

## REPORT FOR EASTERN AREA PLANNING COMMITTEE

Date of Meeting	21 November 2024
Application Number	PL/2024/07276
Site Address	Broadacre, Southward Lane, Aldbourne, Marlborough, SN8 2LA
Proposal	Demolition of existing dwelling (Use Class C3), and erection of replacement dwelling, garage, hard and soft landscaping and associated works
Applicant	Mr E Tomacelli
Town/Parish Council	Aldbourn
Ward	Aldbourn & Ramsbury
Latitude & Longitude	51.465121, -1.630515
Type of application	Full Planning Permission
Case Officer	James Repper

### Reason for the application being considered by Committee

Councillor James Sheppard has called the application to committee for the following reasons:

- Scale of Development
- Visual Impact on the Surrounding Area
- Design – Bulk, Height & General Appearance
- Environmental & Highway Impacts

#### 1. Purpose of Report

To consider the above application and the recommendation of the Area Development Manager that planning permission should be **APPROVED** subject to conditions.

#### 2. Report Summary

The main issues which are considered to be material in the determination of this application are listed below:

- Principle of development
- Scale, design, impact to character and appearance of the area
- Impact to National Landscape/Conservation Area
- Residential amenity/living conditions

The revised application has generated an objection from Aldbourne Parish Council and four letters of representation from members of the public.

#### 3. Site Description

The application site is a detached residential plot located within the Marlborough Community Area approximately 1km southwest, as the crow flies, from the settlement boundary of the large village of Albourne. Therefore, the site is located within the designated countryside as defined by Wiltshire Core Strategy (WCS) core policies 1 (Settlement Boundary), 2 (Delivery Strategy) and 14 (Spatial Strategy for the Marlborough Community Area). As well as being located within the countryside, the site is within the designated North Wessex Downs National Landscape, formerly Area of Outstanding Natural Beauty. The site currently consists of a detached bungalow and double garage with surrounding gardens granted permission via application K/74/0747 in November 1974. The site has been subject to planning applications over the years to alter the site alongside alterations conducted via permitted development rights. The nearest residential dwelling to the site is Ewins Hill Farm nearly 300m to the west. The unclassified road to the immediate south of the site is also a public byway referred to as ALDB6.



Figure 1 Aerial View existing site



Figure 2 Aerial View to Include Aldbourne

#### 4. Planning History

Application Ref	Proposal	Decision
K/74/0747		Approved November 1974
K/37345	Erection of Timber Framed Conservatory	Approved June 1999

#### 5. The Proposal

This is a Full Planning Permission application proposing the demolition of the existing residential unit and its replacement within the established residential site with a two-storey dwelling with garaging and formalised amenity space plus all associated works.

#### 6. Planning Policy

National Planning Policy Framework (NPPF)  
National Planning Practice Guidance (NPPG)  
National Design Guidance (Planning practice guidance for beautiful, enduring and successful places) 2021

##### **Wiltshire Core Strategy:**

Core Policy 1- Settlement Strategy  
Core Policy 2 - Delivery Strategy  
Core Policy 3 – Infrastructure Strategy  
Core Policy 14 – Spatial Strategy for the Marlborough Community Area  
Core Policy 50 - Biodiversity and Geodiversity  
Core Policy 51- Landscape.  
Core Policy 52 - Green Infrastructure.  
Core Policy 57 - Ensuring High Quality Design and Place Shaping

##### **Saved Policies Kennet District Local Plan – Adopted April 2004**

HC25 – Replacement of Existing Dwellings

##### **Supplementary Planning Guidance:**

Aldbourn Neighbourhood Plan 2021-2036 (Made March 2023)  
North Wessex Downs AONB Management Plan 2019-2024  
Wiltshire Design Guide (Shaping the Future – My Place, Your Place, Our Place) 2024  
Wiltshire Local Transport Plan – Car Parking Strategy

#### 7. Summary of Consultation Responses

##### **Aldbourn Parish Council: Object**

- A bungalow being replaced by a substantial two-storey house at this location would have a harmful visual impact on the Area of Outstanding Natural Beauty in the North Wessex Downs. (12<sup>th</sup> September 2024)
- There has been no change of view by the Aldbourn Parish Council Planning Committee and the objection made at the meeting held on 11 September 2024 still stands (sent to Wiltshire Council on 12 September 2024). The landscaping shown on the Revised Landscaping and Block Plan does not mitigate the harmful visual impact that this proposed two-storey house will have on the Area of Outstanding Natural Beauty in the North Wessex Downs.

Councillor Sheppard has been asked to call the application in to the Wiltshire Council Planning Committee, should approval be recommended. (7<sup>th</sup> October 2024)

##### **Landscape: No Objection Subject to Conditions**

- I would note that the development sits on a prominent location within the North Wessex Downs National Landscape and thus Wiltshire Council Core Policy 51, NPPF para 182,

and the National Landscapes Management Plan along with para 245 of the Levelling Up and Regeneration Act (2023) should be considered.

The proposal replaces a single-storey bungalow with a much more substantial two-storey pitched roof building with chimneys along with a timber-clad outbuilding. Whilst the proposed development is much greater in scale it conforms to the National Landscapes Management Plan request for new development to follow a vernacular style of design. Considering that this building replaces a modern brick-built bungalow of little design merit it can be argued that despite its taller elevations which will have a greater impact on views the choice of a vernacular design and materials palette in keeping with the nearby town of Aldbourne would help the development blend in. There are already substantial numbers of existing mature trees and hedgerows either on or that immediately surround the site which helps the proposed development blend into its surroundings as can be seen in the photomontages included within the LVIA.

My only concern is the proximity of the northern façade of the proposed building to the northern boundary and the lack of room that this provides to develop any tree planting in that hedge line from the most visually exposed boundary on the site. My preference would be for the building to be moved south / south east by a few metres to allow one or two trees to be planted within the northern boundary hedgerow that will eventually be able to grow up to help break up the outline of the house. The northern façade French windows also back immediately onto a hedge and it feels like the house is 'squashed' up against this boundary. By moving the house more into the centre of the plot it allows the northern elevation to sit more comfortably in the plot without 'imposing' itself on the northern boundary and allowing some more substantial mitigating planting to be introduced that is more in scale with the house facades.

I would also ask for a detailed planting plan to be provided including species/densities/specification (to national plant specification) along with a management plan for the primary landscape mitigating planting (i.e. Hedgerows and trees).

**Ecology:** No Objection Subject to Conditions

- The application is supported by a Preliminary Ecological Appraisal by Ecosupport and a Dusk Emergence Report by Davidson-watts ecology Ltd. The ecology reports found the following ecological features on site:
  - Low potential for roosting bats in main dwelling. A single emergence survey was subsequently carried out in accordance with best practice guidance, no bats were recorded roosting in the dwelling.
  - Low potential for reptiles, nesting birds, hazel dormice and foraging/commuting badger.

The Preliminary Ecological Appraisal makes a series of recommendations in Section 6 for measures to be implemented as part of the development, to ensure that sensitive ecological features are not adversely impacted by the works. These comprise:

- Sensitive lighting strategy
- Soft felling of trees with low bat roost potential
- Precautionary working measures for nesting birds, badger, reptile and hazel dormouse
- Protection of retained trees/hedgerow

The habitat within the proposed development site and the surrounding area is suitable for roosting, foraging and commuting bats. An increase in artificial lux levels can deter bats which could result in roost abandonment and/or the severance of key foraging areas. This will likely result in a significant negative impact upon the health of bat populations across the region.

Artificial light at night can have a substantial adverse effect on biodiversity. Any new lighting should be for the purposes for safe access and security and be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting

Engineers in their publication GN01:2021, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2021), and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

Core Policy 50 of the Wiltshire Core Strategy requires all development to demonstrate no net loss of local biodiversity resource and to secure the integrity of local ecological networks. Core Policy 50 also requires development to seek opportunities to enhance biodiversity, whilst the NPPF encourages applications to deliver measurable net gains (para 186 d).

The submitted information demonstrates that the development will not result in a net loss of local biodiversity resource and gains are likely from the compensation/enhancement measures detailed in Section 6.8 of the Preliminary Ecological Appraisal which comprise: two integrated bat bricks, two swift bricks, new native species planting and hedgehog gaps. These recommendations are welcomed and have been incorporated into the proposals (Drawing nos: DPLC413LM01, 24 / 820 / P112 A, 24 / 820 / P111 A, 24 / 820 / P110 A).

#### Biodiversity Net Gain

From 12 February 2024 Biodiversity Net Gain (BNG) became mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Based on the information available the biodiversity gain planning condition is not considered to apply to this application as the application is for self and Custom Build Development, meaning development which:

- o consists of no more than 9 dwellings;
- o is carried out on a site which has an area no larger than 0.5 hectares; and
- o consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).

Note to case officer: you should be satisfied that the proposals meet the above criteria and act accordingly. Further information will be required from the applicant in the event the application is considered to be subject to mandatory biodiversity net gain.

#### CONDITIONS:

1. The development will be carried out in strict accordance with the following documents:

- Landscape Masterplan DPLC413LM01
- Proposed East Elevation 24 / 820 / P112 A
- Proposed North Elevation 24 / 820 / P111 A
- Proposed South Elevation 24 / 820 / P110 A
- Preliminary Ecological Appraisal. 22/05/2023. Ecosupport

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

2. No new external artificial lighting shall be installed at the site unless otherwise agreed in writing by the local planning authority.

REASON: In the interests of conserving biodiversity.

#### Highways: No Objection Subject to Conditions

- The proposal is a replacement dwelling and though I appreciate that the location is remote and the access road network is rural and narrow I am minded that the on going vehicle movements should be the same as the original. However, acknowledging the nature of the surrounding road network I will be insisting upon a construction management statement along with a photo survey.

The proposal is to use the existing access, though it is being altered slightly and the site offers more than adequate parking space.

In summary, based on the information provided I am minded to offer no highway objection subject to the following:

- The development hereby permitted shall not be first occupied until the first 5m of the access, measured from the edge of the carriageway and/or whole of the parking area, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter. REASON: In the interests of highway safety
- No part of the development hereby permitted shall be first occupied until the access , turning area and parking spaces [to include at least 1 EV space] have been completed in accordance with the details shown on the approved plans. The areas shall always be maintained for those purposes thereafter and maintained free from the storage of materials. REASON: In the interests of highway safety.
- 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. Number and size of delivery vehicles/ construction vehicles
  3. loading and unloading of plant and materials;
  4. storage of plant and materials used in constructing the development;
  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 ( a photo taken every 20m ) along the Brown track for where it meets the main road to the site access (specific photos of site access to be taken) any damage related to the development (including to verge/over-run areas) will be put right (to the satisfaction of the LHA) within 6 months of the development completion.

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.

- INFORMATIVE
  - The application involves changes to the existing access on a Brown Track . The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence will be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact our Vehicle Crossing Team on [vehicleaccess@wiltshire.gov.uk](mailto:vehicleaccess@wiltshire.gov.uk) and/or 01225 713352 or visit their website at <http://wiltshire.gov.uk/highways-streets> to make an application. The applicant must also ensure that any works within 8m of a watercourse (including discharge to and/or piping of roadside ditches) will require full Land Drainage Consent. Please contact the Drainage Team at [Drainage@wiltshire.gov.uk](mailto:Drainage@wiltshire.gov.uk)

**Arboricultural Officer - No Objection Subject to Conditions**

- The Tree Officer is satisfied that the Arboricultural Report, prepared by ADS Surveys and dated December 2023, and the Tree Protection Plan, dated October 2024, provides sufficient information to demonstrate that the existing trees on site have been given sufficient consideration and protection throughout construction.

Please can this report and plan be added as approved documents and their compliance conditioned.

**8. Publicity**

This application was advertised through the use of a site notice and letters of consultation.

Four letters of representation were received in response to the public consultation, two in objection and two raising comments, full copies can be viewed on the Wiltshire Council Planning pages of the Council Website, a summary of the points follows;

- The application is for an excessively large development comprising two structures unsympathetic to the surroundings in terms of design and character in the rural setting.
- The architectural design has little merit and is inappropriate in this location.
- There are no two-story buildings in the vicinity. The nearest is 1.5 km distance away.
- Permitting this development would set a precedent.
- North Wessex Downs Planning Policy is to resist development of this scale and inappropriate design.
- Safety of horses on adjacent land.
- Wildlife protection
- Increased vehicles
- Light pollution
- Lack of site notice

**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.

At the current time, the statutory development plan in respect of this application consists of the Wiltshire Core Strategy (WCS) (Adopted January 2015); the 'saved' policies of the Kennet District Local Plan (KDLP) 2004; and the Aldbourne Neighbourhood Plan 2021-2036 (Made March 2023)

**9.1 Principle:**

Core Policies 1 and 2 of the WCS set out delivery and settlement strategies that control new development within the defined settlement boundaries. The Core Strategy has exception policies for new development outside of those defined boundaries. In this case, however, the use of the site is already established as a residential unit and, therefore, would not meet the standard definition of "New Development". Saved Policy HC25 of the KDLP states;

*In the countryside, the replacement of an existing dwelling which has not been abandoned will be permitted where:-*

- a) the siting is closely related to the footprint of the dwelling it replaces, unless the re-siting of the dwelling would remove a road safety hazard;*
- and*
- b) the scale of the replacement dwelling is not significantly larger than the original structure.*

*In cases where a dwelling is re-sited to remove a road safety hazard careful attention will be given to the potential impact of the proposed development on the wider landscape, particularly where the site is located within the North Wessex Downs Area of Outstanding Natural Beauty or the Special Landscape Area.*

This principle acceptability is however subject to the details, such as its implications for the character of the area; and neighbouring amenities. These will, therefore, be addressed in more detail below.

## **9.2 The Proposal:**

This application is for full planning permission and includes the demolition of the existing detached bungalow and double garage to be replaced by a two-storey dwelling with an attached garage and landscaped gardens plus all associated works. The application has undergone a level of redesign in response to comments made by consultees.

## **9.3 Appearance, Landscaping & Layout:**

Core Policy 57 states that new development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality.

Good design helps to provide a sense of place, creates or reinforces local distinctiveness, and promotes community cohesiveness and social wellbeing; The layout and design of new developments must also be based on a thorough understanding of the site itself and its wider context, and seek to maximise the benefits of the site's characteristics. This will require careful consideration of the site layout. No two sites share the same landscapes, contours, relationship with surrounding buildings, street patterns and features. The proximity of poor quality or indistinct development is not a justification for standard or poor design solutions. New development should integrate into its surroundings whilst seeking to enhance the overall character of the locality; A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings.

In this instance, the existing bungalow is reasonably substantial in size with floor space of 236.5m<sup>2</sup> and is considered to be of limited architectural merit. The proposed new dwelling is clearly larger at 369m<sup>2</sup>, being arranged over two floors. Whilst this increase in size could well be considered as "significant" and at odds with saved policy HC25, there is no specific definition of "significant" and, therefore, the harm of the proposal must be considered as the mitigating factors to justify any recommendation for approval or refusal.

As commented upon by the landscape officer, the change from a nondescript bungalow into a vernacular-style dwelling is more akin to that requested within the NL management plan and would be less jarring despite its increased height. The design of the dwelling attempts to offer, an albeit faux, evolution of rural properties over the years with mixed materials purporting to be extensions added to an original property over time, whilst this is a simulation it is considered to be of greater architectural merit than the existing. In response to the original comments of the landscape officer, the proposals were redesigned to move the building further away from its rear boundary and increase the planting.

Views are important within the NL and as such some are specifically mentioned, including the view from Ewins Hill towards Aldbourne rather than from Aldbourne towards Ewins Hill, equally, again as mentioned by the landscape officer, whilst the proposed dwelling will be larger, its vernacular style will integrate better into the landscape than the current property. Comments have been made in regard to light pollution from the increased glazing, and whilst there will more glazing a condition would be placed upon any permission preventing the addition of roof lights within the site. Whilst traditional windows will undoubtedly lead to a level of visibility in the landscape it is rooflights that create the far greater light pollution. The proposals do not include rooflights and any permission can be conditioned to prevent their addition.

Overall it is considered that the proposals, whilst larger than the existing dwelling would not cause undue harm to the landscape and would lead to a marked improvement on the built form of the site whilst being shielded to an extent by the existing and proposed planting. It is, therefore, considered that the proposals are of an acceptable character and design to accord with the aims and objectives of the North Wessex Downs Area of Outstanding Natural Beauty (now National Landscape) Management Plan 2019-2026 and would lead to an improvement in the architectural quality of the built form of the site, consequently improving the street scene.





*Figure 3 Front Elevation Photo*



*Figure 4 Artists impression Front Elevation*

#### **9.4 Highways**

In this instance, the application site is already a residential dwelling with access on to the highway network that is largely unaltered within the revised plans. The site offers more than the requirements of the Wiltshire Parking Strategy and as such offers no grounds for objection from the highways department.

#### **9.5 Ecology**

Core Policy 50 of the Wiltshire Core Strategy requires all development to demonstrate no net loss of local biodiversity resource and to secure the integrity of local ecological networks. Core Policy 50 also requires development to seek opportunities to enhance biodiversity, whilst the NPPF encourages applications to deliver measurable net gains (para 186 d).

As per the documentation provided and recommended measures which can be secured by condition, the site will achieve no net loss and will, in all likelihood, deliver gains in biodiversity. Due to the individual nature and custom design of the property, the application does not have to provide a 10% biodiversity net gain as proposals of this nature are exempt. The proposals,

therefore, accord with the WCS and no objections are offered in respect of ecology subject to conditions.

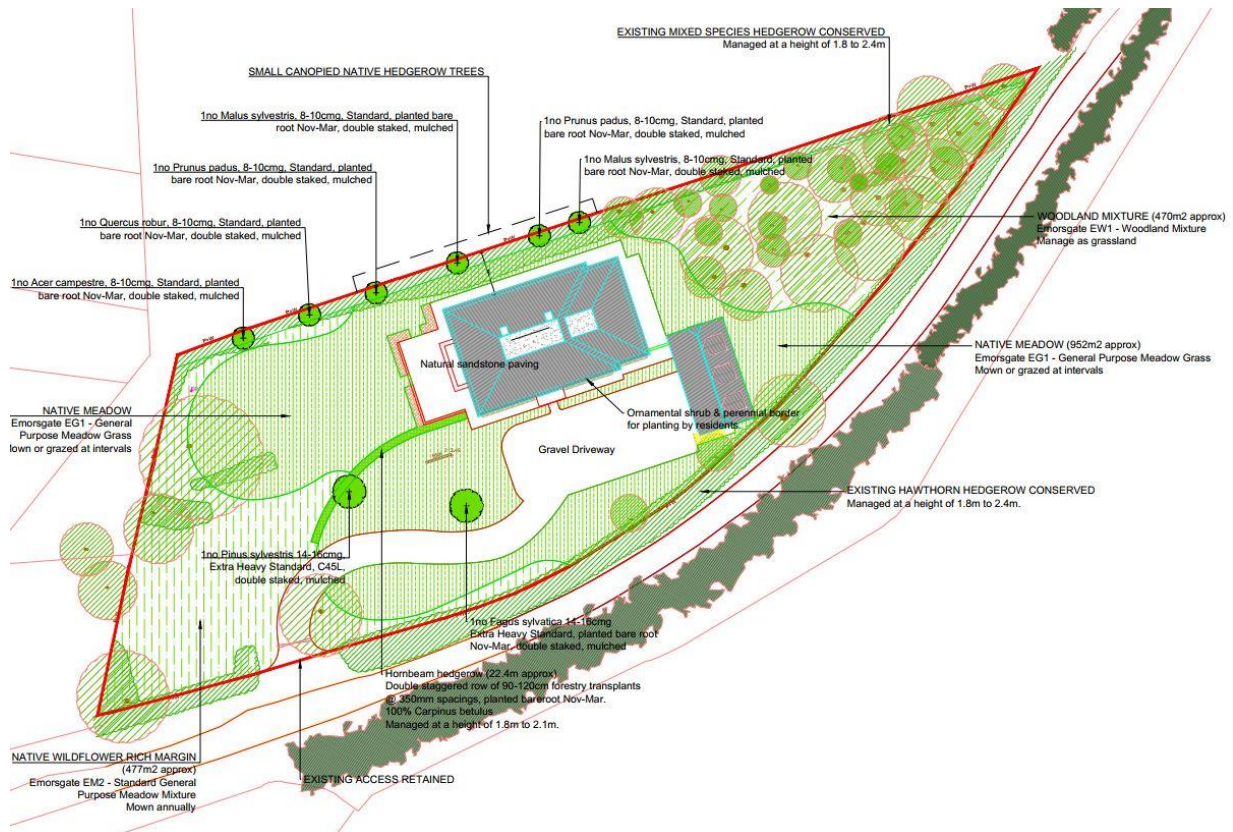


Figure 5 Landscaping plan

## 9.6 Residential Amenity:

WCS policy CP57 (Ensuring High Quality Design & Space Shaping) requires that development should ensure the impact on the amenities of existing occupants/neighbours is acceptable and ensuring that appropriate levels of amenity are achievable within the development itself. The NPPF includes that planning should “always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings”. Residential amenity is affected by significant changes to the environment including privacy, outlook, daylight and sunlight, and living areas within private gardens and this, therefore, needs to be carefully considered accordingly.

Due to the isolated nature of the property, the boundary treatments of the site and the improved visual amenity of the site once the proposed works are completed it is considered that there would be no harm caused to the enjoyment of public amenities available to residents and visitors to the area.

## 10. Conclusion:

In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine applications in accordance with the policies of the Development Plan, unless material considerations indicate otherwise.

The recommendation to grant permission has been taken having regard to the policies and proposals in the Wiltshire Core Strategy (Adopted January 2015), the ‘saved’ policies of the Kennet District Local Plan (KDLP) 2004, North Wessex Downs AONB Management Plan 2019-2026 and the Aldbourne Neighbourhood Plan (March 2023), and to all the relevant material considerations set out in the report

**RECOMMENDATION:**

That planning permission be GRANTED subject to 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:

Application Form & Certificate Received 1<sup>st</sup> August 2024

Plans & Documents Ref:

Location Plan Received 1<sup>st</sup> August 2024

Revised Landscaping & Block Plan DWG: DPLC/413/LP01/A Received 26<sup>th</sup> September 2024

Revised Proposed South Elevation DWG: 820 P110 B Received 26<sup>th</sup> September 2024

Revised Proposed Ground Floor Plan DWG: 820 P100 A Received 26<sup>th</sup> September 2024

Revised Proposed West Elevation. DWG: 820 P113 A Received 26<sup>th</sup> September 2024

Revised Proposed First Floor Plan DWG: 820 P101 A Received 26<sup>th</sup> September 2024

Revised Proposed North Elevation DWG: 820 P111 B Received 26<sup>th</sup> September 2024

Arboricultural Report – ADS Surveys Received 1<sup>st</sup> August 2024

Tree Removal Plan DWG: 25.10.24-TCP-A3L Received 25<sup>th</sup> October 2024

Tree Protection Plan DWG: 25.10.24-TCP-A3L Received 25<sup>th</sup> October 2024

Landscape Masterplan DPLC413LM01 Received 1<sup>st</sup> August 2024

Preliminary Ecological Appraisal. 22/05/2023. Ecosupport Received 1<sup>st</sup> August 2024

REASON: For the avoidance of doubt, in the interests of proper planning and for the protection, mitigation and enhancement of biodiversity.

3. No new external artificial lighting shall be installed at the site unless otherwise agreed in writing by the local planning authority.

REASON: In the interests of conserving biodiversity.

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), no rooflights, other than those shown on the approved plans, shall be inserted in the roof slopes of the development hereby permitted.

REASON: In the interests of residential amenities, privacy and to prevent excessive light pollution within the North Wessex Downs National Landscape.

5. The development hereby permitted shall not be first occupied until the first 5m of the access, measured from the edge of the carriageway and/or whole of the parking area, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

REASON: In the interests of highway safety

6. No part of the development hereby permitted shall be first occupied until the access, turning area and parking spaces [to include at least 1 EV space] have been completed in accordance with the details shown on the approved plans. The areas shall always be maintained for those purposes thereafter and maintained free from the storage of materials.

REASON: In the interests of highway safety.

7. 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. Number and size of delivery vehicles/ construction vehicles
  3. loading and unloading of plant and materials;
  4. storage of plant and materials used in constructing the development;
  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 ( a photo taken every 20m ) along the Brown track for where it meets the main road to the site access (specific photos of site access to be taken) any damage related to the development (including to verge/over-run areas) will be put right (to the satisfaction of the LHA) within 6 months of the development completion.

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.

8. 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

**Informative:**

1. The application involves changes to the existing access on a Brown Track . The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence will be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact our Vehicle Crossing Team on [vehicleaccess@wiltshire.gov.uk](mailto:vehicleaccess@wiltshire.gov.uk) and/or 01225 713352 or visit their website at <http://wiltshire.gov.uk/highways-streets> to make an application. The applicant must also ensure that any works within 8m of a watercourse (including discharge to and/or piping of roadside ditches) will require full Land Drainage Consent. Please contact the Drainage Team at [Drainage@wiltshire.gov.uk](mailto:Drainage@wiltshire.gov.uk)
2. 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>.

3. 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.
4. The applicant should note that the grant of planning permission does not include any separate permission which may be needed to erect a structure in the vicinity of a public sewer. Such permission should be sought direct from Thames Water Utilities Ltd / Wessex Water Services Ltd. Buildings are not normally allowed within 3.0 metres of a Public Sewer although this may vary depending on the size, depth, strategic importance, available access and the ground conditions appertaining to the sewer in question.