

REPORT FOR THE WESTERN AREA PLANNING COMMITTEE

Date of Meeting	4 December 2024
Application Number	PL/2022/09425
Type of application	Approval of reserved matters
Site Address	Elm Grove Farm, Drynham Road, Trowbridge, Wilts, BA14 0PL
Proposal	Demolition of existing buildings and structures and construction of 248 residential homes, playing pitches, allotments, areas of open space, upgrading of existing play area, sustainable drainage infrastructure, internal roads, paths and parking areas, landscaping and associated works, plant and infrastructure (Reserved Matters Application pursuant to 19/11459/OUT - relating to appearance, landscape, layout and scale) (Amended Details)
Recommendation	Approve with Conditions
Applicant	Redrow Homes
Town/Parish Council	Trowbridge CP
Electoral Division	Trowbridge Drynham ED - Councillor Antonio Piazza
Case Officer	Jemma Foster

Reason for the application being considered by Committee

The application is before the Western Area Planning Committee because it was called in by Councillor Antonio Piazza for the following reasons:

- Scale of development
- Visual impact upon the surrounding area
- Relationship to adjoining properties
- Design- bulk, height, general appearance
- Environmental/Highway Impact
- Car parking

Councillor Piazza also raised the following concerns on the application as first submitted:

- Proposed changing facility is not large enough to serve as a community hub and is boring and utilitarian. Also concerned with pitch specification meaning the maintenance of the pitches could be difficult. Concerns that are supported by Sport England and the Councils Urban Designer
- Access is from the A363. There is another development happening opposite Elm Grove where access will also be needed from A363 – why can they not be integrated

- Flooding and drainage are a concern and I would like reassurance from officers potentially through conditions as originally brought up in the outline application and that the mitigation measures are in place and all existing and new dwellings are protected
- Please take into account the comments raised by the residents living in the area. A meeting was set up with Redrow which was positive engagement and they have kindly donated £500 to the Max George fundraiser where two benches will be installed on the QEII field remembering him

Councillor Piazza then made the following comments on the amended plans:

- Very little has changed despite objections
- Concerns primarily relate to the hammer head placement and vehicular access to the cottages – the position raises noise and air quality concerns from larger vehicles such as refuse collection trucks and lorries. It also raises safety concerns with an increase in accidents involving pedestrians and children who like to play near their homes. It is located adjacent to a neighbouring garden which will be detriment to their amenity. I am also concerned about the increased risk in localised flooding and water runoff issues.
- The need to access these cottages is required by emergency vehicles and other essential services including waste collection and deliveries.
- Moving the hammerhead will allow proper vehicle access to cottages, and ensure that those who live in these cottages will not be disproportionately affected by the new development.
- There is a green strip of land in the middle of the development. This inclusion remains completely unnecessary, serving no functional purpose and will result in Trowbridge Town Council being responsible for its maintenance in the future. It should be removed from the scheme.
- I am unable to find the Councils Ecology report on line and no Habitats Regulation Assessment which is an essential part of the analysis of the impact of development upon Ecology – these key documents should be made available to all stakeholders particularly residents to allow for informed feedback and as such the consultation deadline will need to be extended to accommodate this.
- This development will be provided by gas heating which the Government is apparently discouraging. Why are heat pumps/solar panels not being used to comply with CP41

1. Purpose of Report

The purpose of the report is to assess the merits of the proposal against the policies of the development plan and other material considerations and to consider the recommendation that the application be approved.

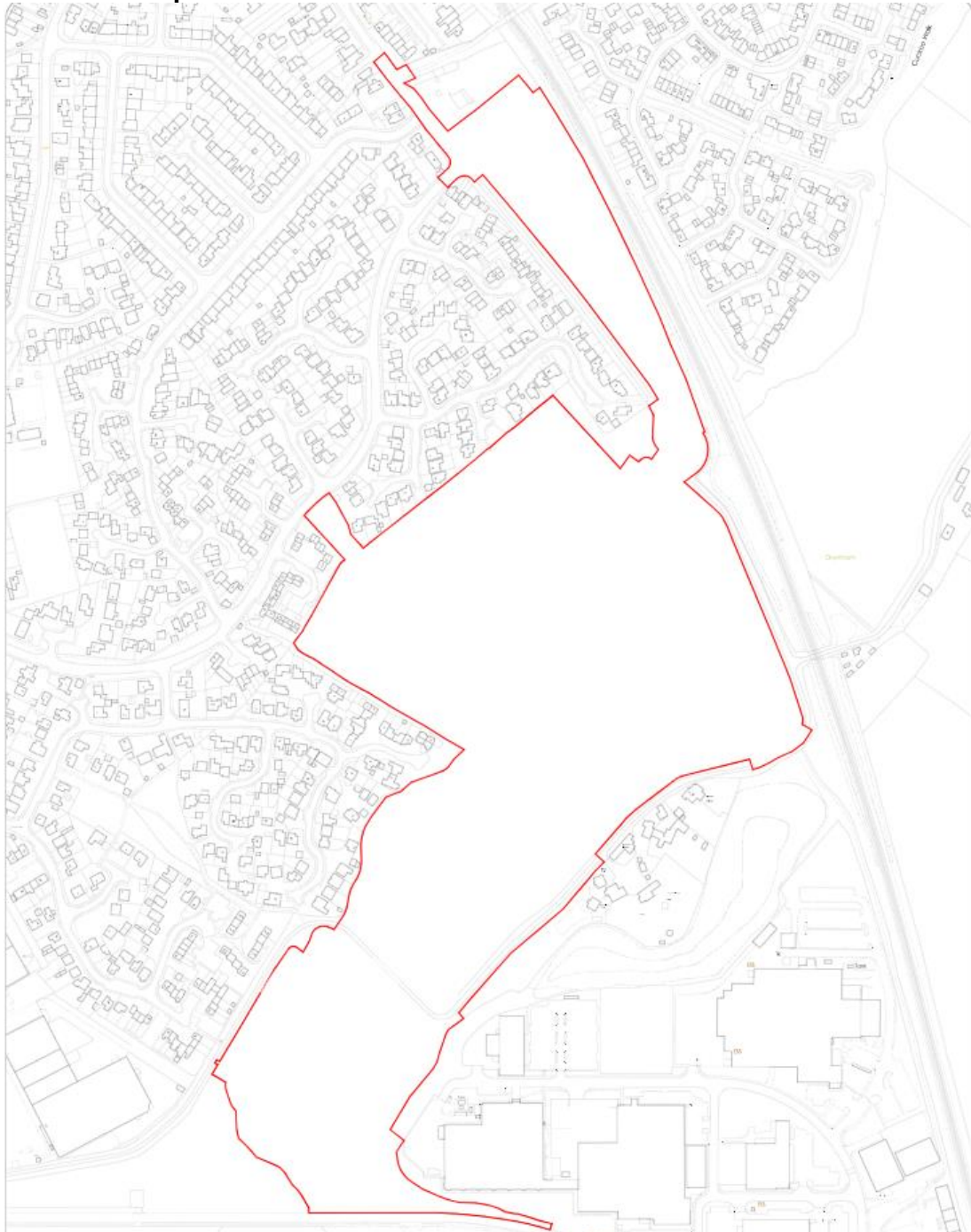
2. Report Summary

The main issues to be considered are:

- The principle of the development
- Scale, Design and Layout
- Landscape and Visual Impact
- Heritage Impact
- Drainage
- Ecological Impact
- Impact on Amenity

- Highways
- Other Material Matters
- CIL
- Section 106 Legal Agreement

3. Site Description



The application site measures 16.9 hectares and adjoins the existing built limits of the south-eastern edge of Trowbridge and the White Horse Business Park to the south. The site is bounded by the railway line to the east and existing residential development to the northwest and the Queen Elizabeth II (QEII) recreation field which measures 2.89 hectares. The site is

currently accessed via Drynham Lane from the north off Wiltshire Drive and to the west via Bradley Road.

There are no public footpaths that cross the site but a recent construction footway/cycle link over the railway line connects the northern boundary of the site to the Byway along Drynham Road. The existing use of the land is agricultural along with 2 dwellings.

The site benefits from outline planning permission for up to 261 dwellings under application 19/11459/OUT.

The proposed changing facility has not been included as part of this application and will be submitted as an additional reserved matters application following discussions with Sport England and Trowbridge Town Council.

4. Planning History

19/11459/OUT – Erection of up to 261 dwellings – Approval endorsed by the Strategic Planning Committee at its meeting on 12 January 2022 subject to a s106 legal agreement which was sealed on 31/10/2022 when outline permission was granted

2021/04087/DEM – Prior Notification of proposed demolition of Elm Grove Farmhouse and associated agricultural buildings – Prior Approval Granted 13/05/21

2021/03276/DEM – Prior Notification of proposed demolition of Elm Grove Farmhouse and associated agricultural buildings – Withdrawn

PL/2022/08859 – Discharge of condition 5 (phasing plan) – Approved 11/01/2023

PL/2024/03327 – Erection of two advertisement signs – Approved 18/06/2024

5. The Proposal

This is a reserved matters application for the demolition of the existing buildings and structures and construction of 248 residential homes, playing pitches, allotments, areas of open space, upgrading of existing play area, sustainable drainage infrastructure, internal roads, paths and parking areas, landscaping and associated works, plant and infrastructure (Reserved Matters Application pursuant to 19/11459/OUT - relating to appearance, landscape, layout and scale)

During the course of the application, amended plans were submitted for the following:

- The number of three-bedroom properties has been increased (67 to 96 properties)
- The spread of affordable housing has been distributed more evenly across the site including the earlier phases
- The number of M4(2) compliant homes has been increased to 9 units
- More active frontages through corner homes
- The cycle route has been re-routed off the main vehicular route and will be lit
- The removal of the footpath to the rear of existing dwellings on Lydiard Way
- Plots 234 – 248 have been pulled back from the grade II listed Southview Farmhouse
- Bus stops have been included
- The turning head approved as part of the outline permission has been re-introduced after residents were unhappy with the proposed limited access onto Drynham Lane
- Design changes throughout the site regarding materials
- Bin and cycle stores have been redesigned to provide a larger capacity

The proposed layout is as follows:



6. Planning Policy

The Wiltshire Core Strategy (adopted Jan 2015):

CP1 – Settlement Strategy, CP2 – Delivery Strategy, CP3 – Infrastructure Requirements, CP29 – Spatial Strategy Trowbridge, CP43 – Providing affordable homes, CP45 – Meeting Wiltshire’s housing needs, CP46 – Meeting the needs of Wiltshire’s vulnerable and older people, CP50 – Biodiversity and Geodiversity, CP51 – Landscape, CP52 – Green Infrastructure, CP55 – Air Quality, CP56 – Contaminated Land, CP57 – Ensuring High Quality Design and Place Shaping, CP58 – Ensuring the Conservation of the Historic Environment, CP60 – Sustainable Transport, CP61 – Transport and New Development, CP62 – Development Impacts upon the transport network, CP63 – Transport Strategic CP64 – Demand Management, CP67 – Flood Risk

Saved Policies for the West Wiltshire District Local Plan (1st Alteration):

U1a Foul Water Disposal and U2 Surface Water Disposal

Other Material Considerations

- National Planning Policy Framework December 2023
- Planning Practice Guidance (PPG)
- North Bradley Neighbourhood Plan (made 19th May 2021)
- The adopted Wiltshire Design Guide
- Trowbridge Bat Mitigation Strategy (TBMS) SPD
- The Wiltshire Waste Core Strategy (adopted 2009)
- Wiltshire Housing Site Allocations Plan (adopted Feb 2020)
- Policy WCS6 - Waste Reduction and Auditing
- The Wiltshire Local Transport Plan (LTP) and Car Parking Strategy
- Circular 06/2005 – Biodiversity and Geological Conservation
- “The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3” (HE GPA3)
- The Council’s present housing land supply shortfall at 3.85 years supply.

7. Consultation responses

Trowbridge Town Council

Objected to the plans first submitted arguing the following:

1. The footpath behind Lydiard Way needs to be removed
2. The attenuation pond to Lydiard Way side needs to be moved
3. Lack of turning area for field access to plot 52
4. Recordings of the Elm Grove farm buildings for historical purposes
5. We would like a reconsideration of the design and size of the new changing rooms

Objected to the second round of consultation for the following reasons

- 1.Planned buffer zones do not meet the requirements of the Trowbridge Bat Mitigation Strategy.
2. Drynham Lane/bottom of Wiltshire Drive currently suffers from a bottleneck and speeding that has resulted in a number of accidents. A “raised centre” is requested for the proposed roundabout to ensure traffic will have to physically drive around the roundabout.
3. Objection to the new planned road in Drynham Lane – Originally a ‘Hammerhead’ junction

had been planned. We request the reinstatement of the Hammerhead but wish it to be situated further along the lane towards North Bradley in order to retain the integrity of the village lane setting.

4. Lydiard Way - Erosion of bank – Ensure an extra relief canal will be incorporated.
5. We are aware of substantial and regular sewage issues relating to the existing estate, especially on Lydiard Way, and request that no new sewage is fed into existing sewers pipes.
6. Position of Substation – We seek assurances that the station will be sited 30 metres from the nearest property and that the hedge will be replaced.
7. A363 entrance/exit point. To ensure that all work vehicles and related plant, including contractors' personal vehicles, access the construction site solely via the A363.
8. Queen Elizabeth Field – Given the frequent flooding of the Queen Elizabeth field, and the intention to add two playing pitches adjacent to the playing field, there is an urgent requirement to install drainage for the existing playing field. Any further development will exacerbate the existing flooding and continue to restrict the current amenity of the field and children's play equipment.
9. Review the 'No Right Turn' on Dursley Road

Objected to the final amended plans for the following reasons:

In order to normalise the arrangements for grass cutting and the split of responsibility between the management company to be established and the Highway Authority or agents, the small pockets of grass along the highway should be removed from the proposals and either transferred to the management company or surfaced with alternative treatment.

Wiltshire Council Highways No objection

Wiltshire Council Public Rights of Way Officer No objection

Wiltshire Council Drainage Supportive subject to conditions

Wessex Water – No objection –and noted that the existing foul sewers cannot be removed

Environment Agency – No comments as the proposal falls outside the EA consultation remit.

Wiltshire Council Arboricultural Officer No objection subject to a condition

Wiltshire Council Public Open Space Officer Supportive with regard to the on-site play area

Wiltshire Council Public Protection Officer No objection subject to condition

Wiltshire Council Air Quality Officer - No objection

Wiltshire Council Affordable Homes Officer No objection to amended plans

Wiltshire Council Urban Designer No objection

Wiltshire Council Waste Officer - Supportive

Wiltshire Council Conservation Officer – I note that plots 243-248 have been pushed back from the grade II listed South View Farmhouse – which is welcomed but the comments dated 02/05/2023 remain relevant:

It has been accepted that the granted outline housing proposal would result in less than substantial harm to the heritage asset by virtue of developing land within the setting of the aforesaid listed building.

The revised layout currently under consideration would not change that assessment for the purposes of interpretation of the NPPF, and would result in an incremental erosion of the

setting of the farmhouse and therefore slightly increase the level of harm which is required to be offset by public benefits. Ideally the proposed additional houses would be omitted from the scheme. However, in recognition that the principle of developing this site for up to 261 dwellings has already been granted, it falls to the decision maker to assess the benefits which would accrue from this scheme and to weigh these against the slightly increased heritage harm which would be caused and any other planning constraints and to reach a view on the final planning balance.

Wiltshire Council Police Liaison Officer – Only commented on the first submission and found the enclosures plan to be unclear as to what the sub-divisional fencing would be. The key shows a broken line in blue representing 1.8m close-board fence, and a green line and box representing mesh fence whereas the plan shows a green broken line for subdivisional fencing. The sub-divisional fencing should be 1.8m close board fencing to provide the appropriate level of safety and security for the residents, homes and property.

Sport England – No objection and argued that the changing pavilion is not needed to support the mini/junior football pitches. It would be better that an activity hub is created, and any cost savings be reinvested into delivering one of the items identified in the playing pitch strategy action plan. An agronomist should be involved in the creation of the proposed pitches.

Network Rail – Holding objection subject to securing S106 contributions to provide an alternative means of access due to the proposed development causing additional risk to safety at both the White Horse Level Crossing and the Yarnbook Level Crossing.

Wiltshire Council Landscape Officer No objection but highlighted a few areas of concern

Wiltshire Council Ecology Officer – No Objection subject to conditions

Natural England – Following discussions, no objections to the proposal but advised that the proposals adhere to the Trowbridge Bat Mitigation Strategy throughout the site, notably in

8. Publicity

The application was advertised by way of a site notice and neighbour notification letters. An advert was also placed in the press. The following is a summary of the issues raised by approximately 67 members of the public / third parties.

Objections –

Principle

Size and scale totally inappropriate and in the wrong area
Should be converting empty buildings before granting new ones
Why are we building on the green belt - There is no need for more housing
Why is the affordable housing in clusters and not split over the whole site

Impact on Area

Impact on wildlife with habitats being destroyed – removal of wildlife corridors
Area floods – it is on the flood plain of the River Biss and tributaries
Existing drainage is terrible – this will only exacerbate it
The buffer space needs to be wider
The TBMS is not being adhered to and should fail the HRA
How can the QE II Fields be included within the 53% buffer zone for the TBMS
There is a footpath/cycleway within Zone B of the TBMS directly behind people's homes and therefore the 15m/30m/45m buffer zone required is not being adhered to

Insufficient space being provided for the bat corridor
Will the brook actually be cleared
Scale and density are out of keeping
The access on the A363 will remove a drainage pond to the Industrial Estate
No solar panels, no EV Charging points, no disabled parking spaces, no coach parking at the fields
Loss of dog walking facilities

Impact on Amenity

The attenuation ponds have been moved closer to our properties
Will the landscaping actually be implemented
Processing of foul waste so close to my property will cause odour and noise
What will happen if the developers come across Anthrax
Increase in noise along Wiltshire Drive from the extra traffic and HGV's
What will the working hours be
Light pollution from the floodlights at the football pitches
The security and privacy of existing residents has not been taken into consideration
The hammer head by our properties will cause noise and disturbance and an increase in air quality concerns – it needs to be moved further away
There is a power substation to be put next to Drynham Lane next to Lydiard Way – these create a vibrative noise which is very irritating and needs to be moved.

Impact on Highways

High volume of traffic already on Wiltshire Drive and will worsen with this development
Wiltshire Drive is a rat run and becoming a hazard with all the parked cars
Remove the footpath behind Lydiard Way
Traffic calming measures need to be incorporated
Impact on nearby roads and junctions
The plans block access to the farm on Drynham Lane
Has the awful hammerhead proposed outside of our house on Drynham Lane been removed
Where will construction traffic access and park
Insufficient parking spaces for the sports field
Object to the roundabout at Wiltshire Drive/Drynham Road

Other Matters

Why is the QEII land being included within the proposed scheme
Where is the infrastructure to support this development – doctors surgeries, school, dentist
Trowbridge Town Centre is run down – it is a disgrace of a County Town
Railways are over capacity
Additional flooding will push up insurance costs
Why cant we have a full sized football pitch comprised of astro
The public have not been given transparent access to the democratic process to have their voice heard
Who has secured a healthcare contribution and what is it for
Why cant we have some shops and local CCTV

Salisbury and Wilton Swifts – The submitted ecology information is not consistent, the proposed provision of swift boxes falls short of the required ratio. No consultation response was received on the additional information.

9. Planning Considerations

9.1 Principle of Development

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 site subject of this application is an allocated site known as H2.1 in the Wiltshire Housing Site Allocations Policy (WHSAP) document and benefits from outline planning approval for up to 261 dwellings having been granted under application 19/11459/OUT. Therefore, the principle of development has already been approved.

This application is to determine whether the detailed reserved matters comply with this policy alongside the relevant policies in the Core Strategy and NPPF.

Policy H2.1 states that the site has been allocated for a mixed-use development comprising of the following elements which the outline application has already secured:

- *Approximately 250 dwellings;*
- *A multi-purpose community facility co-located with existing or improved open space;*
- *A significantly improved and consolidated public open space area incorporating the existing Queen Elizabeth II field to provide a play area, a junior level sports pitches and changing facilities for local community teams to utilise;*
- *A road from the A363 through to an improved junction of Drynham Lane and Wiltshire Drive; and*
- *Improvements to cycling, walking routes through the site to link into the existing network and the proposed Ashton Park Strategic Allocation site and the White Horse Business Park.*

The WHSAP allocation policy document also states that the development should be subject to the following which will be assessed later in the report:

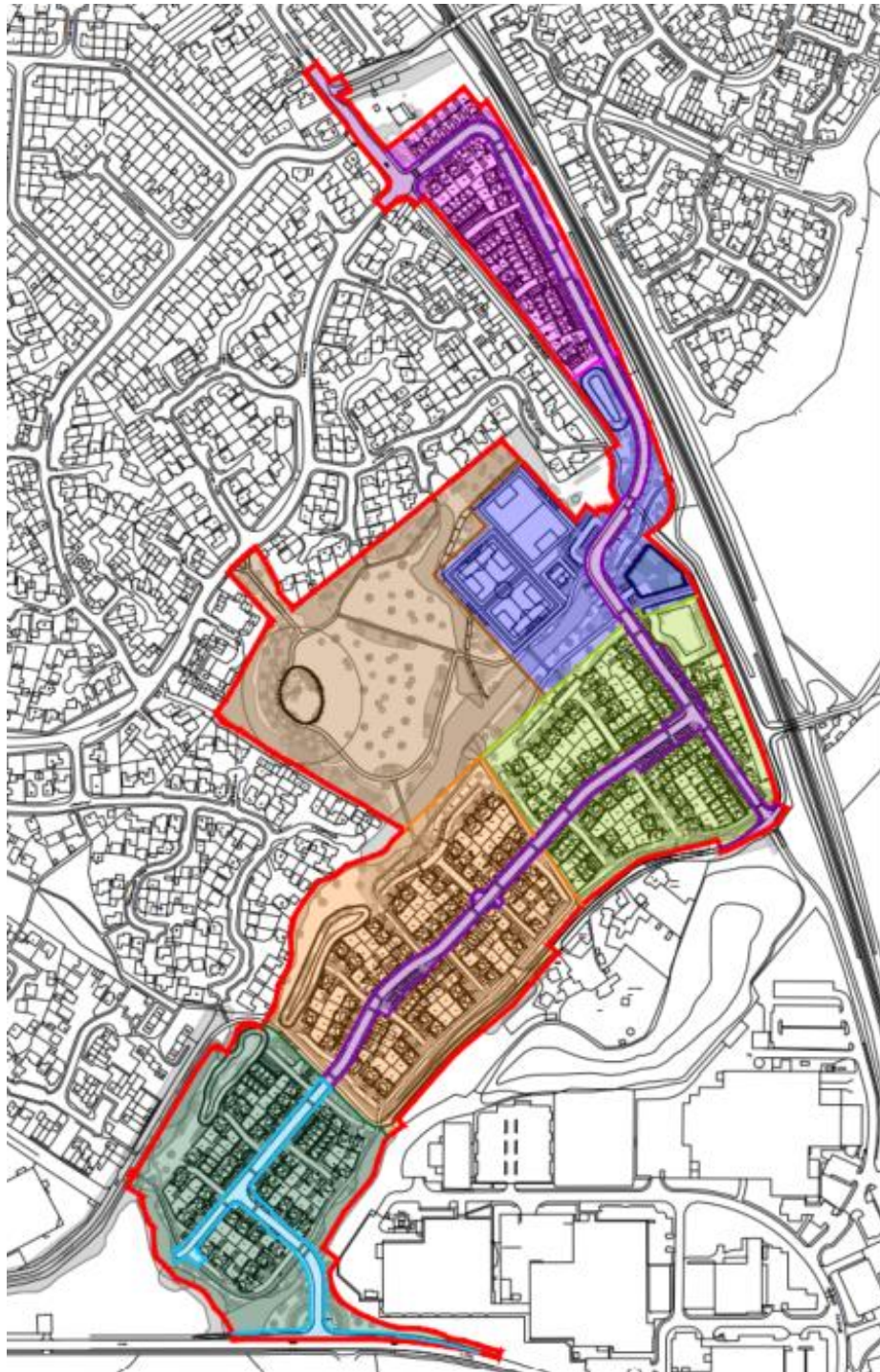
- *Sensitive design and layout, which ensures the significance of heritage assets and their settings are not subject to unacceptable harm. This shall be informed by appropriate heritage and archaeological assessments;*
- *Retention and enhancement of existing hedgerows and trees as part of wider landscaping and green infrastructure requirements;*
- *Core bat habitat will be protected and enhanced. Design and layout will be informed by appropriate surveys, impact assessments and the Trowbridge Bat Mitigation Strategy (TBMS);*
- *Appropriate mitigation to protect bats, including financial contributions towards management, monitoring and any off-site measures as necessary, as informed by the TBMS; and*
- *A flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to inform site layout and design so that surface water is controlled and does not exacerbate flooding off-site.*

The application has outline planning approval and therefore this reserved matters application can only assess the detail and not the principle of development.

Concerns have been raised by third parties as to why the QEII (Queen Elizabeth II) land that is already safeguarded for open space has been included in the site acreage. When the Planning Inspector for the sites allocation policy document assessed the site, he concluded that the site was suitable for a development of approximately 250 houses, but that the fields should be included within it to ensure the necessary improvements were included.

The proposed phasing has been another concern but that has already been approved under the previous consented applications whereby the Council has accepted that the development

would be built from the A363 towards Wiltshire Drive which would alleviate the concerns raised:



PHASE 1

- Residential - Plots 1-50
- Infrastructure - access road from site entrance to Drynham Lane
- POS - Public Open Space and Existing NEAP upgrades (to be completed by 100th occupation)

PHASE 2

- Residential - Plots 51-116
- Infrastructure - Access road from Drynham Lane to Northern site access point by Southview Farm
- POS - Allotments, Pitches, Changing Rooms and remaining Public Open Space (to be completed by 180th occupation)

PHASE 3

- Residential - Plots 117-203

PHASE 4

- Residential - Plots 204-248

9.2 Scale, Design and Layout

Core Policy 57 'Ensuring High Quality Design and Place Shaping' of the WCS lays down the requirement for good design. The site does not have any national or local designation and is incorrectly referred to as Green Belt land by local residents.

It is accepted that the development of this site would change the character and appearance of the area as it is currently greenfield land which would be lost and replaced with dwellings and associated landscaping. However, the site is allocated for future housing in the Wilshire Housing Sites Allocation Plan Document and as such the Council has previously concluded that the character of the area can be changed by a residential development as part of the policy framework to deliver new sustainable plan-led housing development.

Under this application, Redrow Homes proposes to construct and deliver a mix of properties comprising 11 x 1-bed properties, 38 x 2-bed properties, 96 x 3-bed properties and 103 x 4-bed properties. With 72 of the 248 dwellings proposed to be affordable dwellings with 43 dwellings being for affordable rent (60%), and 29 dwellings being for shared ownership (40%) being distributed across the site in clusters of no more than 15 in accordance with the Councils policy.

9x M4(2) adaptable homes are also proposed, and the Councils Affordable Housing Officer has supported the proposal.

The site overall promotes a net density of 34 dwellings per hectare which is considered appropriate to this area.

With regard to materials, along the main spine road through the site, the majority of the properties would be built with red brick and rendered gables with some being constructed of stone under grey roof tiles. The Southview Field area would have the majority of new properties built with buff multi brick and render under grey roof tiles; and the Green Edge area would see mainly red multi brick, render and stone under red roof tiles.

All of these materials are considered to be acceptable and can be found within the immediate area and a materials condition can be attached to ensure that the details are appropriate.

The Councils Urban Design Officer has supported the proposed scheme and asserts it satisfies CP57 including meeting the key principles of through vehicle routes, corner houses, open space and active streets.

Third party concerns have been raised regarding there being no solar panels, no EV charging points and the use of gas to serve the proposed properties. The applicant has however confirmed that the homes would be built to exceed Level L of Building Regulations where EV charging points are now a requirement of Building Control and have to be made available where dwellings have associated parking spaces.

To reach and exceed this level, the applicant has confirmed that the dwellings would include air source heat pumps which are low carbon alongside underfloor heating and improved insulation to ensure the dwellings exceed the targets without the need for solar panels. This demonstrates that the proposed development would comply with the climate change policy CP41 of the WCS.

Solar panel installation would be a future option for individual homeowners should they so wish to retrofit their homes, but under this application, they are not necessary to satisfy either planning policy or Building Regulations.

9.3 Landscape and Visual Impact

There are no national or local landscape designations affecting this site and despite third party references to landscape designations, this site has never been designated as Green Belt.

6.8 hectares of informal and formal public open space (including improvements to existing open space) would be provided across the scheme which represents approximately 41% of the application site; and this does not include the proposed allotments and playing fields.

The Public Open Space areas would be landscaped to integrate with existing landscaping/ boundary treatments. New Orchard planting is proposed to be located around the play area and new grass playing pitches would be installed. Other public open space features include native hedgerow planting, ornamental shrub planting, wildflower meadows, meadow grassland and new trees including street trees.

Whilst the development would require some vegetation to be removed, the majority would be retained and there is an overall landscape planting net gain.

The enhancements to the Queen Elizabeth II Playing fields have been included as part of this application with the proposed enhanced playing fields including a neighbourhood equipped area of play (NEAP) and the existing play area would be upgraded with new equipment through a financial contribution that was secured through the S106 Legal agreement at the outline stage. This area would also include a new wildflower meadow, orchard tree planting and an enhanced network of footways and cycleways.

The Councils Landscape officer has raised no objections to the proposals subject to conditions regarding on plot tree planting plans, soil volumes, a Landscape and Ecology Management Plan which have already been conditioned and imposed on the outline application, which continues to apply. As such, the requests made by the Landscape officer will be fulfilled through the formal discharge of condition application process.

Officers appreciate that there was also a request for the streets to have more trees planted, however this would impact upon highway owned land and highway safety and have not been proposed.

The Councils arboriculturalist supports the application subject to an arboricultural report being added as an approved document and a pre-commencement planning condition for an Arboricultural Method Statement to be submitted which are both considered to be appropriate.

9.4 Heritage Impacts

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires 'special regard' to be given to the desirability of preserving a listed building or its setting.

Paragraph 205 of the NPPF states that "*when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. ... This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*"

Paragraph 206 of the NPPF states that "*Any harm to, or loss of, the significance of a designated heritage asset (... from development within its setting), should require clear and convincing justification.*"

Paragraph 208 of the NPPF states that *“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal...”*

Core Policy 57 of the Wiltshire Core Strategy states: *“A high standard of design is required in all new developments, including extensions... Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality. Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire through... being sympathetic to and conserving historic buildings”.*

Core Policy 58 of the Wiltshire Core Strategy echoes the above national policy in seeking the protection, conservation and, where possible, enhancement of heritage assets.

The following points are taken from the Historic England document *“The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3”* (HE GPA3) that are considered to be particularly relevant:

HE GPA3 Part 1:

“The NPPF makes it clear that the setting of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset.”

“The extent and importance of setting is often expressed by reference to visual considerations. ...views of or from an asset will play an important part...”

“While setting can be mapped in the context of an individual application or proposal, it cannot be definitively and permanently described for all time as a spatially bounded area or as lying within a set distance of a heritage asset. This is because the surroundings of a heritage asset will change over time.”

“The importance lies in what the setting contributes to the significance of the heritage asset or to the ability to appreciate that significance.”

The sites allocation plan states: *In addition, development will need to minimise the potential to harm the significance of the Grade II Listed Drynham Lane Farmhouse along with Grade II listed Southview Farmhouse and, where appropriate, their settings.*

Southview Farmhouse is Grade II listed and sits within the northern end of the application site. The significance of this listed building lies in its architectural and historic design and materials and its historic setting now relies on the open aspect to the east and south. Through the outline application it was demonstrated that the proposed new houses to be provided within this scheme and near to the Southview Farmhouse would be set back from the listed building to allow it to be read as a prominent building, positioned physically detached from the new housing to safeguard its setting and significance and to create a well-defined entrance to the new development.

New tree planting is also proposed in the front corner to give a defined curtilage which officers maintain would be a positive addition and further safeguard the listed farmhouse setting.

The negotiated amendments made to this reserved matters application respect the principles noted above and the initially proposed new homes on plots 243-248 were moved further away from the frontage of the listed building to respect its setting and to address some of the Conservation officer's concern.

The Council's Conservation Officer has confirmed that the proposed development at this site would still result in harming the setting of the farmhouse through the removal of the field and construction of modern suburban development. However, given that this Council has already granted outline permission for up to 261 houses maintaining the loss of the open agricultural field setting to the farmhouse is no longer a sustainable argument.

In reaching its decision to grant outline planning permission, this Council accepted the housing development proposal would result in less than substantial harm to the heritage asset by virtue of development within its setting.

The negotiated revised scheme would allow for the experience of Southview Farmhouse to be read as a separate entity within its plot and maintaining its historic character and would be seen as a building in view when travelling in either direction along Drynham Lane.

Whilst the existing overgrown hedging currently masks some views, once the scheme is implemented this would be largely removed along the lane-side to the north of the access and the site would become much more open and visible to the public.

When tested against the NPPF, officers maintain that there are significant public benefits to approving this REM application through the provision of 248 new homes and provide a range of dwellings to address the housing shortfall and affordable housing needs, alongside delivering improved public open space, provision of allotments and play pitches that would satisfactorily outweigh this less than substantial harm and as such the proposal is considered to comply with the relevant policies and as such is acceptable in historic terms.

9.6 Drainage Issues

Core Policy 67 seeks to ensure all new development includes measures to reduce the rate of rainwater run-off and improve rainwater infiltration to soil and ground unless site or environmental factors make these measures unsuitable. The NPPF at paragraph 167 requires all major development to incorporate SUDS unless there is clear evidence this would be inappropriate.

The site lies within 'flood zone 1' (least likely to flood) and is at no risk of groundwater flooding. However, part of the site lies within the surface water flood risk levels 2 and 3 where a watercourse crosses the site running from west to east and separates the southern and northern areas of the site.

Work undertaken on the site demonstrated that ponding occurs on the low-lying land west of Drynham Road within the site, where the capacity of the culvert beneath Drynham Road and the railway embankment are exceeded. This causes the flow to back up and inundate the low-lying land within this area. The ponding is also likely to be exacerbated by the poor management regime of the watercourse which should include vegetation and debris removal.

In response to this, the outline application confirmed that the site developer would de-culvert 77 metres of existing culvert to create an open channel, make improvements to the culvert under the railway line to the east of the site and install other channel improvement works such as a two-stage flood management channel.

It was also agreed at the outline stage, that the levels on the developable site area in part would need to be raised outside the 1 in 1000 year flood event and therefore the site has been re-profiled and the finished flood levels have been set at a minimum of 300mm above the 1 in 100 year flood event.

In addition, there are a number of foul sewers running through or adjacent to the site and the foul drainage from this site would connect directly into these sewers. Wessex Water are fully aware of there being limited capacity in the foul network and it will be for Wessex Water to review this and put in place sufficient capacity following the grant of REM approval and it has been confirmed that they will introduce any necessary network improvements to provide foul sewer capacity for the development under their own regulations.

The existing drainage ditches would be retained and their ongoing maintenance and management is already enshrined within the S106 legal agreement agreed at the outline stage through the introduction of a management company as these have not been maintained very well in the past, and it is understood that the applicant may be agreeable to transferring the responsibilities to the Town Council to manage in the future, should the Town Council wish to enter into such discussions with the developer following the grant of this REM application.

The surface water management scheme across the site follows on from what was approved at outline stage with a network of attenuation basins linked by swales and a wetland area. The drainage strategy has been designed to incorporate the climate change allowances published in May 2022 which is a betterment to the solution approved at the outline stage. As such the Council's Drainage Team have raised no objections, and the proposals are considered to comply with CP67 and the NPPF.

9.7 Ecological Impacts

Adopted WCS policy CP50 states that: *Development proposals must demonstrate how they protect features of nature conservation and geological value as part of the design rationale. There is an expectation that such features shall be retained, buffered, and managed favourably in order to maintain their ecological value, connectivity and functionality in the long-term. Where it has been demonstrated that such features cannot be retained, removal or damage shall only be acceptable in circumstances where the anticipated ecological impacts have been mitigated as far as possible and appropriate compensatory measures can be secured to ensure no net loss of the local biodiversity resource, and secure the integrity of local ecological networks and provision of ecosystem services.*

All development proposals shall incorporate appropriate measures to avoid and reduce disturbance of sensitive wildlife species and habitats throughout the lifetime of the development.

Any development potentially affecting a Natura 2000 site must provide avoidance measures in accordance with the strategic plans or guidance set out in paragraphs 6.75-6.77 of Wilshire Core Strategy where possible, otherwise bespoke measures must be provided to demonstrate that the proposals would have no adverse effect upon the Natura 2000 network. Any development that would have an adverse effect on the integrity of a European nature conservation site will not be in accordance with the Core Strategy.

The WHSAP also states that: *The site is in an area likely to be used by Bechstein's bats associated with the Bath and Bradford on Avon Bats SAC. Sensitive habitat features on and adjacent to the site will be identified through survey and assessments guided by the requirements of the TBMS and include: Drynham Lane/Road, the railway line, woodland belts associated with the White Horse Business Park and the small tributary to the River Biss. These features should be retained and/or buffered from development (including residential gardens) by wide, dark, continuous corridors of native landscaping which will allow for their long-term protection and favourable management in order to secure continued or future use by Bechstein's bats. The design and layout of development, including the size and location of*

landscape corridors, lighting, other physical mitigation measures and management protocols, will be informed by the guidance set out in the TBMS and from appropriate surveys and assessments. Development may also be subject to requirements relating to off-site mitigation, management and monitoring measures as necessary

The application has been submitted with an Ecological Compliance Statement, Biodiversity Net Gain Statement, Biodiversity Metric, Lighting Impact Assessment, updated Extended Phase 1 Habitat Survey, detailed landscaping plans alongside a Great Crested Newt District Level licensing Payment Certificate. All of which have been carefully appraised by the Council's ecologist and Natural England.

The application site is located approximately 1.2 km west of Biss Wood, which is one of three publicly accessible woods south of Trowbridge each supporting a colony of Bechstein's bats which together are believed to form a meta population of national importance.

This development has been screened into an Appropriate Assessment (AA) in relation to the Bath and Bradford on Avon Bats Special Area of Conservation (SAC). The application site lies within the yellow zone identified by Wiltshire Council in the Trowbridge Bat Mitigation Strategy (TBMS) wherein new development has potential to pose a medium risk to bats through increased recreational pressure at woodlands in south Trowbridge and/or through impacts on bat habitat outside of the woodlands, in terms of loss of / damage to bat habitat.

The TBMS was developed and adopted to address development in the Trowbridge area and in particular new housing to be delivered under the WHSAP. The TBMS must however be read in conjunction with the Wiltshire Council Bat SAC Planning Guidance to ensure adequate surveys, on-site mitigation and compensation are provided for the qualifying features (Bechstein's, lesser and greater horseshoe bats) associated with the Bath and Bradford-on-Avon Bat SAC. The overall premise of the TBMS is to ensure swathes of functional habitat are provided (created/retained/buffered) to allow the three qualifying bat species to move through the landscape.

Over the years, the Council's ecologist have built up a very good understanding of the movement of SAC bats in the Trowbridge area and with more and more survey data being submitted through planning applications, this understanding is increasing all the time.

Whilst parts of the proposed housing scheme do not meet the exact requirements as detailed in the TBMS, the separation distances provided in the TBMS for Zones A & B are provided as a guidance and when new applications are submitted alongside UpToDate surveys, professional ecological judgement must be applied. During the course of the application process, revised plans have been amended several times to take into consideration ecology consultee comments pursuant to the housing mix and layout, revised pedestrian and cycle arrangements and landscape strategy.

The revised plans have been informed by specialist lighting engineers to reduce light spill onto the core bat habitats (Zone A) as well as the buffers (Zone B) whilst also providing a safe well designed environment for pedestrians and cyclists. This has all been undertaken based on a worst case scenario modelling and a post construction lighting compliance assessment was secured via planning condition at the outline stage. This will ensure that external lighting in the public domain would be in accordance with the approved details.

Where post construction lighting levels are greater than predicted, remedial measures must be put in place to reduce illuminance as per the previously consented outline condition on lighting to ensure that Zone A parameters are satisfied across the site in line with the Ecological Parameters Plan which was approved during the outline phase.

This would result in the identified core bat habitat remaining functional through the landscape for the Bath and Bradford on Avon Bats SAC. The lighting in Zone B has been agreed with officers to balance the ecological mitigation with the requirements to deliver a pedestrian/cycle path to adoptable standards. Measures to achieve this include a lighting dimming regime for street lighting and close-board fencing, native hedgerow and scrub planting

Other surveys included as part of the application submission included Badger, Dormice, Otter and Vole, Great Crested Newts, Reptiles, Nesting Birds and Hedgehogs. The proposed new habitat creation would generate new habitats for these animals including the drainage betterment works being designed to ensure otters and water voles can move freely along the corridor and hedgehog passes being created within residential fences.

With regard to Biodiversity Net Gain, the proposal demonstrates that 100% mitigation has been provided for all habitats lost where the yellow zone and the application boundary overlap as required under the TBMS. It is also important to note that this application was submitted prior to the national requirement of 10% BNG, and as such, the application therefore only needs to demonstrate compliance with adopted Council policies.

Concerns have been raised by third parties regarding the site not complying with the TBMS. However, the proposal demonstrate that core bat habitat would be retained/created/buffered in accordance with the overall principles of the TBMS to ensure the landscape remains permeable and functions for the bat species recorded. Ultimately the proposed scheme has been assessed under the Habitat Regulations with a favourable conclusion of no adverse effects on the Bath and Bradford-on-Avon Bat SAC and Natural England have agreed with the assessment subject to the detailed mitigation measures being secured under planning condition/S106.

Concerns have been raised regarding the Councils Habitats Regulations Assessment not being able to be viewed online. This document was only made accessible following the agreement of Natural England to avoid any misunderstanding over its status.

9.8 Impact on Neighbouring / Third Party Amenity

Adopted WCS policy CP57 requires proposals to have regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing, etc.

As illustrated on the early plan inserts, there are numerous existing dwellings that border the site allocation and these are mainly located to the North West (Lydiard Way & Everleigh Close) although there are a group of existing dwellings that utilise Drynham Lane to access their properties.

The outline application saw the approval of a hammer head adjacent to the property of Bechstein House in Drynham Lane. The applicant was made aware that the owner of that property was unhappy with the hammerhead and therefore the original submission saw Drynham Lane being left open with an access being made into the site to allow refuse vehicles to access the existing and the proposed properties.

This was considered to be a betterment as vehicle users were more than likely to use the new arterial route rather than the narrow Drynham Lane. However, the residents along Drynham Lane were subsequently not happy with this proposal and therefore the applicant reverted back to the approved layout which included the hammerhead.



It is noted that the unitary ward Councillor and residents of Drynham Lane remain unhappy with this approach, however, it is important to note that this hammerhead already has consent secured at the outline application stage, and it would be unreasonable for the Council to now raise concerns to this element of the scheme at this REM stage. It would also expose the Council to a costs application should the matter be a reason to delay to approval or refuse the application.

This issue was discussed in the case officers report at outline stage which stated:

“Drynham Lane is to be closed to vehicular traffic and as such a turning head to the front of the most southern property in this small group is to be provided. This is to allow vehicles to turn. Concerns have been raised regarding the impact this will have on the amenities of the existing occupiers, particularly in terms of noise. However, this has to be balanced against the reduction in noise the property will experience by the lane becoming principally a public right of way and not generally open to through traffic. It is considered that the benefits outweigh the impacts, and on balance the location of the turning head is therefore acceptable”

There are other residential properties that bound the site found along Alderton Way, Lydiard Way and Everleigh Close where there is a significant green boundary buffer between the proposed and the existing properties and as such it is considered that there would be no adverse amenity impact upon them through overlooking, overshadowing or overbearing:



A previously proposed footpath has been removed behind the properties of Lydiard Way at the request of the neighbours and the unitary ward Councillor. A request to move the attenuation ponds further away from these properties was not however possible due to the location of the existing sewer pipes.

Existing properties along Campion Drive, Comfrey Close, Sorrel Close, Buckleaze Close, Cheverell Close, Collingbourne Court and Everleigh Close are located close to the Queen Elizabeth II Field, and it has been concluded that there would be no increase in noise associated with this area of land than would currently exist as the land can already be used for recreational purposes. It is accepted that the land may be used more intensively but this would not justify a reason to refuse the application.



The existing properties along Comfrey Close, Speedwell Close, Wiltshire Drive and Dryham Road have Dryham Road between them and the proposed site with the majority of the proposed houses having their side elevations facing onto Dryham Road, and as such the impacts upon them in amenity terms would be minimal.



With regard to the amenity of future occupiers, the submitted plans indicate that the proposed gardens would be at least equal to, if not greater than the floorspace of the proposed dwellings they serve and therefore it is considered that the proposed amenity spaces are of satisfactory size; and the dwellings have also been designed with minimum space standards in mind.

The proposed dwellings located close to main roads, the railway line (Wessex Main Line) and the White Horse Business Park have been subject to an Environmental Noise Assessment which assesses the railway and the A363 which are the two principal sources of external noise. Measures to ensure the amenities of future occupiers are not adversely impacted include a 2.2metre high barrier to the northeast perimeter of the site along the edge of the gardens; and a number of dwellings would require 1.8 metre high barriers around the perimeters of the gardens.

The dwellings located near to the road and railway would require acoustic trickle vents/wall vents and enhanced openable windows to control internal noise levels all of which has been controlled via planning conditions. The proposed buildings would also have sound insulation performances built into the building façade and roof construction.

The Council's Public Protection team were consulted on all of the above and confirmed the assessment and proposed mitigation to be acceptable.

The proposed development would therefore comply with the relevant criteria of CP57 relating to residential amenity.

Third party concerns received during the consultation period include lighting from the proposed pitches. However no external lighting has been proposed in these areas.

Additional third-party concerns have also been raised regarding the proposed location of the substation and the treatment of foul waste with regard to odour and noise. The treatment tanks for foul waste would be located under the ground and as such there should be no odour or noise that would affect nearby residents. The substation has to be a minimum of 10 metres away from any dwelling (not 30 metres as suggested) and the applicant/developer would satisfy Wessex Water requirements.



9.9 Highways Matters

The objectives of Core Strategy enshrined within policies 60 and 61 seek to reduce the need to travel particularly by private car, and support and encourage the sustainable, safe and efficient movement of people and goods within and through Wiltshire and identify that new development should be located and designed to reduce the need to travel particularly by private car, and to encourage the use of sustainable transport alternatives.

Paragraph 115 of the NPPF states that:

Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

At the examination stage of the WHSAP, the planning Inspector confirmed that with appropriate mitigation, there was no clear evidence to suggest that the cumulative impact of these allocations along with other growth planned for the areas, would be severe in relation to highways, local services, facilities or biodiversity.

This opinion was echoed by the Council's Highways Officer when assessing this application.

The adopted WHSAP states:

Access to the site would need to be holistically planned with upgrades required to Drynham Lane, along with the construction of a connection to the A363 designed as a through-route anticipating future traffic growth. New and improved walking and cycling routes to existing and planned local services would encourage future residents to use sustainable forms of transport.

The development site is approximately 1.7km to the south of Trowbridge town centre with the railway station being about 1.9km, local primary and secondary schooling being 900m and 1.8km distant respectively and local convenient shopping being within approximately 700m. The employment facilities of White Horse Business Park are close to the development, and the development site would be close to the planned Ashton Park development with pedestrian links between these areas. Existing cycling and rail accessibility for this scheme are considered to be reasonably good. There are also considered to be a good range of facilities within walking distance of the site.

The site is served by a reasonably frequent bus services to several destinations. The distances from parts of the development site to existing bus stops are greater than ideal and as such the developer has agreed to deliver two bus stops into the site so that some buses can be routed through the development scheme when a through route is achieved.

The vehicular access points to the site were agreed at the outline planning stage and include access from the A363 to the South and from Wiltshire Drive/Drynham Road to the North. Within the site there is a spine road which links these two access points which will form the primary vehicular route through the site and includes traffic calming measures and footways on both sides for the majority of its length and will be offered for a adoption. From the spine road are a series of secondary shared streets and tertiary private lanes are provided.

Drynham Lane (TROW 32 byway open to all traffic but also recorded as public highway) would be downgraded to a restricted byway (vehicle rights will be stopped up) which will form an attractive pedestrian and cycle link through the site. Also proposed is a new 3 metre cycleway along the southeastern edge of the site that leads through the site and up towards Wiltshire Drive.

Car parking has been provided in accordance with the Councils car parking strategy with 1 bedroom dwellings having 1 parking space, 2-3 bedroom dwellings having 2 parking spaces and 4+ bedroom dwellings having 3 parking spaces. Visitor parking has also been provided at 0.2 spaces per dwelling totalling 50. These standards include appropriately sized garages.

Each dwelling has been provided with space for cycle parking and a condition restricting the garages not to be converted into habitable rooms is considered appropriate.

Third-party concern has been raised regarding there being two accesses proposed on the A363 to serve two separate housing allocations and the Council has been asked why they cannot be linked and joined. The access serving the development subject of this application has already been approved and given that this proposal falls under the REM application regime, where access is not a detailed matter open for the Council to re-assess, it would be inappropriate of the Local Planning Authority to raise this as a concern at this stage.

A further third-party concern relates to construction traffic. The Town Council want to ensure that construction traffic does not use Wiltshire Drive. This has already been conditioned on the outline under conditions 14 and 44 which require the construction access to be from the A361.

9.10 Other Matters

Network Rail have objected to the amended plans due to the increase in pedestrians crossing the White Horse Level Crossing and Yarnbrook Level Crossing subject to an agreement with the applicant that they provide an alternative means of access such as a footbridge or suitable diversion that should be funded by the applicant as a result of the increase in use.

However, it must be again noted that this proposal has reached REM stage and Network Rail initially raised no objection to the first consultation on the reserved matters scheme subject to further information being provided pursuant to the culvert upgrade and more importantly supported the outline application.

The Network Rail request is unacceptable, and it is no longer open to the Council to re-open the contributions the developer should be exposed to, which was a matter fully considered at the outline stage.

The Town Council have raised concerns regarding small areas of grass that serve no useful purpose being dotted around the site and have questioned the future ownership of these areas. This concern came from the differences shown in the Land Ownership Plan and the Section 38 Agreement Drawings.

The Town Council are concerned that if these areas lie within the adoptable highway land that they would then be responsible in the future for maintaining these areas with other grassy areas possibly being maintained by a separate Management Company.

In response to the above, some of the areas of grass are required for visibility splays and as such would be part of the adoptable highway although some areas would be maintained by the Management Company.

The separate s38 legal agreement (led by the highways authority) would need to identify which areas would fall under which and is not a matter for the Local Planning Authority to decide upon.

It is important to note that a lot of the proposed green infrastructure – especially close to the main spine road were requested by the Councils Urban Design and Landscape Officers to

soften the development and have been considered to be beneficial to the immediate area. To avoid any confusion, the land ownership plan has been removed from the planning file.

9.11 Community Infrastructure Levy (CIL)

Interested party comments made relating to the provision of facilities, such as school places, transport provisions etc, within the area are fully acknowledged. Infrastructure made necessary by the development would be addressed through CIL payments or through the separate sealed legal agreement (S106) which binds the outline and this REM application, or a mixture of both.

The new dwellings would be liable for CIL, and given that the site falls under charging 'Zone 1, Category 3', the qualifying sum equates to £85 per square metre of residential floor space created, plus indexation.

In addition to CIL payments, further financial obligations towards infrastructure specific to a development proposal have been secured through section 106 contributions.

10. S106 contributions

Core Policy 3 states that all new development would be required to provide for the necessary on-site and, where appropriate, off-site infrastructure requirements arising from the proposal. Infrastructure requirements will be delivered directly by the developer and/or through an appropriate financial contribution prior to, or in conjunction with, new development. This Policy is in line with the tests set under Regulation 122 of the Community Infrastructure Levy Regulations 2010, and Paragraph 55 of the National Planning Policy Framework. These are that contributions must be:

- Necessary to make the development acceptable in planning terms;
- Directly related to the development; and
- Fairly and reasonably related in scale and kind to the development.

The infrastructure items listed below are those that have been required in order to mitigate the impact of the proposal and are subject to a sealed S106 Legal Agreement on the approved outline application (figures being based on a maximum of 261 dwellings):

- 76 affordable housing units (29% due to vacant building credit being applied)
- 71 primary school places
- 50 secondary school places
- 30 early years spaces
- £91 per dwelling to provide each unit with waste facilities
- £1,471.60 towards air quality strategy in Wiltshire
- Art contribution of £78,000
- Health contribution (£155,915.00) to be given towards Lovemead Surgery and Trowbridge Health Centre Practice
- Highways contribution of £51,000.00 for bus stops, improvements to bus facilities in the area. £200,000.00 for the surfacing and upgrading of shared use cycleway, street lighting of a footpath and also the resurfacing of Drynham Lane/Road
- £20,503.00 to provide 29 street trees within the adopted highway
- On site upgrading of QEII land, NEAP, 2 junior grass unlit sport pitches, multi-use changing room with 20 car parking spaces, communal allotment area with parking
- £777.62 per unit towards off site habitat mitigation in accordance with the Trowbridge Bat Mitigation Strategy
- £356,322.00 towards the provision of measures to offset any loss of habitat units

- Provision of allotments
- Management Company to maintain the open space, SuDS and biodiversity area
- £50,000.00 towards the upgrade of the play area
- Provide two unlit grass junior sports pitches to the specification of Sport England
- Enter into a Section 278 Agreement

11. Conclusion and Recommendation

The proposal complies with the relevant guidance and policies and as such is recommended for Approval subject to the conditions outlined below:

Conditions:

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

All drawings and documents contained in the Plan List received by the Local Planning Authority on 12th November 2024 and dated November 2024

Arboricultural Report, prepared by Silverback Consultancy Ltd and dated April 2024

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

2 No demolition, site clearance or development shall commence on Phase 1 identified on drawing number 1955 119 Rev D until an Arboricultural Method Statement (AMS) relevant for that phase prepared by an arboricultural consultant providing comprehensive details of construction works in relation to trees has been submitted to, and approved in writing by, the Local Planning Authority. All works shall subsequently be carried out in strict accordance with the approved details. In particular, the method statement must provide the following:

- o A specification for protective fencing to trees during both demolition and construction phases which complies with BS5837:2013 and a plan indicating the alignment of the protective fencing;
 - o A specification for scaffolding and ground protection within tree protection zones in accordance with British Standard 5837: 2013;
 - o A schedule of tree works conforming to British Standard 3998: 2010;
 - o Details of general arboricultural matters such as the area for storage of materials, concrete mixing and use of fires;
 - o Plans and particulars showing the siting of the service and piping infrastructure;
 - o A full specification for the construction of any arboriculturally sensitive structures and sections through them, including the installation of boundary treatment works, the method of construction of the access driveway including details of the no-dig specification and extent of the areas of the driveway to be constructed using a no-dig specification;
 - o Details of the works requiring arboricultural supervision to be carried out by the developer's arboricultural consultant, including details of the frequency of supervisory visits and procedure for notifying the Local Planning Authority of the findings of the supervisory visits; and
 - o Details of all other activities, which have implications for trees on or adjacent to the site.
- o In order that trees to be retained on-site are not damaged during the construction works and to ensure that as far as possible the work is carried no demolition, site clearance or development should commence on site until a pre-commencement site meeting has been held, attended by the developer's arboricultural consultant and the designated site foreman.

REASON: In order that the Local Planning Authority may be satisfied that the trees to be retained on and adjacent to the site will not be damaged during the construction works and to ensure that as far as possible the work is carried out in accordance with current best practice and section 197 of the Town & Country Planning Act 1990

3 No demolition, site clearance or development shall commence on Phase 2 identified on drawing number 1955 119 Rev D until an Arboricultural Method Statement (AMS) relevant for that phase prepared by an arboricultural consultant providing comprehensive details of construction works in relation to trees has been submitted to, and approved in writing by, the Local Planning Authority. All works shall subsequently be carried out in strict accordance with the approved details. In particular, the method statement must provide the following:

- o A specification for protective fencing to trees during both demolition and construction phases which complies with BS5837:2013 and a plan indicating the alignment of the protective fencing;
 - o A specification for scaffolding and ground protection within tree protection zones in accordance with British Standard 5837: 2013;
 - o A schedule of tree works conforming to British Standard 3998: 2010;
 - o Details of general arboricultural matters such as the area for storage of materials, concrete mixing and use of fires;
 - o Plans and particulars showing the siting of the service and piping infrastructure;
 - o A full specification for the construction of any arboriculturally sensitive structures and sections through them, including the installation of boundary treatment works, the method of construction of the access driveway including details of the no-dig specification and extent of the areas of the driveway to be constructed using a no-dig specification;
 - o Details of the works requiring arboricultural supervision to be carried out by the developer's arboricultural consultant, including details of the frequency of supervisory visits and procedure for notifying the Local Planning Authority of the findings of the supervisory visits; and
 - o Details of all other activities, which have implications for trees on or adjacent to the site.
- o In order that trees to be retained on-site are not damaged during the construction works and to ensure that as far as possible the work is carried no demolition, site clearance or development should commence on site until a pre-commencement site meeting has been held, attended by the developer's arboricultural consultant and the designated site foreman.

REASON: In order that the Local Planning Authority may be satisfied that the trees to be retained on and adjacent to the site will not be damaged during the construction works and to ensure that as far as possible the work is carried out in accordance with current best practice and section 197 of the Town & Country Planning Act 1990

4 No demolition, site clearance or development shall commence on Phase 3 identified on drawing number 1955 119 Rev D until an Arboricultural Method Statement (AMS) relevant for that phase prepared by an arboricultural consultant providing comprehensive details of construction works in relation to trees has been submitted to, and approved in writing by, the Local Planning Authority. All works shall subsequently be carried out in strict accordance with the approved details. In particular, the method statement must provide the following:

- o A specification for protective fencing to trees during both demolition and construction phases which complies with BS5837:2013 and a plan indicating the alignment of the protective fencing;
- o A specification for scaffolding and ground protection within tree protection zones in accordance with British Standard 5837: 2013;
- o A schedule of tree works conforming to British Standard 3998: 2010;
- o Details of general arboricultural matters such as the area for storage of materials, concrete mixing and use of fires;

- o Plans and particulars showing the siting of the service and piping infrastructure;
- o A full specification for the construction of any arboriculturally sensitive structures and sections through them, including the installation of boundary treatment works, the method of construction of the access driveway including details of the no-dig specification and extent of the areas of the driveway to be constructed using a no-dig specification;
- o Details of the works requiring arboricultural supervision to be carried out by the developer's arboricultural consultant, including details of the frequency of supervisory visits and procedure for notifying the Local Planning Authority of the findings of the supervisory visits; and
- o Details of all other activities, which have implications for trees on or adjacent to the site.
- o In order that trees to be retained on-site are not damaged during the construction works and to ensure that as far as possible the work is carried no demolition, site clearance or development should commence on site until a pre-commencement site meeting has been held, attended by the developer's arboricultural consultant and the designated site foreman.

REASON: In order that the Local Planning Authority may be satisfied that the trees to be retained on and adjacent to the site will not be damaged during the construction works and to ensure that as far as possible the work is carried out in accordance with current best practice and section 197 of the Town & Country Planning Act 1990

5 No demolition, site clearance or development shall commence on Phase 4 identified on drawing number 1955 119 Rev D until an Arboricultural Method Statement (AMS) relevant for that phase prepared by an arboricultural consultant providing comprehensive details of construction works in relation to trees has been submitted to, and approved in writing by, the Local Planning Authority. All works shall subsequently be carried out in strict accordance with the approved details. In particular, the method statement must provide the following:

- o A specification for protective fencing to trees during both demolition and construction phases which complies with BS5837:2013 and a plan indicating the alignment of the protective fencing;
- o A specification for scaffolding and ground protection within tree protection zones in accordance with British Standard 5837: 2013;
- o A schedule of tree works conforming to British Standard 3998: 2010;
- o Details of general arboricultural matters such as the area for storage of materials, concrete mixing and use of fires;
- o Plans and particulars showing the siting of the service and piping infrastructure;
- o A full specification for the construction of any arboriculturally sensitive structures and sections through them, including the installation of boundary treatment works, the method of construction of the access driveway including details of the no-dig specification and extent of the areas of the driveway to be constructed using a no-dig specification;
- o Details of the works requiring arboricultural supervision to be carried out by the developer's arboricultural consultant, including details of the frequency of supervisory visits and procedure for notifying the Local Planning Authority of the findings of the supervisory visits; and
- o Details of all other activities, which have implications for trees on or adjacent to the site.
- o In order that trees to be retained on-site are not damaged during the construction works and to ensure that as far as possible the work is carried no demolition, site clearance or development should commence on site until a pre-commencement site meeting has been held, attended by the developer's arboricultural consultant and the designated site foreman.

REASON: In order that the Local Planning Authority may be satisfied that the trees to be retained on and adjacent to the site will not be damaged during the construction works and to ensure that as far as possible the work is carried out in accordance with current best practice and section 197 of the Town & Country Planning Act 1990

6 No development above slab level shall commence on Phase 1 as identified on drawing number 1955 119 Rev D (phasing plan) until the details of the materials (walls, roofs, windows) to be used in that phase have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of the immediate area

7 No development above slab level shall commence on Phase 2 as identified on drawing number 1955 119 Rev D (phasing plan) until the details of the materials (walls, roofs, windows) to be used in that phase have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of the immediate area

8 No development above slab level shall commence on Phase 3 as identified on drawing number 1955 119 Rev D (phasing plan) until the details of the materials (walls, roofs, windows) to be used in that phase have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of the immediate area

9 No development above slab level shall commence on Phase 4 as identified on drawing number 1955 119 Rev D (phasing plan) until the details of the materials (walls, roofs, windows) to be used in that phase have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of the immediate area

10 No development above slab level shall commence on Phase 1 as identified on drawing number 1955 119 Rev D (phasing plan) until details of the mechanical ventilation system to be installed to bedrooms on facade of the properties marked in red shown in Figure 17 of the Environmental Noise Assessment Report (Reference 10259/AW) or an updated noise assessment demonstrating that mechanical ventilation is not required has been submitted to and approved in writing by the Local Planning Authority.

The development shall then be carried out in strict accordance with the approved details for the lifetime of the development.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of the amenity of future occupiers.

11 No development above slab level shall commence on Phase 3 as identified on drawing number 1955 119 Rev D (phasing plan) until details of the mechanical ventilation system to be installed to bedrooms on facade of the properties marked in red shown in Figure 16 of the Environmental Noise Assessment Report (Reference 10259/AW) or an updated noise assessment demonstrating that mechanical ventilation is not required has been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in strict accordance with the approved details for the lifetime of the development.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of the amenity of future occupiers.

12 No development above slab level shall commence on Phase 4 as identified on drawing number 1955 119 Rev D (phasing plan) until details of the mechanical ventilation system to be installed to bedrooms on facade of the properties marked in red shown in Figure 15 of the Environmental Noise Assessment Report (Reference 10259/AW) or an updated noise assessment demonstrating that mechanical ventilation is not required has been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in strict accordance with the approved details for the lifetime of the development.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of the amenity of future occupiers.

13 No development shall commence on Phase 2 as identified on drawing number 1955 119 Rev D (phasing plan) including vegetation removal until details of the replacement lesser horseshoe bat roost has been submitted to and approved in writing by the Local Planning Authority. The bat roost shall then be installed prior to the occupation of the 200th Dwelling.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of providing mitigation and enhancement for biodiversity

14 Plots 4, 6, 7, 12, 13, 14, 15, 22, 30, 130, 131, 163, 164, 168 - 188 and 204, 248, 238 shall not be first occupied until their associated acoustic barriers shown in Figures 4, 5, 6, 7 in the Environmental Noise Assessment (Reference 10259/AW) have been erected in accordance with the details set out in the Noise Assessment Report. The acoustic barriers shall then remain for the lifetime of the development.

REASON: In the interest of amenity of future occupiers.

15 The windows located in the yellow and orange zone identified in Figure 11- 14 of the Environmental Noise Assessment Report (Reference 10259/AW) shall be installed in accordance with the noise insulation requirements set out in specification 7.3.3 and table 5 of the Environmental Noise Assessment Report (Reference 10259/AW). The windows shall thereafter be maintained in accordance with the approved details for the lifetime of the development.

REASON: In the interest of amenity of future occupiers

16 The windows located in the yellow and orange zone identified in Figure 11- 14 of the Environmental Noise Assessment Report (Reference 10259/AW) shall be installed in accordance with the passive ventilation requirements set out in table 6 of the Environmental Noise Assessment Report (Reference 10259/AW). The windows shall thereafter be maintained in accordance with the approved details for the lifetime of the development.

REASON: In the interest of amenity of future occupiers

17 No dwelling hereby approved shall be first occupied until the access, turning area and parking spaces in association with that dwelling have been completed in accordance with the details shown on the approved plans. The areas shall be maintained for those purposes at all times thereafter.

REASON: In the interests of highway safety.

18 Plot 180 - 188 shall not be first occupied until the secure covered cycle parking has been erected in accordance with the approved details and shall be retained for use at all times thereafter.

REASON: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car.

19 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), the garage(s) hereby permitted shall not be converted to habitable accommodation.

REASON: To secure the retention of adequate parking provision, in the interests of highway safety.

Informatives:

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

2 It is important for the applicant to note that the development should also be carried out in accordance with the conditions imposed on the outline planning consent reference 19/11459/OUT

3 It is important for the applicant to note that the approved development will be operating under a District Level Licence (DLL) for Great Crested Newts. Great Crested Newts are protected under Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 which implements the EC Directive 92/43/EEC in the United Kingdom, and the Wildlife and

Countryside Act 1981 (as amended). Planning permission for development does not provide a defence against prosecution under this legislation.

4 The applicant must note the following from Drainage:

We note the applicant has stated Land Drainage Consent is required, the applicant will be required to gain land drainage consent to de-culvert where the swale is proposed. Land

Land Drainage Consent is also required to discharge into the Ordinary Watercourse & River Biss.

It has been noted that the applicant has said the maintenance for SuDS features, such as rain gardens, on individual plots would be the responsibility of the owner of the plot. The applicant must ensure this is included in the property deeds.

It has been further noted that the applicant has stated there could be 300mm flood depths of the access road to the site, and it is recommended that the applicant shares flood evacuation advice as stated in Section 6 of the Flood Risk Assessment Addendum 2 with the owners and site management to ensure the safe ingress for emergency services, and safe egress for those on site.