

**REPORT OUTLINE FOR AREA PLANNING COMMITTEES****Report No.**

<b>Date of Meeting</b>	December 2021
<b>Application Number</b>	PL/2021/08056
<b>Site Address</b>	Brackendale, Junction Road, Alderbury, SP5 3AZ
<b>Proposal</b>	Demolition of the existing dwelling house 'Brackendale', and for the erection of 2 x detached dwellings, associated parking, access and hard and soft landscaping.
<b>Applicant</b>	Mr N Wigmore
<b>Town/Parish Council</b>	Alderbury
<b>Electoral Division</b>	Alderbury - (Richard Britton)
<b>Grid Ref</b>	418935 127108
<b>Type of application</b>	Full Planning
<b>Case Officer</b>	Joe Richardson

**Reason for the application being considered by Committee**

The application has been called-in by Cllr Britton if officers are minded to approve.

**1. Purpose of Report**

The purpose of the report is to assess the merits of the proposal against the policies of the development plan and other material considerations and to consider the recommendation that the application be approved for the reason(s) set out below.

**2. Report Summary**

The issues in this case are:

- Principle of development including design and scale;
- Impact on neighbouring amenity and context and character of the surrounding area;
- Parking/Highways Impact;
- Ecological Impact/River Avon Catchment Area;
- Other matters

The publicity of the original and revised plans has generated in total ten letters of objection to the application from members of the public and two objections from Alderbury Parish Council have been given to the proposed development.

**3. Site Description**

The existing bungalow known as Brackendale is sited in a relatively large parcel of land in a residential area within the village of Alderbury. The existing dwelling is accessed via Junction Road, an un-made track. The public footpath ALDE20 runs along this un-made track. The site

lies within the settlement boundary for Alderbury which is listed as a large village in the Wiltshire Core Strategy. The site lies within a special landscape area.

#### **4. Planning History**

N/A

#### **5. The Proposal**

The proposal seeks planning permission for the demolition of the existing dwellinghouse and the erection of 2 x detached dwellinghouses with parking, access and hard and soft landscaping.

#### **6. Local Planning Policy**

##### National Planning Policy Framework

Section 2 Achieving Sustainable Development

Section 12 Achieving Well Designed Places

Section 15 Conserving and enhancing the natural environment

##### Wiltshire Core Strategy

Core Policy 1 Settlement Strategy

Core Policy 2 Delivery Strategy

Core Policy 23 Southern Wiltshire Community Area

Core Policies 50 and 52 Biodiversity and Geodiversity

Core Policy 51 Landscaping

Core Policy 57 Ensuring high quality design and place shaping

Core Policy 61 Transport and New Development

Core Policy 69 Protection of the River Avon SAC

##### Saved Salisbury District Local Plan

C6 Special Landscape Area

Wiltshire Local Transport Plan 2015-2026:

Car Parking Strategy

#### **7. Summary of consultation responses**

**Alderbury Parish Council** – Objection with comments stating:

*(1) The development by virtue of its scale, massing, layout and large areas of hardstanding represents a very significant over development of the plot.*

*(2) The proposed dwellings by virtue of their location adjacent to the boundaries of the site will have a detrimental impact on neighbouring properties through loss of light, privacy and the quiet enjoyment of gardens.*

*(3) The design of the new development is out of keeping with the rural village character of*

*Junction Road which is characterised by individual dwellings accommodated within adequate garden space. The proposal introduces a pair of identical dwellings, a wide frontage and large areas of hardstanding which are out of keeping with the traditional rural building pattern.*

*(4) Inadequate consideration has been given to the treatment of the underground spring-fed pond towards the front of the site. Development impacting on this natural pond could:*

- a) Result in the loss of an ecologically important habitat which is known to support a variety of amphibian and invertebrate species*
- b) Cause run off and flooding risks for adjoining properties*

*A full hydrological and ecological assessment is required before any intensified residential development of the site is considered.*

*(5) Inadequate consideration has been given to the protection during building of the large pine trees that are a prominent landmark in this area of the village. A detailed arboricultural assessment is required before any works are commenced in order to protect the root system and avoid any destabilisation of the trees which adjoin neighbouring properties, with the consequent safety risks.*

*(6) Bats are known to frequent this site and a full ecological survey is required before any intensified residential development is considered and prior to the commencement of any works (including removal of hedges and trees) to secure the protection of wildlife.*

*(7) Inadequate sewerage and surface water drainage details have been submitted. Sewage is known to be a longstanding problem in Junction Road and this proposal fails to address the additional impact of the intensified residential use of the land.*

*(8) Access to the proposed dwellings along the unmade track (Junction Road) is likely to introduce increased highway safety at the busy junction with Southampton Road and for school children using this footpath route to school.*

*(9) Inadequate details of landscaping have been submitted; a full landscaping scheme would need to be approved prior to the consideration of any intensified residential development of the site to ensure that the buildings sit within a native, deciduous canopy that reflects the character of the other properties in this area.*

*(10) In addition, the Council has been made aware of covenants relating to the original sale of land in Junction Road from Longford Estate. The Local Planning Authority should take steps to clarify whether any covenants restricting development of the site exist prior to considering any intensified residential development of the land in question*

**WC Highways – No objection subject to conditions**

**WC Public Rights of Way – No objection**

**WC Ecology – No objection subject to conditions**

## **8. Publicity**

The application has been advertised by way of letters to near neighbours. The publicity of the originally submitted plans and revised plans has generated in total ten letters of objection to the application from members of the public and two objections from Alderbury Parish Council have been given to the proposed development.

The ten letters of objection received during the consultation period for this planning application are summarised as below:

- Overdevelopment of the site and out of keeping with the surrounding area;
- Detrimental impact to the amenities of neighbouring properties;
- Loss of hedgerow and trees;
- Additional traffic movement to the detriment of Junction Road;
- Loss of natural pond;
- Land ownership matters

## **9. Planning Considerations**

### 9.1 Principle of development including design and scale

The application site, an existing bungalow known as Brackendale is sited in a relatively large parcel of land in a residential area within the village of Alderbury. The site lies within the settlement boundary for Alderbury which is listed as a large village in the Wiltshire Core Strategy (WCS).

Core Policy 1 of the Wiltshire Core Strategy sets out the 'Settlement Strategy', and identifies four tiers of settlements - Principal Settlements, Market Towns, Local Service Centres, Large and Small Villages. Only the Principal Settlements, Market Towns, Local Service Centres and Large Villages have settlement boundaries.

Core Policy 2 of the Wiltshire Core Strategy sets out the 'Delivery Strategy'. It identifies the scale of growth appropriate within each settlement tier, stating 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.

Alderbury is identified within the Core Strategy as a 'Large Village', which is defined as a settlement with a limited range of employment, services and facilities. Within the limits of development, as defined on the policies map, there is a presumption in favour of sustainable development within Large Villages. The application site is located within the defined settlement boundary of Alderbury. As such, the principle of residential development on the application site is acceptable, subject to accordance with other relevant policies of the development plan.



The proposed dwellinghouses are to be of traditional appearance and constructed using materials that are reflective of the setting of the area. To ensure this, officers consider it appropriate to impose a condition on any consent requiring details of the proposed materials.

Following the amendments and reduction to the proposed scheme for the two dwellinghouses, officers consider that the overall scale of the proposed development to be acceptable in planning terms, and therefore, not contrary to Core Policy CP57 of the WCS.

## 9.2 Impact on neighbouring amenity and context and character of the surrounding area

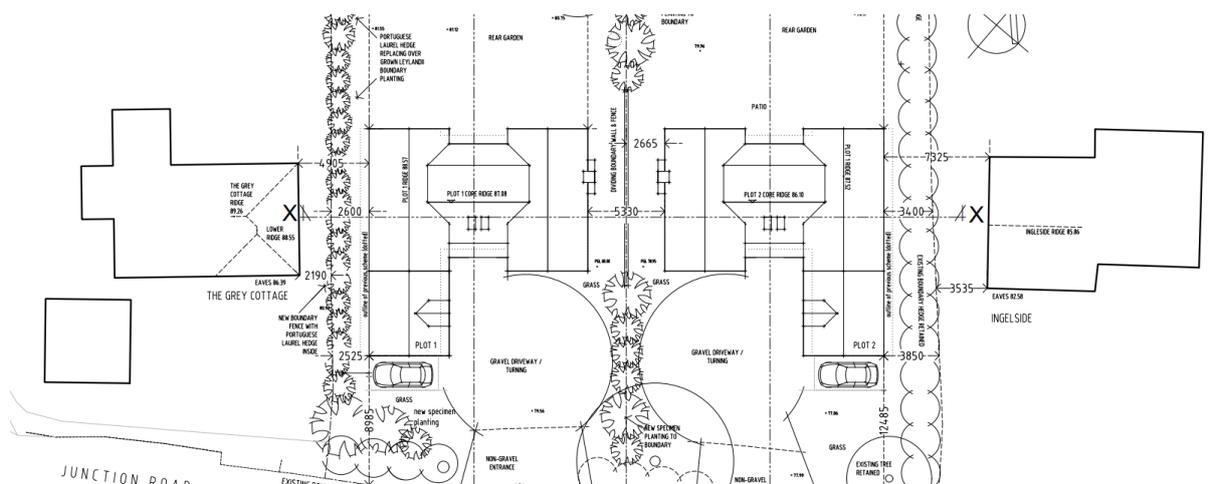
Core Policy 57 requires that development should ensure the impact on the amenities of existing occupants is acceptable, and ensuring that appropriate levels of amenity are achievable within the development itself, and the NPPF (paragraph 130f) states that planning decisions should 'create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.'

The proposal should also aim to conform to the objectives of Core Policy 57 of the Wiltshire Core Strategy which aims to achieve a high standard of design in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complimentary to the locality.

Core Policy CP51 of the WCS which states:

*Proposals for development within or affecting the Areas of Outstanding Natural Beauty (AONBs), New Forest National Park (NFNP) or Stonehenge and Avebury World Heritage Site (WHS) shall demonstrate that they have taken account of the objectives, policies and actions set out in the relevant Management Plans for these areas.*

The existing dwellinghouse, Brackendale is located within a residential area of Alderbury where a degree of inter-relationship and overlooking is considered acceptable in planning terms. The proposed site plan shown below shows the layout of the dwellings subject to this planning application.



Officers note that by way of the positioning of the proposed dwellings within the site, the overall scale of the proposed dwellinghouses would be more apparent to that of the existing bungalow particularly the relationship of Plot 1 and the neighbouring dwelling, Grey Cottage. The

distance between the side elevation (south western façade) of Plot 1 and the separating boundary is approximately 2.6 metres. This distance has been increased following the amendments in design as previously alluded to. Comments received from members of the public in respect of the proposed detrimentally impacting on the amenity of the area specifically with the removal of existing hedgerow are duly noted.

The existing site is bounded by mature hedgerow along the front, sides and rear boundaries that provide a degree of separation to the neighbouring properties, Grey Cottage, Ingleside and Greenways. To facilitate the proposed works, the existing hedgerow and shrubbery separating the application and the neighbouring property, Grey Cottage is to be removed with new fencing, approximately 1.8 in height and new hedgerow planting inside the application site. Further sections of the existing hedgerow along the site frontage are to be removed to facilitate the new access/egress to each dwelling.

The proposed would see the removal of well-established hedgerow along the south western boundary of the site, which would make the proposed dwelling, namely Plot 1 more apparent to the amenity of the neighbouring dwellinghouse, Grey Cottage. Whilst these concerns are noted, simply being able to see a development would not be a reasonable reason for refusal. The proposal itself must cause demonstrable harm. Subject to a condition imposed for a landscaping scheme and for the obscure glazing of the two first floor casement windows serving the bathroom and en-suite bathroom, officers considered the proposed would not cause any significant detrimental impact to the amenity of the neighbouring property, Grey Cottage that would warrant the refusal of planning permission.

The rear gardens of the dwellinghouses within this section of Junction Road are north westerly facing and as such, would experience a certain amount of natural sunlight peaking during mid-morning to early afternoon in the summer months. As such the occupiers of the dwelling known as Grey Cottage would not experience any significant loss of light or overshadowing by way of the erection dwellinghouse known as Plot 1. In respect of Plot 2, the occupiers of the neighbouring dwelling, Ingleside, again due to the orientation of this dwelling in relation to the movements of the sun, would experience a certain amount of natural sunlight peaking during mid-morning to early afternoon in the summer months. Due to the scale and layout of Plot 2 in relation to this neighbouring dwelling, officers note there would be some additional shadow cast along the south western boundary during late afternoon as the sun sets onto the rear garden of this neighbouring dwelling.

As such, the proposed dwellinghouses, in the opinion of the case officer, would not cause overshadowing or are of a dominant scale such that it would adversely affect surrounding amenity subject to the imposing of relevant conditions around obscure glazing and landscaping. Officers are of the opinion that it would be suitable to remove permitted development rights for any further alterations/extensions to the built form of the proposed dwellinghouses.

The erection of the replacement dwellinghouses following the demolition of the existing dwelling would be sited on a footprint slightly further forward towards Junction Road to that of the existing footprint of Brackendale. The existing dwellinghouses within Junction Road are characterised by a mixture of differing designs set within spacious plots. Whilst the proposed dwellinghouses would provide a degree of uniformity by way of their design, in officer opinion, subject to detailing imposed by a condition for materials to be used, the proposed dwellinghouses would not have any significant detrimental impact to the amenity of the area or the wider special landscape area that would justify the refusal of planning permission.

### 9.3 Highway safety/parking

Access/egress to the proposed two dwellinghouses is via the existing entrance serving the dwellinghouse for Plot 2 and would see the removal of a section of hedgerow along the site frontage for Plot 1. The comments received from members of the public around the increase in traffic movement along Junction Road and suitability of Junction Road for a proposal of this scale are duly noted.

The Council's Highways Officer has assessed the proposal and has raised no objection to the proposal subject to a number of conditions with the following comments:

*Junction Road is a public footpath ALDE20 rather than public highway. The Rights of Way team should be given the opportunity of commenting on the additional vehicle movements along the public footpath. It is noted however that vehicle speeds would be kept low and forward visibility along Junction Road is good.*

*The junction of Junction Road with Southampton Road has adequate visibility and will not be adversely affected by the additional vehicle movements associated with a new dwelling.*

*In order to maximise visibility for and of vehicles emerging from the two driveways, and to maintain visibility between the driveways, a 2m strip across the entire site frontage should be kept at a height no greater than 900mm with low level planting or other low boundary treatment within this strip. It is likely therefore that the existing boundary hedge will need to be removed and any replacement hedge would need to be setback behind this visibility strip.*

*I note that the first 5m of the driveway will be surfaced in a non-migratory material, consideration must also be given to drainage of this area of driveway if it slopes towards Junction Road.*

*I am satisfied that each plot can accommodate the required car parking to accord with the Wiltshire Parking Strategy, as well as provide visitor parking when required. There is also sufficient space to turn within the site curtilage.*

Sections of the existing hedgerow to be retained along the site frontage as shown on the submitted site layout plan are required for highway safety purposes to be reduced to be no more than 900mm in height for visibility purposes. Whilst this would increase the overall appearance of the dwellings within the street scene, officers consider this necessary for pedestrian safety reasons.

Therefore, subject to the imposing of the conditions as outlined by the Highways Officer, officers are of the opinion that the proposed would not cause any significant detrimental impact to highway safety or highways users that would warrant the refusal of planning permission. Officers are also of the opinion, the proposed adheres to the adopted parking strategy of Wiltshire Council.

Following comments above from the Highways Officer, officers have sought comments from the Council's Public Rights of Way Team in respect of the impact on the existing public footpath ALDE20 runs along this un-made track. Comments received state the following:

*The properties will be accessed via a public footpath (ALDE20). This is not recorded as a public vehicular highway. The only recorded public rights along it are on foot. In order to drive a vehicle along here, the applicant would require a demonstrable private right of vehicular access. Without this private right they would be committing an offence under Section 34 of the Road Traffic Act 1988. The granting of planning permission does not give the applicant or householder a vehicular right of access over the footpath.*

*The applicant is advised to take private legal advice to ensure they have a right of access. I do not consider that a net addition of one property would have a significant adverse effect on the footpath given the number of properties that are already using it for access. Assuming the applicant has a private vehicular right of access I would have no objections subject to the following informatives:*

*No construction / demolition vehicle access may be taken along ALDE20 without prior consultation with the Rights of Way Team. Where appropriate any safety/mitigation/reinstatement measures must be approved by the Rights of Way Team.*

*Reason: To ensure the public right of way remains available and convenient for public use.*

*No materials, plant, temporary structures or excavations of any kind should be deposited / undertaken which obstruct or adversely affect the public right of way whilst development takes place.*

*Reason: To ensure the public right of way remains available and convenient for public use.*

Based on the comments as outlined, which are essentially not a planning matter in respect of a private right for vehicular access, officers are of the opinion that the proposed whilst increasing vehicular movements along the public right of way, would not cause significant adverse harm to warrant the refusal of planning permission.

#### 9.4 Ecological Impact/River Avon Catchment Area

WCS policy CP50 (Biodiversity and Geodiversity) and the NPPF requires the Local Planning Authority to ensure protection of important habitats and species in relation to development and seeks enhancement for the benefit of biodiversity through the planning system. The site is located within the River Test Catchment Area but the application contains a report that states any waste water from the proposed development will be transferred to the River Avon SAC.

The comments received around the loss of trees and habitat are duly noted and therefore the comments of the Council's Ecologist have been sought on this proposal. The application is accompanied by an ecological survey (Phase 1 and 2 Bat Survey report by David Leach Ecology Ltd), bat mitigation plans and clarification from the applicant around the treatment of wastewater which has been reviewed by the Council's Ecologist. The following comments have been provided:

*Information has been provided by the applicant and Wessex Water that the wastewater from the new dwellings will be treated at the Salisbury wastewater treatment works.*

*This development has potential to cause adverse effects alone or in combination with other developments through discharge of phosphorus in wastewater to the River Avon SAC. The Council has agreed through a Memorandum of Understanding with Natural England and others that measures will be put in place to ensure all developments permitted between March 2018 and March 2026 are phosphorus neutral in perpetuity. To this end it is currently implementing a phosphorous mitigation strategy to offset all planned residential development, both sewered and non sewered, permitted during this period. The strategy also covers non-residential development with the following exceptions:*

- *Development which generates wastewater as part of its commercial processes other than those associated directly with employees (e.g. vehicle wash, agricultural buildings for livestock, fish farms, laundries etc)*

- *Development which provides overnight accommodation for people whose main address is outside the catchment (e.g. tourist, business or student accommodation, etc)*

*Following the cabinets resolution on 5th January 2021, which secured a funding mechanism and strategic approach to mitigation, the Council has favourably concluded a generic appropriate assessment under the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. This was endorsed by Natural England on 7 January 2021.*

*As this application falls within the scope of the mitigation strategy and generic appropriate assessment, I conclude it will not lead to adverse impacts alone and in-combination with other plans and projects on the River Avon SAC.*

#### **SOLENT EUROPEAN SITES**

*The development site is located within the River Test catchment which drains into the Solent European sites. These designated sites are sensitive to nitrogen burdens from wastewater and land use change. A report has been submitted which confirms that the waste will be transferred from the River Test catchment to the River Avon. The wastewater will therefore not add nitrogen burdens to the Solent European sites. The existing land use at the development site is classified as urban land and there is no change to the land use classification as a result of the development.*

*No further nitrogen burdens require consideration and I concur that the proposal is nitrogen neutral.*

To mitigate the impact of the proposal on the River Avon SAC, the following condition is recommended by the Council's Ecologist:

*The development hereby approved shall be designed to ensure it does not exceed 110 litres per person per day water consumption levels (which includes external water usage). Within 3 months of the development brought into use, a post construction stage certificate certifying that this standard has been achieved shall be submitted to the local planning authority for its written approval.*

*REASON: To ensure that the development delivers betterment in terms of the level of discharge of phosphates from the sewage treatment plant into the River Avon SAC.*

In respect to the proposed works around any habitats being removed from site, the following comments have been received:

*As it is not clear what habitats are being removed, I will add a construction method statement to the conditions.*

Whilst comments received around the loss of trees and habitat are duly noted, subject to the imposing of the construction method statement condition and a water usage condition as advised by the Council's Ecologist with the inclusion of a landscaping condition imposed onto any consent, officers consider that the proposal for the erection of the two detached dwellinghouses will not cause any significant ecological impact to the habitat of the area or to the River Avon SAC that would justify the refusal of planning permission.

## 9.5 Other matters

Comments received in respect of land covenants and the sale of land within Junction Road and; private negotiations between land owners and the applicants/developers of this scheme are not a matter for the Local Planning Authority to become involved within and therefore, are not a material consideration of this planning application

## 10. Conclusion and Planning Balance

This application has generated letters of objection from third parties, including the Parish Council and members of the public, which are duly noted and have been carefully considered.

The application site is located within the defined settlement boundary of Alderbury. As such, the principle of residential development on the application site is acceptable, subject to accordance with other relevant policies of the development plan.

For the reasons as outlined within this report, officers are of the opinion that the proposed development conforms to the objectives of Core Policies CP2, 23, 50, 51, 52, 57, 61 and 69 of the Wiltshire Core Strategy and the aims of the NPPF. Taking the above into account, the application is not considered contrary to these policies as it does not cause any significant material harm that would justify a refusal of planning permission. Therefore, planning permission should be granted for the development.

## 11. RECOMMENDATION: Approve with the following conditions:

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

REASON: To comply with 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 development hereby permitted shall be carried out in accordance with the following approved plans:

DWG No: 474-14 Site Location Plan Date Received 16.08.21

DWG No: 474-11 Rev C Proposed Site Layout Plan/Bat Mitigation and Sections Date Received 05.11.21

DWG No: 474-12 Rev A Proposed Elevations and Floor Plans Plot 1 Date Received 12.10.21

DWG No: 474-13 Rev A Proposed Elevations and Floor Plans Plot 2 Date Received 12.10.21

Proposed Street Scene and Section Date Received 15.10.21

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

- 3 No works above ground floor level of the development hereby permitted shall commence until details of the external materials for the new dwellings that shall include details and sample panels of the tiles and external brickwork, and materials

to be used for the eills, chimneys, rooflights, windows and doors, 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: To ensure the development enhances the character and appearance of the area.

- 4 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 extensions or alterations to the roofslopes to the approved dwellings other than as approved as part of a formal planning application by the Local Planning Authority.

REASON: In the interests of the amenity of the area.

- 5 Before the development hereby permitted is first brought into use the first floor casement windows within the approved dwellings (serving the en-suite bathroom and family bathrooms) as shown in approved drawings DWG No: 414-12 Rev A and DWG No: 414-13 Rev Proposed Elevations and Floor Plans for Plots 1 and 2 shall be glazed with obscure glass only (to level 5 obscurity) and shall be maintained with obscure glazing in perpetuity. Other than those hereby permitted, there shall be no further window openings inserted into the roofslopes or first floor elevations of the approved dwellings.

REASON: In the interests of residential amenity and privacy.

- 6 Any gates shall be set back 4.5 metres from the edge of Junction Road, such gates to open inwards only.

REASON: In the interests of safety for all users of the footpath.

- 7 No part of the development hereby permitted shall be first occupied until the access, turning area and parking spaces for both plots have been completed in accordance with the details shown on the approved plans. The areas shall be maintained for those purposes at all times thereafter.

REASON: In the interests of safety for all users of the footpath.

- 8 The development hereby permitted shall not be occupied or first brought into use until the area between the nearside road edge and a line drawn 2 metres parallel thereto over the entire site frontage has been cleared of any obstruction to visibility at and above a height of 900mm above the nearside road level. That area shall be maintained free of obstruction at all times thereafter.

REASON: In the interests of pedestrian safety.

- 9 No development shall commence on site (including any works of demolition), until a Construction Management Statement, together with a site plan, which shall include the following:

1. the parking of vehicles of site operatives and visitors;
2. loading and unloading of plant and materials;
3. storage of plant and materials used in constructing the development;
4. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
5. wheel washing facilities;
6. measures to control the emission of dust and dirt during construction;
7. a scheme for recycling/disposing of waste resulting from demolition and construction works; and
8. measures for the protection of the natural environment.
9. hours of construction, including deliveries;
10. pre-condition photo survey

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.

- 10 Prior to the commencement of works, including demolition, ground works/excavation, site clearance, vegetation clearance and boundary treatment works, a Construction Method Statement (CMS) shall be submitted to the local planning authority for approval in writing. The Plan shall provide details of the avoidance, mitigation and protective measures to be implemented before and during the construction phase. All habitats to be removed and retained and therefore protected throughout the construction phase shall be provided on a stand-alone plan.

Development shall be carried out in strict accordance with the approved CMS.

- 11 The development hereby approved shall be designed to ensure it does not exceed 110 litres per person per day water consumption levels (which includes external water usage). Within 3 months of the development brought into use, a post construction stage certificate certifying that this standard has been achieved shall be submitted to the local planning authority for its written approval.

REASON: To ensure that the development delivers betterment in terms of the level of discharge of phosphates from the sewage treatment plant into the River Avon SAC.

- 12 No development shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:

(i) location and current canopy spread of all existing trees and hedgerows on the land;

(ii) full details of any to be retained, together with measures for their protection in the course of development;

(iii) a detailed planting specification showing all plant species, supply and planting sizes and planting densities to include the proposed orchard area;

(iv) means of enclosure to include details of fencing and gates serving the entrances;

(v) all hard and soft surfacing materials;

(vi) minor artefacts and structures to include refuse storage units.

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.

- 13 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 dwelling 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.

#### INFORMATIVE TO APPLICANT:

1 ) The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website

[www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy](http://www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy).

2). The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that

it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

3). No construction / demolition vehicle access may be taken along ALDE20 without prior consultation with the Rights of Way Team. Where appropriate any safety/mitigation/reinstatement measures must be approved by the Rights of Way Team.

REASON: To ensure the public right of way remains available and convenient for public use.

4.) No materials, plant, temporary structures or excavations of any kind should be deposited / undertaken which obstruct or adversely affect the public right of way whilst development takes place.

REASON: To ensure the public right of way remains available and convenient for public use.