

Date of Meeting	21 st June 2017
Application Number	16/12493/FUL
Site Address	Land at Hunters Moon Chippenham Wiltshire
Proposal	A hybrid planning application: An Outline Planning Application for the demolition of existing buildings & structures & mixed-use development comprising up to 450 dwellings, up to 2.41 ha of employment (B1, B2 & B8) development, public open space, landscaping, & all associated infrastructure works (with all matters reserved other than access); with a Full Planning Application for the first phase of the development comprising 142 dwellings, open space, 10 no. B1 employment units, drainage works including attenuation pond; & associated infrastructure. (All Matters Reserved Except Access)
Applicant	Bloor Homes
Town/Parish Council	CORSHAM
Electoral Division	CORSHAM TOWN – – Cllr Whalley
Grid Ref	390295 171986
Type of application	Full Planning
Case Officer	Alex Smith

Reason for the application being considered by Committee

The application is reported to the Strategic Planning Committee as the proposal involves the construction of more than 200 dwellings and is therefore a large scale major development that falls to be determined by the Strategic Planning Committee.

1. Purpose of Report

To consider the above application and to recommend that planning permission be GRANTED, subject to the conditions listed below and the prior completion of s106 agreement to secure the following:

- 27.3% affordable housing provision;
- highways improvement works;

- Provision and Management of Public Open Space, including 5 year periodical review and management of trees with protection orders;
- Financial contribution towards bus service and travel plans;
- Financial contribution towards air quality management project;

2. Report Summary

The application is a hybrid application (part outline / part full) which seeks Outline Planning Permission for the demolition of existing buildings & structures and the construction of a mixed-use development comprising up to 450 dwellings; up to 2.07 ha of employment (B1, B2 & B8) land development; public open space, landscaping, & all associated infrastructure works (with all matters reserved other than access). The application also seeks Full Planning Permission for the first phase of the development comprising 142 dwellings, open space, ten B1 employment units, drainage works including attenuation pond; & associated infrastructure.

An application was presented to Strategic Planning Committee on 22nd January 2014 for a development proposing the same number of dwellings and 2.33ha of employment land and authority was delegated to the Area Development Manager to grant planning permission subject to the completion of a s106 agreement.

Subsequent to that meeting, the applicant submitted a Viability Assessment on 7th August 2015 for the consideration of the Local Planning Authority. After assessment by an independently appointed external assessor, it was agreed that the development would only remain viable with a 27.3% affordable housing contribution.

Following this agreement the applicant sought to amend the layout for Phase 1, for which full consent was sought, due to ground levels within this phase. The Council's Education Services has also confirmed in the intervening period that there is no longer a need for a primary school site as part of the development, so the layout has been revised to omit this. These changes have led to a new application with the same total number of units, but an increase from 103 to 142 in phase 1, for which full consent is sought. However, the 2013 application with a resolution to grant remains live at this time.

The new application was advertised by site notice, neighbour consultation and press advert. This resulted in 2 consultation responses from members of the public. These were both in objection to the proposed development and the objections can be summarised as follows:

- i) Plans fail to demonstrate the landscape buffer to Taffswell Farm, which was added as a condition under the previous application;
- ii) Harm to residential amenity through loss of privacy;
- iii) No provision of doctor's surgery within the site;
- iv) No provision of primary or secondary schools within the site.

Following the submission of revised plans a second period of public consultation was completed. One of the original objectors responded to state that they were happy the requested changes to plots 41 & 42 have been incorporated.

Chippenham Town Council and Corsham Town Council have raised no objection to the development.

The main issues for consideration in the determination of the application are as follows:

- The Principle of Development;
- 5 Year Land Supply
- Delivery of Employment Land
- Impact to Visual Amenities of the Surrounding Area
- Residential Amenity
- Highway / Pedestrian Safety
- Protection of Trees
- Sustainability
- Drainage
- Ecology
- Affordable Housing
- Education
- Public Open Space
- Air Quality

3. Site Description

The application site comprises approximately 30 hectares of agricultural land in an area known locally as Hunters Moon, located on the southern edge of Chippenham. The proposed site is located outside of the designated settlement framework as defined Appendix 2 in the Chippenham Site Allocation Plan (May 2017).

The site is located to the south of Chippenham on the edge of the urban area. To the north, the site is bounded by Easton Lane and the Methuen Business Park. To the east, the B4528 Saltersford Lane, with the existing railway line just beyond. The A350 Bypass runs to the west and south of the site.

There are a number of residential properties within close proximity to the application site boundary: these include Hunters Moon Farm, Taffswell Farm and Queensbridge Cottages.

The site is roughly triangular in shape and comprises a group of 11 fields. There are a number of substantial hedgerows and trees that help to define the boundaries of the site, which are proposed to be retained as part of the development. The southern area of the site is divided into two discrete areas by Saltersford Lane.

There is no current public or vehicular access into the site, with the exception of agricultural access points off Saltersford Lane.

Methuen Business Park provides a vehicular link through to a roundabout junction (named Methuen Park) on the A4 Bath Road. The A4 links west to a roundabout junction (named Chequers) on the north/south A350 bypass before continuing west towards Corsham and Bath. The A4 also links east to another roundabout junction (named The Pheasant) and beyond towards Chippenham town centre and Calne. Easton Lane is also present to the north which connects to the B4528 Saltersford Lane and in turn leads north to form the southern approach to the Pheasant roundabout.

The land is located on a low hill, with the central mound set at approximately 74.7m AOD. From the highest point the land then falls in all directions, with the lowest points being approximately 55.4m AOD to the south and 53.4m AOD to the north

The site is located within an area with a low risk of flooding (Flood Zone 1) according to the Environment Agency Flood Map although there are known off site flooding issues locally adjacent the site. The site is not the subject of any landscape or archaeological designations, nor does it contain any public rights of way.

4. Planning History

N/13/01747/FUL - An Outline Application for the Demolition of Existing Buildings and Structures and Mixed-Use Development, Comprising Up to 450 Dwellings; Up to 2.33 Ha of Employment (B1, B2 & B8) Development; Land for a Primary School; Public Open Space; Landscaping; and all Associated Infrastructure Works (With all Matters Reserved other than Access); With a Full Planning Application for the First Phase of the Development Comprising 103 Dwellings, Open Space, and 10 No. B1 Employment Units, Drainage Works Including Attenuation Pond, and Associated Infrastructure.

The application was presented to Strategic Planning Committee on 22nd January 2014 and authority was delegated to the Area Development Manager to grant planning permission subject to all parties entering into an agreement under s106 in relation to the following matters:

- The delivery of affordable housing
- The delivery and maintenance of on-site play and public open space
- The delivery of site access works, cycleways, off-site works including works to Pheasant roundabout, and provision of new bus to allow dedicated service to run through the site
- The delivery of costs associated with proposed Travel Plan
- The delivery of a contribution towards strategic highways works
- The delivery of 1.2 hectare of land for the provision of a single-form entry primary school
- The delivery of a contribution towards local education provision

Subsequent to the meeting the applicant submitted a Viability Assessment on 7th August 2015 which outlined that the scheme would only become viable with 10% Affordable

Housing, offered at 70/30 split between affordable rent and shared ownership, as required by the consultation response from the New Housing Team. The scheme was assessed by an appointed independent external consultant. Following discussions at a meeting between the applicant, the independent viability assessor and Council Officers revisions were agreed in relation to residential sales values, build costs, design costs, sales costs, plot abnormal and removal of the Secondary School and Strategic Highways contribution, after confirmation from Education Services and Highways that these would be taken through CIL.

Following the above revisions, the applicant revised their offer on 29th April 2016 to provide 25% Affordable Housing offered at the same 70/30 split, along with all the remaining required planning obligations and CIL at £85 per square metre. This would also include a mechanism for a periodic review of viability and a potential future uplift of the affordable housing provision.

Following the submission of the revised offer on 29th April 2016, Housing Officers advised that a housing mix of 60% affordable rent to 40% shared ownership would better meet the Council's Housing Requirements at this time. Therefore, the independent viability consultant assessed this variation and determined at a 60/40 split, the provision of 123 affordable units at an overall rate of 27.3% affordable housing would be viable. The applicant revised their offer to 27.3% affordable housing at a 60/40 split, along with the required planning obligations and CIL at £85 per square metre and this level of affordable housing was deemed to be viable by the independently appointed assessor. Following the conclusions of the independent assessor this reduced level of affordable housing provision was confirmed as acceptable by Housing Services, the Associate Director of Economy and Planning and the Cabinet Member for Development Management.

The applicant was also required to amend the layout for Phase 1, for which full consent was sought, due to ground levels within this phase and also due to the need to remove the primary school. As such the applicant decided to pursue a new application with the same total number of units, but an increase from 103 to 142 in phase 1, for which full consent is sought.

5. The Proposal

The application is a hybrid application (part outline / part full) which seeks Outline Planning Permission for the demolition of existing buildings & structures & mixed-use development comprising up to 450 dwellings, up to 2.41 ha of employment (B1, B2 & B8) development, public open space, landscaping, & all associated infrastructure works (with all matters reserved other than access).

The application also seeks Full Planning Permission for the first phase of the development comprising 142 dwellings, open space, 10 no. B1 employment units, drainage works including attenuation pond; & associated infrastructure.

The proposal would include the provision of 27.3% affordable housing, following the completion of a viability assessment for the proposed development at the site.

6. Planning Policy

National Planning Policy Framework

Paragraph 7 – Three Dimensions of Sustainable Development
Paragraph 14 – Presumption in Favour of Sustainable Development
Paragraph 17 – Core Planning Principles
Paragraph 23 & 26 – Town Centre Impacts
Paragraph 32 – Highways Impacts
Paragraph 34 – Sustainable Transport
Paragraph 38 – Mixes of Use
Paragraphs 47 – 49 – Housing Land Supply
Paragraph 55 – Dwellings in Isolated Locations
Paragraphs 56, 57, 60, 61 & 64 – Requiring Good Design
Paragraph 74 – High Quality Open Space
Paragraph 109 & 118 – Conservation of the Natural Environment
Paragraph 124 – Air Quality
Paragraph 196 – Development in Accordance with Development Plan
Paragraph 197 – Presumption in Favour of Sustainable Development
Paragraphs 203 – 206 – Planning Conditions and Obligations

Wiltshire Core Strategy

Core Policy 1 – Settlement Strategy
Core Policy 2 – Delivery Strategy
Core Policy 3 – Infrastructure Strategy
Core Policy 10 – Chippenham Community Area.
Core Policy 43 – Providing Affordable Homes;
Core Policy 45 – Meeting Wiltshire’s Housing Needs
Core Policy 46 – Meeting the Needs of Wiltshire’s Vulnerable and Older People
Core Policy 41 – Sustainable Construction and Low Carbon Energy
Core Policy 50 – Biodiversity and Geodiversity
Core Policy 51 – Landscape
Core Policy 52 – Green Infrastructure
Core Policy 55 – Air Quality
Core Policy 56 – Land Contamination
Core Policy 57 - Ensuring High Quality Design and Place Shaping
Core Policy 58 – Ensuring the Conservation of the Historic Environment
Core Policy 60 – Sustainable Transport
Core Policy 61 – Transport and Development
Core Policy 62 – Development Impacts on the Transport Network
Core Policy 64 – Demand Management
Core Policy 66 – Strategic Transport Network
Core Policy 67 – Flood Risk

Saved Policy CF2 – Leisure Facilities and Open Space
Saved Policy CF3 – Provisions of Open Space
Saved Policy NE14 – Trees, Site Features and the Control of New Development

Chippenham Site Allocations Development Plan Document

7. Consultations

Chippenham Town Council: No objection; subject to the inclusion of an appropriate management plan for the proposed allotments and country park and plans for these facilities being discussed with Chippenham Town Council.

Corsham Town Council: Resolved to support the application.

Wiltshire Council Highways: No objection; subject to conditions and planning obligations within s106 agreement.

Wiltshire Council Ecology: No objection; following the submission of revised plans relating to maintenance strips for retained ecological habitats and provision of a mitigating bat habitat.

Wiltshire Council Drainage Officer: No Objection; following the submission of revised drainage details and technical note relating to Pudding Brook discharge.

Wiltshire Council Education Services: There is no requirement for a developer contribution towards the expansion of primary school infrastructure. A contribution towards an expansion of Abbeyfield School to the value of the total of 90 places that this development requires will be sought to be funded via CIL.

Wiltshire Council Housing Services: We can confirm that there is demonstrable need for affordable housing in the Chippenham and that a 40% on-site affordable housing contribution at nil subsidy would normally be sought. However, the viability exercise concluded that only a 27.3% affordable housing contribution would be possible – although we understand viability is to be reviewed and reassessed as further Phases of the development come forward.

Wiltshire Council Landscape Officer: Raised concerns in relation to the landscape buffers provided, entrances into the park and green link through phase 1. These issues are addressed below in Section 9 of this report.

Wiltshire Council Public Protection Officer: No objection, subject to conditions and planning obligations towards air quality.

Wiltshire Council Rights of Way Officer: No objection.

Wiltshire Council Spatial Plans Officer: It continues to be the case that in terms of the principle of development on this site there are no in principle policy objections to the proposal.

Wiltshire Council Tree Officer: No objection, subject to a cyclical management regime for the TPO trees on site, undertaken at 5 year intervals to be included as part of the s106.

Wiltshire Council Urban Design Officer: Raised concerns in relation to the design and layout of the development, which are addressed in Section 9 of this report.

Environment Agency: No objection, subject to conditions.

Highways Agency: Recommend a condition is attached to any grant of planning permission limiting the number of dwelling to be occupied at the site to a maximum 140, prior to the M4 Junction 17 improvement works being completed and open to traffic.

Crime Prevention Officer: Plots 22, 29 66, 68, 119/120, 121 and 126 all require defensible space to the side elevations of the properties to prevent nuisance and disorder. Boundary treatments such as those in place for 32 and 38 would satisfy this need. This is of special need where the plots, such as 121 and 126 are adjacent to parking areas.

There are areas throughout the development where there is alleyway access to rear gardens and these alleyways are not gated at the point of entry. The alleyways at the side of plots 31 and 77, the rear of 121, 126 and 131 and the alleyways between 3/4, 9/10, 62/63, 111/112, 113/114, 123/124 all need gates at the entrance (building line) as well as at each individual plot. The gate shown for plot 68 needs to be brought to the building line, which would create the needed defensible space.

Wessex Water: No objections, subject to conditions.

8. Publicity

The application was advertised by site notice, neighbour consultation and press advert. This resulted in 2 consultation responses from members of the public. These were both in objection to the proposed development and the objections can be summarised as follows:

- i) Plans fail to the landscape buffer to Taffswell Farm, which was added as a condition under the previous application;
- ii) Harm to residential amenity through loss of privacy;
- iii) No provision of doctors surgery within the site;
- iv) No provision of primary or secondary schools within the site.

Following the submission of the revised plans a second period of public consultation was completed. One of the original objectors responded to state that they were happy the requested changes to plots 41 & 42 has been incorporated. However, the buffer to the south of Taffswell Farm had been omitted.

(NB - Case Officer Comment: The land to the south of Taffswell Farm falls outside of Phase 1 and the detailed layout and landscaping for this area of the site will form part of a future reserved matters application and is not determined in this application).

9. Planning Considerations

9.1 Principle of Development

Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990 require planning applications to be determined in accordance with the Development Plan, unless material considerations indicate otherwise. Paragraphs 2 and 11 of the National Planning Policy Framework (NPPF) reiterate this requirement.

In this instance, the Wiltshire Core Strategy (WCS) adopted in January 2015 and the Saved Policies of the North Wiltshire Local Plan, together with the Chippenham Sites Allocation Plan form the relevant Development Plan under which the application must be determined.

Core Policy 1 (Settlement Strategy) of the Wiltshire Core Strategy identifies the settlements where sustainable development will take place to improve the lives of all those who live and work in Wiltshire. Within this Policy Chippenham is identified as a Principal Settlement, a strategically important centre and the primary focus for development. Principal Settlements should provide significant levels of jobs and homes, together with supporting community facilities and infrastructure in a sustainable manner.

Core Policy 2 (Delivery Strategy) of the Wiltshire Core Strategy states that in line with Core Policy 1, the Delivery Strategy seeks to deliver development in Wiltshire between 2006 and 2026 in the most sustainable manner by making provision for at least 178 hectares of new employment land and at least 42,000 homes, with a minimum housing requirement for the North and West Wiltshire Housing Market Area (which contains Chippenham) of 24,740 dwellings for the plan period. This policy also indicates that within the limits of development, as defined on the policies map, there is a presumption in favour of sustainable development at the Principal Settlements, Market Towns, Local Service Centres and Large Villages.

Core Policy 10 of the Wiltshire Core Strategy relates to the Chippenham Community Area and states that over the plan period (2006 to 2026), 26.5 hectares of new employment land and approximately 5,090 new homes will be provided, with at least 4510 homes being located within Chippenham. Allocations at Chippenham are identified in the Chippenham Site Allocations Plan (CSAP).

The CSAP allocates land for housing and employment uses at Chippenham for the strategic plan period from 2006 – 2026 and has recently been adopted (May 2017). Prior to the adoption of this plan, the application site was partially located within the Framework Boundary for Chippenham and partially outside of it. Following adoption however, the settlement framework for Chippenham has been amended to relate to the current built up area of the town. This means that the whole of the application site is now located outside of the defined Settlement Framework Boundary for Chippenham. However, given that the 2013 application had a resolution to grant planning permission the Hunters Moon site is considered as a committed development as part of CSAP. Paragraph 4.4 of CSAP states:

“4.4. The Housing and Employment commitments form part of the present development strategy for Chippenham and should be delivered within the plan period in order to ensure at least the rate of growth proposed in the Core Strategy. Failure to deliver these commitments will result in an additional need for new sites. Housing delivery is monitored on an annual basis and will inform decisions on future planning applications. The commitments include a further significant site at North Chippenham in addition to Hunters Moon.”

Therefore, the delivery of 450 units at Hunters Moon is identified as part of CSAP and the updated housing required upon which CSAP is based includes these units. Furthermore, the Council latest published 2016 Housing Land Supply Statement (March 2017 update) includes the 450 units at Hunters Moon and provides some contribution from these towards the current 5 year land position in the North and West Housing Market Area.

Core Policy 2 of the Wiltshire Core Strategy states that other than in circumstances as permitted by other policies within this plan, identified in paragraph 4.25, development will not be permitted outside the limits of development, as defined on the policies map.

The site falls outside of the limits of development for Chippenham and does not comply with any of the below policies listed under paragraph 4.25 of the WCS:

- Military Establishments (Core Policy 37)
- Development Related to Tourism (Core Policies 39 and 40)
- Rural Exception Sites (Core Policy 44)
- Specialist accommodation provision (Core Policies 46 and 47)
- Supporting Rural Life (Core Policy 48)

Similarly, it does not comply with Saved Policy H4 of the North Wiltshire Local Plan as it does not meet the exceptions set out in that policy.

Development outside of the settlement boundary does not comply with adopted policies, however, this element of the application proposal needs to be considered against the overall strategy for Chippenham and other material considerations.

Although the application site is outside of the defined Settlement Boundary, the planning history of the site is a material consideration of some weight in this instance. A previous application (N/13/01747/FUL), submitted in 2013, which seeks similar proposals has a resolution to grant but has to date not been formally determined and so this application remains live.

In addition, although the site is not technically allocated within the CSAP, it is listed as being a committed development and therefore there is an expectation that 450 residential units would be delivered at this site. Therefore, given the status of Hunters Moon as a committed development as part of CSAP, the proposed development of 450 residential units at the site is considered to follow a plan led approach for Sustainable Development in Chippenham and to be acceptable in this regard.

5 Year Land Supply

Housing land supply has to be regularly assessed. The Chippenham Site Allocations Plan (CSAP) allocates land for housing and employment uses at Chippenham for the strategic

plan period from 2006 - 2026. The hearing sessions for the Plan were suspended in November 2015. One of the reasons for the suspension was due to the Inspector's concerns regarding the deliverability of the proposed allocations in the plan. As a result the Council previously removed the proposed allocations from the housing land supply.

The Inspector has now completed the examination of the Plan and issued his report. He has concluded that, subject to modifications, the Plan has passed the tests of soundness set out in the NPPF, and can proceed to adoption and the plan was adopted by Wiltshire Council on 16th May 2017. In the light of the Inspector's conclusions and the adoption of the CSAP it is considered that the Chippenham site allocations can now contribute to the housing land supply. As a result, in accordance with the guidance set out in the PPG, the Council has revised the housing land supply position and updated the 2016 HLS as the March 2017 update.

Table 2 on page 10 of the updated 2016 HLS provides a summary of the housing land supply in each of the Housing Market Areas (HMA) within Wiltshire. The application site is contained within North and West HMA and the updated HLS demonstrates that 5.73 year supply can be demonstrated in this HMA. Therefore, with the required 5% buffer the Council is required to demonstrate 5.25 year supply to demonstrate a 5 year supply, which given the 5.73 year supply, it is able to do so. As outlined above, Housing Land Supply Statement (March 2017 update) includes the 450 units at Hunters Moon and provides some contribution towards the current 5 year land position in the North and West Housing Market Area. Therefore, the granting of this consent would be required to ensure that the Council's 5 year land supply position in the North and West Housing Market Area is not diminished below its current 5.73 year supply position.

Delivery of Employment Land

The strategy for Chippenham is based on delivering significant job growth, which will help to improve the self-containment of the town by providing more jobs for local people. To ensure employment is accessible to the local population a sustainable distribution and choice of employment sites will be provided at the town. They will form part of mixed use urban extensions, incorporating housing, that are well integrated with the town. Currently, the limited opportunities for the redevelopment of brownfield sites in Chippenham means that it is necessary to identify greenfield sites on the edge of town.

The application proposal comprises 2.07 hectares of employment land, including 10 business units totalling 1,065 m² as part of the first phase of development. The employment elements of this scheme would be a significant benefit to Chippenham and would accord with the wider strategy for Chippenham, not least because new employment provision in Chippenham is a priority and will help to redress the existing levels of net out-commuting. The application proposal would, therefore, result in business units brought forward early in the plan period and present an opportunity to safeguard jobs and retain Chippenham and Wiltshire based businesses in the county.

Core Policy 34 '*Additional Employment Land*' is applicable and states that proposals for employment development (B1, B2 or B8) will be supported within principal settlements in addition to the employment land allocated in the Core Strategy. Since the adoption of the

CSAP the proposed employment land is no longer situated within the settlement boundary for Chippenham. However, a resolution to grant 2.3ha of employment land was granted under the 2013 application, CSAP identifies that employment land will be delivered at the Hunters Moon site and it is considered in the wider Strategic interest of Wiltshire for 2.07ha of employment land to be delivered at Hunters Moon, which is one criteria listed under Core Policy 34 when delivery of employment land outside of a principal settlement will be considered acceptable.

It is noted that the extent of employment land being provided has reduced during the course of the application from 2.43ha to 2.07ha. This is due to comments from both the Landscape Officer and Council's Ecologist about the extent of landscape buffers provided through the site. Therefore, the landscape buffers have been increased to ensure the impacts to trees and ecological habitats would be acceptable and no objection is raised in relation to the extent of employment land now being proposed.

The proposed development would provide for 10 employment land units to be delivered within phase 1 of the development. However, the submission does not outline when the remaining units would be provided at the site. One of the main benefits associated to the development is the delivery of employment land at the site, which would assist in Chippenham becoming a more self-contained town. As such, it is considered that a phasing plan would be required by pre-commencement condition. This would ensure a timetable is agreed upon for the delivery of the employment land units alongside the dwellings at the site.

9.2 Impact on the Visual Amenities of the Surrounding Area

Core Policy 51 of Wiltshire Core Strategy states that development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures.

The application site lies within the 'Avon Valley Lowland' landscape character area as defined by the North Wiltshire Landscape Character Assessment, June 2004. The main characteristics of this area, which can be said to apply to the application site and its surroundings include:

- Intact and predominantly well managed hedgerows frequently with hedgerow trees;
- Shelterbelts of Poplar act as significant vertical elements in the horizontal landscape;
- Strong rural sense of place, which begins to break down around Chippenham and communication corridor; and
- Significance of electricity transmission lines.

The application site does not contain any listed buildings, Scheduled Monuments or Registered Historic Parks, and is not the subject of any landscape designation. The site is surrounded by significant boundary vegetation, which restricts views into the site.

The A350 bypass to the south of the application site follows the landform around the west and south of the town, and combined with the associated belt of planting forms a major landscape and visual boundary, creating a visual break between town and countryside.

Due to the substantial existing linear corridors of the A350 bypass and the railway corridor, and their associated vegetation, the site is well contained and seen as part of the existing form of Chippenham, rather than the open and more rural character of the wider countryside, which lies beyond the bypass and railway.

The application proposals have been prepared in accordance with an appropriate and acceptable landscape strategy that reflects and responds to the characteristics of the site and locality

A landscape and Visual Impact Assessment (LVIA) accompanies this application, prepared as part of the Environmental Assessment.

The Council's Landscape Officer has reviewed the proposal and raised a number of concerns with regards to the revised layout compared to the 2013 scheme. The first concern relates to the failure to provide a green link through the first phase of development. However, the extent of the green infrastructure contained within Phase 1 has been improved in comparison to the 2013 proposal and would be acceptable in this regard.

A concern was also raised in relation to the minimal landscape buffer to the trees along Easton Lane for employment land contained within the later phases of development, as outlined above. Therefore, revised plans have been received which ensure that a sufficient landscaped buffer can be provided along this edge of the site and the detailed design of this would be secured during latter reserved matters applications.

The other main concern raised related to the failure of the masterplan to provide sufficient access into the hill top park within the site. Revised plans relating to this have also been received which provide clear entrances from the north and south, as well as to the parking area to the south of the site. Therefore, this issue has also been addressed and would be subject to detailed design at reserved matters stage.

The proposal would result in some harmful impacts in terms of visual amenity, given that the proposal would result in the loss of approximately 17.6ha of open agricultural fields for residential and employment land uses. However, the harms associated to the development have been mitigated by a wide ranging landscaping proposal and the resultant limited harm would be considered in the planning balance in the determination of the application.

The Council's Urban Design Officer has also raised some concerns in relation to the layout of the site. The first comment relates to the alterations to the entrance of the site. The main concern relates to the layout of units 131-132 & 136-138 which front the entrance to the site and would have a mix of front, side and rear elevations facing the main entrance at the top of a slope. It is acknowledged that this layout is not ideal, however, the layout of the site would provide a sufficient cell depth to allow a frontage onto both the entrance and the estate road to the south. Therefore, it is considered the more appropriate option to allow this design, rather than result in dwellings facing backwards on the estate road to the south. Furthermore, the overall appearance would not be so harmful to be unacceptable and the

applicant is proposing a stone wall to the rear gardens and estate railing to the remaining frontage, which is considered an acceptable alternative.

The Urban Design Officer has also noted that the main link road through the site is not significantly different from the remaining estate road and would fail to create a legible route through the site. However, the plans provided show some degree of tree planting through the main road and only a small proportion of this link road is being delivered in phase 1. Therefore, the development is considered to be acceptable in this regard.

The Urban Design Officer has also expressed concern over the lack of differentiation as a whole in the appearance of the streets and building within phase 1. However, the response also acknowledges a degree of variance in the housetypes and materials and it is considered by officers that the extent of variation within these would provide some interest through phase 1 of the development. Furthermore, the Design and Access Statement outlines the 4 residential character area within the development and Phase 1 of the development falls within two character areas, Hillside Gateway and Woodland Walk. The dwellings along the main spine road fall within Hillside Gateway, whereas the remaining dwellings falls within the Woodland Walk. There is a clear differentiation between the appearance of the dwellings on the main road and those within the "Woodland Walk" and the development would be acceptable in this regard. As such, the proposed development is considered to provide an acceptable urban environment and no objection is raised in this regard.

9.3 Protection of Trees

The application was submitted with a Tree Survey from the 2013 application and so the Tree Officer requested that an updated Tree Survey was submitted which provided an updated assessment of the condition of the A & B category trees within the site.

Once this was received a significant concern was raised that Tree Reference 1194 was now being identified as an A category Oak Tree and it's removal was sought, whereas this was identified as a B category Tree in 2013 application and was then considered in poor health. Due to this, the Council's Tree Officer reviewed the revised Tree Survey onsite and concluded that a number of trees had been misidentified in terms of size and quality in the updated Tree Survey and a number of trees were worthy of formal protection. As such, on the 17th March 2017 the applicant was provided with a notification letter of the Council intention to TPO a number of trees within the site, to ensure they were protected in the forthcoming development.

A further updated survey was completed and the layout was revised to ensure the retention of tree number 1194 and to provide an increased buffer to tree number 1176 adjoining the employment buildings in phase 1. Following on from the submission of the revised survey and plans, the Tree Officer removed the objection to the development, subject to a requirement for the TPO trees to be reviewed on a 5 yearly basis and a scheme of work for their maintenance agreed with the Council. This would be included as part of the obligations of the management company at the site and secured by way of the s106 agreement.

9.4 Impact on Residential Amenity

The main impacts of the development would be on Taffswell Farm, located at the western edge of the site and Hunters Moon, located to the south of Easton Lane. Both dwellings would be enclosed on three sides by the proposed development, however, the rear gardens of these dwellings would be backed onto by rear gardens of dwellings contained within Phase 1 of the development.

The proposed dwellings which adjoin the boundary with Taffswell Farm, Units 37-47, would be sufficiently distanced from the rear elevation of Taffswell Farm to ensure no significant loss of light, loss of outlook or overlooking of this neighbouring occupier would occur. Likewise, these units would also be sufficiently distanced from the shared boundary line to ensure any overlooking of the amenity space within Taffswell Farm would not result in an unacceptable loss of privacy. It is noted that the occupier of this dwelling returned a consultation response to the revised plans, stating that they were pleased with the revisions to units 41 & 42 which had been revised following discussions between the applicant and the occupier of this adjoining dwelling.

The proposed dwellings which adjoin the boundary with Hunters Moon, Units 108-118, would be sufficiently distanced from the dwelling of Hunters Moon to ensure no significant loss of light, loss of outlook or overlooking of this neighbouring occupier would occur. Likewise, these units would also be sufficiently distanced from the shared boundary line to ensure any overlooking of the amenity space within Hunters Moon would not result in an unacceptable loss of privacy.

Conditions 38 & 39 were recommended in relation to a landscape buffer to Hunters Moon and Taffswell Farm under the 2013 application at the site. The current plans have shown the provision of this landscape buffer to ensure the impacts to these adjoining residential properties would be mitigated. Therefore, it is considered that the proposed development in phase 1 would have an acceptable impact to the residential amenity of the adjoining occupiers.

The impact on the residential amenity of the occupiers adjoining the later phases of development will be considered at reserved matters stage, once the layout of the site in these areas is known.

It is also considered that the layout of the dwellings within Phase 1 would ensure that each habitable room would be provided with sufficient light and outlook. In addition, the proposal would provide a sufficient area of outdoor amenity space for each dwelling. Therefore, the proposal would provide an acceptable level of residential amenity for future occupiers.

9.5 Impact to Highway / Pedestrian Safety

Core Policy 61 of the Wiltshire Core Strategy states that proposed development should be capable of being served by safe access to the highway network. Paragraph 32 of the framework states that development should only be refused on transport grounds where the residual cumulative impacts of development are severe.

Access into the site will be achieved at 3 different points on Easton Lane on the northern boundary of the site.

1. The primary vehicular access (which will be the furthest west of the three) is proposed to be taken via an extension of the Methuen Business Park access road, which would cross Easton Lane just west of the existing Hunters Moon Farm access. Easton Lane between the farm access and the extension of Methuen Park would be stopped up to vehicles. Easton Lane to the west of the Methuen Park extension would be diverted in part from its existing route but with the current road alignment being retained as a pedestrian/cycle route. Whilst it will be possible for vehicles to exit the site and turn west on Easton Lane, the geometry of the junction will make it relatively difficult for vehicles to make this manoeuvre thereby encouraging drivers to use the A4 which is more suitable to accommodate the additional traffic from the Hunters Moon site.
2. A site access point just east of the Hunters Moon farm access is proposed to provide a link to the first phase of employment on the site. Easton Lane from the east would then provide a pedestrian and cycle link only once past the entrance to Hunters Moon Farm.
3. The access that is proposed furthest east on Easton Lane will be located approximately 200m west of its junction with Saltersford Lane, and 250m east of the proposed access from Methuen Park. The junction will be a standard priority junction, and to the east of the junction Easton Lane will be widened to 6.5m in width, with a 3m shared footway/cycleway being provided on its southern side. It is proposed that this junction will provide access to the first phase of the residential development.

Access is a matter for consideration and the grant of outline permission would also mean granting specific permission for the positioning of the proposed access points.

The Council's Highway Officer has no objections to the application proposals, subject to the provisions of a s106 agreement and recommended planning conditions.

Further to the above site entrances, the proposal also entails a number of off-site highways works which include upgrades to the Methuen Park and Pheasant roundabouts to address capacity issues and local upgrades on Easton Lane and Saltersford Lane in the vicinity of the Pheasant roundabout, to provide improvements identified in the transport assessment.

The Highways Officer also notes that the access to the east side of the railway line is an important consideration in the context of access to housing and employment land. Whilst the previous TA (supplemental report) suggested this is not desirable because of issues with accommodating larger lorries, it is quite feasible that a minor alteration to Saltersford Lane, on the western side of Queensbridge can be achieved, as the land is available within the developer's control. Therefore, the Highways Officer is seeking a pedestrian/cycle route from the site at a point in the vicinity of the Queensbridge, and for a footway link connecting to the south side of the bridge to be provided at an appropriate trigger. This upgrade was required by conditions 18 & 19 of the 2013 application and would required again to address the issues raised by the Highways Officer.

Core Policy 66 of the Wiltshire Core Strategy states that work will be undertaken in conjunction with the Highways Agency, Network Rail, transport operators, neighbouring authorities and other agencies, that will seek to develop and improve the strategic transport network to support the objectives and policies in the Core Strategy and Local Transport Plan.

Highways England have recommended a condition be attached to any approval which only allows for up to 140 dwellings at the site to be occupied, before the improvement works identified for J17 of the M4 have been completed and made operation to traffic.

They have advised that since the resolution to grant in 2014 evidence has emerged that J17 operates above capacity at network peak times resulting in road safety risk, which would be exacerbated by further growth in Chippenham. As such, a condition to limit the growth at each of the strategic sites in Chippenham has been added to ensure the growth is completed in a manner which would not significantly exacerbate the highways impact to J17, before the required mitigation works are completed.

Following discussions with Highways England they have agreed that the condition could allow for 142 dwellings to be occupied, to allow the whole of phase 1 to be occupied before the condition binds. As such, with the condition requested by Highways England attached to any consent, the proposal is considered to have an acceptable impact on the Strategic Highways Network. This condition would reflect similar conditions which have been imposed on other allocations and consents granted for major residential developments in and around the Chippenham area. The required works to improve junction 17 are scheduled.

9.6 Sustainability

Core Policy 60 of the Wiltshire Core Strategy states that the council will use its planning and transport powers to help reduce the need to travel particularly by private car, and support and encourage the sustainable, safe and efficient movement of people and goods within and through Wiltshire. The policy states that one of the ways this will be achieved is by planning developments in accessible locations.

The Spatial Vision for the Wiltshire Core Strategy states that by 2026 Wiltshire will have stronger, more resilient communities based on a sustainable pattern of development, focused principally on Trowbridge, Chippenham and Salisbury. As such, Chippenham is identified as a settlement where there is a concentration of services and facilities and where development is appropriate to support its role and function. It is, therefore, identified as one of the communities capable of promoting sustainable development in the context of Wiltshire. In this context the proposal would be within walking and cycling distance of a major employment centre within Chippenham and would also provide additional employment land as part of the development. Furthermore, the proposal would include a financial contribution towards the expansion of a bus service to run through the loop road of the site and bus stops would be provided so that no dwelling is more than 400 metres from a bus stop. Therefore, subject to an obligation towards the provision of a bus service, the development is considered to help to reduce the need to travel by car and would comply with Core Policy 60 of the Wiltshire Core Strategy in this regard.

Core Policy 41 of the Wiltshire Core Strategy states that new homes (excluding extensions and conversions) will be required to achieve at least Level 4 (in full) of the Code for Sustainable Homes. However, since the wording of this Policy the Code of Sustainable Homes has been abolished. Therefore, in light of the wording of the Planning Practice Guidance, the Council now seeks for dwellings to be built to achieve a level of energy performance at or equivalent to Level 4 of the Code for Sustainable Homes. Therefore, a condition would be attached requiring evidence of this, prior to the occupation of each dwelling.

9.7 Drainage

Core Policy 67 of the Wiltshire Core Strategy states that all new development will include measures to reduce the rate of rainwater run-off and improve rainwater infiltration to soil and ground (sustainable urban drainage) unless site or environmental conditions make these measures unsuitable.

The Drainage Officer raised an initial objection to the development, on the grounds that the proposed development had failed to demonstrate how the drainage system for Phase 1 would be accommodated in land in the applicant's control.

The main issue arose due to a short area of pipework located on the eastern side of highway of Salterford Lane and to the south of the discharge point into Pudding Brook. This pipe is 300mm in diameter and falls in third party land which is beyond the control of the applicant and the Council. At present the pipework serves the ditch network along Salterford Lane and also the adjoining fields, including areas of the application site. Given its diameter, this pipe represents an effective control or limitation on the flow rate reaching the Pudding Brook from the upstream ditches and the proposed development site.

As the existing pipe that drains the ditch is located on third party land it cannot be used as an outfall to connect flows from the proposed Hunters Moon development to Pudding Brook. Therefore a new outfall to Pudding Brook is required. This proposal is to drain to Pudding Brook via a new pipe laid in Salterford Lane outfalling through the spandrel wall of the road bridge, close to the existing 300mm diameter pipe. The new pipe will also be 300mm and will be laid at a gradient of 1:300 so as to match the existing outfall pipe.

As such, the Council's Drainage Officer is satisfied that the proposed drainage solution would restrict run-off rate to the same discharge as from the existing pipe. The Drainage officer also noted the positive effect on the Pudding Brook and the reduction in flood risk on the adjacent highway also adds weight to the validity of the revised drainage proposal.

The southern area of the site would drain to the culvert under the railway and the Drainage Officer has raised no concerns with this, subject to detailed design of drainage layouts by condition. Therefore, the development is considered to comply with Core Policy 67 of the Wiltshire Core Strategy.

9.8 Ecology

The Council's Ecologist reviewed the proposal and raised a number of significant concerns in relation to the ecological mitigation measures being proposed in ecological appraisal contained within Appendix 8 of the ES. Following the submission of a revised suite of plans and a detailed ecological response, the Council's ecologist was satisfied that the majority of their objections had been addressed, with the exception of two areas.

The first related to the need to provide an additional bat habitat within the site. The originally proposed location of the lesser horseshoe replacement roosting feature within the roof space of one of the garages, was not considered to be suitable and therefore would be unlikely to succeed in being licensed by Natural England. The replacement roost was some way from the current roost site and is very close to one of the adjoining hedgerows.

The location of the revised bat roost is shown on the updated proposed site plan received on 26th May. The Council's Ecologist has agreed the location of the mitigation bat habitat and the final design of this would be secured as part of the ecological mitigation and management plans, required by condition

The second outstanding issue related to the provision of a maintenance strip to the hedgerow to the south of units 56 & 61 – 67. The applicant has revised the scheme to provide a strip of land between the boundary fences of these units and the adjoining habitat to ensure this hedgerow can be accessed from the north. Whilst it is noted that the width of the maintenance strip is not 10 metres normally requested by the ecologist, the land to the south of this hedgerow will be open space and will provide a more accessible route for maintenance, compared to the north. Therefore, the reduced width of the buffer would be acceptable on this occasion.

9.9 Affordable Housing

As outlined above, a viability exercise was completed in July 2016 where it was determined by an independently appointed viability consultant that the scheme would remain viable with an affordable housing provision of 27.3%. After the validation of the application in January 2017 it was agreed between Planning Officers and Housing Services that market forces have not changed sufficiently since the conclusion of the last viability exercise to warrant the completion of the exercise again. The agreement to accept the 27.3% affordable housing provision came with the requirement for viability to be reassessed ahead of the later phases of development. Therefore, it was agreed that the s106 should contain provisions for the viability to be reassessed ahead of phase 2 and later phases and the affordable housing provision would be uplifted in later phases, should the scheme prove more viable at this time.

Housing Services have confirmed that there is demonstrable need for affordable housing in the Chippenham. Based on a scheme of 450 units, a 27.3% Affordable Housing contribution would equate to 123 affordable units required on site with a tenure split of 60% Affordable Rent (74) homes and 40% Shared Ownership (49) homes in order to reflect the viability exercise and the current demonstrable need. The mix of unit sizes detailed in the full application for Phase 1 is generally reflecting the previous advice given by Housing Services and would therefore be acceptable and in line with meeting current demonstrable need policy

requirements. Therefore, the affordable housing provision is considered to comply with Core Policy 43 of the Wiltshire Core Strategy.

Housing Services also sought revisions relating to the layout of parking serving the affordable housing units within the site. The revised parking was provided on the updated Site Layout Plan and housing services have welcomed alteration to the parking layouts proposed.

9.10 Education Provision

Under the 2013 application the proposal included the provision of a primary school site to serve the development. Following the resolution to grant in January 2014, Education Services reassessed the primary school requirements for Chippenham and determined that this site was no longer required.

Across Chippenham there are a number of primary schools with a joint capacity of 3092 pupils. As at October 2016 there were 2728 pupils in these schools. Therefore, there are currently some spare places in primary schools across Chippenham, and new schools will be provided to help meet continuing demand for places. The total housing provision of 450 dwellings would generate a need for a total of 127 primary school places. Education Services have considered that the surrounding primary schools would have sufficient capacity absorb this requirement and no contribution towards primary school provision would be required to make the development acceptable.

The town of Chippenham is served by three secondary schools – Hardenhuish, Sheldon and Abbeyfield. Hardenhuish and Sheldon are historically over-subscribed and this continues to be the case. The combined capacity of these schools totals 3470 places with the combined pupils as at October 2016 being 3292 pupils. The combined spare places available at peak forecasts would be 93 spaces. However, the places required in housing already registered / approved but not yet full built out would be 1010 places. This figure includes the pupil product of the substantial level of housing development already registered/approved in the Chippenham area, such as at Birds Marsh Wood, Forest Farm, Rowden Park, Rawlings Farm and Langley Park. Therefore, Education Services have confirmed that there is effectively no space available to accommodate the secondary school pupils generated by the proposed development.

Based on latest projections there will be a significant shortfall in secondary places in Chippenham and there will be a need to substantially enlarge Abbeyfield School to meet the increase in demand from the new housing. However, the expansion of Abbeyfield School is listed as one of the infrastructure projects on the Council's CIL Regulation 123 List. Therefore, Education Services have confirmed that the required financial contribution towards the expansion of Abbeyfield School would be sought from CIL rather than a separate planning obligation.

9.11 Public Open Space

The proposed development would include the provision of up to 12.5ha of public open space, which is well in excess of the POS provision required to serve the development of

3.02ha of public open space, including 2,793 of play space. The proposal would provide well in excess of this and would include a significant hill top park Locally Equipped Area of Play (LEAP); a Multi Use Games Area (MUGA) and allotments within the development. A concern was raised with regards to the open space being provided in Phase 1 of the development, which is limited to the sloped area at the entrance to the site and the attenuation basin. However, given the significant over provision of open space at the site and the commitment from the developer for the Hill Top Park to be delivered as part of Phase 2 (which would be secured as part of the s106), the proposal is considered acceptable in terms of the public open space provided.

9.12 Air Quality

The Council's Public Protection Officers have sought a contribution of £2,547 towards Air Quality Management Projects. The CIL Regulation 123 List contains a requirement for obligations towards air quality monitoring to be taken via CIL. However, this obligation is sought towards a management project rather than a monitoring project and the planning obligation is considered to pass the CIL regulations test due to this.

9.13 Planning Obligations

The S106 Head of Terms relating to the development are as follows:

- 27.3% affordable housing provision; 123 units at 60% affordable rent (74 units) and 40% Shared Ownership (49 units)
- Highways and rights of way improvement works;
- £500,000 contribution towards delivery of a bus service;
- £60,000 contribution towards Travel Plans
- Provision and Management of Public Open Space, including provision of Hill Top Park, MUGA, LEAP and Allotments; including 5 year periodical review and management of trees with protection orders;
- £2,547 towards air quality management project;

The trigger points and proposed conditions have been reviewed by the applicant and agreed upon.

9.14 Other Issues

The Council Archaeologist has reviewed the Cultural Heritage chapter in the Environmental Statement and the Archaeological Evaluation Report. The Archaeological Evaluation Report (from the programme of geophysical survey and trial trenching) indicates the site has some potential archaeological and historic interest. Seven zones of archaeological interest have been identified in Figure 1 of the report. Therefore, the archaeologist would advise, in line with the NPPF, that an archaeological condition is attached to any grant of consent to allow for archaeological mitigation to be undertaken. This further work should take the form of strip, map and record excavation in and around the areas identified in Figure 1 of the evaluation report.

The Council's Public Protection Officer has reviewed the proposal and Council records suggest the presence of a former brickworks/landfill in the north of the development site. Therefore, they have advised that any approval should include a condition to require further site investigation works in relation to contaminated land to be completed, prior to the commencement of development.

It is noted that the Crime Prevention Officer has objected to the development on the grounds of some passageways being provided between dwellings. However, these passageways are required to provide front to rear access to allow residents to store bins within the rear gardens. Having reviewed the comments of the Crime Prevention Officer none of the access passageways are so secluded to be unacceptable and the need to provide front to rear access for bin storage is considered to outweigh any secure by design issues raised.

10. Conclusion (The Balancing Exercise)

Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 states that "*determination must be made in accordance with the plan unless material considerations indicate otherwise*". Paragraphs 2 & 11 of the NPPF reiterate and confirm this requirement. The Wiltshire Core Strategy Adopted January 2015 and the Chippenham Site Allocations Development Plan Document Adopted May 2017 forms the local component of the current development plan.

Paragraph 14 of the National Planning Policy Framework states the presumption in favour of sustainable development, whilst paragraph 7 outlines that the three dimensions of sustainable development are environmental, social and economic factors.

The Council is currently able to demonstrate a 5 year land supply in the North and West Housing Market Area, which contains the application site. Therefore, the tilted balance under paragraph 14 of the framework (where a five year land supply cannot be demonstrated) is not engaged in the decision making process.

The benefits associated to the development are considered to be as follows:

Environmental Benefits

- Creation of a mixed use development following a plan led approach outlined in the Chippenham Site Allocation Plan DPD (CSAP).

Social Benefits

- Provision of up to 450 new dwellings of which 142 would be affordable;
- Creation of new hill top park with LEAP, MUGA and allotments;

Economic Benefits

- Creation of between 172 – 1,004 new job in the Chippenham Area

- Generation of an average of 207 workers on site, per month during construction phase.
- Further indirect employment during construction phase.
- CiL receipts

Very significant weight is given to compliance with the CSAP, as well as to the provision of new open market and affordable dwellings. A degree of weight is also afforded to the provision of new employment land and particularly the jobs which would be created in the long term. The provision of a significant new public park alongside the associated LEAP, MUGA and allotments would also be given weight as a benefit in the decision making process.

These benefits need to be considered against the harms identified with the development. The main harm would be loss of the open greenfields at the edge of Chippenham. However, the use of this land for development has been identified as far back at the North Wiltshire Local Plan, where large areas of the site were allocated for employment land development. Therefore, there has been a long standing expectation of development being brought forward on this land and the impacts on the visual amenities of the surrounding area would be somewhat offset by the mitigating landscaping being provided. Therefore, the degree of harm identified in this respect would be limited.

A further harmful impact would be in the increase in the number of vehicles travelling around this area of Chippenham, due to the development. However, the proposal includes a number of highways improvement works to ensure impacts of this would be acceptable on the surrounding highways network. Furthermore, the site is considered to be sustainably located, where occupiers of dwellings at the site would be able to walk or cycle to employment in the adjoining business park and the development also includes a contribution towards a bus service to provide a sustainable transport link to the town centre. As such, any harmful impacts would be significantly mitigated against and the harm associated to them would be limited.

As such, it is considered that the benefits associated to the development would significantly outweigh the harms and the proposal follows a plan led approach to development of dwellings and employment land in Chippenham. Therefore, the proposal is considered to form sustainable development and is recommended for approval, subject to the agreement of a s106 to secure the planning obligations identified above and the following conditions,

RECOMMENDATION

Authority is delegated to the Head of Development Management to **GRANT** planning permission, subject to conditions listed below and completion of a S106 legal agreement within six months of the date of the resolution of this Committee.

In the event of failure to complete, sign and seal the required section 106 agreement within the defined timeframe to then delegate authority to the Head of Development Management to **REFUSE** planning permission for the following reason:-

The application proposal fails to provide and secure the necessary and required Services and infrastructure supporting the proposed residential development including Affordable Housing, Public Open Space, Highways Improvements and Air Quality Management Projects and is therefore contrary to Policies CP3 & CP43 of the Wiltshire Core Strategy Adopted January 2015 and Paras 7, 14 & 17 of the National Planning Policy Framework March 2012.

1. The detailed element (ie. the part of the site befitting from full planning permission) of the development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

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

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

3. No development of the outline element shall commence on site until details of the following matters (in respect of which approval is expressly reserved) have been submitted to, and approved in writing by, the Local Planning Authority:

- i) The scale of the development;
- ii) The layout of the development;
- iii) The external appearance of the development;
- iv) The landscaping of the site;

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

REASON: Part of the application was made for outline planning permission and is granted to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 3(1) of the Town and Country Planning (General Development Procedure) Order 1995.

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

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

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

5. The development hereby permitted shall be implemented in accordance with the submitted plans and documents listed below. No variation from the approved plans should be made without the prior approval of the local planning authority. Amendments may require the submission of a further application.

Site Location Plan – 9050 Rev C;
Site Layout Plan SL-001 Rev M
Materials and Boundary Treatments Plan SL-020D
SW031-PD-060 Rev E – Streetscenes;
SW031-SL-050B – Affordable Housing Plan;
SW031-SL-051B – Employment Unit Plan;
SW031-PD-160 Rev A (B1 unit, Block 1, Plans and Elevations);
SW031-PD-169 – Plans and Elevations (Plot 14);
SW031-PD-100 Rev B – Plans and Elevations (Plots 97, 107, 112, 113);
SW031-PD-134 Rev B – Plans and Elevations (Plots 42, 76);
SW031-PD-142 Rev A – Plans and Elevations (Plots 17, 40, 41, 50, 135);
SW031-PD-506 Rev A – Elevations (Plots 115 - 118);
SW031-PD-507 Rev A – Plans (Plots 115 - 118);
SW031-PD-504 Rev A – Elevations (Plots 127-129);
SW031-PD-505 Rev A – Plans (Plots 127-129);
SW031-PD-512 Rev A – Plans and Elevations (Plots 122 – 123);
SW031-PD-510 Rev A – Elevations (Plots 124 – 126);
SW031-PD-511 Rev A – Plans (Plots 124 – 126);
SW031-PD-515 Rev A – Elevations (Plots 119 - 121);
SW031-PD-516 Rev A – Plans (Plots 119 – 121);
SW031-PD-101 Rev A – Plans and Elevations (Plots 110 – 111);
SW031-PD-113 Rev A – Plans and Elevations (Plot 133);
SW031-PD-114 Rev A – Plans and Elevations (Plot 114);
SW031-PD-119 Rev B – Plans and Elevations (Plot 134);
SW031-PD-120 Rev B – Plans and Elevations (Plots 12, 51, 138 – 140);
SW031-PD-123 Rev B – Plans and Elevations (Plots 11, 109);
SW031-PD-126 Rev A – Plans and Elevations (Plots 36-37);
SW031-PD-158 Rev A – Plans and Elevations (Plots 130, 132);
SW031-PD-135 Rev A – Plans and Elevations (Plots 71, 88);
SW031-PD-168 Rev A – Plans and Elevations (Plot 131);
SW031-PD-140 Rev A – Plans and Elevations (Plots 91, 92, 108);
SW031-PD-145 Rev A – Plans and Elevations (Plot 102);
SW031-PD-155 Rev B – Plans and Elevations (Plots 89, 95, 137);
SW031-PD-157 Rev B – Elevations (Plot 136);
SW031-PD-166 Rev B – Plans (Plot 136).
SW031-PD-102 Rev A – Floor Plans and Elevations (Plots 56 and 57);

SW031-PD-167 Rev A –Floor Plans and Elevations (Plots 1 and 69);
SW031-PD-503 Rev A – Floor Plans and Elevations Plots 59 and 60;
SW031-PD-107 Rev A – Elevations Plots 3,4 and 5;
SW031-PD-108 Rev A – Floor Plans Plots 3,4 and 5;
SW031-PD-125 –Floor Plans and Elevations (Plot 20);
SW031-PD-156 Rev A – Floor Plans and Elevations (Plot 96);
SW031-PD-755 – Sub-station Floor Plans and Elevations.
SW031-PD-500 – Plans and Elevations (Plots 23-28);
SW031-PD-501 – Plans and Elevations (Plots 23-28);
SW031-PD-517 – Elevations (Plots 29-31);
SW031-PD-518 – Plans (Plots 29-31);
SW031-PD-519 – Elevations (Plots 66-68);
SW031-PD-520 – Plans (Plots 66-68);
SW031-PD-502 – Plans and Elevations (Plots 21, 22, 61, 62);
SW031-PD-513 – Elevations (Plots 32-34);
SW031-PD-514 – Plans (Plots 32-34);
SW031-PD-508 – Elevations (Plots 63-65);
SW031-PD-509 – Plans (Plots 63-65);
SW031-PD-105 – Elevations (Plots 77-80);
SW031-PD-106 – Plans (Plots 77-80);
SW031-PD-103 – Elevations (Plots 6-9);
SW031-PD-104 – Plans (Plots 6-9);
SW031-PD-111 – Elevations (Plots 98-99);
SW031-PD-112 – Plans (Plots 98-99);
SW031-PD-109 – Plans and Elevations (Plots 72-73);
SW031-PD-110 – Plans and Elevations (Plot 48);
SW031-PD-115 – Plans and Elevations (Plot 108);
SW031-PD-116 – Plans and Elevations (Plots 35, 58);
SW031-PD-117 – Plans and Elevations (Plot 105);
SW031-PD-118 – Plans and Elevations (Plot 13);
SW031-PD-121 – Plans and Elevations (Plot 104);
SW031-PD-122 – Plans and Elevations (Plot 38);
SW031-PD-124 – Plans and Elevations (Plot 70);
SW031-PD-127 – Plans and Elevations (Plots 52-55, 83-86);
SW031-PD-165 – Plans and Elevations (Plots 81-82);
SW031-PD-128 – Plans and Elevations (Plot 69);
SW031-PD-129 – Plans and Elevations (Plot 51);
SW031-PD-131 – Plans and Elevations (Plot 87);
SW031-PD-132 – Plans and Elevations (Plot 15);
SW031-PD-133 – Plans and Elevations (Plot 47);
SW031-PD-164 – Plans and Elevations (Plot 41);
SW031-PD-136 – Plans and Elevations (Plot 18);
SW031-PD-137 – Plans and Elevations (Plot 90);
SW031-PD-162 – Plans and Elevations (Plots 10, 93);
SW031-PD-163 – Plans and Elevations (Plot 94);
SW031-PD-138 – Plans and Elevations (Plot 44);
SW031-PD-139 – Plans and Elevations (Plot 39);
SW031-PD-141 – Plans and Elevations (Plots 16, 45, 100);

SW031-PD-143 – Plans and Elevations (Plot 106);
SW031-PD-144 – Plans and Elevations (Plot 107);
SW031-PD-146 – Plans and Elevations (Plot 101);
SW031-PD-159 – Plans and Elevations (Plot 103);
SW031-PD-147 – Elevations (Plots 74-75);
SW031-PD-148 – Plans (Plots 74-75);
SW031-PD-149 – Elevations (Plot 2);
SW031-PD-150 – Plans (Plot 2);
SW031-PD-151 – Elevations (Plot 43);
SW031-PD-152 – Plans (Plot 43);
SW031-PD-153 – Elevations (Plot 19);
SW031-PD-154 – Plans (Plot 19);
SW031-PD-750 – Plans and Elevations (Garage);
SW031-PD-751 – Plans and Elevations (Garage);
SW031-PD-752 – Plans and Elevations (Bat Roosting Garage);
SW031-PD-753 – Plans and Elevations (Car Port);
SW031-PD-754 – Plans and Elevations (Garage).
Site Sections EN-390 Rev B;
Phase 1 Plot Levels Sheet 1 EN-380 Rev B;
Phase 1 Plot Levels Sheet 2 EN-381 Rev B;
Phase 1 Plot Levels Sheet 3 EN-382 Rev B;
Phase 1 Plot Levels Sheet 4 EN-383 Rev B;
EN-010 – Vehicle Tracking Refuse Vehicle Sheet 1;
EN-011 – Vehicle Tracking Refuse Vehicle Sheet 2;
EN-012 – Vehicle Tracking Refuse Vehicle Sheet 3;
EN-200 Rev B – Section 38 Adoption Plan Sheet 1;
EN-201 Rev B – Section 38 Adoption Plan Sheet 2;
EN-202 Rev B – Section 38 Adoption Plan Sheet 3;
Engineering Layout Sheet 1 SW031-EN-330F
Engineering Layout Sheet 2 SW031-EN-331E
Engineering Layout Sheet 3 SW031-EN-332F
Engineering Layout Sheet 4 SW031-EN-333F
EN-500 Rev C – Drainage Layout Sheet 1;
EN-501 Rev D – Drainage Layout Sheet 2;
EN-502 Rev C – Drainage Layout Sheet 3;
EN-503 Rev B – Drainage Layout Sheet 4;
Proposed Improvements Access Cover Sheet A098811 - GA01
Extension form Methuen Business Park A098811 - GA02
Easton Lane Employment Access A098811 GA03
Easton Lane Site Access A098811 - GA04
Easton Lane-Saltersford Proposed Footway_Cycleway A098811 - GA05
Saltersford Lane Proposed Footway_Cycleway A098811 - GA06A
Pheasant Roundabout Proposed Toucan Crossing A098811 - GA07A
Proposed Footway_Cycle Link To Saltersford Lane A098811 - GA08
EDP2197/12 – Ecological Dark Zones Plan
Tree Protection Plan 170412-1.6-HMP1-TPP-NC

REASON: To ensure that the development is implemented as approved.

6. No development (excluding any demolition or associated works) shall commence on site until a Phasing Plan showing the extent and number of dwellings / employment building within each phase of the development has been submitted to and approved in writing by the Local Planning Authority. The Plan shall include a timetable for the delivery of the employment land units within each phase of development.

REASON: To ensure the timely implementation of the employment land development at the site and in the interests of sustainable development.

7. No above ground works hereby permitted shall commence on site until details and samples of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: In the interests of visual amenity and the character and appearance of the area.

8. Prior to the commencement of development of Plots 35-42, details of the proposed access to Saltersford Lane adjacent Plots 36-38 shall be submitted to and approved in writing by the local planning authority, and the link shall be completed prior to the completion of Plots 35-42.

REASON: In the interests of sustainable transport and to secure the link at an appropriate time in the development.

9. No development shall commence on site until plans showing the widening of Easton Lane to a minimum width of 6.5 metres between Saltersford Lane and the vehicular access to the residential element in Phase 1 has been submitted to and approved in writing by the Local Planning Authority. Thereafter, these works shall be completed in strict accordance with the approved details and made available for use by highway traffic, prior to the occupation of any residential dwelling hereby approved.

REASON: In the interests of highway safety, to secure an acceptable access to serve phase 1 of the development.

10. No development shall commence on site until plans to show the provision of a 3 metre footway / cycleway which connects from the vehicular access to the residential element of Phase 1 to the southern extent of the Pheasant Roundabout, including a bridge over Pudding Brook, has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the footway / cycleway shall be completed in accordance with the approved plans and made available for use by pedestrians and cyclists, prior to first occupation of any residential dwelling hereby approved.

REASON: In the interests of highway and pedestrian safety and to ensure sustainable transport links are provided to the site in a timely manner.

11. Prior to the commencement of each phase of the development (excluding any demolition or associated works) a detailed drawing showing the network of cycle / footpaths to serve that phase, shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in complete accordance with the approved details and the cycle / footpaths shall be made available for use prior to occupation of more than 50% of the residential units in the phase of development containing the cycle /footpath.

REASON: In the interests of sustainable transport and to ensure that a comprehensive approach to movement within to and from the site has been secured.

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), no gates, fences or other means of enclosure, other than those shown on the approved plans, shall be erected or placed on any private accesses served from the prospectively maintainable highways, unless otherwise agreed in writing by the local planning authority.

REASON: In the interests of highway safety.

13. Notwithstanding the details submitted on plan reference SW031-SL-001M, no development within any individually approved phase of the development shall commence on site until details of the estate roads, footways, footpaths, unsegregated pedestrian / cycle routes, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car parking and street furniture, including the timetable for provision of such works within any particular phase, have been submitted to and approved by the local planning authority. The development of each phase of development shall not be first occupied until the estate roads, footways, footpaths, unsegregated pedestrian / cycle routes, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car parking and street furniture have all been constructed and laid out in accordance with the approved details, unless an alternative timetable is agreed in the approved details.

REASON: To ensure that the roads are laid out and constructed in a satisfactory manner, and are of adequate amenity for users.

14. The roads, including footpaths and turning spaces, shall be constructed so as to ensure that, before it is occupied, each dwelling has been provided with a properly consolidated and

surfaced footpath and carriageway to at least base course level between the dwelling and existing highway.

REASON: To ensure that the development is served by an adequate means of access.

15. No dwelling shall be occupied until the parking spaces for that dwelling, together with the access thereto, have been provided in accordance with the approved plans. The areas shall be maintained for those purposes at all times thereafter.

REASON: In the interests of highway safety and the amenity of future occupants.

16. No dwelling or employment building shall be occupied until details of their respective secure covered cycle parking and, in the case of employment land, changing and shower facilities have been submitted to and approved in writing by the local planning authority. These facilities shall be provided in accordance with the approved details and made available for use prior to the first occupation of the buildings to which they relate and shall be retained for use at all times thereafter.

REASON: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car.

17. No development shall commence on site (including any works of demolition), until a Construction Environmental Method Statement, which shall include the following:

- the parking of vehicles of site operatives and visitors;
- detailing of routing arrangements for lorry traffic associated with the development;
- loading and unloading of plant and materials;
- storage of plant and materials used in constructing the development;
- the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- wheel washing facilities;
- measures to control the emission of dust and dirt during construction;
- a scheme for recycling/disposing of waste resulting from demolition and construction works; and
- measures for the protection of the natural environment.
- hours of construction, including deliveries;

has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement without the prior written permission of the Local Planning Authority.

REASON: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase.

18. No development (excluding demolition or any associated works) shall commence on site until:

A written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and

The approved programme of archaeological work has been carried out in accordance with the approved details.

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

19. No development shall commence on site (other than that required to be carried out as part of a scheme of remediation approved by the Local Planning Authority under this condition), until steps (i) to (iii) below have been fully complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until step (iv) has been complied with in full in relation to that contamination.

Step (i) Site Characterisation:

An investigation and risk assessment must be completed to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings submitted to and approved in writing by the Local Planning Authority. The report of the findings must include:

A survey of the extent, nature and scale of contamination on site;

The collection and interpretation of relevant information to form a conceptual model of the site, and a preliminary risk assessment of all the likely pollutant linkages;

If the preliminary risk assessment identifies any potentially significant pollutant linkages a ground investigation shall be carried out, to provide further information on the location, type and concentration of contaminants in the soil and groundwater and other characteristics that can influence the behaviour of the contaminants;

An assessment of the potential risks to

- human health;
- property (existing or proposed) including buildings, crops;
- livestock, pets, woodland and service lines and pipes;
- adjoining land;
- groundwater and surface waters;

- ecological systems;
- archaeological sites.

This must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11" and other authoritative guidance.

Step (ii) Submission of Remediation Scheme:

If any unacceptable risks are identified as a result of the investigation and assessment referred to in step (i) above, a detailed remediation scheme to bring the site to a condition suitable for the intended use must be prepared. This should detail the works required to remove any unacceptable risks to human health, buildings and other property and the natural and historical environment, should be submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, a timetable of works and site management procedures.

Step (iii) Implementation of Approved Remediation Scheme:

The approved remediation scheme under step (ii) must be carried out in accordance with its requirements. The Local Planning Authority must be given at least two weeks written notification of commencement of the remediation scheme works.

Step (iv) Reporting of Unexpected Contamination:

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it should be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment should be undertaken in accordance with the requirements of step (i) above and where remediation is necessary, a remediation scheme should be prepared in accordance with the requirements of step (ii) and submitted to and approved in writing by the Local Planning Authority.

Step (v) Verification of remedial works:

Following completion of measures identified in the approved remediation scheme a verification report (referred to in PPS23 as a validation report) must be produced. The report should demonstrate the effectiveness of the remedial works.

A statement should also be provided by the developer which is signed by a person who is competent to confirm that the works detailed in the approved scheme have been carried out (The Local Planning Authority can provide a draft Remediation Certificate when the details of the remediation scheme have been approved at stage (ii) above).

The verification report and signed statement should be submitted to and approved in writing of the Local Planning Authority.

Step (vi) Long Term Monitoring and Maintenance:

If a monitoring and maintenance scheme is required as part of the approved remediation scheme, reports must be prepared and submitted to the Local Planning Authority for approval at the relevant stages in the development process as approved by the Local Planning Authority in the scheme approved pursuant to step (ii) above, until all the remediation objectives in that scheme have been achieved.

All works must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11" and other authoritative guidance.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

20. All building services plant shall be so sited and designed in order to achieve a Rating Level of -5dB below the lowest measured background noise level, determined at the nearest noise sensitive receptor.

REASON: To protect the amenity of nearby residents.

21. A lighting scheme shall be submitted to and approved in writing by the local planning authority prior to the commencement of development of any phase and shall be so designed as to mitigate any significant glare, sky glow, spillage and intrusion. The scheme should aim to achieve Environmental Zone E2 as specified in the guidance issued by the Institution of Lighting Engineers. All development shall be carried out in full accordance with the approved lighting scheme and retained as such thereafter.

REASON: To protect the amenities of nearby residents.

22. (a) No retained tree/s shall be cut down, uprooted, or destroyed, nor shall any retained tree/s be topped or lopped other than in accordance with the approved plans and particulars without prior written approval of the Local Planning Authority. Any topping or lopping approval shall be carried out in accordance with BS 3998 2010 British Standard for Tree Work or arboricultural techniques where it can be demonstrated to be in the interest of good arboricultural practice.

(b) If any tree is removed, uprooted, destroyed or dies, another tree shall be planted at the same place at a size and species planted at such time that must be agreed in writing with the Local Planning Authority.

(c) No equipment, machinery or materials shall be brought onto the site for the purpose of development until tree protection measures, as illustrated on Drawing Number: 170412-1.6-

HMP1-TPP-NC have been fully installed on site. The fencing criteria and protective measures shall be in accordance with British Standard 5837: 2012: Trees in Relation to Design, Demolition and Construction Recommendations and the setting out will be overseen by a suitably qualified Arboricultural Consultant. The protective fencing shall remain in place for the entire development phase and until all equipment, machinery and surplus materials have been removed from the site. Such fencing shall not be removed or breached during construction operations without prior written approval by the Local Planning Authority.

In this condition "retained trees" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs above shall have effect until the expiration of five years from the first occupation or the completion of the development whichever is later.

REASON: To prevent trees being retained on or adjacent to the site from being damaged during the construction works and in the interest of visual amenity.

23. No development shall commence in any phase of development until a surface water drainage strategy, including details of future responsibility and maintenance, to serve that phase of development is submitted and approved in writing by the local planning authority. No building contained within the phase of development to which the approved details relate shall be first occupied until the drainage scheme has been completed in strict accordance with the approved details.

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

24. No development shall commence in any phase of development until a foul water drainage strategy, including details of future responsibility and maintenance, to serve that phase of development is submitted and approved in writing by the local planning authority. No building contained within the phase of development to which the approved details relate shall be first occupied until the drainage scheme has been completed in strict accordance with the approved details.

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

25. No dwelling shall be occupied until details of the storage of refuse, including details of location, size, means of enclosure and materials, serving that dwelling have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be completed in strict accordance with the approved details.

REASON: In the interests of public health and safety.

26. No development shall commence on phase 1 until a scheme of hard and soft landscaping for phase 1 has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:

all species, planting sizes and planting densities, spread of all trees and hedgerows within or overhanging the site, in relation to the proposed buildings, roads, and other works;

- finished levels and contours;
- means of enclosure;
- hard surfacing materials;
- minor artefacts and structures (e.g. furniture, play equipment, refuse and other storage units, signs, lighting etc); and
- proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines etc indicating lines, manholes, supports etc).

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

27. All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

28. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any Order revoking or re-enacting or amending that Order with or without modification), the garages hereby permitted shall not be converted to habitable accommodation.

REASON: To secure the retention of adequate parking provision, in the interests of highway safety.

29. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions / extensions / external alterations to any

building forming part of the development hereby permitted and no plant or machinery shall be installed outside any such building on the site on the approved plans.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions/extensions or external alterations, or the installation of any outdoor plant/machinery.

30. No materials, goods, plant, machinery, equipment, finished or unfinished products/parts of any description, skips, crates, containers, waste or any other item whatsoever shall be placed, stacked, deposited or stored outside any building on the site.

REASON: In the interests of the appearance of the site and the amenities of the area.

31. Units 39-47 as shown on plan reference Drg SW031-SL-001M shall not be occupied until the landscape buffer shown to Taffswell Farm has been completed in accordance with the approved plans.

REASON: In the interests of residential amenity

32. Units 108 – 118 as shown on plan reference Drg SW031-SL-001M shall not be occupied until the landscape buffer shown to Hunters Moon has been completed in accordance with the approved plans.

REASON: In the interests of residential amenity

33. Prior to submission of any application for reserved matters, the development site shall be subject to up to date surveys for protected species including:

- Dormouse
- Invertebrates
- Bats
- Habitats / botany

The survey results shall be included in a mitigation statement clearly setting out necessary measures to avoid and mitigate impacts upon protected species, including parameters for detailed designs. The mitigation statement shall be submitted to and approved in writing by the Local Planning Authority prior to submission of any application for reserved matters. Reserved matters applications will only be permitted where the design is in accordance with the parameters set out in the approved mitigation statement.

REASON: In the interests of securing ecological surveys required by legislation and so as to secure a form of development that does not unnecessarily impact upon protected species and their habitat.

34. Prior to commencement of development, a Landscape, Ecology and Arboricultural Management and Monitoring Plan (LEAMMP) shall be submitted to and approved in writing by the local planning authority. The LEAMMP shall include:

- i. details of any relevant up to date ecological surveys;
- ii. drawings clearly showing all landscaped areas and semi-natural habitats including mature trees to be managed under the LEAMMP;
- iii. any capital works such as habitat creation, tree / shrub planting, bat / bird boxes etc including creation of 1.13ha of traditional orchard habitat
- iv. ongoing management prescriptions for semi-natural habitats and maintenance schedules for all landscaped areas clearly setting out timescales and responsibilities
- v. approach to management of all mature trees based on their ecological interest and an arboricultural protocol for carrying out tree works; and
- vi. a schedule of ecological monitoring work and plan review.
- vii. details of the bat mitigation roost;

Upon commencement of development all capital works shall be carried out to the agreed timescales and all areas identified in the LEAMMP shall be managed in full accordance with the agreed prescriptions in perpetuity. All monitoring reports shall also be made available to the local planning authority.

REASON: In the interests of securing a form of development that does not unnecessarily impact upon protected species and their habitat. In particular, this condition is ensure that the loss of the existing mature orchard on the site early in the development process is also compensated at an appropriate and early stage of development, so as to allow for maximum mitigation.

35. The dwellings hereby approved shall achieve a level of energy performance at or equivalent to Level 4 of the Code for Sustainable Homes. No dwelling shall be occupied until evidence has been issued and submitted to, and approved in writing by, the local planning authority certifying that this level or equivalent has been achieved.

REASON: To ensure that the objectives of sustainable development equal or equivalent to those set out in Policy CP41 of the Wiltshire Core Strategy are achieved.

36. No more than 142 dwellings shall be occupied unless, and until the M4 J17 improvement scheme as shown on Atkins drawing numbers WHCC_OS-ATK-HGN-TO7178-DR-D-0001 Revision P01.5 dated 14/01/2016 and WGCC_OS-ATK-HGN-TO7178-DR-D-0002 Revision P01.4 dated 14/01/2016 are completed and open to traffic.

REASON: To ensure the safe and effective operation of the strategic road network.

37. No phase of development shall commence (including demolition, ground works, vegetation clearance) until an Ecological Construction Method Statement has been submitted to and approved in writing by the local planning authority in respect of that phase. In discharging this condition the local planning authority expect to see the following details:

- a) Risk assessment of potentially damaging construction activities;
- b) Identification of "biodiversity protection zones";
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements);
- d) The location and timing of sensitive works to avoid harm to biodiversity features;
- e) The times during construction when specialist ecologists need to be present on site to oversee works;
- f) Responsible persons and lines of communication;
- g) The role and responsibilities on site of an Ecological clerk of works (ECoW) or similarly competent person; and
- h) Use of protective fences, exclusion barriers and warning signs.

The agreed Ecological Construction Method Statement shall thereafter be implemented in full unless otherwise agreed in writing by the local planning authority.

38. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), the 10.No employment use buildings within Phase 1 shall be used solely for purposes within Class(es) B1, B2 & B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended)(or in any provisions equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification).

REASON: The proposed use is acceptable but the Local Planning Authority wish to consider any future proposal for a change of use, other than a use within the same classes having regard to the circumstances of the case.

39. No more than 450 dwellings shall be constructed on the site pursuant to this planning permission.

REASON: For the avoidance of doubt and in the interest of proper planning