

REPORT FOR STRATEGIC PLANNING COMMITTEE

Date of Meeting	13 September 2017
Application Number	17/03219/REM
Site Address	Land at Junction of Blenheim Road And Salisbury Road, Marlborough, SN8 4FD
Proposal	Construction of 168 new 1,2 3,4 & 5 bedroom dwellings (to include 67 (40%) affordable homes) and associated highways and engineering works, landscaping and open space
Applicant	Redrow Homes South West
Town/Parish Council	MARLBOROUGH
Electoral Division	MARLBOROUGH WEST – Councillor Nick Fogg
Grid Ref	419438 168506
Type of application	Full Planning
Case Officer	Morgan Jones

Reason for the application being considered by Committee

In accordance with the Council's 'Scheme of Delegation Specific to Planning', this application is brought to committee as the scheme is classed as a small-scale major development that has strategic implications, as it is the sole site allocated for residential development in the Marlborough Community Area and the outline application was considered by this committee.

1. Purpose of Report

To assess the merits of the proposal against the policies of the development plan and other material considerations and to consider the recommendation to grant approval of reserved matters.

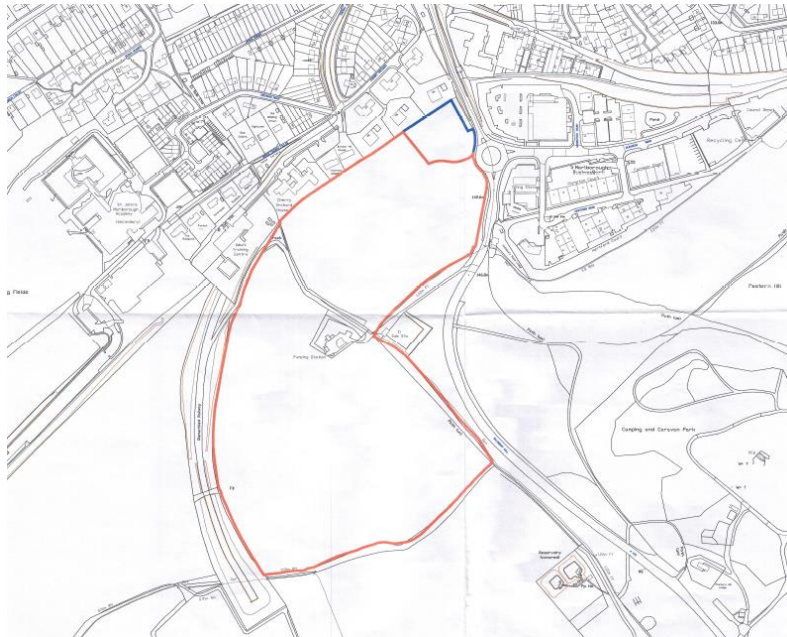
2. Report Summary

The key issues for consideration are the proposed details of 'layout', 'scale' 'appearance' and 'landscaping' of the development.

3. Site Description

The application site comprises 14.3 hectares of agricultural land to the south of Marlborough. The site is immediately west of the Marlborough Business Park and adjoins the A346 Salisbury Road. The northern boundary of the site adjoins the residential areas of Upper Churchfields, Cherry Orchard and Orchard Road alongside St John's Academy. Agricultural land lies to the south and west of the site. A water pumping station (Thames Water) and electricity substation are also adjacent to the site boundary, lying at the end of a track which connects on to Salisbury Road.

The application site adjoins the Limits of Development of Marlborough, as delineated on Inset Map 6 of the former Kennet Local Plan (saved by the WCS). Marlborough and its surroundings lie within the North Wessex Downs Area of Outstanding Natural Beauty (AONB). Public Right of Way (PRoW) ref MARL30 runs through the centre of the site.



Site Location Plan

4. Planning History

The WCS allocates sites and broad allocations for growth that are strategically important for the delivery of the Plan for Wiltshire. The site which is the subject of this application is a strategic site and therefore there is a presumption in favour of residential development on this site for up to 220 dwellings. Core Policy 2 of the WCS specifically mentions that proposals for residential development at the site will be supported in accordance with the Area Strategy outlined within Core Policy 14 and the requirements in the development templates presented within Appendix A of the WCS.

The development template for the site identifies the following key objectives:

- To deliver housing growth to help maintain and enhance the town's role as a service and tourist centre, and help to meet local needs.
- To deliver a high quality, sustainable and mixed use urban extension providing 40% affordable housing and a suitable mix of housing in line with core policies 45 and 46.
- Create development that relates well to the town, ensuring minimal impact upon Marlborough's rich built, historic and landscape assets" (WCS, p248).

In accordance with the above, outline planning permission, reference 15/02026/OUT, was granted on the 29th July 2016 'for up to 175 dwellings (Use Class C3), hotel (C1), new access from Salisbury Road, open space, landscaping, ecological mitigation, drainage works and ancillary works'. The 'access' was considered as part of the outline planning application with the other matters of 'appearance', 'landscaping', 'layout' and 'scale' reserved for future consideration.

The outline planning permission is subject to conditions and a section 106 legal agreement which will secure the required level of affordable housing, financial contributions towards public open space, education facilities, healthcare facilities, waste/recycling facilities, improvements to on and off site highway infrastructure, and a programme for the management and maintenance of the surface water scheme.

5. The Proposal

This application seeks reserved matters consent for the details of:-

- “**layout**” (means the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development),
- ‘**appearance**’ (the aspects of a building or place within the development which determines the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture),
- ‘**scale**’ (the height, width and length of each building proposed within the development in relation to its surroundings), and
- ‘**landscaping**’ (the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated).

The proposal as originally submitted was for the construction of 167 new 1,2 3,4 & 5 bedroom dwellings (to include 66 (40%) affordable homes) and associated highways and engineering works, landscaping and open space. The application has been amended and now proposes 168 dwellings (to include 67 affordable dwellings (40%)). The number of smaller dwellings across the site has been increased in response to the Town Council’s request for more smaller open market dwellings. The scheme includes 15 x 1 bed flats, 90 x 2-3 bedroom houses, and 63 x 4 bedroom houses.



Proposed Site Layout

The application is supported by the following reports:

- Design and Access Statement
- Arboricultural Impact Assessment & Method Statement by ACD Environmental (ref RED20987aia-ams / Rev C: 29.08.2017)
- Landscape Management and Maintenance Plan by ACD Environmental (ref RED20987-man Rev E)
- Tree Report by ACD Environmental (ref RED20987tr).
- Ecological Management Plan (August 2017) by ead ecology (ref P758/EMP/V2)

6. Planning Policy

The **National Planning Policy Framework (NPPF)** with particular regard to Chapters 1 'Building a strong, competitive economy', 4 'Promoting sustainable transport', 6 'Delivering a wide choice of high quality homes', 7 'Requiring Good Design', 11 'Conserving and Enhancing the Natural Environment' and 12 'Conserving and Enhancing the Historic Environment'.

The adopted **Wiltshire Core Strategy**, in particular:

- Core Policy 1 Settlement Strategy;
- Core Policy 2 Delivery Strategy;
- Core Policy 3 Infrastructure Requirements;
- Core Policy 14 Spatial Strategy: Marlborough Community Area;
- Core Policy 40 Hotels, Bed & Breakfasts, Guest Houses and Conference Facilities;
- Core Policy 41 Sustainable Construction and Low-Carbon Energy;
- 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 50 Biodiversity and Geodiversity;
- Core Policy 51 Landscape;
- Core Policy 52 Green Infrastructure;
- Core Policy 55 Air Quality;
- Core Policy 56 Contaminated Land;
- Core Policy 57 Ensuring High Quality Design and Place Shaping;
- Core Policy 58 Ensuring the Conservation of the Historic Environment;
- Core Policy 59 Stonehenge and Avebury World Heritage Sites;
- Core Policy 60 Sustainable Transport;
- Core Policy 61 Transport & Development;
- Core Policy 62 Development Impacts on the Transport Network;
- Core Policy 67 Flood Risk;
- Core Policy 68 Water Resources;
- Appendix A: Development Templates for Strategic Allocations;
- HC34 Recreation Provision on Large Housing Sites (Appendix D saved Kennet Local Plan policy);
- HC37 Demand for Education (Appendix D saved Kennet Local Plan policy).

Wiltshire Local Transport Plan 2011 – 2016: Car Parking Strategy (March 2011).

Wiltshire and Swindon Waste Core Strategy 2006 – 2026 (July 2009).

The North Wessex Downs Area of Outstanding Natural Beauty Management Plan 2014 – 2019.

7. Consultations

Wales & West Utilities – No objection, general advice and guidance provided.

Fisher German (Pipelines Protection) – No observations received, general advice and guidance provided during the outline planning application.

Thames Water – reaffirmed the need for conditions to ensure appropriate infrastructure is in place to deal with foul waste from the development and to ensure the water abstraction source within the site (Source Zone Protection 1) is not detrimentally affected by the proposed development. The required conditions have been imposed on the outline planning permission (conditions 24, 26 & 27) which will need to be satisfied prior to the commencement of the development.

Environment Agency – No observations received. No objection provided to the outline planning application, subject to conditions which have been imposed on the outline planning permission.

NHS England – reaffirmed the need for a financial contribution to support the development of surgery premises capacity in the Marlborough area. The legal agreement attached to the outline planning permission will secure the required contribution.

Natural England – A series of recommendations have been provided to improve the quality of the development. In particular trees should be given adequate space to grow and be positioned outside private residential properties, and there should be improved landscaping along the A346.

Natural England also stated that a landscape and ecological management plan and a lighting strategy should be submitted for the whole development site to reduce any impact to the AONB, bats and other protected species. These will be secured via conditions imposed on the outline planning permission.

Historic England – No objection was provided to the revised proposal. It was suggested that the views of the views of the Council's conservation and archaeological advisers be obtained.

Wiltshire Council's Drainage Engineer – supports the proposal provided the conditions recommended by Thames Water are addressed.

Wiltshire Council Highways – No objection to the amended scheme.

Wiltshire Council Rights of Way Officer – No objection.

Wiltshire Council New Housing Team – No objection – the S106 requires that 40% of the units are provided as affordable housing. The proposal to provide 67 affordable units within a scheme of 168 dwellings is in accordance with the section 106 agreement. The distribution of the affordable housing has been questioned; however this has been amended during the assessment of the application to improve the overall design and distribution of the affordable housing.

Wiltshire Council Public Protection team – No objection but highlighted that the conditions of the outline planning permission (i.e. the requirement for a noise assessment and environmental impact assessment etc.) will need to be addressed prior to the commencement of the development.

Wiltshire Council Landscape and Design Officer – No objection to the layout of the development but further details/revisions required to the proposed earthworks and soil management and disposal to the south of the site which can be secured via condition.

Wiltshire Council Ecologist – No objection to the amended scheme, subject to conditions to secure a timeframe for the provision of the wildflower meadow / ecological mitigation area.

Wiltshire Council Arboricultural Officer – No objection.

Wiltshire Council Archaeologist – No objection, an archaeological programme of excavation is underway in relation to the outline permission.

Marlborough Town Council – “Marlborough Town Council has no objections to this application and welcomes it subject to the following:

(i) As evidenced by the recent independently produced Housing Needs Analysis, commissioned as part of the Marlborough Area Neighbourhood Plan, there is clear local need for smaller houses. The Town Council suggests that 8 of the detached houses are replaced with 16, 2-3 bedroomed terraced houses of which at least 3 will be affordable and for sale.

(ii) As assured by Redrow Homes Ltd, we can look forward to the development of the hotel coming to fruition and public access to the meadow”.

Marlborough Town Council provided no objection to the revised proposal: - “Councillors welcome the move to include a revised housing mix based on evidence from the Housing Needs Analysis for Marlborough and also welcome progress towards the building of a hotel, but express their dismay at the lack of public access to the meadow”.

Savernake Parish Council – Object to the application for the following reasons:

- The traffic impact, there are already frequent tailbacks on the A346;
- The car parking complies with requirements but local experience is of insufficient parking for residents needs, which impacts on local roads;
- It is unclear how construction work will be monitored to prevent contamination of the local water supply.

Wiltshire Police Crime Prevention Design Officer – No objection in principle but requested amendments to the layout to ensure individual properties and parking spaces are safe and secure to prevent crime. No observations received on the amended proposal.

The Ramblers Association – No observations received.

8. Publicity

The application has been publicised via press and site notices and letters sent to properties within close proximity of the site. As a result of the publicity 8 letters have been received raising the following concerns:

- More work is required to provide an update traffic survey. Since this application was first considered the amount of traffic on the A346 has increased. Up to date traffic figures are required to determine if traffic lights are required on the roundabout opposite the business Park.

- There are frequent long hold-ups coming into Marlborough from Cadley and traffic lights could be programmed to prevent these delays and the cost of a scheme paid for by the developer.
- Marlborough's roads are increasing becoming a car park - especially the Salisbury hill road where this development is planned.
- The towns infrastructure cannot cope with so many new houses. The GP surgery is massively over subscribed and patients can wait a full month for an appointment.
- With 167 houses placed in an area, with a natural bottle-neck due to the old railway bridge at Salisbury road, and such a level of cars pouring out into this area at all times, the only result will be constant traffic gridlock.
- Loss of farmland is also of serious concern.
- Work has already started in the larger field - great trenches have been dug out
- Chain-link fencing is being placed - a major and immediate threat for wildlife
- Of the 40% 'Affordable'-this is open to interpretation - at Marlborough prices this will mean they will be out of the reach of most young or local people
- The pathway along Salisbury Road up to the Tesco roundabout from Prior Court is in a poor condition. The development will result in the increased use of the pathway and should provide a contribution for the widening and improvement of the pathway.
- There are 8 tall terrace houses in the north-east corner of the site which is not acceptable and conflict with the outline planning permission.
- The tree belt to the North is owned by the dwellings not the crown estate (now Redrow). The claim that screening will be retained is not within their legal title to determine. As this growth belongs to the dwellings in Cherry Orchard.
- On top of this much of it is deciduous in nature and there does NOT provide year round cover as their report outlines. Permanent screening must be provided across the length of the north border to ensure the private enjoyment of properties.

As a result of the re-consultation exercise six further letters have been received objecting to the application. The letters focus on the highway safety impacts of the proposed development. In addition to the highway safety concerns, one resident feels the affordable housing provision is still woefully inadequate and objects to the destruction of open countryside and farmland, hedgerows and trees.

9. Planning Considerations

The principle of the proposed development has been established by outline planning permission reference 15/02026/OUT. The key planning consideration therefore is whether the proposed details of 'layout', 'scale' 'appearance' and 'landscaping' of the development are considered acceptable and in line with the parameters and conditions set by the outline planning permission.

The proposed layout has been dictated to a certain extent by the site constraints, including the site topography and landscape setting, and parameters set by the outline planning permission. The parameter plans approved as part of the outline planning permission include a Land Use and Building Height Parameter Plan, Horizontal and Vertical Parameters Plan, and an Ecological Mitigation and Enhancement Plan. These plans clearly identify the areas of the site to be developed and set a limit for the height of the development due to its sensitive location within the AONB.

The development will provide a range of house types, sizes and tenures to accommodate a variety of household types. The development will provide the maximum number of affordable homes (tenure split of rented and shared ownership) required by the WCS and the legal agreement associated with the outline planning permission. The proposed dwellings are of a variety of designs and sizes, all being two storeys, apart from the single apartment block near the entrance which is to be 2.5 storeys.

The main access will be via the roundabout on Salisbury Road and there will be a primary route through the site which will serve secondary and tertiary routes along with pedestrian pathways. The Council's Highways Development Control Officer is in support of the proposed revised layout. Permitted development rights will be removed to ensure garages cannot be converted to habitable accommodation to secure the retention of adequate parking provision, in the interests of highway safety.

The Council's Urban Design Officer indicated that the proposed development, as amended, has a clear street hierarchy and simple yet distinguished character areas are achieved in the form of the 'Greenway' and Northway and Westaway' (as detailed within the Design and Access Statement), with house typologies, gardens, landscaping and boundary treatments reinforcing these. The scheme has been revised to secure the required separation distance between existing residential properties to ensure no adverse impacts on the residential amenities of the occupiers of the adjoining neighbouring properties. The proposed layout achieves the standard back to back distances of 21m with rear garden measuring 10.5m apart from a few instances but privacy is not compromised. The applicant feels that these units will provide variety for prospective purchasers who may not wish to maintain larger gardens. In light of the site constraints and public open space within the site and adjacent public rights of way this can be accepted. It is considered reasonable to remove permitted development right to alter the dwellings in order ensure the character of the scheme is not compromised or the plots overdeveloped, and to ensure future alterations do not adversely impact on the residents of neighbouring properties.

The existing vegetation provides the development with an attractive mature green backdrop. The proposed layout seeks to retain the existing vegetation along the site boundaries where possible and there will be new planting throughout the development and a structural planting along the sites southern boundary, as detailed within the Arboricultural Impact Assessment & Method Statement and detailed landscape proposals. A Landscape Management Plan has also been submitted in accordance with condition 10 of the outline planning permission.

The scheme has been designed in accordance with the conditions, limitations and parameters of the outline planning permission to ensure the development does not have an unacceptable impact on surrounding heritage assets, the Outstanding Universal Value of the Avebury World Heritage Site or the North Wessex Downs AONB.

The Council's Landscape & Design Officer has confirmed that the detailed engineering drawings and site sections plan demonstrate that the proposed dwellings will not exceed the ceiling height parameter for built development of the maximum 160m AOD permitted within the outline planning consent (15/02026/OUT). The 160m AOD contour being the point at which glimpsed or partial views of buildings could otherwise have been possible from a number of viewpoints. The proposed development will therefore not result in harm to wider landscape character and visual interests. The application includes details of the proposed earthworks required to accommodate the development due to the sloping nature of the site. The proposed works are considered acceptable, however further details are required of the proposal to dispose of surplus soils as the proposed 1.5m high mounts within the wildflower meadow / ecological mitigation area are not considered acceptable from a landscape character perspective. A soil management and disposal plan is also considered necessary to ensure sub soil and top soil are properly separated and layered during any necessary re-profiling/re-contouring of land to protect the integrity of existing soil structure within this southern field.

The Council's Ecologist is satisfied that the development has been designed in accordance with the ecological and enhancement parameter plan approved as part of the outline planning permission. The scheme will deliver certain mitigation measures in the form of a 20m wide belt of tree planting along the southern extent of built development and a 110m wide area of

wildflower grassland to the south of the site, to ensure that wildlife populations, especially European Protected Species would not be adversely impacted as a result of the proposal. This is essential to ensure a European Protected Species licence will be granted by Natural England to allow the development to proceed. The Council's Ecologist indicated that it is important that this area remains undisturbed and managed according to the requirements of foraging and commuting bats, as well as dormice. An Ecological Management Plan has been submitted in support of this current application which is considered to be broadly acceptable, however the final details of the management of the ecological area will need to be agreed via condition 13 of the outline planning permission (which requires the approval of an Ecological Management Plan). An additional condition is however considered necessary in relation to the timeframe for the provision of the ecological mitigation area.

The Council's Drainage Engineer is in support of the proposed drainage strategy which involves a large infiltration pond near site entrance (away from the source exclusion area). Thames Water has reiterated the comments provided during the assessment of the outline application in relation to lack of capacity within the existing public sewer systems and the need to ensure the water abstraction source within the site (Source Zone Protection 1) is not detrimentally affected by the proposed development. The outline planning permission includes conditions to cover the points raised by Thames Water and will have to be addressed prior to the commencement of the development.

In terms of third party observations, the key issue raised is the impact of the proposal on highway safety. The level of affordable housing, loss of farmland and the ability of the towns existing infrastructure to be able to cope with the development have been raised. These issues were all considered and addressed prior to the granting of outline planning permission. The query in relation to land ownership is a civil matter however this issue has been raised and discussed with both interest parties. There are various on-site investigation work and archaeological investigations on-going at the site but the development has not commenced. A fence has been installed around the field boundaries which does not require planning permission.

Savernake Parish Council stated that it is unclear how construction work will be monitored to prevent contamination of the local water supply. The construction work will be controlled by a Construction Environmental Management Plan, which is a condition of the outline planning permission, to prevent contamination of the local water supply. The outline planning permission also requires details of the design of building and road foundations, and a groundwater quality monitoring report and contingency actions if required.

10. Conclusion

There is a presumption in favour of residential development on this strategic site and its development is important to the delivery of the residential development strategy of the Wiltshire Core Strategy. The principle of residential development has been established under outlined planning permission reference 15/02026/OUT for up to 175 dwellings and a hotel with access from Salisbury Road.

The details of 'layout', 'scale', 'landscaping' and 'appearance' within this current application are considered acceptable. The development has been designed in accordance with the conditions and parameters of the outline planning permission and will deliver 168 dwellings (to include 67 affordable dwellings [40%]) in accordance with the key objectives for the development of the site which is to deliver housing growth to help maintain and enhance the town's role as a service and tourist centre, and help to meet local needs. It is therefore recommended that reserved matters consent be granted.

RECOMMENDATION

That reserved matters consent be **GRANTED** subject to following conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Drawing no.RHSW.5333.SL001 Rev A (Site Location Plan), received 12.04.17
Drawing no.PL-03 Rev H (Planning Layout), received 30.08.17;
Drawing no.PL-04 (Materials Plan), received 03.08.17;
Drawing no.PL-05 (Affordable Distribution Plan), received 03.08.17;
Drawing no.PL-06 (Storey Heights Plan), received 03.08.17;
Drawing no.PL-07 Rev A (Enclosure and Surface Materials Plan), received 22.08.17;
Drawing no.PL-08 (Presentation Layout), received 03.08.17;
Drawing no.SS-01 (Site Sections and Street Scenes), received 03.08.17;

Drawing no.RED20987-03C Sheets 1 to 10 (Tree Protection Plan), received 30.08.17;
Drawing no.RED20987 10 (Landscape Masterplan), received 03.04.17;
Drawing no,RED20987 11C Sheets 1 to 9 (Landscape Proposals), received 30.08.17;
Drawing no,RED20987 15C Sheets 1 to 5 (Open Space Proposals), received 30.08.17;
Drawing no.RED20987-20C (Play Area Proposal), received 30.08.17;

Drawing no.P17136-01 Sheet 1 Issue B (Adoptable Area Lighting Environmental Calc), received 03.08.17;
Drawing no.P17136-01 Sheet 2 Issue B (Adoptable Area Lighting Environmental Calc), received 03.08.17;
Drawing no.P17136-02 Sheet 1 Issue B (Private Area Lighting Environmental Calc), received 03.08.17;
Drawing no.P17136-02 Sheet 2 Issue B (Private Area Lighting Environmental Calc), received 03.08.17;
Drawing no.P17136-03 Issue B (Private Area Lighting Environmental Calc), received 03.08.17;

Drawing no.440-P-100 Rev B (Drainage Strategy), received 30.08.17;
Drawing no.440-P-200-01 Rev B (Engineering Layout Sheet 1 of 4), received 30.08.17;
Drawing no.440-P-200-02 Rev B (Engineering Layout Sheet 2 of 4), received 30.08.17;
Drawing no.440-P-200-03 Rev B (Engineering Layout Sheet 3 of 4), received 30.08.17;
Drawing no.440-P-200-04 Rev B (Engineering Layout Sheet 4 of 4), received 30.08.17;
Drawing no.440-P-300-01 Rev A (Road Longitudinal Sections Sheet 1 of 2), received 30.08.17;
Drawing no.440-P-300-02 Rev A (Road Longitudinal Sections Sheet 2 of 2), received 30.08.17;
Drawing no.440-P-400-01 Rev B (Refuse Vehicle Tracking), received 30.08.17;
Drawing no.440-P-400-02 Rev B (Fire Tender Vehicle Tracking), received 30.08.17;

Drawing no.440-P-500 Rev D (Infiltration Basin Layout and Cross Sections), received 30.08.17;
Drawing no.440-P-600 Rev B (Flood Exceedance Routing), received 30.08.17;

Drawing no.HT-Ludlow-01 (House type Ludlow), received 03.08.17;
Drawing no.HT-Ludlow-02 (House type Ludlow), received 03.08.17;
Drawing no.HT-Ludlow-03 (House type Ludlow), received 03.08.17;
Drawing no.HT-Ludlow-04 (House type Ludlow), received 03.08.17;
Drawing no.HT-Warwick-01 (House type Warwick), received 03.08.17;
Drawing no.HT-Warwick-02 (House type Warwick), received 03.08.17;
Drawing no.HT-Amberley-01 (House type Amberley), received 03.08.17;
Drawing no.HT-Amberley-02 (House type Amberley), received 03.08.17;
Drawing no.HT-Sherbourne-01 (House type Sherbourne), received 03.08.17;
Drawing no.HT- Sherbourne-02 (House type Sherbourne), received 03.08.17;
Drawing no.HT-Marlow-01 (House type Marlow), received 03.08.17;
Drawing no.HT-Marlow-02 (House type Marlow), received 03.08.17;
Drawing no.HT-Shaftesbury-01 (House type Shaftesbury), received 03.08.17;
Drawing no.HT- Shaftesbury -02 (House type Shaftesbury), received 03.08.17;
Drawing no.HT-Camebridge-01 (House type Camebridge), received 03.08.17;
Drawing no.HT-Camebridge-02 (House type Camebridge), received 03.08.17;
Drawing no.HT-Canterbury-01 (House type Canterbury), received 03.08.17;
Drawing no.HT-Canterbury-02 (House type Canterbury), received 03.08.17;
Drawing no.HT-Henley-01 (House type Henley), received 03.08.17;
Drawing no.HT- Henley -02 (House type Henley), received 03.08.17;
Drawing no.HT-Richmond-01 Rev A (House type Richmond), received 22.0

REASON: For the avoidance of doubt and in the interests of proper planning.

- 2 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 any dwelling or in accordance with a programme to be agreed in writing with the Local Planning Authority; 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.

- 3 The development hereby permitted shall be carried out in strict accordance with the Arboricultural Impact Assessment & Method Statement by ACD Environmental (ref RED20987aia-ams / Rev C: 29.08.2017).

REASON: In order that the development is undertaken in an acceptable manner, to enable the Local Planning Authority to ensure the retention of trees on the site in the interests of visual amenity.

- 4 No demolition, site clearance or development shall commence on site, and; no equipment, machinery or materials shall be brought on to site for the purpose of development until the tree protective fencing has be erected in accordance with the

approved details. 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.

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. Any topping or lopping approval shall be carried out in accordance British Standard 3998: 2010 "Tree Work - Recommendations" or arboricultural techniques where it can be demonstrated to be in the interest of good arboricultural practise.

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

No fires shall be lit within 15 metres of the furthest extent of the canopy of any retained trees or hedgerows or adjoining land and no concrete, oil, cement, bitumen or other chemicals shall be mixed or stored within 10 metres of the trunk of any tree or group of trees to be retained on the site or adjoining land.

[In this condition "retained tree" 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 the later].

REASON: In order that the development is undertaken in an acceptable manner, to enable the Local Planning Authority to ensure the retention of trees on the site in the interests of visual amenity.

- 5 Notwithstanding the details of earthworks shown on drawings number RED20987 15C Sheets 1 to 5 (Open Space Proposals), no development shall commence on the residential part of the site until full details of the proposal to dispose of waste soils in the wildflower meadow / ecological mitigation area to the south of the site, including a soil management strategy and disposal plan, has been submitted to and approved in writing by the Local Planning Authority. These details shall include existing and proposed cross-sections and contour plans, and the nature and source of the material. The development shall be carried out in accordance with the details approved under this condition.

REASON: The matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure a satisfactory landscaped setting for the development and to ensure sub soil and top soil are properly separated and layered during any necessary re-profiling/re-contouring of land to protect the integrity of existing soil structure.

NOTE: The surplus soils should be evenly distributed across the site to maintain the character of the existing valley slope.

- 6 No development shall commence on the residential part of the site until a programme and timetable for the delivery of the wildflower meadow / ecological mitigation area to the south of the site has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details approved under this condition.

REASON: The matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure adequate mitigation and compensation for protected species, priority species and priority habitats.

- 7 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 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.

- 8 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), there shall be no additions/extensions or external alterations to any building forming part of the development hereby permitted.

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.

- 9 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 window, dormer window or rooflight, other than those shown on the approved plans, shall be inserted in the roofslopes of the dwellings hereby permitted.

REASON: In the interests of residential amenity and privacy and to protect the character of the built environment.

- 10 **INFORMATIVE TO APPLICANT:**
The attention of the applicant is drawn to the contents of the consultation response from the Council's Public Right of Way Officer, which can be viewed on the Council's website at www.wiltshire.gov.uk

- 11 **INFORMATIVE TO APPLICANT:**
Your attention is also drawn to the conditions imposed on the outline planning permission reference 15/02026/OUT and dated 29 July 2016.

- 12 **INFORMATIVE TO APPLICANT:**
This approval of matters reserved refers only to condition 2 of outline planning permission 15/02026/OUT for the residential part of the site only, but does not by itself constitute a planning permission.