

REPORT TO THE AREA HUB PLANNING COMMITTEE

Date of Meeting	04 April 2013
Application Number	E/2012/1536/FUL
Site Address	Land Adjacent to Swan Meadow, Pewsey, Wiltshire.
Proposal	Erection of 10 no. detached dwellings; with associated parking, turning, landscaping and the creation of two vehicular access points.
Applicant	Mr & Mrs Middleton
Town/Parish Council	PEWSEY
Grid Ref	416905 159594
Type of application	Full Planning
Case Officer	Peter Horton

Reason for the application being considered by Committee

The application has been called to committee at the request of the division member, Cllr. Kunkler.

1. Purpose of Report

To consider the recommendation that the application be approved subject to conditions and subject to a S106 agreement to provide financial contributions for off-site provision in lieu of the on-site provision of children's recreational play space.

2. Report Summary

The main issue to consider is whether, being located within the Pewsey Limits of Development (LOD), the development of the site is acceptable in principle. If it is, does the proposed scheme represent a sustainable development which is satisfactory in terms of layout, design and highway safety, and can it be developed without adverse impacts in terms of landscape, ecology, flood risk, the historic environment and neighbour amenity.

3. Site Description



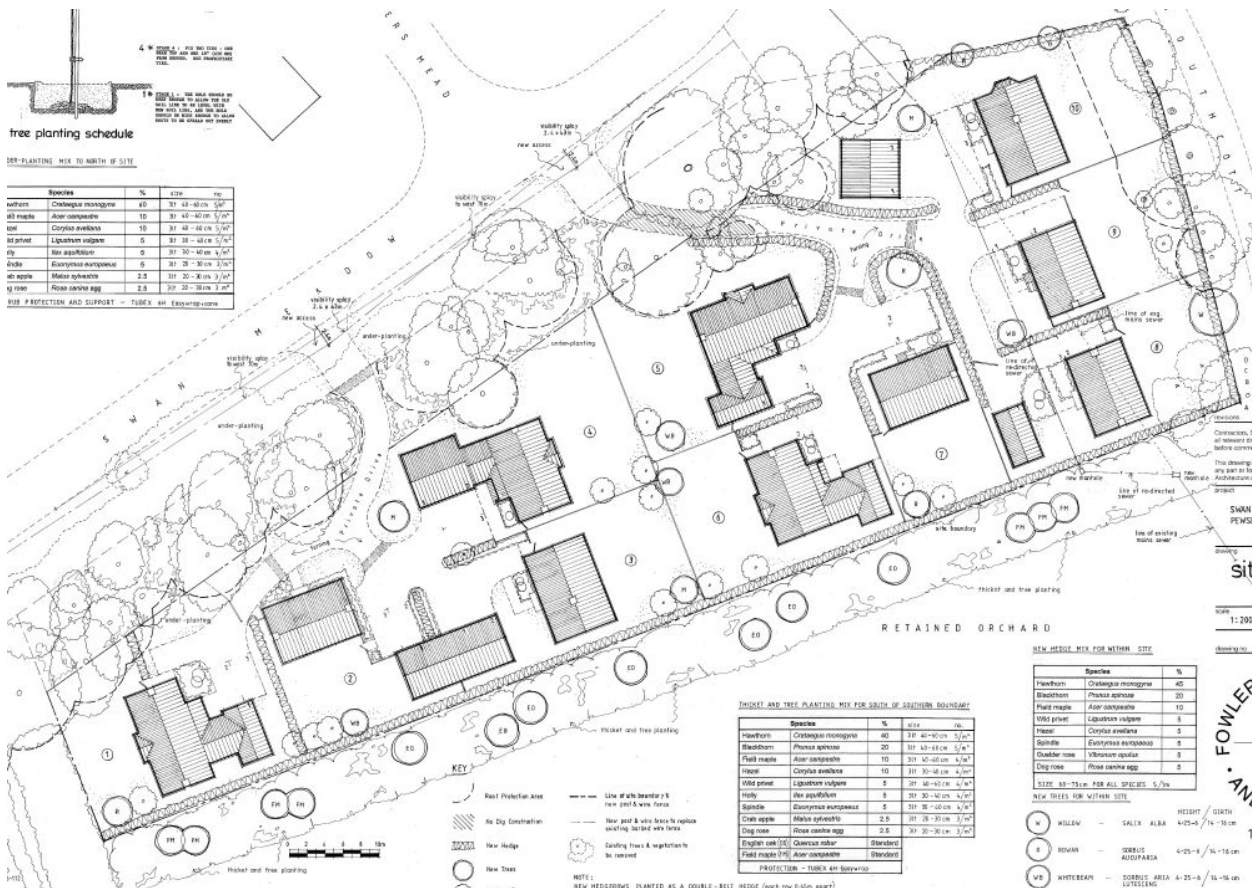
The site is a triangular piece of land located to the south of Swan Meadow (opposite its junction with Tinkers Mead), and to the north of the cider orchard at Southcott. It is occupied by trees formerly planted as a shelter belt, but many of which were cleared in 2012, and by the northernmost section of the orchard. The eastern boundary of the site is raised above the level of Southcott Road. The site immediately adjoins a recently constructed development of 8 detached two storey dwellings at Hurly Lane. The site is in the curtilage of the grade 2 listed Southcott Manor, which is situated around 250m to the south. The site lies in the North Wessex Downs AONB.

4. Planning History

There is no planning history.

5. The Proposal

The proposal is for the erection of 10 open market detached dwellings (5 no. 4 bedrooled and 5 no. 3 bedrooled) in two cul-de-sacs accessed off Swan Meadow, one of 4 dwellings and one of 6 dwellings. They would be constructed using varied materials: brick, painted brick, render and timber boarding, with plain clay tiles and slate. The development would sit behind the existing trees along the Swan Meadow frontage, which are the subject of recently served TPOs. The proposal would involve the removal of 43 other trees from within the shelter belt and 136 of the 947 trees in the cider orchard i.e. 14% of the total orchard. The dwellings were initially proposed to be mainly two and a half storey dwellings. However, revised plans have been received showing two storey dwellings of lesser ridge heights.



6. Planning Policy

The development plan for the area comprises the Kennet Local Plan 2011 and the Wiltshire & Swindon Structure Plan 2016. There is no specific housing policy for Pewsey in the local plan as the previous policy HC21 "housing on unallocated sites in Pewsey" was not saved. The key local plan policy is PD1 "Development and Design". Policy HC35 on children's recreation provision is also relevant. Structure Plan policy C8 covers development in AONBs. The National Planning Policy Framework (NPPF) is also relevant.

In due course the Wiltshire Core Strategy will replace the Kennet Local Plan as the statutory local plan for the East Wiltshire area. The Wiltshire Core Strategy Pre-Submission Document went out to public consultation in February 2012 and the Wiltshire Core Strategy was presented for examination in July 2012. However, it is not expected to be adopted until late 2013. Because the document is not in an advanced stage of preparation, it does not yet carry much weight when making planning decisions.

7. Consultations

Pewsey Parish Council: Objected to the originally submitted plans for the following reasons:

- It is an overdevelopment of the site.
- The houses are too large. The two and a half storey design is not in keeping with the area and does not fit in with the vernacular, in particular with the adjacent bungalows.
- The design could be more imaginative, and inappropriate in scale and the materials used do not pay any respect to the feel of the location.
- This development does not give any consideration to the provision of much needed affordable housing.
- There is a need for a Flood Risk Assessment to be undertaken.
- The design of a soakaway system to prevent water draining onto the highway should be detailed.
- There is a loss of amenity for Pewsey in general.
- There is a loss of a wildlife corridor.
- A wider wildlife survey should be undertaken at a more relevant calendar date.

North Wessex Downs AONB Officer: Objects for the following main reasons:

- Although the site is in the village Limits of Development, the boundary is clearly questionable as it follows no established boundary;
- The AONB Management Plan notes a key issue as being “unsympathetic incremental expansion of the settlements of the AONB, detracting from surrounding countryside”;
- Pewsey’s housing needs can be met by using previously developed land rather than greenfield sites;
- The NPPF states that great weight should be given to conserving landscape and scenic beauty in AONBs.

Natural England: Notes the concerns of the AONB officer and has no reason to doubt them. Endorses the mitigation measures proposed by the applicants’ ecological consultants and recommends that these are secured by condition requiring the preparation and implementation of a Biodiversity Mitigation/ Enhancement Plan.

Wiltshire Wildlife Trust: Objects. The Extended Phase 1 Habitat Survey is inadequate, having been undertaken at an unsuitable time of year (December 2012). It is not possible to genuinely confirm the presence or absence of either habitats or species at this time of year, or the impact of the development on protected species such as bats or breeding birds.

Environment Agency: Declines to make specific comment as resources do not allow them to comment on proposals such as this with only moderate flood risk. Instead, refers the local planning authority to their Flood Risk Standing Advice on their website.

Wessex Water: New water supply and waste water connections will be required from Wessex Water. A public sewer crosses the site and the applicant should contact Wessex Water for further advice. Separate systems of drainage will be required to serve the development.

Highway Authority: No objection subject to conditions.

The Council's Ecologist: The submitted Extended Phase 1 Habitat Survey is appropriate to the site and to the proposed development. The authors state that due to the seasonal constraints of the baseline survey, the list of botanical species cannot be seen as a complete list, but it is sufficient to establish site value and to determine mitigation and enhancement opportunities. She agrees with this statement. The purpose of a phase 1 habitat survey is to identify the habitat types and their relevance to nature conservation and can be carried out at any time of the year by a competent ecologist. The report's authors have the necessary botanical skills and experience for the work. All the habitats identified within the site are common across Wiltshire and of low ecological value, hence no further targeted botanical survey is indicated.

The site has limited potential for protected species and no habitats or species of note were found within the site. However, the consultant ecologists have identified that trees provide opportunities for nesting habitat for small birds and foraging areas for birds, bats, small mammals and invertebrates, and recommend that trees and shrubs should be retained where possible. Recommendations are included in the report for planting that would benefit birds noted on site.

No habitats or species of high conservation value will be lost from the site and it will be possible to construct the proposed development without significant impact on existing local biodiversity. However, the submitted report did not address the provision of ecological enhancement for the site relative to the surrounding habitats and the species they support, as required by the NPPF. Therefore a mitigation and enhancement strategy for the site needed to be drawn up.

One was subsequently submitted and she finds it to be acceptable. It wholly addresses the issues raised in her initial comments. It will be sufficient to ensure that the local landscape area remains permeable to all wildlife species currently present. Furthermore the mitigation and enhancement proposed will result in an appropriate level of ecological gain for the site and surrounding landscape area and the wildlife species these habitats support.

The Council's Arboricultural Officer: No objection.

The Council's Drainage Engineer: No objection in principle. The flood risk to the site and the downstream properties is low and has been considered appropriately in the Flood Risk Assessment. The preliminary drainage designs are very satisfactory, but a condition is required requiring the submission and approval of detailed designs following site specific soakaway tests.

County Archaeologist: The site lies within an area with some archaeological potential. Recommends that an archaeological condition be attached to any planning permission to allow for archaeological investigation and mitigation.

The Council's Land Adoptions Team: Requires a commuted sum of £3065 per dwelling to be utilised towards the cost of providing improvements to existing equipped and casual play space in the village.

8. Publicity

7 letters of support have been received.

Individual letters of objection have been received from 52 local residents from 51 households, as well as one from Pewsey Environmental Action Team (PEAT). In addition a 127 signature petition has been submitted opposing the development. The main points raised can be summarised as follows:

- The inclusion of the site within the village LOD is an illogical anomaly: the line was drawn many years ago to accommodate a previously proposed Pewsey by-pass. The line should have been withdrawn when the proposal for the road was dropped. Swan Meadow is the obvious natural boundary of the village. Hence the proposal is not a logical "rounding-off", but an incongruous and illogical first bite into agricultural land south of Swan Meadow;
- The proposal will set a precedent for other development south of Swan Meadow;
- Preference should be given to building on brownfield sites rather than on agricultural land;
- The site is classified as grade 2 agricultural land, which is defined as "very good quality

agricultural land”; development should be directed to poorer quality land;

- The proposed modern development will harm the character of Southcott, an ancient hamlet with a number of historic houses, and lead to its coalescence with Pewsey;
- The proposal represents encroachment of development into the countryside and would be harmful to the AONB. Planning permission for major developments in the AONB should be refused except in exceptional circumstances (NPPF para 116 refers);
- The proposal will harm the setting of Southcott;
- The proposed 3 storey dwellings will dominate their surroundings, being out of keeping with the prevailing character of the area which is predominantly of bungalows;
- The density is not in keeping with Southcott;
- The proposal would provide incongruous, urban style development on agricultural land in an edge of village location;
- No affordable housing is proposed. The village needs more affordable homes, not executive properties; there is a surplus of the latter, with many new builds lying empty (including the adjacent Hurly Lane development);
- Job creation has not kept pace with new housing development in Pewsey;
- The development will not be sustainable by any definition of the term. Occupants of the proposed dwellings will be dependent on the car due to distance from the village centre and schools and the lack of local jobs;
- Pewsey has inadequate infrastructure to serve 10 additional dwellings;
- The trees on the site were planted as a shelter belt for the cider orchard and as a buffer between Swan Meadow and Southcott. Many have been removed (without consent) and more will be. This will involve loss of habitat for migrating and nesting birds. The arboricultural report undervalues many of the trees; even old and dying trees have an important place in the ecosystem, being of value to insects, birds and bats. The trees are worthy of a TPO;
- The thinning of the woodland took place before the habitat survey, so any bat or owl sites were already lost;
- The proposal will lead to a loss of habitat for owls, bats and badgers; the submitted ecological report is misleading and inaccurate, undervaluing the site and portraying it as ecologically worthless. The surveys were done at the wrong time of year and are completely meaningless and inappropriate. The report is professionally poor and overly sympathetic to the development;
- The site is part of a valuable wildlife corridor and the development will seriously impact local wildlife;
- The survey and report that provide the Arboricultural Impact Assessment are inaccurate and incorrectly founded and should be disregarded; the report assumes that the proposed development will proceed and is not an impartial assessment – it is meaningless and should be discounted;
- The proposal is adjacent to a flood plain and run-off from the site will exacerbate existing flooding problems in Southcott Road. These are worse since Tinkers Mead and Hurly Lane were developed, and will be worse still if the current proposal is allowed. There are other suitable locations for new housing which would not exacerbate flood risk;
- The existing sewage infrastructure in the area is already at capacity. At times when the ground is saturated the surface water drainage system does not function properly and surface water infiltrates the sewage system and leads to raw sewage spilling into the stream;
- The proposal is in the curtilage of two listed buildings: Southcott Manor and the barn at Southcott Manor, and would be harmful to the setting of both;
- Surrounding houses and gardens will be overlooked;
- The proposal will increase noise levels in an otherwise tranquil rural setting;
- The proposal will increase light pollution in the AONB;
- The local sewage system is inadequate and regularly gets blocked: the proposed additional properties will exacerbate this problem;
- The proposal is over 750m away from the nearest children’s play area;
- The proposal makes no allowance for recreational space;
- The proposal will lead to increased traffic on the already dangerous road leading south past Waterloo Cottage and the petrol station;

- The proposal will inevitably increase the traffic using Southcott Road;
- The applicant did not engage with the local community and seek their views prior to making the application.

9. Planning Considerations

Swan Meadow forms the current edge of the built up area of Pewsey, with residential development to the north and countryside to the south. However the site does lie within the Pewsey Limits of Development (LOD), within which there is no “in principle” objection to residential development. There are no features on the ground to indicate why the line of the LOD has been drawn where it has: it runs through the northernmost section of the cider orchard. However, research has indicated that the line dates back at least as far as the mid-1980s (being in the 4 most recent local plans), and most probably further back still. It is clearly an anomaly, but it is where it is, and has previously been unchallenged in the local plan process. It is unclear why it has taken until now for a planning application to come forward, but now that one has, it stands to be assessed on its own planning merits. And the fact that the site lies within the LOD is a strong material planning consideration indicating that development is acceptable in principle.

Being located within the LOD, adjacent to the Swan Meadow estate and being comparatively close to the village centre, the site is considered to be a sustainable location for new development, with occupiers of the proposed dwellings having ready access to public transport facilities and being within walking and cycling distance of village amenities.

It has been argued by several objectors that to allow the development would lead to the coalescence of Pewsey and its outlying settlement of Southcott. However, the impact would be marginal, the site only extending 45m (3 houses width) down Southcott Road, and because the development would build right up to the limits of the LOD, it would represent the maximum extent of permissible development within the presently defined limits of the village. Any further expansion would be contrary to policy.

The proposal would not impact on the mature trees along the Swan Meadow frontage which have recently been made the subject of TPOs. It would however involve the removal of 43 other trees from within the shelter belt and 136 of the 947 trees in the cider orchard i.e. 14% of the total orchard. Whilst tree loss is always regrettable, the proposal is accompanied by a planting scheme which specifies considerable new planting, both within and adjacent the site (including 150 replacement apple trees). This planting will enhance the setting of the development, mitigating against any wider landscape harm, as well as providing ecological benefits.

Notwithstanding certain public criticism of it, the Council’s Arboricultural Officer has not cast doubt on the professionalism of the submitted Arboricultural Impact Assessment.

The whole of Pewsey is washed over by the AONB. The AONB designation is not a bar on development. Although the site is not without character, it is not considered to perform a wider visual role within the overall landscape of the AONB and hence its development would not materially harm the scenic quality of the AONB. For instance, from Swan Meadow the development will be screened by the line of TPO trees and from the south the site borders on to a private orchard. The only notable public view of the development will be from Southcott Road.

Whilst the AONB Management Plan seeks to resist unsympathetic incremental expansion of the settlements of the AONB which would detract from the surrounding countryside, this particular site lies within the LOD and therefore has previously been considered to have potential to accommodate development without harming the landscape setting of the village.

The site lies within the ownership and curtilage of Southcott Manor, a grade II listed building. However, the Manor is situated approximately 250m distant, with an extensive orchard in between. Hence the proposal will not be detrimental to the setting of the Manor. Neither will it be detrimental to the setting of the Manor’s grade II listed barn, which is situated around 200m distant, with the aforementioned orchard in between.

The Council's ecologist is satisfied that sufficient survey has been carried out by the applicant's consultant ecologists to identify that the habitats within the site and immediate surrounding area are not of high ecological value. No habitats or species of high conservation value will be lost from the site and it will be possible to construct the proposed development without significant impact on existing local biodiversity. However, the initially submitted report did not address the provision of ecological enhancement for the site relative to the surrounding habitats and the species they support, as required by the NPPF. This has been rectified by the submission of a supplementary report setting out a robust mitigation and enhancement strategy. The Council's ecologist is satisfied that the proposed strategy (enforceable via condition) will be sufficient to ensure that the local landscape area remains permeable to all wildlife species currently present and that it will result in an appropriate level of ecological gain for the site and its surroundings and the wildlife species these habitats support.

The majority of the site lies in flood zone 1 (low risk). However, the eastern-most part of the site falls within flood risk zone 2 (medium risk), an area equating to 18% of the total 0.49 hectare site area. This affects plots 8, 9 and 10. The proposed development of flood risk zone 2 land does not necessarily preclude development. However, there is a requirement for the applicant to submit a Flood Risk Assessment (FRA). In determining planning applications such as this, local planning authorities are required by the NPPF to ensure that flood risk is not increased elsewhere and that development is appropriately flood resilient and resistant. The NPPF states that "inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere".

The submitted FRA concludes that flood risk from public sewer, ditch and groundwater sources is low. Flood risk from fluvial and overland flow sources is considered moderate. As a result certain mitigation measures are proposed: (a) a low level bund is proposed around the site's southern perimeter so as to prevent runoff from the orchard entering the site; (b) surface water runoff will be disposed via soakaway and permeable pavement; (c) floor levels within the development will be set to a minimum of 150mm above surrounding ground levels, and; (d) the 1:1000 year flood extent (flood zone 2) coincides with the 111m contour, so recommends that the finished floor levels for plots 9 and 10 are set at this level.

The Council's drainage engineer has no objection to the principle of the development, considering that the flood risk to the site and to downstream properties is low and that the issues have been appropriately considered in the FRA. Whilst acknowledging that Southcott Road is prone to being flooded, the application site is raised on a much higher level. Subject to a condition requiring the implementation of the above listed mitigation measures, and another one requiring the submission and approval of detailed soakaway and permeable paving designs, the development of the site is not considered likely to either exacerbate existing flood risk elsewhere or to put occupiers of the proposed properties at risk.

The Environment Agency's standing advice for housing developments involving flood zone 2 land is that the applicant should submit a "sequential test". The NPPF states that "the aim of the sequential test is to steer new development to areas with the lowest probability of flooding. Development should not be permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding". So the preference is to locate development in flood zone 1, but where there is no reasonably available site in flood zone 1, there is scope to consider locating in flood zone 2.

The applicant has carried out and submitted a sequential test relating to just the village of Pewsey. The report argues that it would be unreasonable to carry out the test for the whole of the Wiltshire area for such a local development. Officers do not disagree with this view. The report identifies 9 potential alternative sites in Pewsey, as listed in the Council's Strategic Housing Land Availability Assessment (SHLAA). Of these 9, 1 is located within flood zones 2 and 3 so is not sequentially preferable. The other 8 are located within flood zone 1 so are sequentially preferable. However 5 are located wholly outside the LOD and the other 3 sites have significant planning constraints. Hence none of the 8 sites in flood zone 1 are reasonably available for the proposed housing development. Since there are no reasonably available sites for development of a comparable nature, the proposal is held to pass the sequential test.

The proposal is for 5 no. 3 bed roomed and 5 no. 4 bed roomed open market homes, to be constructed variously of brick, painted brick, render and timber boarding, with clay plain tiles and slate for the roofs. The designs of the proposed dwellings are considered acceptable. A majority of the dwellings were initially proposed to be 2½ storey, with rooms in the roof. However, officers were concerned that such designs would not integrate satisfactorily with the prevailing pattern of surrounding development, characterised by predominantly single storey development (Swan Meadow and Tinkers Mead) and two storey development (Hurly Lane). Following negotiation, amended plans have been received showing 2 storey dwellings of lesser ridge height than initially proposed.

Under the provisions of the Kennet Local Plan, there is no requirement to provide affordable housing on sites of less than 25 units in Pewsey. Hence the proposed 10 unit scheme is exempt. This is likely to change once the Core Strategy is adopted, as draft Core Policy 43 requires a 40% affordable contribution on sites of 5 or more dwellings. However this emerging policy carries little present weight and the application stands to be determined in accordance with the Kennet Local Plan.

The development is made up of 2 cul-de-sacs serving 4 and 6 properties respectively. The layout of the development is considered acceptable and the highway authority raises no objection subject to conditions.

The siting of the proposed dwellings will not be materially detrimental to the amenity of surrounding existing occupiers. For instance the proposed dwellings are around 40m distant from the existing dwellings in Tinkers Mead and Woodlands Road and 28m distant (and at an oblique angle) from Mills Farm. Whilst there will be a degree of overlooking of the garden of Mills Farm, with a separation distance of 19m the impact is not so material as to warrant a refusal of planning permission.

Local plan policy HC35 requires the provision of children's recreational play space on small housing schemes of 5 to 19 units. In this particular instance, the applicant is proposing no play space. However, the Council's Land Adoptions Team would be prepared to accept a commuted sum of £3065 per dwelling in lieu of on-site provision to be utilised towards the cost of providing improvements to existing equipped and casual play space in the village. This could be achieved via a S106 agreement.

There has been certain public criticism that the applicant failed to consult the local community prior to submitting the application. However, there is no statutory requirement for applicants to consult prior to submitting applications. Whilst the Localism Act has introduced a duty to consult, this has not yet come into effect and the regulations are yet to be published. However in any event, the local planning authority has consulted widely on the application so the applicant's failure to engage in prior consultation has not prejudiced the local community, with the number of representations that have been received being an indication of just how widely known the application has become.

10. Conclusion

The site lies within the Limits of Development and hence there is no in principle objection to the site's development. The site represents a sustainable location for new development, and could be developed without any adverse landscape impact or harm to the setting of nearby listed buildings. Satisfactory designs and layout are proposed, with no adverse highway safety implications and with no material harm to the residential amenity of existing local residents. The applicant has demonstrated that there will be no harm to local biodiversity and that with appropriate flood risk mitigation measures, the development will not increase flood risk in the locality.

RECOMMENDATION

That planning permission be GRANTED subject to a S106 legal agreement to secure financial contributions in lieu of on-site children's play space provision for the following reason and subject to the following conditions:

The site lies within the Limits of Development and hence there is no in principle objection to the site's development. The site represents a sustainable location for new development, and could be developed without any adverse landscape impact or harm to the setting of nearby listed buildings. Satisfactory designs and layout are proposed, with no adverse highway safety implications and with no material harm to the residential amenity of existing local residents. The applicant has demonstrated that there will be no harm to local biodiversity and that with appropriate flood risk mitigation measures, the development will not increase flood risk in the locality.

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON:

To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 **INFORMATIVE TO APPLICANT:**
This permission shall be read in conjunction with an Agreement made under Section 106 of the Town and Country Planning Act, 1990 and dated the [INSERT].

- 3 No development shall commence on site until details and samples of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON:

In the interests of visual amenity and the character and appearance of the area.

- 4 No development shall commence on site until the trees on the site which are protected by a Tree Preservation Order have been enclosed by protective fencing, in accordance with British Standard 5837 (2012): Trees in Relation to Design Demolition and Construction. Before the fence is erected its type and position shall be approved with the Local Planning Authority and after it has been erected, it shall be maintained for the duration of the works and no vehicle, plant, temporary building or materials, including raising and or, lowering of ground levels, shall be allowed within the protected areas(s).

REASON:

To enable the Local Planning Authority to ensure the protection of trees on the site in the interests of visual amenity.

- 5 All soft landscaping shown on drawing numbers 120516-102D and 120516-112 shall be carried out in the first planting and seeding season following the first occupation of the dwellings or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority.

REASON:

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

- 6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions to, or extensions or enlargements of any building forming part of the development hereby permitted.

REASON:

In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements.

- 7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), the garages hereby permitted shall not be converted to habitable accommodation.

REASON:

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

- 8 No part of the development hereby permitted shall be first occupied until the accesses, turning areas and vehicle parking areas 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. The first 7 metres of each access shall be surfaced in a well-bound consolidated material (not loose stone or gravel).

REASON:

In the interests of highway safety.

- 9 No part of the development shall be first occupied until the visibility splays shown on approved plan 120516-102D have been provided with no obstruction to visibility at or above a height of 900mm above the nearside carriageway level. The visibility splays shall be maintained free of obstruction at all times thereafter.

REASON:

In the interests of highway safety.

- 10 The mitigation measures detailed in Section 4 of the approved Flood Risk Assessment (February 2013 Issue 2, Cole Easdon Consultants) shall be carried out in full prior to the first occupation of the development.

REASON:

In the interests of flood prevention.

11 No development shall commence on site until detailed designs for both soakaways and permeable paving, along with soil percolation tests adhering to industry standard BRE 365 procedures, have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

REASON:

In the interests of flood prevention.

12 The development shall be carried out in strict accordance with the recommendations made within the document "Ecological Appraisal including Mitigation and Enhancement Strategy, Final Report 15 February 2013" by Malford Environmental Consulting, in particular the site layout drawing on page 41 and as amplified in approved drawing 120516-112.

REASON:

To mitigate against the loss of existing biodiversity and nature habitats.

13 No development shall commence 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.

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

120516-103A received 30/01/13
120516-104A received 30/01/13
120516-105A received 30/01/13
120516-106A received 30/01/13
120516-107A received 30/01/13
120516-108A received 30/01/13
120516-109 received 30/01/13
120516-110A received 30/01/13
120516-112 received 26/02/13
120516-102D received 28/02/13

REASON:

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