

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

Date of Meeting	28 TH April 2022
Application Number	20/00337/FUL
Site Address	Land to the east of Odstock Road and to the south of Rowbarrow, Salisbury, Wiltshire.
Proposal	(Revised) Erect 86 dwellings together with garages, car barns, and refuse/cycle stores. Lay out gardens and erect means of enclosure. Creation of new vehicular access to Odstock Road. Lay out internal roads, including drives and pavements. Provision of associated public open space, play areas and landscape planting.
Applicant	Savills
Town/Parish Council	Salisbury City Council
Electoral Division	Harnham East
Grid Ref	
Type of application	Full Planning
Case Officer	Richard Hughes

Purpose of Report

To update Members on the adjustments made to the application proposal since the previous resolution to defer, and to recommend the amended scheme for APPROVAL, subject to a S106 legal agreement, and conditions.

This supplementary report should be read in conjunction with the appended original officer report as considered at the 3rd February 2022 Southern Area Planning Committee.

Reason for the application being considered by Committee

At the 3rd February 2022 southern area planning committee, Members resolved to DEFER consideration of the above application, subject to the following matters being reconsidered (as outlined in the minutes of that meeting):

- 1. More information related to the impact on the important archaeology on the site**
- 2. The submission of additional matters related to the ecological and landscape issues/conditions**
- 3. Reconsideration of the vehicular access with regards to cyclists**
- 4. Adjustment of the number of dwellings and the spine road**
- 5. Explore the future operation of the open space and play areas by the city council with maintenance money via a S106**
- 6. That consideration be given to the MUGA being located on the development site**

The scheme has now been revised. The scheme now consists of 86 dwellings, with a larger landscaping area between the access road and the southern belt of protected trees. Additional plans and details have also been submitted related to the points for deferment above, namely:



Previous 95 dwelling layout deferred by Members



Revised 86 dwelling layout

Third parties

At the time of writing, 2 comments have been received on the amend plans, raising the following issues:

- Disappointed at the small number of swift bricks for the scheme 12 for 86 dwellings.
- The scheme does address the issues of the climate emergency in terms of insulation and design

Consultees revised responses and S106 contributions

At the time of writing, the formal comments of the main consultees have been sought regards the revised layout and revised details submitted, although earlier informal comments related solely to a revised sketch layout suggested that there were no objections to the revised layout. Officers will update this point at the meeting.

WC Waste and recycling - The Waste and recycling officer has confirmed that the revised scheme would result in a new s106 contribution for waste and recycling bins will be £7,623.

WC Education - I note that it has now been further reduced, to 86 units. Deducting one bed properties and applying our standard 30% discount for affordable housing results in a lower figure of 72 qualifying properties for assessment.

There remain no cases for S106 contributions at primary or secondary age level.

However, early years colleagues have previously stated their requirement for a S106 contribution towards expansion of provision for nursery age children, from this application. The further reduction in the number of housing units proposed lowers this case by one place, to a total of 9 nursery places at £17,522 per place = £157,698 (subject to indexation and being secured by a S106 agreement to which the Council's standard terms will apply).

WC Ecology – No objections subject to conditions and S106 contribution (see below)

WC Archaeology – No objections subject to a condition

WC Tree officer – No objections

Officer consideration of amended layout

Principle/policy

The revised scheme of 86 units has no more impact in overall policy terms than the 95 dwelling scheme, other than the number of revised units is now somewhat below that indicated by the allocation policy for the site. However, a green corridor is perhaps better achieved by this site, in line with the allocations policy H3.4. Other requirements of that policy are considered to be achieved as before.

Ecology/Biodiversity

The Council's ecologist has now considered the revised 86 dwelling scheme and concluded the following:

The site comprises semi-improved grassland - calcareous indicators were recorded. Plantation woodland is reported to be well-structured. Scrub has a diverse range of species. Clearly therefore the site is of significant biodiversity value. However, it has not been assessed in terms of the UK Habitat Classification and the net change in Biodiversity Units has not been calculated using the Natural England metric. It is highly unlikely this layout would deliver a net gain as required by CP50 and the NPPF, although the Council will wish to see that as much offsetting is provided within the site as possible. Given the advanced stage of this application I recommend this is dealt with by condition. The developer has prepared a biodiversity metric calculation and this is being finalised to demonstrate an overall net gain will be achieved through (i) provision of new habitats on site, (ii) enhancement of existing semi-improved calcareous grassland on site and (iii) through a contribution to offset the net loss of 7.72 habitat units by restoring calcareous grassland at the Council owned farm at Roundbarrow Farm near Pitton. These measures must be secured by condition and S106 as appropriate.

The application has been revised down from 101 to 95 now 86 dwellings, and more open space is provided including a wider buffer to the southern beech plantation. The whole of the development lies within about 150m of the plantation, it will therefore be readily accessible unless fencing is erected to control access. Although people are more likely to access the plantation from the NEAP in its current location compared say, to the north east of the site, many people will access it regardless of the NEAP. All things being equal, if the NEAP can be relocated this may bring some benefit.

The Tree Officers comments of 9 December 2021 demonstrate there is a real risk of the southern plantation becoming an issue for future residents in terms of amenity and liability due to the fact a number of plots are located within 30m of the nearest trees. The experience of all tree officers at the Council has been that mature trees cause fear and frustration for householders and eventually there is no alternative but to remove trees regardless of the ecological implications - which in this situation are significant, as discussed below. Removals and windthrow could result in the removal of an 80m length of the tree line, i.e. a third of the current length. This would make it impossible for the development to achieve a net gain for biodiversity by a significant margin which necessarily means I must object to the current layout.

Latest plans submitted 14 Jan 2022 show the development buildings have been pulled back from the line of tree planting shown on the OS Mastermap layer, by a few metres to just over 20m, which is closer to the minimum recommended by the Tree Officer. Now however a longer length of the tree line is vulnerable, to removals approximately 120m. It seems inevitable that trees will need to be removed 'before their time'. I consider this will be acceptable. Streetview shows the beech plantation to be in need of thinning and management and this could gradually lead to a reduction in the beech canopy to create a more diverse woodland in keeping with the new adjacent land use. I consider my recommended condition for biodiversity net gain below, will be sufficient to secure this.

The latest revised landscape plans (rev D) show that trees in the southern plantation will be at least 30m away from the nearest property. This provides as much certainty as is reasonable to require that the southern plantation and any future replacement trees can be retained in perpetuity. This is a very positive outcome for biodiversity at this site.

I note from the landscaping plans, masterplan etc, that extensive wildflower seeding is proposed in the open space. This is currently set out as a complex arrangement of different seed mixes – why bother, the site already comprises semi-improved grassland which will have a better outcome for biodiversity if it is enhanced through management. I recommend, following comments from Mary Holmes and Maxine Russell, that a revised landscape scheme is secured by condition to reflect this. The Landscape and Ecological Management Plan (LC Ecological Services March 2022) provides the relevant information. This is to be conditioned.

Beech plantation on south west boundary – Ecological Appraisal recommends understory planting although none is proposed in the Soft Landscape Management and Maintenance Plan. This however is unlikely to establish as I understand from representation responses this woodland has been unthinned in 70 years. White helleborine has been recorded in some numbers in this and the plantation on the northern boundary. The site is potentially of Wiltshire importance. Insufficient information provided to demonstrate whether the helleborine will be impacted by recreational pressure and if so, how it will be protected (see table above for information required). I note that the northern plantation is owned by Wiltshire Council and therefore mitigation may be needed through a S106 agreement. Condition required to retain, protect and manage both the southern and northern tree belts for their biodiversity value. The White Helleborine Survey undertaken by Lindsay Carrington Ecological Services (May 2020) confirms the population is of county importance and “deserves recognition and conservation”. Management is covered in the Landscape and Ecological Management Plan (LC Ecological Services March 2022) and this should be conditioned. (Note this may conflict with the Soft Landscape Management and Maintenance Plan (ACD 2019).

Breeding skylark in the semi-improved grassland – condition for ECoW. This is now covered in the Ecological Construction Method Statement (LC Ecological Services March 2022). Condition required.

The report evaluates the bat assemblage using a method (Wray et al 2010) of arguable validity. From transect and static data there is a serotine roost nearby, which would raise the assemblage to being of County importance. This species is tolerant of artificial lighting to a degree and the access road avoids tree planting / scrub on the site perimeter. I recommend impact of lighting on bats is addressed through a condition for lighting with wording to ensure regard is taken for bats as part of the street lighting layout.

Coverage of ecological issues in the submitted Waste Audit and CEMP (Savills, December 2019) is inadequate. Condition required to ensure an ECoW is available to minimise biodiversity loss during the construction phase. This is partially addressed in the Ecological Construction Method Statement (LC Ecological Services March 2022). However, it does not address the issue of demarcating the semi-improved grassland from the construction footprint. As the developer is relying on being able to enhance this habitat, it is essential the council has certainty over its protection during the construction phase. See revised condition wording below.

Appropriate Assessment

River Avon SAC

This development falls within the catchment of the River Avon SAC and has potential to cause adverse effects alone or in combination with other developments through discharge of phosphorus in wastewater.

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 cabinet's 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.

New Forest SPA

The development lies within the 13.8km zone of influence for the New Forest protected sites which includes the New Forest SPA, New Forest SAC and New Forest Ramsar site. It is screened into appropriate assessment under the Habitats Regulations 2017 (as amended) on account of its potential to cause adverse effects through increased recreational pressure, which may occur alone and in-combination with other plans and projects. Many of the special features afforded protection are vulnerable to increased recreation as demonstrated in Natural England's supplementary advice issued for the SPA on 19 March 2019 and for the SAC on 18 March 2019.

The Council has prepared an "Interim recreation mitigation strategy for the New Forest internationally protected sites" (Version 1, 25 March 2022) which identifies the zones of influence within which residential and tourism development have the potential to generate additional recreation pressure. The strategy details mitigation required to avoid and reduce impacts. Provision of Suitable Areas of Natural Greenspace (SANGs) are being provided to reduce visitor numbers at protected sites and where visits are unavoidable, strategic access management and monitoring (SAMM) methods are being used to control people's behaviour.

The strategy explains that residential developments of 50 or more homes will be required to directly provide high quality open space while other development will contribute indirectly through allocation of funds from the Community Infrastructure Levy. Together this package of measures has been endorsed by Natural England on 24 March 2022 who consider the strategy to be sufficient to mitigate for development coming forward through the Wiltshire Core Strategy.

Land at Rowbarrow will comply with the above strategy by providing 2.7 hectares of open space, at least 2.4 ha of which will be set out to comprise Suitable Alternative Natural Greenspace. Landscape plans (ACD BELL22723 11 sheets 1-6 Rev D) and the Landscape and Ecological Management Plan (LC Ecological Services March 2022) demonstrate this area will be set out as a wildflower meadow through management of the existing calcareous grassland which is in poor condition. Localised tree planting will also be undertaken along key routes through the site. The site provides substantially more than the 8ha per 1000 people recommended by Natural England in its Guidelines for Creation of Suitable Alternative Natural Greenspace (with reference to the Thames Basin Heaths), Natural England, August 2021. In addition, it provides walking access to a number of alternative footpaths and publicly accessible sites beyond the development including:

Lime Kiln Way County Wildlife site immediately across the Odstock road

Harnham Slope County Wildlife Site lies 1.6km away by roads and footpaths 3.2km circular route towards the River Avon to the north mostly along footpaths Part circular route of 5km along the byway to the south and west

2.5km circular route round the field containing Little Woodbury Scheduled Monument Many more routes of longer lengths

These provide routes of varied topography, with stunning views across Salisbury and the Ebble valley to the south.

It is expected open space at the development site, and footpaths in the immediate vicinity will provide for everyday walking needs including with dogs. New residents can nevertheless be expected to make infrequent visits to the New Forest and these will be mitigated through the package of measure currently being agreed between the Council and The New Forest National Park Authority.

The Council therefore concludes that, provided the following matters are secured by conditions / S106, the application alone and in-combination with other plans and projects will not lead to adverse effects on the New Forest protected sites.

- 1. Secure Landscape plans, LEMP and CEMP through condition*
- 2. Secure retention and management of the open space as Suitable Alternative Natural Greenspace while in perpetuity*
- 3. Seek a S106 contribution of £8,000 toward compliance of SANG provision:
 - a) in each of the first five years after the open space is laid out,*
 - b) once every five years thereafter until 30 years after the open space is laid out and*
 - c) inclusion of the SANG in a contract for visitor surveys in years 5 and 10 after the open space is laid out**

With regards the above, from the Council's perspective, the revised scheme has addressed the previous ecology concerns subject to suitable conditions and a legal agreement and contributions. At the time of writing, the Council awaits the agreement of Natural England regards the positive HRA.

Landscape and heritage impacts

As per condition 19 of the officers report the applicants heritage consultant has prepared a written scheme of archaeological investigation (WSI) detailing on site works to take place, as well as off site verification of findings with the county archaeology team. Further to this, they have revisited landscaping, ecology and archaeology matters in the round to ensure that a harmonious relationship will exist between the need to preserve the below ground archaeology, the need for a degree of landscape planting (only in non-sensitive areas) and the need to provide biodiversity enhancement. Landscaping and biodiversity enhancement measures have been proposed in coordination with Bellway's heritage consultant. The result is revised landscaping plans, supported by biodiversity net gain calculations and an archaeological WSI.

In officers view, it appears that the revised scheme would now have less visual impact on the wider landscape with the removal 9 dwellings and the creation of larger landscape buffer with the southern belt of trees. Views of the development from the north and west would be more limited than the previous iteration 95 dwelling scheme. It also appears likely that the

revised scheme would have less impact on the protected tree belt, although Members should note that the spine road is closer to the tree belt than the previous scheme. It also appears that the revised scheme has avoided the sensitive archaeology on the site, and correspondingly, would avoid impacts on the protected species in the southern tree belt. Officers advice remains as per the appended report.

Archaeology

The council's archaeologist has confirmed the following:

My comments update my previous comments of 17th January 2022. Please note that my response relates solely to the buried archaeological heritage and not to the historic built environment, which is a matter for your Conservation Officer.

The applicant has submitted a revised layout plan, landscape masterplan, soft landscaping proposals, and an updated Heritage Statement (Savills, March 2022). It is welcome that the layout and landscaping plans have been amended to respect the most sensitive areas of buried archaeological remains that have been identified through evaluation within the redline boundary of the application area. It is also welcome that the line of the ancient trackway in the west of the site will now be marked by an avenue of trees.

I am therefore satisfied with the proposal as regards archaeology, subject to an appropriate programme of archaeological work and a landscaping management plan to ensure the long-term protection of the area of highest archaeological significance, secured by..condition.

The applicant has also submitted a 'Written Scheme of Investigation for archaeological strip, map and sample excavation and monitoring (Savills, March 2022). I have previously been in receipt of this WSI and can confirm that it sets out an appropriate programme of archaeological work.

Amenity impacts

It should also be noted that the scheme now includes an additional area of open space adjacent to its northern boundary with part of the northern tree belt. This should help reduce impacts on that tree belt, and any protected species within it. This secondary open space area also lessens the impacts of the housing on some of the existing housing along the north eastern edge of the scheme in terms of general loss of privacy, although it should be noted that at this edge, the amended scheme now proposes a new internal roadway with dwellings facing towards the existing Rowbarrow development. However, the green buffer is maintained between the existing and proposed scheme at this point, and therefore the impacts of the revised layout are in officers opinion likely to be very similar to the 95 dwelling layout in terms of noise and disturbance, and loss of privacy. Officers advice remains as per the appended report.

Future maintenance of open space

The applicant and Savills have engaged with Salisbury City Council to discuss whether they might wish to adopt the open space and play areas provided. Discussions are ongoing, and the option is there should the City Council wish to adopt and maintain the open space. If not, as previously proposed Bellway Homes will set up a private management company which would be responsible for the maintenance of the open space and play areas. It should be reiterated that this is an entirely normal approach which is employed on many housing

schemes across the country. The final details can be resolved as part of the section 106 agreement, which is the usual practice, resolved post planning approval.

Highways Impacts

The road layout of the scheme remains similar to the 95 dwelling scheme, albeit the spine road have been relocated further south, and adjustments have been made to the detail design of the main access with Odstock Road to make it safer for cyclists to cross. It is considered that the revisions are likely to be acceptable from a highway safety point of view.

Drainage

The revised layout is substantially the same in drainage terms and impacts as the 95 dwelling scheme. Subject to the comments of the relevant consultee, it is considered that the proposal will be acceptable.

Affordable Housing

The revised mixed of affordable and market dwellings is as below:

Unit Type	Number of Dwellings
1 Bedroom Flat (Affordable)	6
2 Bedroom House (Affordable)	20
3 Bedroom House (Affordable)	8
Total Affordable	34
2 Bedroom House (Private)	16
3 Bedroom House (Private)	27
4 Bedroom House (Private)	9
Total Private	52
TOTAL	86

Table 1: Accommodation Schedule

Revised conclusion and planning balance

Subject to the comments of the relevant consultees, it is considered that the revised scheme would have similar or less harm on the various receptors than the 95 dwelling scheme and layout. Thus, officers advice remains as expressed previously.

A copy of the previous officer report, recommendation and conditions is appended to this report. It is considered that the appended report should be read in conjunction with this revised supplementary report in terms of the relevant policies, material considerations, planning issues, and the required S106 and conditions. Notwithstanding, Members should note that whilst the S106 requirements will remain the same, the financial contributions will be reduced in line with the reduced number of dwellings proposed. Furthermore, some of the planning conditions in the appended report will be subject of change to take on board the adjusted scheme and details.

Officers will report the outcome of further consultation on this adjusted scheme and details at the meeting.

RECOMMENDATION: SUBJECT TO THE CONSULTEE RESPONSES NOT RAISING ANY SUBSTANTIVE OBJECTIONS TO THE AMENDED SCHEME, AND

i) NATURAL ENGLAND AGREEING THE POSITIVE OUTCOME TO A HABITATS REGULATIONS ASSESSMENT (HRA) BY THE COUNCIL, and

ii) A SUITABLE S106 LEGAL AGREEMENT BEING ENTERED INTO WITH REGARDS THE PROVISION OF THE FOLLOWING MITIGATION:

- **Provision of 40 percent affordable housing on site (including mix, adaptable standards, and minimum size standard)**
- **Provision and maintenance of public open space, play space (including connecting paths across the open space), together with off site contribution for MUGA**
- **Financial contribution to enhancement of existing footpath system BRIT 8 from the site boundary to the A338 road**
- **Ensure that proposed linking pathways to the surrounding area are provided up to the site boundary with unfettered public access and a scheme for their provision**
- **Financial Contribution to and Provision of waste and recycling facilities**
- **Financial Contribution to educational facilities**
- **Provision of off site traffic works and sustainable transport contributions and a private management company be set up to maintain the roads, footways, street lighting and drainage throughout the estate.**
- **Provision of/financial contribution to a public art scheme**
- **Provision of Biodiversity enhancement contributions namely:**
 - Contributions towards a Council Biodiversity Net Gain project at Roundbarrow Farm in order to deliver a total of 8 habitat units at a cost of £30,000 per unit.
 - Retention and management of the open space as Suitable Alternative Natural Greenspace (as shown on a plan) in perpetuity or for as long as the development site remains in residential use.
 - A contribution of £8000 towards compliance of SANG provision in accordance with requirements of the Council's Interim recreation mitigation strategy for the New Forest internationally protected sites" (Version 1, 25 March 2022) to provide a compliance visit in each of the first five years after the open space is laid out, a compliance visit once every five years thereafter until 30 years after the open space is laid out and inclusion of the SANG in a contract for visitor surveys in years 5 and 10 after the open space is laid out

THEN APPROVE, subject to the following conditions (TBC):

Three Year commencement

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

Approved plans

2.The development shall be carried out in accordance with the following amended plans and details:

P1597.01 Rev ZA	Planning Layout
P1597.02 Rev P	Materials Layout
P1597.03 Rev P	Building Heights Layout
P1597.04 Rev S	Tenure Layout
P1597.05 Rev P	Parking Layout
P1597.06 Rev P	Refuse Layout
P1597.07 Rev P	Enclosures Layout
P1597.08 Rev C	Location Plan
P1597.09	Net Areas Layout
P1597.SS.01 Rev E	Preliminary Streetscenes
P1597.SS.02 Rev D	Preliminary Streetscenes
P1597.SS.03 Rev A	Preliminary Streetscenes
P1597.SEC.01 Rev B	Site Sections
P1597.1.01	Type 1 - (S05), Floor & Roof Plans
P1597.1.02	Type 1 - (S05), Elevations
P1597.2.01 Rev A	Type 2 - (Baker), Floor & Roof Plans
P1597.2.02 Rev A	Type 2 - (Baker), Elevations - Brick
P1597.3.01	Type 3 - (Tillman), Floor & Roof Plans
P1597.3.02	Type 3 - (Tillman), Elevations - Brick
P1597.3A.01	Type 3A - (Ploughwright), Floor & Roof Plans
P1597.3A.02	Type 3A - (Ploughwright), Elevations - Brick
P1597.4.01 Rev A	Type 4 - (Cartographer), Floor & Roof Plans
P1597.4.02 Rev A	Type 4 - (Cartographer), Elevations – Brick
P1597.BLKA.01 Rev A	Block A, Ground & First Floor Plans
P1597.BLKA.02 Rev A	Block A, Second Floor & Roof Plans
P1597.BLKA.03 Rev C	Block A, Front & Side Elevations
P1597.BLKA.04 Rev C	Block A, Rear & Side Elevations

P1597.BLKB.01 Block B, Ground Floor Plan
P1597.BLKB.02 Block B, First Floor Plan
P1597.BLKB.03 Block B, Second Floor Plan
P1597.BLKB.04 Block B, Roof Plan
P1597.BLKB.05 Block B, Front Elevation
P1597.BLKB.06 Block B, Side Elevation
P1597.BLKB.07 Block B, Rear Elevation
P1597.BLKB.08 Block B, Side Elevation
P1597.SL.01 Type SL - (Slater), Floor & Roof Plans
P1597.SL.02 Type SL - (Slater), Elevations - Brick

P1597.BO.01 Type BO - (Bowyer), Floor & Roof Plans
P1597.BO.02 Type BO - (Bowyer), Elevations - Tile Hung
P1597.BO.03 Type BO - (Bowyer), Elevations - Brick
P1597.CA.01 Type CA - (Carver), Floor & Roof Plans
P1597.CA.02 Type CA - (Carver), Elevations - Brick
P1597.CA.02 Type CA - (Carver), Elevations - Tile Hung
P1597.CO.01 Type CO - (Cooper), Floor & Roof Plans
P1597.CO.02 Type CO - (Cooper), Elevations - Brick
P1597.GO.01 Type GO - (Goldsmith), Floor & Roof Plans
P1597.GO.02 Type GO - (Goldsmith), Elevations - Brick
P1597.GO.03 Type GO - (Goldsmith), Elevations - Tile Hung
P1597.MA.01 Type MA - (Mason), Floor & Roof Plans
P1597.MA.02 Type MA - (Mason), Elevations - Brick
P1597.MA.03 Type MA - (Mason), Elevations - Tile Hung
P1597.SA.01 Type SA - (Saddler), Floor & Roof Plans
P1597.SA.02 Type SA - (Saddler), Elevations - Brick
P1597.SC.01 Rev B Type SC - (Scrivener), Floor & Roof Plans
P1597.SC.02 Rev B Type SC - (Scrivener), Elevations - Brick
P1597.TA.01 Rev A Type TA - (Tailor), Floor & Roof Plans
P1597.TA.02 Rev A Type TA - (Tailor), Elevations - Brick
P1597.TA.03 Type TA - (Tailor), Elevations - Tile Hung

P1597.TH.01 Type TH - (Thespian), Floor & Roof Plans
P1597.TH.02 Type TH - (Thespian), Elevations - Brick
P1597.TH.03 Type TH - (Thespian), Elevations - Tile Hung
P1597.GAR.01 Rev A Twin Garage - Gable Side, Plans & Elevations
P1597.GAR.02 Single Car barn - Plans & Elevations
P1597.GAR.03 Double Car barn - Plans & Elevations
P1597.GAR.04 Single Garage - Plans & Elevations
P1597.BIN.01 - Bin Store - Plans & Elevations
P1597.BIN.02 - Bin Store - Plans & Elevations
P1597.CYC.01 Rev A - Cycle Store - Plans & Elevations
P1597.Q.01 Type Q - (Quilter), Floor & Roof Plans
P1597.Q.02 Type Q - (Quilter), Elevations - Brick
P1597.3.05 Type 3 - (Tillman), Floor & Roof Plans
P1597.3.06 Type 3 - (Tillman), Elevations - Brick
P1597.3A.04 Type 3A - (Ploughwright), Floor & Roof Plans
P1597.3A.05 Type 3A - (Ploughwright), Elevations - Brick
P1597.CH.01 Type CH Rev A - (Chandler), Floor & Roof Plans
P1597.CH.02 Type CH Rev A - (Chandler), Elevations - Brick
P1597.CO.05 Type CO - (Cooper), Floor & Roof Plans
P1597.CO.06 Type CO - (Cooper), Elevations - Brick
P1597.GAR.05 Car barn - Plans & Elevations
P1597.GAR.06 Garage - Plans & Elevations
P1597.3A.06 Type 3A (Ploughwrights) Floor and Roof Plans
P1597.3A.07 Type 3A (Ploughwrights) Elevations – Brick
P1597.BO.05 TYPE BO (Bowyer) Elevations Brick
P1597.CO.07 TYPE CO (Cooper) Floor and roof plan
P1597.CO.08 TYPE CO (Cooper) Elevations Brick
P1597.SC.04 TYPE SC (Scrivener) Elevations brick
P5197.TH .05 TYPE TH(Thespian) Elevations Tile Hung
P1597.WO.01 Rev A TYPE WO (Woodcarver) Plans and Elevations
P1597.SS.11 & 22 Street scenes

Archaeology

Updated Heritage report and Written Scheme of Archaeological Investigation March 2022

Drainage

Site Appraisal report Rev D March 2019 (Flooding and surface water)

Amending Drainage Technical Note and the following:

- Drawings 501-505: The updated drainage strategy layout showing the proposed site levels and retaining wall locations and heights
- Drawing 554-556: Showing cross sections of the soakaways
- Drawings 508-512: Showing the catchment area layout for the drainage strategy
- The Management and Maintenance strategy report
- Appendix E - the hydraulic calculations for each SuDS component on site.

Landscaping

Updated Tree Survey Plan (BELL22723-03D) and Arboricultural Impact Assessment & Method Statement (BELL22723aia_amsD)

Revised Detailed Landscape Drawings and Landscape Masterplan

BELL22723 10D;

BELL22723 11D;

BELL22723 11D (sheet 1)

BELL22723 11D (sheet 2)

BELL22723 11D (sheet 3)

BELL22723 11D (sheet 4)

BELL22723 11D (sheet 5)

BELL22723 11D (sheet 6)

Landscaping Management and Maintenance plans BELL 22723(ACD December 2019)

Updated LVA to reflect plan amends (parts 1-6)

Revised LEMP March 2022

Transport and Access

043.0017.001 rev E

Transport Assessment Addendum and revised plans (Paul Basham Associates)

Travel Plan December 2019 (Paul Basham Associates)

Transport Assessment Part 1 & 2 December 2019 (Paul Basham Associates)

Ecology report

Updated Ecological Reports (Ecological Appraisal & Phase 2 Surveys 31.03.2022;
Ecological Construction Method Statement 31.03.2022; Landscape and Ecological
Management Plan 31.03.2022)

Lyndsay Carrington Ecological Appraisal and Phase 2 Survey Document October 2018
Updated May and December 2019

White Helleborine Survey ACD December 2019

Waste and sustainable design

Waste Audit and CEMP 2019

Sustainability Statement – Southern Energy Consultants 13th January 2020

REASON: For the avoidance of doubt

Materials

3. Before the relevant dwellings are occupied, details of the materials to be used for the external walls and roofing of the buildings, and hardsurfaces, including paths across the open space areas, shall be submitted to and agreed in writing by the Local Planning Authority. The Development shall be carried out in accordance with the agreed details.

REASON: In the interests of the visual appearance and amenity of the development and area

Water efficiency

4. The residential 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 each phase being completed and the housing being 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 compliance with the mitigation strategy for nutrient neutrality in the River Avon SAC catchment.

Lighting

5. All lighting provided on site during the construction phase, and with regards the development phase and street lighting, shall be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2011, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2011), and Guidance note 08/18 "Bats and artificial lighting in the UK", issued by the Bat Conservation Trust and Institution of Lighting Professionals and will demonstrate that bat habitat (trees, scrub and hedgerows) on the perimeter of the site will remain below 1 lux. Footpaths across open space will remain unlit for the lifetime of the development.

REASON: In the interests of the amenities of the area and to minimize impacts on biodiversity caused by light spillage to areas above and outside the development site.

Biodiversity Net Gain landscaping

The development will be delivered in accordance with the approved Biodiversity Metric submitted on (date ***) and will achieve no fewer than 8 habitat units and no fewer than 10.17 hedgerow units within the planning permission boundary.

REASON: to comply with CP50 in delivering a net gain for biodiversity.

Protection during construction

7. Before any construction or other works commence, the following habitats will be securely fenced off/protected before works commence, and vehicles, compounds, stockpiles and any construction related activities will be excluded from those protection areas throughout the construction period:

- All retained semi-improved grassland (i.e. grassland within area shown as Wildflower Meadow on the approved Landscape Masterplan.
- Beech tree belt along the south west boundary of the application site and the existing tree belt along the north boundary of the site with Ancient Way, including canopy and root zones as per the approved Tree Protection Plan and Method Statement
- Works should avoid/protect the scheduled ancient monument and archaeological deposits

REASON: Insufficient information provided with the application to comply with policy CP50 and the sensitive archaeology on the site and adjacent.

Ecological Clerk of Works

8. Before construction works commences, a qualified Ecological Clerk of Works will be appointed by the applicant/developer who will attend site regularly (at least once a month) throughout the construction phase of development, documenting each visit, the advice issued as a result of the visit and the effectiveness of all ecological mitigation measures. These documents will be made available to the Council as Local Planning Authority on written request.

The Ecological Clerk of Works will:

- Undertake checks for bats, birds, herptiles, hedgehogs and dormice no more than 48 hours before vegetation is removed / felled and ensure wildlife is appropriately protected
- Ensure habitat protection fencing remains effective throughout the construction period
- Ensure retained semi-improved grassland is managed twice annually with cuttings removed off site throughout the construction period in accordance with the approved revised Soft Landscape Management and Maintenance Plan.
- Anticipate, prevent and respond to pollution that risks entering surface or ground water.

REASON: To ensure compliance with ecological protection and mitigation measures.

Provision of Bat roosts etc

9. Before development commences, details of the location and design of integral bat roosting features, swift bricks, bee homes and hedgehog access holes in garden fencing will be submitted for Local Planning Authority approval. At least 20% of all approved dwellings/apartments will have at least one of these features. The development will be completed in accordance with the approved details, and prior to any of dwellings/apartments affected being first occupied.

REASON: To contribute to offsetting the loss of wildlife as a result of the development.

Parking and turning areas

10. Before the relevant apartment/dwelling is occupied, the garaging/parking/cycle parking and associated turning areas associated with that apartment/dwelling shall be constructed and provided on site, and shall be maintained in perpetuity thereafter for the purpose.

REASON: In order to ensure that suitable parking and turning areas are provided on site

Vehicular access works

11. Prior to first occupation of any dwelling hereby permitted the vehicular access onto Odstock Road shall be provided with visibility with nothing to exceed the height of 600mm above carriageway level between the carriageway edge, and a line drawn from a point 2.4 metres back along the centre line of the access from the carriageway edge, to points on the nearside carriageway edge 90 metres to the north, and 90 metres to the south.

Reason: In the interests of highway safety.

12. Prior to first occupation of any dwelling the ghost island right turning lane outlined on approved highways/access drawing (as per the amended Transport Assessment March 2022) on Odstock Road including a pedestrian refuge, any required street lighting and highway drainage alterations to accommodate the right turning lane, resurfacing of the entire width of Odstock Road over the length of the right turning lane scheme, shall all have been constructed and made permanently available for use in accordance with details to be first submitted to and approved by the Local Planning Authority.

Reason: In the interests of providing safe and convenient access to the development.

Construction Transport Management Plan

13. Prior to commencement of the development a Construction Traffic Management Plan shall be submitted to and approved by the Local Planning Authority. The Plan shall include details of construction vehicle routeing, construction staff vehicle parking areas within the site, local road cleaning, and measures to prevent excessive mud and dust being deposited on the public highway. The site construction shall be carried out in accordance with the approved plan.

Reason: In the interests of highway safety and road user convenience.

Electric Vehicle Infrastructure

14. 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 Local Planning Authority 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.

Contaminated Land

15.No development shall commence on site until an investigation of the history and current condition of the site to determine the likelihood of the existence of contamination arising from previous uses (including asbestos) has been carried out and all of the following steps have been complied with to the satisfaction of the Local Planning Authority:

- Step (i) A written report has been submitted to and approved by the Local Planning Authority which shall include details of the previous uses of the site and any adjacent sites for at least the last 100 years and a description of the current condition of the sites with regard to any activities that may have caused contamination. The report shall confirm whether or not it is likely that contamination may be present on the site and the potential impact of any adjacent sites.
- Step (ii) If the above report indicates that contamination may be present on, under or potentially affecting the proposed development site from adjacent land, or if evidence of contamination is found, a more detailed site investigation and risk assessment should be carried out in accordance with DEFRA and Environment Agency's "Model Procedures for the Management of Land Contamination CLR11" and other authoritative guidance and a report detailing the site investigation and risk assessment shall be submitted to and approved in writing by the Local Planning Authority.
- Step (iii) If the report submitted pursuant to step (i) or (ii) indicates that remedial works are required, full details must be submitted to the Local Planning Authority and approved in writing and thereafter implemented prior to the commencement of the development or in accordance with a timetable that has been agreed in writing by the Local Planning Authority as part of the approved remediation scheme. On completion of any required remedial works the applicant shall provide written confirmation to the Local Planning Authority that the works have been completed in accordance with the agreed remediation strategy.

Reason: Core policy 56, To reduce the risks associated with land contamination

Acoustic report

16.Prior to commencement of development an acoustic report shall be submitted to the LPA for approval in writing prior to implementation. The report shall demonstrate that the internal and external amenity standards of BS8233:2014 *Guidance on sound insulation and noise reduction for buildings (or any subsequent version)* and WHO *Guidelines for Community Noise* (1999) can be achieved within the development. The report must include full details of any scheme of mitigation required to achieve this which if approved must be implemented in full and maintained in that way in perpetuity.

REASON: In the interest of amenity

Protection of amenity during construction

17. Notwithstanding the submitted CEMP December 2019, no construction or demolition work shall take place on Sundays or Public Holidays or outside the hours of 0800 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays.

REASON: In the interest of amenity

18. Notwithstanding the submitted CEMP December 2019, prior to commencement of the development a revised Construction Environmental Management Plan (CEMP) shall be submitted to and approved by the Local Planning Authority. The revised Plan shall include additional/revised details of:

- Working hours – to match that stipulated by this consent
- No idling of engines of lorries whilst waiting outside the site
- Details of any on site generators and their locations
- An external lighting plan and positions on site
- Details of piling – must be continuous flight auger piling wherever possible
- Show how the works will avoid/protect the scheduled ancient monument and the archaeological deposits
- Show how the works protected the tree belts along the south and northern boundaries of the site and the sensitive ecology

The site construction shall be carried out in accordance with the approved Plan.

Reason: In the interests of amenity

Archaeology

19. No development shall commence within the area indicated by the approved plans until:

- A written scheme of investigation for 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, has been submitted to and approved in writing by the Local Planning Authority; and
- The approved programme of archaeological work has been carried out in accordance with the approved details
- A future landscaping maintenance and management plan showing how the sensitive archaeology on and adjacent to the site would remain protected and unaffected in perpetuity, including the ancient trackway marked by an avenue of trees on the approved plans, has been submitted to and approved by the Local Planning Authority. The management plan shall include management and maintenance responsibilities and 'no dig' areas for the open green space.

As regards a) above, this relates to the areas identified by the exploratory archaeological investigation and that will be impacted by the proposed development. This will include areas of the prehistoric field systems and enclosures identified by the exploratory trial trenching in the area of residential development, the trackway that lies along the proposed access road, and areas closest to the Saxon cemetery to ensure that any outlying graves are identified and recorded.

REASON: To record and advance understanding of any heritage assets to be lost and to make this evidence publicly accessible.

Drainage

20. Notwithstanding the drainage details submitted as part of this application, no development shall commence which would involve or relate to drainage provision until a scheme showing the following:

- a) the results of infiltration test; and
- b) confirmation that all finished floor levels are shown to be above the maximum predicted 100 year flood level, and
- c) confirmation that each relevant household will be informed of its responsibility for the maintenance and protection of any sustainable urban drainage systems within its curtilage.

has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme/details.

REASON: In the interests of achieving sustainable drainage

INFORMATIVE

Archaeology

As the applicant/developer is aware, the site contains sensitive archaeology. Consequently, appropriate care needs to be taken when developing this site.

The programme of archaeological work should comprise the following elements:

i) Prior to the commencement of development, the detailed archaeological investigation of areas of archaeological interest identified by the exploratory archaeological investigation and that will be impacted by the proposed development. This will include areas of the prehistoric field systems and enclosures identified by the exploratory trial trenching in the area of residential development, the trackway that lies along the proposed access road, and areas closest to the Saxon cemetery to ensure that any outlying graves are identified and recorded. The programme of archaeological fieldwork may also include archaeological monitoring during development and landscaping works.

ii) A programme of assessment, analysis, reporting, and publication that is commensurate with the significance of the archaeological results. The condition will not normally be fully discharged until this element of the programme of archaeological work has been satisfactorily completed.

Appropriate measures should also be put in place to ensure that the 'area of archaeological interest' that is to be preserved in situ and that part of the Scheduled Monument that lies within the red line boundary are not subject to any construction activities, such as temporary soil bunds, temporary compounds or access routes, or similar, during the course of the development. The measures should comprise part of the Construction Environment Management Plan.

Acoustic report

In discharging this condition the applicant should engage an Acoustic Consultant. The consultant should carry out a background noise survey and noise assessment according to

BS8233: 2014 (or any subsequent version) and demonstrate that internal and external noise levels will not exceed the guideline noise levels contained in Section 7.7 (table 4) of BS8233:2014. The report should also demonstrate that internal maximum noise levels in bedrooms will not normally exceed 45dB LAmax between the hours of 23:00 and 07:00.