

Appendix F – Suggested Conditions

1. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. An application for the approval of all of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

3. No development shall commence on site until details of the following matters (in respect of which approval is expressly reserved) have been submitted to, and approved in writing by, the Local Planning Authority:

- The scale of the development;
- The layout of the development;
- The external appearance of the development;
- The landscaping of the site;
- The means of access to the site.

The development shall be carried out in accordance with the approved details.

REASON: The application was made for outline planning permission and is granted to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 5 (1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

4. The dwellings hereby approved shall not exceed two storeys in height.

REASON: In the interests of amenity having regard to the characteristics of the site and surrounding development.

5. No development on the dwellings hereby approved shall commence until the access road, utility service, drainage infrastructure for the village recreation hall, tennis courts and car park has been completed.

REASON: To enable the delivery of the community infrastructure.

6. The dwellings hereby approved shall not proceed beyond slab/finished floor level until the exact details of all external materials and finishes have been submitted to and approved in writing by the Local Planning Authority. As a minimum, the submitted

details shall include the manufacturer/supplier and material name and a photographic sample of the material/finish. The development shall be completed and maintained in accordance with the approved details.

REASON: To ensure the development does not cause harm to character of the area in accordance with the aims of Core Policies 51 and 57 of the Wiltshire Core Strategy (adopted January 2015) and the planning policy advice of the National Planning Policy Framework.

7. The dwellings hereby approved shall not be occupied or brought into use until a scheme of site planting has been implemented in accordance with details that shall first be submitted to and approved in writing by the local planning authority.

As a minimum, the details shall include the locations, sizes, species, planting specifications, maintenance details (to ensure the trees/shrubs establish). If, within a period of 10 years, the trees/shrubs are removed or become damaged or diseased they shall be replaced in the next planting season with the same species. If a variation in species is required due to disease, agreement must be sought in writing from the Local Planning Authority before the replacement is planted.

REASON: To secure vegetative screening within the development site and to ensure development provides net gains to the biodiversity value of the site in accordance with the aims of Core Policies 50, 51 and 57 of the Wiltshire Core Strategy (adopted January 2015) and the planning policy advice of the National Planning Policy Framework.

8. The dwelling hereby approved shall not be occupied or brought into use until secure cycle storage sheds for a minimum of two bicycles per dwelling have been installed/constructed in full in accordance with details that shall first be submitted to and approved in writing by the local planning authority. Thereafter, the cycle storage areas shall be kept available for their intended use, in association with the respective dwellings.

REASON: To promote the use of sustainable modes of transport in accordance with the aims of Core Policies 61 and 64 of the Wiltshire Core Strategy (adopted January 2015) and the planning policy advice of the National Planning Policy Framework.

9. The dwellings hereby approved shall not be occupied or brought into use until boundary enclosures have been installed in accordance with details that shall first be submitted to and approved in writing by the local planning authority. As a minimum, the details shall include locations, heights and materials/external finishes of all existing boundary enclosures to be retained or replaced and all new boundary enclosures to be constructed/installed. The development shall be completed and maintained in accordance with the approved details thereafter.

REASON: To ensure the development does not cause harm to character of the street scene and to preserve privacy to neighbouring domestic properties in accordance with the aims of Core Policies 51 and 57 of the Wiltshire Core Strategy (adopted January 2015) and the planning policy advice of the National Planning Policy Framework.

- 10.** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions/extensions or external alterations to any building forming part of the development hereby permitted.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions/extensions or external alterations.

- 11.** No construction or demolition work shall take place on Sundays or Public Holidays or outside the hours of 0800 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays.

REASON: In the interests of preserving the residential amenities of nearby occupiers in accordance with the aims of Core Policy 57 of the Wiltshire Core Strategy and the planning policy advice of the National Planning Policy Framework

- 12.** No development shall commence within the area indicated by application 20/11236/OUT until:

- a) A written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and
- b) The approved programme of archaeological work has been carried out in accordance with the approved details.

REASON: To enable the recording of any matters of archaeological interest.

- 13.** No removal of trees or shrubs shall take place until full details of a Wildlife Protection and Enhancement Scheme have been submitted to and approved in writing by the local planning authority. These details shall include:

- (i) A landscape scheme showing planting comprising species of value to wildlife and the creation of corridors for the movement of wildlife around the developed site as well as to and from existing green corridors off site.
- (ii) Details of proposed measures that will be taken to avoid harm to wildlife, including timing of works to avoid nesting birds, and pre-commencement checks for protected species including reptiles and amphibians.
- (iii) Details of the provision of bat roosting features and nesting opportunities for birds, including but not exclusive to swifts, including a plan showing the location(s) and type(s) of feature(s).

All works within the scheme shall be carried out in accordance with the approved details and completed in accordance with specified timescales and prior to the occupation of the development.

REASON: To ensure adequate protection, mitigation and compensation for protected species and to provide a biodiversity enhancement, in accordance with paragraph 118 of the National Planning Policy Framework and Section 40 of the Natural Environment and Rural Communities Act 2006.

14. Prior to first use or occupation of the buildings a lighting design strategy should be submitted to and approved in writing by the local planning authority. It should show the locations and specifications of external lighting and demonstrate that artificial light spill onto features of importance to bats, including new habitat, has been avoided. All external lighting should then be installed in accordance with the strategy.

REASON: Many species active at night (bats, badgers, otters) are sensitive to light pollution. The introduction of artificial light might mean such species are disturbed and/or discouraged from using their breeding and resting places, established flyways or foraging areas. Such disturbance can constitute an offence under relevant wildlife legislation.

15. No development shall commence, except ground investigations and remediation, until a detailed foul and surface drainage design and maintenance schedule has been submitted to and approved in writing by the local planning authority (in consultation with Highways England). The detailed design shall include infiltration testing and soakaway design in accordance with [Wiltshire Council's Surface Water Soakaway Guidance](#) to verify that soakaways will be suitable for the development. If the infiltration test results demonstrate that soakaways are not appropriate, an alternative method of surface water drainage, shall be submitted to and approved in writing by the Local Planning Authority and installed prior to the occupation of the development.

REASON: To comply with Core Policy 67: Flood Risk within the Wiltshire Core Strategy (adopted January 2015) and to ensure that the development can be adequately drained without increasing flood risk to others. to protect the integrity of the highways drainage asset and in the interest of the safe and efficient operation of the A419 trunk road.

16. Prior to the tennis court hereby permitted being brought into use, suitable netting or fencing shall be erected around the perimeter of the court and shall be maintained as such for the duration of use.

REASON: in the interest of the safe and efficient operation of the A419 trunk road.

17. No construction shall take place within 5m of the water main. Information detailing how the developer intends to divert the asset / align the development, so as to prevent the potential for damage to subsurface potable water infrastructure, must be submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any construction must be undertaken in accordance with the terms of the

approved information. Unrestricted access must be available at all times for the maintenance and repair of the asset during and after the construction works.

REASON: The proposed works will be in close proximity to underground strategic water main, utility infrastructure. The works has the potential to impact on local underground water utility infrastructure.

- 18.** No development shall commence until a noise strategy has been submitted to and approved by the Local Planning Authority in consultation with (in consultation with Highways England). The strategy shall include appropriate assessment of noise impacts from both the A419 and the proposed village hall and tennis courts and that any mitigation measures identified as necessary are provided by the developer and located wholly within the development site.

REASON: To protect the amenity of residents from noise.