

REPORT TO THE AREA PLANNING COMMITTEE

Date of Meeting	04 June 2014
Application Number	14/02971/OUT
Site Address	Dyson Tetbury Hill Malmesbury SN16 0RP
Proposal	Change of Use from Agriculture to Employment Land and the Phased Development of Commercial and Ancillary Buildings, Associated Landscaping, Car Parking, Access Roads, Permanent Footways and Helipad
Applicant	Dyson UK
Town/Parish Council	BROKENBOROUGH
Ward	MALMESBURY (Cllr. Killane)
Grid Ref	392909 188449
Type of application	Full Planning
Case Officer	Mark Staincliffe

Reason for the application being considered by Committee

The application has been called into committee at the request of Cllr Simon Killane to discuss the impact of the development on the surrounding highway network, local parking and because of the significant public response to the application.

1. Purpose of Report

To recommend that the planning application be granted outline planning permission subject to conditions.

2. Report Summary

The main issues in the consideration of this application are as follows:

- Principle of development when considered against local and national planning policies
- Impact of the development on the character and appearance of the surrounding area and adjoining AONB
- Impact of the development on the Local Highway Network

3. Site Description

The Dyson Campus is a large employment site situated on the Northern Western side of Malmesbury. It is not in a designated area although the Western side of the site is visible from an Area of Outstanding Natural Beauty. The Western site boundary is defined by a well

established mature hedgerow incorporating mature trees. There is a substantial hedge along the North Eastern Boundary which partially screens the site from public vantage points.

Immediately to the North of the site is the Tetbury Hill employment land as allocated in the North Wilts Local Plan, part of this site is occupied by Persimmon Homes Wessex. To the South East is residential development and the Beuttell Way industrial Estate.

4. Planning History

The planning history for the site and adjoining land is set out below:

13/03487/FUL	Construction of Temporary Car Parking Area (For 12 Months) and Associated Landscaping
N/99/02845/OUT	OUTLINE FOR B1, B2 AND B8 WITH HIGHWAY WORKS (RENEWAL)
N/92/02270/OUT	DEVELOPMENT FOR B1 (BUSINESS) B2 (GENERAL INDUSTRIAL) AND B8(STORAGE AND DISTRIBUTION) PURPOSES DEVELOPMENT FOR B1/B2 & B8 USE
N/92/02269/OUT	DEVELOPMENT FOR B1 (BUSINESS) INCLUDING CONVERSION OF FARM COMPLEX, B2 (GENERAL INDUSTRIAL) & B8 (STORAGE AND DISTRIBUTION) & ACCESS DETAILS DEVELOPMENT FOR B1/B2 & B8 USE
N/04/00529/COU	CHANGE OF USE OF B1 OFFICE TO DENTAL SURGERY D1 USE
N/04/03160/FUL	EXTERNAL ALTERATIONS TO EXISTING BUILDING
N/05/00783/OUT	B1 Office Development
N/05/03018/FUL	Erection of Safety & Security Infrastructure Including Perimeter Fencing, Sprinkler Water Silo, CCTV System Storage Facilities, Revised Parking, Recycling & Skip Collect
N/08/01152/REM	Reserved Matter Application for 05/00783/OUT for B1 Offices and Associated Works
N/11/01764/FUL	B1 Office Development and Associated Works
N/13/00172/S73A	Installation of Ducting and Air Conditioning Plant
13/05196/FUL	Change of Use of Existing Agricultural Land to Commercial, Construction of Permanent Car Parking Area & Associated Landscaping
13/07326/SCR	Screening Opinion as to Whether an Environmental Impact Assessment is Required in Respect of B1, B2 & B8 Facilities, Car Parking and Associated Landscaping.

5. The Proposal

The application seeks outline planning permission relating to access and landscaping and with all matters reserved for the change of use from agricultural land to Employment Land and the Phased Development of commercial buildings, ancillary buildings, hard and soft landscaping, car parking, access roads, footpaths, helipad and indoor sports hall.

6. Planning Policy

National Planning Policy Framework

- Section 1: Building a strong, competitive economy
- Section 4: Promoting sustainable transport
- Section 7: Requiring good design

Section 8: Promoting healthy communities
Section 11: Conserving and enhancing the natural environment

North Wiltshire Local Plan

C1: Sustainability
C3: Development Control Policy
C4: Business Development
NE4: Areas of Outstanding Natural Beauty
NE11: Conserving Biodiversity
NE15: The Landscape Character of the Countryside
NE18: Noise and Pollution
HE6: Locally Important Archaeological Sites
T2: Transport Assessment and Travel Plans
BD1: Employment Land
BD3: Business Development on Unallocated Sites
CF2: Leisure Facilities and Open Space

Wiltshire Core Strategy Draft Submission

CP1: Settlement Strategy
CP2: Delivery Strategy
CP3: Infrastructure Requirements
CP13: Spatial Strategy- Malmesbury Community Area
CP34: Additional Employment Land
CP50: Biodiversity and Geodiversity
CP51: Landscape
CP57: Ensuring High Quality Design and Place Shaping
CP60: Sustainable Transport
CP61: Transport and Development
CP62: Development Impacts on the Transport Networks
CP67: Flood Risk

Planning Practice Guidance

On 6 March 2014 the Department for Communities and Local Government (DCLG) launched this planning practice guidance web-based resource. This was accompanied by a written ministerial statement which included a list of previous planning guidance documents that were cancelled. The guidance is vast and is updated as needed. It's content has been considered in the preparation of this report.

7. Consultations

Rights of Way

There are no rights of way in the immediate area of the site. No objection.

Archaeology

The archaeological evaluation has resulted in the discovery of Roman remains in the southern part of the site and ridge and furrow earthworks in the north. Both of these areas require further recording, and in the case of the southern area, excavation. I would advise that some further archaeological investigation should be undertaken as a condition, if planning permission is granted.

Drainage Comment:

The site is located in flood zone 1 (as shown on the Environment Agency flood maps). The geology of the site is in the transition area of Kellaways Clay Member which would probably not be suitable for surface water infiltration techniques to be used. If the developer were to propose infiltration techniques then this would need to be confirmed by carrying out on site

permeability testing to BRE Digest 365. These results would provide confirmation of the infiltration rate and should be issued to us for review. Wessex Water would advise on the location and capacity of their existing foul and surface water systems in the area for appropriate connection.

Malmesbury Town Council:

Support the application subject to a thorough review of traffic issues (involving Beuttell Way) and that the correct technical studies are carried out.

Brokenborough Parish Council

Support subject to conditions and the following points:

1. Highways improvements completed prior to the new buildings being operational
2. Light spill from the new proposed buildings and car park.

Health and Safety Executive

No comments received

British Pipeline Association

No comments received

Highways:

"I am satisfied that the proposed improvements to the Tetbury Hill/Tetbury Road and Tetbury Road/A429 junctions will be able to accommodate the traffic from the development and likely other developments in the area. I also note the proposed minor alterations to the Whychurch roundabout to improve capacity on the southbound approach. These highway improvements will need to be completed prior to the development being brought into use.

As far as the third party objections are concerned, other than the issue of highway capacity which I am satisfied has been addressed, there appear to be two main issues. These are the effect on Beuttell Way and the difficulty in crossing Tetbury Hill adjacent to the residential development.

Discussions have been held between the applicants and the occupiers of the premises on Beuttell Way and a solution has been agreed which will route more of the Dyson traffic through the main entrance and reduce the traffic using Beuttell Way, especially during the peak periods. The internal alterations required to achieve this will be the subject of a future planning application.

In respect of the difficulties in crossing Tetbury Hill, the development will result in some increase in traffic on Tetbury Hill. Improved pedestrian crossing facilities could be provided just south of the junction with Beuttell Way and the provision of these has been agreed. Again, this could be secured by condition."

No objection.

Landscape & Design:

"I have read the submitted Landscape & Visual Assessment. In my opinion the scope and content of this assessment is balanced, proportionate and representative and therefore satisfactory in my view for the LPA to make an informed decision on potential Landscape and visual change effects to be expected resulting from the proposed development. I raise no issues with the submitted Landscape and Visual Assessment, and do not raise any 'in principle' landscape reasons which would culminate in a reason for refusal."

Ecology

It is considered that this application is broadly in accordance with our local policies and statutory duties with regards to nature conservation, however conditions (or amendments to other conditions) are recommended to ensure that relevant issues are fully addressed at subsequent stages of planning, and throughout the construction and operational phases of development.

- Any reserved matters application should be supported by Phase 2 botanical survey work and a reptile survey, with recommendations for appropriate and proportionate mitigation / compensation measures for losses of priority / BAP habitat and protection of reptile populations. Landscape plans submitted at the FUL / REM stage should also make provisions for the recommendations of the botanical survey.
- Any condition for a Construction Management Plan to be approved prior to commencement should make provision for protection of habitat features and protected species during the construction phase
- Any condition for a Landscape Management Plan should include a clear requirement for long-term sensitive ecological management of all semi-natural habitat types to ensure the development of priority habitat types (as recommended in the botanical survey above), and secure the maintenance of the protected species populations.

8. Publicity

The application was advertised by site notice, press advert and neighbour consultation. 07 households have supported the application and 26 households have objected to the application. Summary of key relevant points raised are set out below;

Support (7):

- Good for the economy.
- Will result in job creation within Malmesbury.
- New roundabout and highway improvements are needed and a benefit to the area
- Will bring lasting prosperity to the area

Object (26):

- 3 new entrances into the site will not work
- Development will result in more traffic heading towards the Town Centre when leaving the site
- Highway solution should be altered to further minimise public road congestion, and thus preventing damage to other businesses and residential areas
- Hazardous for pedestrians crossing towards the top of Tetbury Hill
- A controlled pedestrian crossing is required
- The large built area will increase water flow down the hill
- Vast majority of the new employees will be from outside the town resulting in traffic problems
- Benefits will be marginal in terms of local employment and commerce, while the pressure on the infrastructure will be considerable
- Size and scale of the development is too large
- Adverse impact on the character of the area and the adjoining AONB.
- Will result in overlooking
- The second entrance/exit should be a no right turn when leaving the site
- Crossing Tetbury Hill on foot is unsafe, the development will make it worse
- Beuttell Way is not owned by Dyson
- The increased volume of traffic will have an adverse impact on the existing businesses in Beuttell Way

- Loss of agricultural land
- Harm to ecology of the area
- Harm to archaeological remains
- inappropriate and unsustainable industrial development
- No attempt has been made to assess the potential traffic impact on Tetbury, Brokenborough, etc
- The development will add significant extra housing pressures
- The Wiltshire Core strategy does not allocate any strategic employment sites for Malmesbury neither does the neighbourhood plan.
- adverse environmental impact on the AONB & Brokenborough
- Unsustainable location

Malmesbury & St Paul Without Residents' Association

Support. The application covers many areas of technical detail which the Association is not competent to comment upon and is therefore content to rely on the assessments of the appropriate Wiltshire Officers.

Persimmon Homes

The Council needs to consider:

- The proposals and policies set out in the emerging neighbourhood plan such as the housing allocation
- Extant planning permission adjacent to the application site- N/11/01764/FUL
- Staff using the Phase 2 car park can safely access existing facilities
- The impact any fencing may have on proposals set out in the neighbourhood plan
- Noise relating to the proposed energy centre and its impact on surrounding development
- Proposed lighting and its impact on the AONB
- The monitoring of the helicopter landing space

Copies of all representations and consultation responses are available for inspection on the Council's website and Council Office at Monkton Park.

9. Planning Considerations

Policy and Principle

Under section 38(6) of the Planning and Compulsory Purchase Act 2004 decisions on applications for planning permission must be taken in accordance with the development plan, unless there are material considerations that indicate otherwise. However, annex 1 of the NPPF states that from the day of publication, decision-takers may give weight to relevant policies in emerging plans according to:

- the stage of preparation of the emerging plan
- the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- the degree of consistency of the relevant policies in the emerging plan to the policies in this Framework

At the heart of the NPPF is a presumption in favour of sustainable development. The overarching principles of sustainable development requires developers and local planning authorities to:

- Support the transition to a low carbon future;

- Encourage the effective use of land by reusing previously developed land;
- Encourage multiple benefits from land;
- Make the fullest possible use of public transport, walking and cycling and;
- Improve health, social and cultural wellbeing for all.

Concerns have been raised by local residents that the proposal is contrary to CP13 as the site is not listed a principle employment area within the policy. However, the policy clearly stipulates that the Dyson Site will be supported in accordance with CP35 and CP1. Policy CP16 lists Marnley as a Market Town. It is envisaged that Market Towns have the potential for development that will increase the jobs and promote better levels of self containment and viable sustainable communities. It is considered that the proposed development is consistent with the approach set out in the CS.

The site of the existing Dyson buildings are designated as a Principle Employment Site and therefore subject to policy CP34 & CP35 of the emerging Core Strategy (CS). These policies not only safeguard the area for employment use but supports further proposals for renewal and intensification.

Policy CP34 states: Proposals for employment development (use classes B1, B2 or B8) will be supported within the Principal Settlements, Market Towns and Local Service Centres, in addition to the employment land allocated in the Core Strategy. These opportunities will need to be in the right location and support the strategy, role and function of the town.

The policy states, amongst other things, that development will be supported outside the principal settlements, providing it meets one of i-iv and where the development conforms with v-ix. The development proposed is considered to be consistent with these criteria.

Land at the Garden Centre and land adjacent to the Persimmon Head Office is allocated for employment uses. The extent of these allocations and designations are shown on the relevant policy map insert. The development site extends beyond the existing settlement framework boundary indicating that the proposal might conflict with objectives preventing encroachment and protecting the countryside. However, policies set out in the Local Plan and CS provide for exceptions to respond to local circumstances as set out in the policy context above.

Furthermore paragraph 21 of the NPPF states that investment in business should not be over-burdened by the combined requirements of planning policy expectations. Planning policies should recognise and seek to address potential barriers to investment, including a poor environment or any lack of infrastructure. The NPPF goes on to say that local planning authorities should set out a clear economic vision and strategy for their area which positively and proactively encourages sustainable economic growth and support existing business sectors, taking account of whether they are expanding or contracting. It is considered that the Core Strategy and Local Plan are consistent with this section of the NPPF.

It is considered that the proposed development is in accordance with both local and national planning policies and the proposed development can be supported.

Helicopter Pad

The use of the helicopter pad is for purposes ancillary to the use of the existing Dyson HQ and expansion of it. The construction of the helipad is acceptable in principle and is sufficient distance from existing residential and commercial properties to ensure that there will be no significant impact on the amenities of these properties. To ensure that it does not become a commercial helicopter terminal a condition will be required to control its use.

Impact on the Privacy and Amenity of Existing Neighbours

Concern has been raised in relation to the privacy and amenity of existing local residents. Particular concern has been raised in relation to the indicative height and locations of the proposed buildings in relation to adjacent residential dwellings.

The indicative layout demonstrate that adequate privacy will be maintained to the nearest residential properties, indeed, the proposed buildings will be further away from the nearest residential dwelling than the existing structures and office buildings within the site. It is considered that the outlook will not be significantly worse than the existing situation and there would certainly not be sufficient justification to refuse the application.

High Pressure Gas Pipeline

A high pressure gas pipeline runs through a section of North Western part of the site. The originally submitted plans for this part of the site located a building within three meters of this pipeline and its buffer zone. Such works would require the consent of the owner and in this instance it is unlikely that consent would have been granted and therefore permission could not have been granted by the Council.

Amended plans have subsequently been submitted to the Council demonstrating that the level of development proposed can be located within the site without being located within the buffer zones. The applicant has also demonstrated that the alternative locations would assimilate well within the landscape and relate well to existing development within the immediate area.

Ecology

BAP Habitat

The development site is comprised of neutral meadows, hedgerows, woodland, scrub, and ponds surrounding the existing buildings on site. The submitted Ecological Survey includes the results of habitats and protected species surveys and concludes that the main ecological issues are potential impacts upon reptiles and great crested newt.

The development would result in the loss of grassland which the extended phase 1 survey indicates may qualify as 'Lowland Meadow' priority / BAP habitat type, however there is insufficient detail to confirm the quality and extent of such habitat types within the sward and further detailed botanical work would be required to determine the impact upon this habitat. Nonetheless, on the basis of the available information, the quality and character of the grassland appears somewhat variable and any Lowland Meadow habitats which may be present are unlikely to extend across the entire site.

While the loss of priority habitat is a material planning consideration, and despite a degree of uncertainty over the extent and quality of such habitats on the site, the overall impact is likely to be limited and should be viewed in the context of the outline nature of this application and the habitat creation which will be secured in the long-term through the substantial landscape proposals. On balance it should be feasible to compensate for losses of any Lowland Meadow habitat types through onsite habitat creation.

Reptiles

Ponds within the existing Dyson site and on the periphery of the application site support a population of breeding great crested newt, while the application site comprises suitable terrestrial habitat for this species. It is therefore likely that impacts upon this population would include loss of terrestrial habitats, isolation of existing breeding ponds, and direct mortality during the construction phase. The development will therefore require a derogation licence from Natural England in order to legally proceed. In such circumstances the LPA is

legally required to consider the three derogation tests to be applied by Natural England and be satisfied that the proposals would be licensable before issuing permission. On balance, on the basis of the available information it is considered that the proposals are likely to be licensable, and as such a permission can be granted. Additional details will be required by condition and submitted as part of the reserved matters application.

Badger

It is understood that impacts upon badgers are likely to be limited to temporary disturbance and could therefore either be avoided through sensitive construction methods or setts closed under license.

Highways

The application has been submitted with a significant volume of supporting material. The highways officer is satisfied with the level of detail proposed and has raised no objection, subject to the imposition of conditions. The comments and objections raised by local residents are noted but a reason for refusal based on highways matters could not be substantiated. Conditions will be required to ensure that the highways works are complete prior to the first occupation of any part of the development.

Landscaping

The site lies within The Landscape Character of the Countryside – North Wiltshire District Council (saved) Policy NE15;

- North Wiltshire Landscape Character Assessment – Character Area 05 - Minety & Malmesbury Rolling Lowland.
- Wiltshire Landscape Character Assessment – Character Area 11B – Minety Rolling Clay Lowland.

They elude to the conservation and protection of existing rural character and tranquillity of the countryside. They also support the protection and reinforcement of field boundaries whether they are dry stone walls next to settlements, or hedgerows with (Predominantly Oak & Ash) hedgerow trees. The character assessments also elude to screening harsh urban edges and reinforcing landscape enclosure where appropriate through new woodland block and edge planting to help minimise urban influence surrounding settlements into countryside.

The above is particularly relevant in this instance as the Cotswolds AONB is located a short distance to the west of the proposed development site. The Cotswolds Conservation Board has also prepared a Landscape Character Assessment and Management Plan.

The submitted Landscape Visual Impact Assessment assess the potential landscape and visual effects on representative viewpoints from the AONB, the Tetbury Road gateway entrance to the town, The White Lion Recreation Ground and representative Public Rights of Way etc. The selected viewpoints represent a well reasoned and representative selection of the landscape and visual receptors likely to view and experience the proposed development to varying degrees and at varying distances.

Any subsequent reserved matters application must be high quality and particular attention with regards to the following:

- Use of materials
- Avoid unnecessary light pollution from external areas and light spill from buildings
- Reduce the potential for new building roof and ridge lines from gaining any kind of prominence on the local Skyline.

- Retain as many existing trees as possible & provide advanced new structure planting wherever possible.
- Building and road frontage facing Tetbury Road should be high quality and reinforce the first impression and gateway to the town.
- Strong planted perimeter boundaries and sub division of parking areas.

It is considered that the scope and content of this assessment is balanced, proportionate and representative and therefore satisfactory in my view and allows the Council to make an informed decision on potential Landscape and visual change effects to be expected resulting from the proposed development. The landscape officer raises no 'in principle' landscape reasons which would culminate in a reason for refusal.

The proposed development will be visible from various viewpoints, but will over time become increasingly filtered and screened by the combination of proposed ground works remodelling and structure planting. However, there are concerns relating to the landscaping proposed for the indoor sports facility and additional details will be required for this part of the scheme.

Neighbourhood Plan

On Monday 20 January 2014 a public consultation exercise commenced for the Malmesbury Neighbourhood Plan. This consultation closed at 5pm on Wednesday 12 March 2014. Following this consultation the comments received will be passed to an independent examiner, to be appointed by the council, who will consider the representations and determine if the plan should be put to a community referendum.

The neighbourhood plan acknowledges that Dyson Limited is expanding and there will be a need to accommodate additional employment and inward investment of new businesses, especially those with links to existing business should be encouraged. Para 4.1.3. of this plan acknowledges the need to identify new sites for employment in addition to those set out in the Wiltshire Core Strategy. Indeed, the neighbourhood plan has identified 6 hectares near the existing Dyson to allow for expansion. The area of land identified in the Neighbourhood Plan is similar to the application site.

Having considered the content of the neighbourhood plan the development is not considered to be premature or prejudicial to the adoption of the plan.

Indoor Sports Centre

The principle of an indoor sports facility within the site is acceptable. However, the location of it and the landscaping proposed is unlikely to result in a building which adequately assimilates in to the landscape. It is acknowledged that the proposal is in outline form with siting and design to be agreed at a later date, however, the landscaping forms part of this proposal. It is considered that landscaping for the sports centre can be control by way of condition to ensure that the building, once built sits well within the existing landscape.

Drainage and Flooding

The site is located in flood zone 1. The geology of the site is in the transition area of Kellaways Clay Member which would probably not be suitable for surface water infiltration techniques to be used. To ensure that surface water flooding does not take place within the site or increase the risk of flooding on adjoining private/public land it is recommended that a drainage condition is attached to any permission. This will minimise the risk of flooding and should overcome concerns raised by local residents. To require a plan at this early stage would not be reasonable.

RECOMMENDATION

The application is recommended for **APPROVAL** subject to the following planning conditions:

- 1 Details of the appearance, layout, and scale of the development hereby permitted (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.

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 Application for approval of the reserved matters shall be made to the local planning authority not later than 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 as amended by the Planning and Compulsory Purchase Act 2004

- 3 The development hereby permitted shall begin no later than two years from the date of approval of the last of the reserved matters to be approved.

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.

- 4 The development shall comply with the following requirements:

- i. the gross internal floor space of the indoor sports facility shall not exceed 1850 sq m.
- ii. the gross internal floor space of the building to be used for an energy centre shall not exceed 600 sq m.
- iii. the gross internal floor space of the buildings to be used for Research and development (B1(b)) shall not exceed 25800 sq ms.
- iv. the gross internal floor space of the buildings to be used for non Research and development (B1(a)) shall not exceed 10000 sq ms.
- v. the gross internal floor space of the buildings to be used for an ancillary cafe and reception shall not exceed 1700 sq ms.
- vi. The total number of parking spaces shall not exceed 1414

Reason: For the avoidance and in the interest of proper planning.

- 5 An Urban Design and Landscape Framework Plan for the development of the site hereby permitted shall be submitted to and agreed in writing by the local planning authority no later than the first submission for approval of any of the reserved matters.

- a. The location, orientation and heights of buildings;
- b. The format of pedestrian routes and vehicular routes within the site;
- c. Tree and hedgerow protection plan
- d. Landscaping details including planting plans, species and density of planting
- e. Hard and soft landscaping details

- f. Landscape phasing plan which shall include cut & fill ground modelling and advanced structure planting.
- g. Landscape Management Plan setting out the long-term ecological management of all semi-natural habitat types and the maintenance of the protected species populations.
- h. Materials to be used in the construction of the external surfaces of the structures of the buildings
- i. External lighting details including, type of light appliance, the height and position of fitting, illumination levels and light spillage

Development shall be carried out in accordance with the approved Urban Design and Landscape Framework Plan.

Reason: To ensure the satisfactory appearance of the development.

- 6 Before any application for approval of reserved matters is submitted a Phase 2 botanical survey and a reptile survey shall be submitted to and approved in writing by the local planning authority. The plan shall include recommendations for appropriate and proportionate mitigation compensation measures for losses of priority / BAP habitat and the protection of reptile populations. Development shall be carried out in accordance with these details.

Reason: To ensure that the development does not have an adverse impact on the ecology of the area.

- 7 The development authorised by this permission shall not begin until the local planning authority has approved in writing a full scheme of works for improvement to the Tetbury Hill/Tetbury road, Tetbury Road A429 and Whychurch junctions. The occupation of the development shall not begin until those works have been completed in accordance with the local planning authority's approval and have been certified in writing as complete by or on behalf of the local planning authority.

Reason: To ensure that adequate highway capacity is available to accommodate the additional traffic generation by the proposed development.

- 8 No development shall commence on site until details of the improvements to pedestrian crossing facilities on Tetbury Hill have been submitted to and approved in writing by the Local Planning Authority. Those improvements shall be completed in accordance with the approved details prior to the first occupation or use of any part of the development hereby permitted.

Reason: In the interests of highway safety.

- 9 No building on the development hereby approved shall be occupied until the appropriate parking spaces together with a vehicular access thereto has been provided in accordance with details submitted to and approved in writing by the Local Planning Authority. The said space shall not be used other than for the parking of vehicles associated with the use of the site or for the purpose of access.

Reason: To ensure that adequate provision is made for parking within the site in the interests of highway safety

10 Aircraft movements within the site shall take place only between 07:00 and 20:00, except in an emergency.

Reason: In the interest of the residential amenities of adjoining properties
11 The Helicopter pad hereby approved shall be only be used for purposes ancillary to the use of the site.

Reason: in the interest In the interest of the residential amenities of adjoining properties.

12 No development shall take place within the application site until the applicant, or their agents or successors in title, has secured 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. The approved programme of archaeological work shall be carried out in accordance with the approved details.

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

