

REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

Date of Meeting	2 nd February 2022
Application Number	PL/2021/05305
Site Address	Former Calne Youth Centre, Priestley Grove, Calne, SN11 8EF
Proposal	Demolition of former youth centre (D1 Use) and redevelopment to form nine 2 & 3 bedroom dwellings (C3 Use) and associated works
Applicant	Stone Circle Development Company Ltd, County Hall, Bythesea Rd, Trowbridge BA14 8JN
Town/Parish Council	Calne
Division	Calne Central ED (Cllr Ian Thorn)
Grid Ref	51.435173, -1.995233
Type of application	Full
Case Officer	Charmian Eyre-Walker

Reason for the application being considered by Committee

The application is before the Northern Area Planning Committee for determination under the terms of paragraph 3 of Part 3, Section D3 ('Scheme of Delegation Specific to Planning') of the Wiltshire Council Constitution. The paragraph states the following –

There will be occasions where it would be possible to deal with certain applications under delegated powers but where the Director for Economic Development and Planning considers it inappropriate to do so, having considered any public representation and consultee responses. In these cases, the applications will be determined by an appropriate planning committee.

1. Purpose of Report

To consider the development proposed in relation to the policies of the development plan, provisions of national guidance and material circumstances and considerations, and the recommendation to approve subject to conditions.

2. Report Summary

Key issues include:-

- Principle of the application.
- Loss of the facility
- Highways matters
- Drainage

- Archaeology
- Design
- Impact on residential amenity
- Loss of playing field
- Impact on Heritage Assets
- Other matters raised

A total of 12 objections and 1 letter of support has been received.

Calne Town Council did not object to the proposal but made comments for consideration.

3. Site Description

The application site is known as the former Youth Centre, which is understood to have been vacant for some time.

The existing building on the site is of two storey height with a flat roof and is constructed from brick. There is an associated parking area to the front of the building with a playing area to the rear, all of which are hard surfaced. The boundaries are a mixture of hedging and fences. Access to the site is from Priestley Grove which also serves a number of residential dwellings.

The surrounding area is modern residential development with a large playing field to the west. The land was formerly agricultural land, but the only remaining remnant is the hedged western boundary, which will be retained.

The application site is not covered by any specific planning policy designation, but is part of the Calne settlement boundary, as defined within the Wiltshire Core Strategy.

4. Planning History

18/06370/PREAPP – Change of Use of Part of Former Sports Field to Provide Access Road, Car Parking and 60 - 80 Allotments.

16/00178/PREAPP – Development of Site for Residential Development (Phase 1 and 2). The application site is part of this.

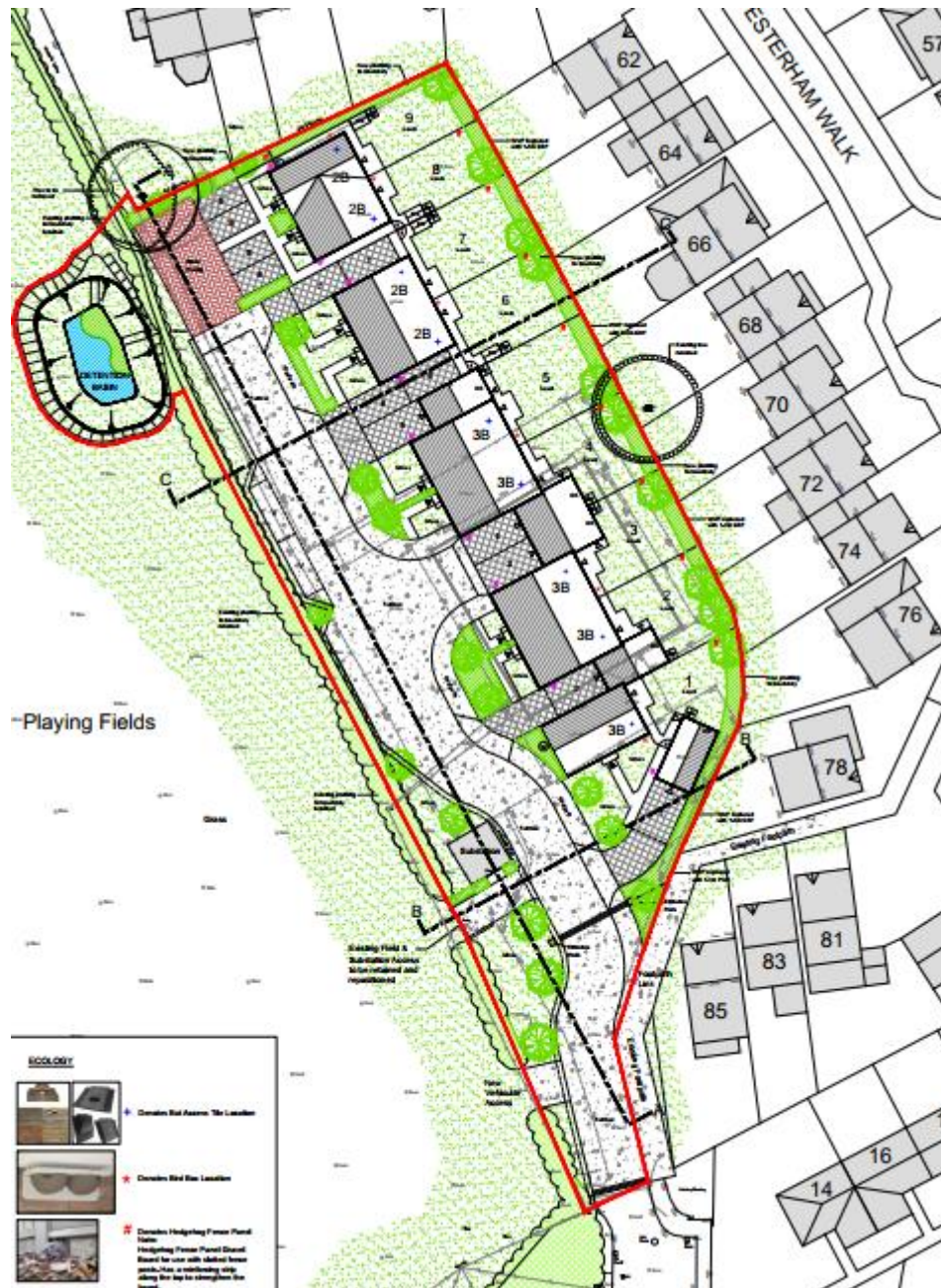
N/09/02204 - Repairs & Additions to Protective Netting Around Outdoor Court Area.

N/97/01726/FCM – Renewal of Planning Permission for the installation of floodlights.

5. The Proposal

The proposal is to demolish the existing building on site and erect 9 dwellings of either 2 or 3 bedrooms. There will be 4 pairs of semi-detached dwellings and a single 3 bed detached house. 4 of the dwellings will have garages and those that don't have sheds in their gardens for cycle storage.

The proposal includes an area of the development site that juts out into the playing field to act as a 'detention basin' associated with drainage.



The site and the former youth centre facilities are both owned by Wiltshire Council. The applicant is the Stone Circle Development Company Ltd which is a wholly owned subsidiary of Wiltshire Council.

6. Planning Policy

Wiltshire Core Strategy (WCS)

- Core Policy 1 – Settlement Strategy
- Core Policy 2 – Delivery Strategy
- Core Policy 8 – Spatial Strategy for The Calne Community Area
- Core Policy 43 – Providing Affordable Homes
- Core Policy 45 – Meeting Wiltshire’s Housing Need

- Core Policy 50 – Biodiversity and Geodiversity
- Core Policy 51 – Landscape
- Core Policy 55 – Air Quality
- Core Policy 57 - Ensuring High Quality Design and Place Shaping
- Core Policy 60 – Sustainable Transport
- Core Policy 61 – Transport and Development

North Wiltshire Local Plan 2011(saved policies)

- Save policy NE14 – Trees and Development the Control of Development
- Saved Policy NE18 – Noise and Pollution

Calne Community Neighbourhood Plan (CCNP) (Made February 2018)

- Policies H3, H4, BE1, BE2 & BE3

NPPF 2021

7. Consultation

The application has been the subject a consultation exercises and the following is a summary of the position reached following these. This is a summary and does not purport to be a full recitation of all comments made.

Calne Town Council - No objections to the proposal, but made the following comments: -

- That a full traffic assessment be undertaken, and subsequent mitigation taken.
- Dog and litter bins be supplied and placed within or nearby the development.
- That the bland an uninspiring design of the properties be looked at again.
- The Planning Licensing and Highways Consultative Committee has approved a Sustainability Statement as part of the Climate Emergency and Climate and Environmental Pledge which we would ask is considered when determining this application.

Highway Engineer – No objection.

“The 2 bed units would each be provided with 2 surface car parking spaces and a cycle storage shed. The 3-bed units would have the benefit of a single garage which is appropriate dimensions to accommodate both car and cycle storage, together with additional surface parking. The development would also provide 2 visitor spaces within the carriageway layout.

On the original plans the officer requested additional information, which was received including clarification that the entrance piers are to be under the control of the management company, which is acceptable and there has also been amendment to the accesses into the adjoining playing field, such that there would be one pedestrian access only access and another for vehicular access.”

Drainage Engineer – Following submission of additional information – No objections subject to a condition.

Archaeologist – No objection

“The supporting information has identified a low potential for sub-surface archaeological features. Such features are likely to be the truncated remains of former ridge and furrow agriculture dating from the later medieval and post-medieval periods, although the site's location on the first terrace above the River Marden means that there is also potential for later prehistoric and Romano-British settlement.

As the exact nature of sub-surface deposits within the site is unclear at this stage, I would advise that those parts of the site not currently occupied by standing buildings should be subject to an archaeological trial trench evaluation prior to the determination of this application. I will then be in a position to offer a fully-informed opinion as to the need or otherwise for further investigative works in order to mitigate the impact of the proposed development upon the archaeological resource.

I would therefore advise the applicant to engage the services of an archaeological contractor in order to carry out this work, beginning with the submission of a Written Scheme of Investigation (WSI) to Wiltshire Council Archaeology Service (WCAS) for review and approval.”

Arboricultural Officer – No objection.

“I note the content of the Pre-development Arboricultural Report on Trees prepared by Sharples Tree Services dated 19th January 2021. Five trees were surveyed on site. T4 Leyland Cypress and T5 Cherry appear to be off-site trees.

I have no objection to this proposal in relation to trees. Can the following condition be included in any permission that may be given:-

The development shall be carried out as specified in the approved Pre-development Arboricultural Report on Trees prepared by Sharples Tree Services dated 19th January 2021 and shall be supervised by an arboricultural consultant.

Reason: To prevent trees on site from being damaged during construction works.”

Ecologist – No comment received.

Sport England – No objection

8. Publicity

The application was advertised by site notice, publication to the Council's website, neighbour notifications, and notification of interested local organisations and parties. The application has been the subject of a consultation exercise and the following is a summary of the position reached following these exercises. This is a summary and does not purport to be a full recitation of all comments made.

12 letters of objection raising the following:-

- Loss of community facility.
- Additional traffic on a narrow road with on road parking.
- Traffic slowing facilities are required.
- Consideration of residents parking for Priestley Grove.
- Anchor Road will be overloaded with this and the other recently granted development on Low Lane.

- The allotments to be delivered will also need parking.
- Bats can be seen flying in the area.
- Who is going to pay for the demolition of the existing building?
- Potential inclusion of a private fence.
- Removal of an 8m floodlight will be difficult.
- Who is responsible for maintenance of no-man's land area.
- Loss of privacy.
- Plot 9 is overbearing
- Inconsistency on plan boundaries.
- More dental/doctors' surgeries are what are required.

1 letter of support stating that the building has been empty for some time and is falling into disrepair. Any trees should not be allowed to grow too large.

North Wiltshire Swift Group – welcome house martin cups, but request swift bricks are also included.

9. Planning Considerations

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) is a key material planning consideration. It states that local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations.

Principle of development

Core Policy 1 of the WCS identifies the most sustainable locations for growth within Wiltshire on the basis of a settlement hierarchy, with the focus on the Principal Settlements and Market Towns. Calne is designated a Principal Settlement within this hierarchy.

Core Policy 2 - the delivery strategy - in line with Core Policy 1, seeks to deliver development in Wiltshire between 2006 and 2026 in the most sustainable manner by making provision for at least 42,000 homes, distributed across the three housing market areas. The aim of this policy is to ensure development occurs in the most sustainable locations in conformity with the distribution set out within Core Policy 2. Within the development limits of Principal Settlements, Market Towns and Large Villages there is presumption in favour of sustainable development.

The site lies within the development limits of Calne and is previously developed land as its former use is as a Youth centre with associated hardstanding and parking. In such a location, there is a presumption in favour of the principle of new residential development subject to others site specific criteria. That assessment is carried out in the sections below.

Loss of the community facility

Representations have been received to the effect that the development will result in local facilities being lost. Those concerns are understood, and in that regard the proposal is assessed against the requirements of local and national planning policy below.

Policy CP49 of the WCS, which does touch upon the protection of community facilities, is not applicable in this case since it refers to community facilities in rural locations. The application site is unambiguously within an urban setting.

Para 93 of the NPPF refers to the need to provide social, recreational and cultural facilities and services to the community and unnecessary loss of valued facilities and services, particularly where they would reduce the community's ability to meet its day-to-day needs. In this case the youth facilities have been closed for some time and would not serve the day-to-day needs of the local residents. It is considered that there is a more pressing need for housing and that the policy in the NPPF should not preclude development of this facility.

Policy CF2 to the Calne Community Neighbourhood Plan confirms that proposal for development which would result in the loss of community facilities should be resisted. Unless it can be demonstrated that the facility is no longer viable or that adequate alternative provision is available. Although the application contains no evidence to confirm that the facility is no longer viable, its closure by Wiltshire Council is a demonstration of its status and there is no reason to dispute that the closure would take place if it were not considered to be a viable facility. Equally, Calne benefits from significant alternative community facilities in the town, including the large sports facility at Beversbrook where significant floorspace is available for similar uses. In this respect, the proposal would comply with policy CF2 since adequate alternative provision is available.

Critically, it is also important to note that a refusal of planning permission would not automatically lead to the re-opening of the facility.

Accordingly, and whilst the loss of the community facility is regrettable, it is understood to have been empty for some time and, conversely, will release much needed land for housing. For the above reasons, the proposed development is not considered to unacceptably result in the loss of community facilities in Calne when assessed against local and national planning policy.

Highways

Amended plans have been received which the Highways Officer is satisfied with. The carriageway layout to serve the 9 dwellings would need to be adopted as public highway, and the carriageway width of 5.5m, with a 2m footway is considered acceptable.

There is some widening of the carriageway opposite plots 2-5, of which part of this section accommodates the 2 visitor parking spaces, and the southern section aids vehicle manoeuvring for larger service vehicles.

The submitted Technical Note_Rev B Transport Statement provides information regarding the highway network surrounding the site and the suitability to serve the additional development. With regard to the trip generation, the proposed development of 9 dwellings is assessed to generate approximately 5 trips in the AM peak hour (approx. 1 vehicle every 12 minutes) and the same in the PM peak hour, with a total of 46 daily trips. This level of additional trips onto the local highway network is not considered to have a material impact on the operation and safety of the adjoining network.

The proposal is thus considered to accord with policies CP57, CP61 and CP62 of the WCS and advice in the NPPF and CCNP (2018)

Drainage

The application site is located wholly within a Flood Risk Zone 1 (are considered as having a low probability of flooding from rivers and seas). The proposed development is to be served by a sustainable drainage strategy, involving the implementation of SUDS, is proposed for

managing the disposal of surface water runoff from the proposed development on the site utilizing geo-cellular storage and permeable paving.

The initial submission met with objections from the Council's Drainage Engineer. They required, *inter alia*, that additional information and assurances be provided by the applicant so as to the storage capacity of the proposed drainage system. That information was duly provided.

Following submission of additional information, The Council's drainage engineer has removed their holding objection and has raised no objection to the development subject to the imposition of a planning condition which compels the delivery of the proposal drainage strategy.

Archaeology

The submitted 'Heritage Impact Assessment' identifies a low potential for sub-surface archaeological features to exist within the proposed development site. Such features are likely to be the truncated remains of former ridge and furrow agriculture dating from the later medieval and post-medieval periods. In their comments, the Council's Archaeologist confirm that the location of the application site on the first terrace above the River Marden may suggest that there is also potential for later prehistoric and Romano-British settlement.

In their initial comments and based on the submission, the Council's Archaeologist requested trial trenching and other works were undertaken prior to determination of the application. However, in light of the low potential for archaeological features to be found (indeed, the site is largely covered by either building or hard standing), it was not considered reasonable or necessary for that investigation to be compelled prior to the determination of the planning application. For this reason, it has been agreed with the Council's Archaeologist that the matter can reasonably be the subject of an appropriately worded condition in the event that planning permission is granted.

Such a condition will compel the carrying out of a programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results. That assessment should be agreed with the Local Planning Authority beforehand. Subject to the imposition of such a condition, the proposal is considered to comply with the requirements of policy CP58 to the Wiltshire Core Strategy.

Design

The design of the proposed dwellings as a mixture of semi-detached dwellings with a single detached dwelling in the materials identified is considered to sit well with the surrounding development. The comments of the Town Council about the design are noted, but it is considered that the design of the dwellings is appropriate for its location.

The surrounding residential development is modern and is mixed in detached, semi-detached. The proposed materials are brick with stone surrounds & hanging tiles together with concrete roof tiles. This can be conditioned to ensure the materials fit in with the wider area. Whilst new and innovative design in this location would not be inappropriate, a design which reflects the wider area is also considered to be appropriate and to comply with policy CP57 of the WCS and policies H3, BE1 & BE2 of the Calne Community Neighbourhood Plan.

Impact on residential amenity

Concerns have understandably raised by some local residents in respect of the possible impact upon their amenities and living conditions. The potential impact are assessed below against adopted local and national planning policy.

The proposed properties are designed to face onto the access road, so that they are back-to-back with the properties in Westerham Walk, except plot 9 which is perpendicular to a dwelling within Park Close. The back-to-back distances of facing windows are in excess of 20m which is considered to be a reasonable separation, and would mitigate against unacceptable overlooking and loss of amenity of existing or future occupiers. The gardens of the properties in Park Close are in excess of 10m and plot 9 is set off the boundary meaning that the gardens will not be overly dominated by the gable end of plot 9.

Plot 1 and its garage are orientated and sufficiently far off the boundary to not cause an unacceptable loss of amenity.

The retention and enhancement of existing vegetation around the application site would reinforce enclosure from the wider landscape and reduce the magnitude of potential landscape and visual effects whilst enhancing features of the landscape in accordance with the adopted Wiltshire Core Strategy, Core Policy 51: Landscape and Neighbourhood Plan Policy BE1 (Integration and Landscaping).

Whilst the existing occupants of Priestley Grove will be subject to an increase in traffic movements, those associated with an additional 9 dwellings is considered to be acceptable and the road is at the front of the dwellings and so having minimal impact on the rear garden areas of those houses.

Overall, the effect on amenity of existing residents is considered to be acceptable and for the residents of the new plots, the outlook over the existing playing fields is considered to be attractive. In this respect, the proposed development is considered to comply with the requirements of policy CP57 to the Wiltshire Core Strategy.

Impact on heritage

The Planning (Listed Buildings and Conservation Areas) Act 1990 provides powers for the designation, protection and enhancement of conservation areas and the preservation of listed buildings. The Act requires that special regard should be given to the desirability of preserving a listed building or its setting (s. 16 and 66) as well as giving special attention to preserving or enhancing the character or appearance of the conservation area (s.72).

Paragraph 195 of the NPPF requires local planning authorities to identify and assess the particular significance of any heritage asset that may be affected by the proposal (including any development affecting the setting of a heritage asset). Paragraphs 201 and 202 require local authorities to assess whether there is substantial harm, less than substantial harm or no harm to the heritage asset.

In this particular instance, the Calne Conservation Area lies some 100m distance to the west, and the site is not readily visible from it due to distance and intervening buildings and hedges. There are no listed buildings in proximity of the application site.

In such a context, it is not considered that there will be any impact on the character or appearance of it. Policy CP57 & CP58 of the WCS are complied with as is the relevant policy set out in the NPPF and Town and Country Listed Buildings and Conservation Areas) Act 1990.

Other Matters

AQMA – Calne has an Air Quality Management Area and the site lies within close proximity to it. Whilst no Air Quality Assessment has been submitted, the applicant has agreed to a condition to provide infrastructure for Ultra Low Energy Vehicles (ULEVs). Together with the site's relatively

close proximity to the town centre, the effect of such a condition is considered to render the proposal to comply with Calne Town Council's Climate Emergency pledge.

Loss of playing Field – The area to the west of the site is open land which is a playing field. The proposal will use a small proportion of this as a drainage basin and Sport England were consulted because of this. Sport England raised no concerns because they are satisfied that the Priestly former sports field was "replaced" by those pitches at Beversbrook Sports Facility.

Dog bins – There is no policy requirement for dog bins

Swift bricks – With the Environment Bill being recently past, it is considered that the inclusion of swift bricks to aid an increase in biodiversity is justified and can be conditioned.

Ecology have not commented on the application, but an informative will be added about the legal requirement regarding protected species including bats.

Matters to do with fence boundaries are a private legal matter. The plans indicate that a 1.8m high close boarded wooden fence will be erected on the site boundaries with hedge planting within the site. The additional planting will be subject to a planning condition.

Incidental green areas are to be managed by a Management Company set up by the developer. In view of the relatively small scale of the proposal, there is considered to be no requirement for the Local Planning Authority to request that the applicant enter into an agreement under s106 to The Act, so as to control such management arrangements.

10. Conclusion

Subject to the imposition of appropriately worded planning conditions, the proposal for 9 new dwellings is considered to be acceptable in principle under policies CP1, CP2 and CP8 of the WCS and the design, layout and highways matters are considered to be acceptable and in accordance with policies CP57, CP61 and CP62 of the WCS, policies and Saved Policies – NE14 of North Wiltshire Local Plan 2011 and Calne Community Neighbourhood Plan (CCNP)(Made February 2018) Policies H3, H4, BE1, BE2, BE3 and CF2 as well as relevant paragraphs within the NPPF.

RECOMMENDATION: That Planning Permission be GRANTED subject to the following conditions:

1. The development hereby permitted shall be carried out in accordance with the following approved plans: 0001; RevA; 100; 120 RevD; 121 RevD; 125; 26; 127; 128; 129; 140; 141; 145; 150 RevA received 17th September 2021.

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

2. 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.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.3) (England) Order 2020 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions to, or extensions or enlargements of 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 enlargements.

4. No development shall commence on site (including any works of demolition), until a Construction Management Statement, together with a site plan, has been submitted to and agreed in writing by the Local Planning Authority. The Statement shall include the following:

- a) the parking of vehicles of site operatives and visitors;
- b) loading and unloading of plant and materials;
- c) storage of plant and materials used in constructing the development;
- d) the erection and maintenance of security hoarding including decorative displays and
- e) facilities for public viewing, where appropriate;
- f) wheel washing facilities;
- g) measures to control the emission of dust and dirt during construction;
- h) a scheme for recycling/disposing of waste resulting from demolition and construction
- i) works; and
- j) measures for the protection of the natural environment.
- k) hours of construction, including deliveries;
- l) 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
- m) construction method statement without the prior written permission of the Local Planning
- n) Authority.

The construction phase of the development shall be carried out in complete accordance with the agreed Statement.

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. The developer/applicant will be expected to enter into a S38 Agreement with the Highway Authority before commencement of works hereby approved.

5. The development shall be carried out in accordance with the Updated Hydraulic Model & Drainage – Acl610-20053 / 5th November 2021 and the Surface Water Drainage Strategy contained within it.

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

6. No development shall commence within the area indicated by application PL/2021/05305 until:

- a) 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
- b) 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.'

7. The development shall be carried out as specified in the approved Pre-development Arboricultural Report on Trees prepared by Sharples Tree Services dated 19th January 2021 and shall be supervised by an arboricultural consultant.

REASON: To prevent trees on site from being damaged during construction works.

8. 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 :-

- a) location and current canopy spread of all existing trees and hedgerows on the land;
- b) full details of any to be retained, together with measures for their protection in the course of development;
- c) a detailed planting specification showing all plant species, supply and planting sizes and planting densities;
- d) finished levels and contours;
- e) means of enclosure;
- f) all hard and soft surfacing materials;

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

9. 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.

10. No development 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.

11. Prior to the commencement of the development hereby permitted details of the number and location of swift bricks within the walls of the houses shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON: To enhance the biodiversity on site.

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

REASON: Core Policy 55; Development proposals, which by virtue of their scale, nature or location are likely to exacerbate existing areas of poor air quality, will need to demonstrate that measures can be taken to effectively mitigate emission levels in order to protect public health, environmental quality and amenity.

13. Prior to the commencement of the development hereby permitted, details of the method of management of open spaces within the development, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and managed in accordance with the approved details in perpetuity.

REASON: To secure residential amenity.

INFORMATIVES TO APPLICANT:-

Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

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.

Please note that Council offices do not have the facility to receive material samples. Please deliver material samples to site and inform the Planning Officer where they are to be found.

In relation to condition 06, the archaeological evaluation should be carried out by qualified archaeologists following the standards and guidelines for such work as set out by the chartered Institute for Archaeologists (CIfA). The costs of the work are to be borne by the applicant.

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 <https://www.wiltshire.gov.uk/dmcommunityinfrastructurelevy>.