

REPORT TO THE STRATEGIC PLANNING COMMITTEE

Date of Meeting	16 July 2014
Application Number	13/06739/FUL
Site Address	Land East and North of Melksham Oak Community School
Proposal	Provision of new football and rugby facilities, including changing rooms, clubhouse and football stadium, together with 11 other football pitches, 4 rugby pitches, car parking, new access road and junction.
Applicant	Wiltshire Council
Town/Parish Council	MELKSHAM WITHOUT
Electoral Division	MELKSHAM WITHOUT SOUTH
Grid Ref	391811 162487
Type of application	Full Planning
Case Officer	Jemma Boustead

Reason for the application being considered by Committee

This application is being considered by the Strategic Planning Committee as it is a Wiltshire Council application that has received objection letters. The application is connected to Melksham Community Campus and it is also a large scale leisure development which has wider strategic implications and raises issues of more than local importance.

1. Purpose of Report

To consider the application and recommend approval

2. Report Summary

The main issues to consider are:

- Principle
- Impact upon the character and appearance of the area
- Archaeology
- Land Contamination
- Flood Risk & Drainage
- Agricultural Land Classification
- Ecology
- Impact on Listed Buildings

- Impact upon neighbouring amenity
- Highway
- Public Rights of Way
- Renewable Energy
- Section 106 Legal Agreement
- Other

3. Site Description

The application comprises of 20 hectares of grassland enclosed by hedgerows currently used for agriculture. The proposed site is located North East of the existing Melksham Oak School building and East of the school playing facilities. The proposal is also located south of the new housing development and the road known as Thyme Road and north of the A365.

4. Planning History

No relevant planning history

5. The Proposal

The proposed application is for a stadium to seat up to 256 people and includes a club room and facilities, floodlit stadium pitch, a floodlit football training pitch, 10 football pitches of varying sizes to suit different age groups, 4 rugby pitches also suited to different age groups two of which would be floodlit. The proposal sees vehicular parking spaces and coach parking spaces with an overflow car park. Pedestrian access will be available from the existing community parking area at Melksham Oak School. A new access is also to be provided via a junction on Thyme Road.

The proposal is to provide enhanced facilities for the public as well as Melksham Football Club who are currently based at Melksham House and for Melksham Rugby. It should be noted by members that Melksham House has been approved as a Council Community Campus and as such alternative facilities need to be found.

6. Planning Policy

West Wiltshire District Local Plan

C1 Countryside Protection, C15 Archaeology, C31a Design, C32

Landscaping

C34a Resource, Consumption and Reduction, C35 Light Pollution, C38 Nuisance

R11 Footpaths and Rights of Way

Emerging Core Strategy (eWCS)

Core Policy 41 (Sustainable construction and low carbon energy)

Core Policy 51 (Landscape)

Other

National Planning Policy Framework (NPPF)

Planning Policy Guidance (PPG)

Wiltshire Car Parking Strategy

Leisure and Recreation Development Plan Document

Circular 06/2005 Biodiversity and Geological Conservation

7. Consultations

MELKSHAM TOWN COUNCIL –no objection but requested clarification on whether the proposed pedestrian access to the site from the north forms part of an alternative route for Melksham Oak pupils.

MELKSHAM WITHOUT PARISH COUNCIL – The Council expressed concern that the revised plans and reports were received on 27th March and therefore residents and statutory consultees has not had sufficient time to look at the reports. The Council supports the Planning Officers comments that further archaeology exploration should be carried out on the area with regard to archaeology.

Previous Comments include: Glad to see the access road has moved, concerns with noise levels in the future as noise will be from adults in the stadium which will be above hedgerow height so a planting condition would be necessary to help screen noise, more information is required regarding flood lights (location, time of use etc), the ecology statement was conducted in 2008 and prior to the school being built. Is there sufficient space for car parking as the school car park has been proposed to be used as an overflow which is always full in the evenings

WILTSHIRE COUNCIL SPATIAL PLANNING OFFICER – No objections

WILTSHIRE COUNCIL LAND CONTAMINATION OFFICER– No objection subject to an informative regarding finding unexpected land contamination

WILTSHIRE COUNCIL HIGHWAYS OFFICER – No objections to additional plans showing a right hand turn lane. The proposal does require further detailed information which can be requested by condition

WILTSHIRE COUNCIL LAND DRAINAGE OFFICER - No objection however the preliminary drainage strategy (Dwg No.475001-C01/P2) confirms that three structures (an attenuation pond and two swales) would be connected to the ordinary watercourse/ ditch. Three applications would be required for 'Land Drainage Consent' (one for each structure).

WILTSHIRE COUNCIL ARCHAEOLOGY OFFICER – No Objection subject to a

condition regarding archaeological mitigation excavation

WILTSHIRE COUNCIL ECOLOGY OFFICER – No Objection subject to conditions requiring an ecological construction method statement and an ecological management plan

WILTSHIRE COUNCIL ENVIRONMENTAL HEALTH OFFICER – No Objections subject to conditions regarding hours of operation for lighting, hours of construction, noise from plant

WILTSHIRE COUNCIL RIGHTS OF WAY OFFICER – Melksham footpath 18 cuts through the northwest corner of field C and Melksham footpath 23 runs along the northeast edge of field B which must be taken into account and diversions applied for if necessary. The Public Footpath should not be obstructed at any time during the works and that any damage made to the surface during construction is appropriately restored.

BIO RECORDS CENTRE – Great crested newt recorded within 360 m (2005)

NATURAL ENGLAND – No Objection – Proposal is unlikely to affect any statutory protected species or landscapes. The incorporation of roosting opportunities for bats or the installation of bird nest boxes should be considered. The Local Planning Authority should secure measures to enhance biodiversity and to improve the landscape to avoid any unacceptable impacts.

SPORT ENGLAND – Support the proposal

ENVIROMENT AGENCY – No Objections subject to a condition regarding surface water drainage scheme

WILTSHIRE FIRE & RESCUE – request a contribution of £846.72 towards infrastructure

8. Publicity

The application was advertised by a site notice, advert and neighbour notification letters. The deadline for any correspondence was 28th March 2014.

2 letters of support have been received with the following comments:

- Plans look fantastic and is a great development for Melksham Town Football Club, Melksham Rugby and the town
- There is a link to be provided from Thyme Road, please can this be solid to make it a safe route for children walking to school from the new residential development
- Melksham Rugby fully support the proposal. There has been several years of consultation with Wiltshire Council. Melksham Rugby Club has for years been identified by the Rugby Football Union as a club in crisis due to the lack of controlled facilities to match its requirements. The scheme will allow the club

to provide additional services in a far better co-ordinated manner and will allow to develop aspects that have had to be temporarily cut due to lack of facilities (e.g development of the female game due to changing facilities, longer training hours, permanently marked pitches). The proposal would allow the club to carry out all existing activities in a single purpose built location instead of hired amenities currently juggled by the club.

2 letters of objection have also been received and the issues raised are as follows and have been summarised:

- The access is directly opposite Hawthorn Road which is the main access to Phases 1 and 2 of the Bloor Development. Therefore there is a considerable potential for congestion and accidents.
- We were told by Bloors that this piece of land was not going to be developed
- This is an exception site and is not allocated in the Core Strategy nor likely to be in the Neighbourhood Plan
- The east melksham residents consider this land to be their local amenity land with dozens of dog walkers. People shouting at their dogs are a disturbance to residents and wildlife
- Is this recreational or business use (bar, conference facilities etc). There is no overriding public interest to allow this as there was for the school
- Noise - Where is the noise assessment? The application states that there will be no noise intrusion. There will be from the football stadium, 200 people stood in a field. The school is at a far greater distance than the proposed stadium from residential properties. Noise will also be at unsociable hours. Noise from construction
- Views from the Spa will be lost and replaced with 48 lighting columns which will result in waste light spillage and will be visible from the AONB. Lighting will also effect the owls who live here. Views of Sandridge Hill will also be lost
- Lack of consistency across the documents
- Plans are not clear as to which is the stadium.
- People will be able to look directly into residents first floor windows from the stadium
- Strongly object to the first floor part of the proposal as noise and light pollution from the balcony are a cause of contention
- Lack of public consultation on the proposal and absence of any planning notice will lead to many residents being ignorant of the scheme.
- Presentation at the Area Board was poor due to bad lighting, no hard copies of plans to view
- Environmental Report was based on one walk round on 26th June – this is not adequate
- Intention to create a new skylark field adjacent to a distributor road where none have been seen before has concerns
- The removal of 190 metres of mature hedgerow which is a wildlife corridor is to be deplored
- Access is highly constrained and restricted by a narrow lane so what will happen when traffic meets– work traffic especially.
- Not enough parking spaces
- No provision for cyclists and walkers

- Working hours should not exceed 5:30pm and no weekend working
- The style of the building looks industrial and is uglier than the school building
- A solar farm would be less contentious and will maximise financial return for Wiltshire Council
- The Governors at Melksham Oak Community School initially objected to the scheme due to assumptions that the school car park could be used as an overspill, conflict between cars and pedestrians, overcrowded car parks and lack of pedestrian footpaths

9. Planning Considerations

Amended plans have been received for the application which includes a right hand turn lane on Thyme Road along with an updated Transport Assessment.

9.1 Principle

The site is located in the open countryside where Policy C1 states: *In order to maintain the quality and variety of the countryside, the water environment, the rural landscape and wildlife, will be protected, conserved and enhanced through the control of development and positive planning measures. Development proposals in the open countryside will not be permitted, other than those which encourage diversification of the rural economy and rural recreation, unless there is an agricultural, forestry or other overriding justification such as essential transport improvements, schemes of national importance or overriding benefit to the local economy. Acceptable mitigation measures will be implemented where appropriate.*

The proposal is for rural recreation and therefore is considered to comply with this Policy.

Policy OS2 of the Leisure & Recreation DPD states: *Proposals for the development of grass sports pitches and ancillary facilities will be permitted at the following locations to address the shortage of pitch provision at Woolmore Farm Melksham.*

The Leisure & Recreation DPD also stated that: *provided that development protects and where possible enhances wildlife habitats, historic and landscape features, delivers a sustainable drainage solution and creates a safe and convenient connection to existing pedestrian, cycle and public transport networks and the highway without creating transport problems. Acceptable mitigation measures will be implemented where appropriate and also goes onto say facilities should be designed and managed to ensure that there are no adverse impacts upon the character and setting of nearby listed properties, particularly Woolmore Farmhouse, a Grade II* listed building, and those located at The Spa*

The proposal results in grass sports pitches and ancillary facilities at Woolmore Farm and therefore is considered to comply with this policy.

In conclusion it is considered that in principle the proposal is acceptable.

A concern has been raised stating that the site is not allocated in the Core Strategy, or the neighbourhood plan and that there is not public interest to allow the proposal. However as stated above the Leisure & Recreation DPD does support the proposal in principle.

9.2 Impact upon the character and appearance of the area

Policy C31a of the Local Plan states: *Proposals for new development will be required to respect or enhance:*

A Townscape and landscape features and views;

B Existing patterns of movement, activity and permeability;

C The quality of architecture of surrounding buildings;

D Historic layout and spatial characteristics.

Proposals for new development on prominent or sensitive sites will be required to :

A Pay particular attention to proportion, composition, form, massing and scale;

B Utilise high quality materials, finishes, and details;

C Integrate landscaping into the design as appropriate;

D Minimise the visual impact of roads, vehicles and parking areas.

A design statement may be required for prominent or sensitive sites, which should analyse the site, show how the proposal relates to the existing built context and patterns of movement, and set out the principles behind the building and landscape design.

The proposed stadium is two storey and is 67 ½ metres long and a maximum of 24 ½ metres wide (including the roof over the stand) and a maximum of 11 ½ metres in height. The stadium is to be built with brick work at ground floor level with metal cladding above which are not considered to be sympathetic to its rural surroundings. An objection has also been raised on the materials by a member of the public. However Melksham Oak Community School is two storey and is built of similar materials. Therefore due to the proximity of the existing building to the proposed site it is not considered reasonable to refuse the application on this basis. The proposed stadium by reason of its size and location would impact upon the rural character of the area however the public benefits that would be created by this application is considered to overcome this issue alongside the fact that the stadium would be relatively close to the existing school building.

The proposed pitches including their slight grading on the relatively flat landscape

are not considered to have an impact upon the character and appearance of the area as they will remain open with no buildings meaning that the landscape will generally remain unaltered.

The proposal sees the erection of 18 floodlights which are proposed to be 15 metres high. Further details regarding the finer details of these floodlights will be required to ensure that glare and light spillage from these floodlights are minimised to reduce the overall impact upon the rural area. These details can be obtained via a condition. The floodlights are therefore considered to comply with Policy C35.

The proposal sees the loss of 155 metres of mature hedgerow and breaks will be made within two existing hedges to make way for the proposed access road. The proposal also includes significant tree and shrub planting to the north, to the boundaries of the site to the east and south alongside enhanced hedgerows and a wildflower meadow to the west of the proposed access. It is therefore considered that the proposal makes suitable provision for landscaping which will minimise the impact of the proposal on the wider area and as such complies with Policy C32 and Core Policy 51.

It is accepted that rugby and football posts may be erected on the site alongside floodlights and the creation of a new access and associated parking areas which will be visible from the public realm and will alter the character and appearance of the rural area. However these are not considered to have a significant adverse impact upon the character and appearance of the area to warrant a refusal reason. It is also considered that the public benefit as a result of this proposal is considered to overcome any impact the proposal may have upon the character and appearance of the area. As such the proposal is considered to comply with Policy C31a.

9.3 Archaeology

A number of anomalies of possible archaeological origin were targeted by trial trench evaluation. One anomaly at the eastern end of the site displayed trends of a sub-rectangular feature on a northeast-southwest alignment. A single trench across this feature confirmed that it forms part of a wider enclosure relating to a small settlement or farmstead. Environmental and animal bone analysis suggests some stock rearing and arable agriculture on a relatively small scale. The pottery and ceramic building material recovered is of Romano-British date and may be indicative of a substantial building in the nearby vicinity.

Current research by English Heritage as part of a National Archaeological Identification Survey Lowland Pilot Project in West Wiltshire has identified a large enclosure within the southern field of the proposed development site. The monument record states that this enclosure is visible as a shallow earthwork on the 2005 lidar and may be of possible later prehistoric and/or Roman date (Unique Identifier 1579857, NMR ST 96 SW 209). Neither the geophysical survey nor trial trench evaluation found any archaeology associated with this feature, though it was

not specifically targeted.

Due to the potential for heritage assets with archaeological interest to be impacted by the proposed development the Archaeologist has recommended that a programme of archaeological investigation is carried out as mitigation for the impact the proposed development will have on them which can be achieved via a condition which is considered to be acceptable.

9.4 Land Contamination

The Environmental Health Officer has advised that there does not appear to be any likelihood of land contamination being found on site and as such an informative should be added to any approval advising the developer to contact the Local Planning Authority should any land contamination be found which is considered to be appropriate.

9.5 Flood Risk & Drainage

Paragraph 103 of the NPPF states: *When determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere and only consider development appropriate in areas at risk of flooding where, informed by a site-specific flood risk assessment.*

The nearest watercourse is the Clackers Brook which runs from east to west and is parallel to the northern boundary of the site and there are no known historic flood incidents recorded on the site. The site is located within Flood Zone 1 which has the lowest probability of flooding and the Environment Agency have assessed the Flood Risk Assessment and have raised no objections to the application subject to a surface water drainage scheme to be conditioned to any approval which is considered to be appropriate.

It is therefore considered that the proposal would not result in flooding on the site or elsewhere.

9.6 Ecology

The current proposal sites the football and rugby pitches on land that currently supports habitat creation and management of sensitive habitats, in mitigation for construction of the school. It is therefore vitally important that the current proposal fully recognises the mitigation and enhancement strategy and the management plan that were a part of the permitted design for the school and which are still ongoing, and that the integrity of the strategy and management plan are not compromised by the current proposal for further development.

The Ecologist has stated that most of the existing sensitive ecological receptors within the site will remain unaffected by the current proposal, other than a short section of hedgerow to be removed to enable construction of the stadium. Significant replacement hedge planting is proposed, together with the creation of a wildflower hay meadow on the remainder of the field to the west of the proposed car park. In

addition, efforts have been made to ensure that lighting will not introduce any additional impacts to the ecology of the site and the submitted lux plot shows that the sensitive habitats such as hedgerows, tree canopies, ditches and rough grass margins that comprise the “ecological zones” marked on the drawings, can be retained as darkened corridors to allow movement between different habitats for a range of wildlife species. A small population of great crested newts therefore parts of the works will need to be carried out under a further licence but the proposal would not have an impact upon them.

The proposal is therefore considered not to have an adverse impact upon ecology and complies with guidance contained in the NPPF and Circular 06/2005

9.7 Impact upon nearby Listed Buildings

The NPPF deals with determining planning applications that affect heritage assets in paragraphs 128 to 135. Paragraph 132 sets out 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. The more important the asset, the greater the weight should be.* Significance is defined in the NPPF as *the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.* It goes on to note that *significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting and notes that substantial harm to or loss of designated heritage assets of the highest significance, including SAMs and Grade I & II* Listed Buildings should be wholly exceptional.* The setting of a designated heritage asset is defined in the Framework as *the surroundings in which a heritage asset is experienced.*

Paragraph 133 goes on to note, that where a proposed development would lead to substantial harm to or total loss of significance of a designated heritage asset, consent should be refused unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh the harm or loss.

In *Bedford Borough Council v Secretary of State for Communities and Local Government and NUON UK Ltd* [2012] EWHC 4344 (Admin), it was accepted that substantial harm is an impact which would have such a serious effect on the significance of an asset that its significance was either removed altogether, or very much reduced.

Woolmore Manor is Grade II* Listed and lies approximately 530 metres south west of the nearest edge of the proposed development and lies adjacent to the Melksham Oak School Building. It is therefore considered that due to the distance of this property to the proposed development boundary, the proposal would not have an

adverse impact upon it or its setting.

The Spa consists of 4 three-storey buildings which are Grade II Listed and are located approximately 570 metres from the site boundary and due to existing vegetation, can hardly be seen from the site. Properties within The Grove are also Grade II Listed and lie adjacent to the properties at The Spa and as such the same issues as stated above comply.

All of these sites have glimpses of the Melksham Oak School and associated playing fields and due to the proposed stadium and flood lights being located near to these existing facilities the proposal is not considered to have a significant adverse impact upon them and their setting.

Bowerhill Lodge Farmhouse is Grade II Listed and is located approximately 180 metres to north east of the proposed development boundary. Bowerhill Lodge Farmhouse would be closest to the proposed access and as such would have views of the stadium but they would be long distance and as such the proposal is not considered to have a significant adverse impact upon this Listed Building or its setting. It is important to note that a meadow is to be planted between this Listed Building and the access which will minimise the impact upon the Listed Building.

In conclusion it is considered that the proposed development would not have an adverse impact upon nearby Listed Buildings and their setting and as such complies with guidance contained in the NPPF.

9.8 Impact upon neighbouring amenity

Policy C38 of the Local Plan relates to nuisance and states:

Proposals will not be permitted which would detract from the amenities enjoyed by, or cause nuisance to neighbouring properties and uses. Consideration will be given to such issues as any loss of privacy or overshadowing, levels or types of traffic generation, the storage of hazardous materials, the generation of unpleasant emissions such as odour, fumes, smoke, soot, ash, dust or grit, the extension of existing unneighbourly uses and the creation of an untidy site. Development will not be permitted if the amenities of its occupiers would be affected adversely by the operation of existing or proposed neighbouring uses.

The NPPF states that planning policies and decisions should aim *to avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development, mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development, including through the use of conditions.*

The proposed stadium is located away from existing residential properties and faces the school playing fields. It is therefore considered that the proposed stadium would not have an adverse impact upon neighbouring amenity in terms of overlooking and

overshadowing.

The Environmental Health Officer has assessed the noise from any new plant associated with the development (cooking and toilet extraction etc) and is of the opinion that subject to a suitable condition, it is unlikely that any nearby receptors would not be adversely affected. Noise from sporting activities has also been assessed and it is considered that it would not affect the amenity of the nearest residential receptor. Noise from social activities from the stadium has also been considered not to affect the nearest noise sensitive receptor which is located approximately 600 metres away but a condition is still considered necessary. It is also important to note that if any noise exceeds the recommended conditions than existing noise nuisance legislation under the Environmental Protection Act 1990 would still apply.

The Environmental Health Officer has also proposed a condition regarding floodlights to only be used between the hours of 07:00hrs to 22:00hrs on any day to protect neighbouring amenity and also a condition regarding construction hours, both of which are considered to be acceptable.

In conclusion it is considered that the proposal would not have an adverse impact upon neighbouring amenity and complies with Policy C38 and advice contained in the NPPF.

9.9 Highway Impact

The proposal sees a new access from Thyme Road which includes a right hand turn lane which can be achieved and it is therefore considered that the proposed access would not have an adverse impact upon highway safety.

The road access into the site will have a 2 metre wide footway running its entire length which would be required to enable pedestrians to walk to the site however a condition will be required to ensure that this footway does not conflict with the overflow parking, the coach bay and the access.

The proposal sees 152 car parking spaces in the main car park and a further 112 in the overflow car park with a total of 264 car parking spaces which has been considered to be sufficient for the proposed use.

The Governors at Melksham Oak School had objected to the application on the basis that they would not be happy for overflow parking to be located in the School car park. However this car park is owned by Wiltshire Council and is too large to serve the school and as such an area will be portioned off to serve the proposed development. It is considered appropriate however to condition details of a further 52 overflow parking spaces to be submitted to ensure that the requirement is met.

The highways officer has stated that the proposal would not have an adverse impact upon the highway safety and as such has recommended approval subject to various

conditions which have been considered to be appropriate.

9.10 Public Rights of Way

Policy R11 of the local plan states: *The protection, enhancement and use of the public rights of way system will be sought. Where appropriate, extensions and improvements to the network will be sought as part of development proposals.* This is supported by paragraph 75 of the NPPF.

Footpath MELW18 cuts through the northwest corner of the field and footpath MELW23 runs along the northeast edge of a further field neither of which would be affected by the proposed development. The proposal is therefore considered to comply with Policy R11.

9.11 Renewable Energy

The proposed stadium is to meet part L of the current Building Regulations and is therefore considered to identify suitable sustainable construction methods (lighting detection in rooms, low building permeability, low u-values, lighting daylight control, mechanical ventilation) and as such is considered to comply with Policy 34a and Core Policy 41.

9.12 Other

The Fire and Rescue Service have requested a sum of money however there is not a policy within the local plan to request such monies and therefore it would be inappropriate of the Local Planning Authority to do so.

Issues have been raised that are not material planning considerations when making a recommendation on this application. These include whether the site was going to be safeguarded rather than developed, presentation and communication at the Area Board and other possible uses for the site.

A concern was raised regarding the lack of public consultation. Neighbour notification letters were sent to all those who are located adjacent to the site, 7 site notices were located around the site, including at the school, doctors surgery and bus stops on Thyme Road. An advert was also inserted into the local paper. The Local Planning Authority are required to notify the public for a minimum of 14 days, however Wiltshire Council consult the public for 28 days. The Local Planning Authority has therefore fulfilled its statutory obligation with regards to notifying the public.

10. Conclusion

The proposed stadium is considered to have an impact upon the character and appearance of the rural area however it is considered that the significant public benefits that would be achieved by this application would overcome any concern. The proposal complies with the relevant policies of the Development Plan and as

such is recommended for Approval.

RECOMMENDATION: Recommend Approval with the following conditions

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

REASON:

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

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

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

- 3 No development shall commence until 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 development shall then be carried out in accordance with approved details.

REASON: In the interest of archaeology

- 4 No development shall commence on site until an Ecological Construction Method Statement is submitted for approval by the Local Planning Authority. This should take account of all sensitive receptors within or immediately adjacent to the site and should also include a précis of, or reference to the method statement submitted to Natural England in support of the Great Crested Newt development licence application. The development shall then be carried out in accordance with the approved details.

REASON: In the interest of ecology

- 5 No development shall commence on site until an ecological management plan for the site has been submitted to and approved in writing by the Local Planning Authority. This should be based on the existing management principles for the site in relation to the Melksham Oak Community School management plan but should also prescribe suitable management for new or replacement ecological mitigation and enhancements in relation to the current application. The development shall then be carried out in accordance with the approved details.

REASON: In the interest of ecology

- 6 No development shall commence until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, in accordance with the Flood Risk Assessment (PFA Consulting, Issue 4, dated 29 /11/13) and 'Preliminary Drainage Strategy' document (Halcrow Group Limited, dated 7 November 2013) has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include details of how the scheme shall be maintained and managed after completion.

REASON: To prevent the increased risk of flooding, and ensure future maintenance of the surface water drainage system.

- 7 No development shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:
- location and current canopy spread of all existing trees and hedgerows on the land;
 - full details of any to be retained, together with measures for their protection in the course of development;
 - a detailed planting specification showing all plant species, supply and planting sizes and planting densities;
 - finished levels and contours;
 - means of enclosure;
 - car park layouts;
 - other vehicle and pedestrian access and circulation areas;
 - all hard and soft surfacing materials;
 - minor artefacts and structures (e.g. furniture, play equipment, refuse and other storage units, signs, lighting etc);
 - proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines etc indicating lines, manholes, supports etc);
 - retained historic landscape features and proposed restoration, where relevant.

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

- 8 All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless

otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

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

- 9 No development shall commence on site until a landscape management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscape areas has been submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out as approved in accordance with the approved details.

REASON: To ensure the proper management of the landscaped areas in the interests of visual amenity.

- 10 No development shall commence on site until details of the floodlights including materials and how they reduce glare and light spillage into the open countryside have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the submitted details.

REASON: To reduce the amount of glare and light spillage into the open countryside and to protect ecology.

- 11 No development shall commence until details of the access road, carriageway (5.5m), footway (2m), overflow car parking and associated signing / lining from site access to stadium has been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied until the details has been completed in accordance with the approved details and shall thereafter remain available for this use at all times thereafter.

REASON: To enable vehicles to enter and leave the site in forward gear in the interests of highway safety.

- 12 No part of the development hereby permitted shall be first brought into use until the ghost right hand turn lane has been completed in accordance with the outline drawing numbered 10154/HL/08 Rev B, received by the Local Planning Authority on 11th June 2014 , titled 'Access road to sports club junction layout Thyme Road - Right hand turn lane'. A full package of construction details, safety audit, visibility splays, swept path analysis, provision for swales, provision for relocation of bus stops, provision for pedestrian crossing facilities / Right of Way shall be submitted and approved in writing prior to commencement of the ghost right hand turn lane works/ access works by the Local Planning authority.

REASON: In the interests of highway safety

- 13 No part of the development hereby approved shall be first brought into use until details outlining sufficient space for the temporary car parking associated with tournaments/events has been submitted to and approved in writing by the Local Planning Authority. Prior to tournaments/events the approved car parking shall be made available for car parking in accordance with approved details.

REASON: To ensure that adequate provision is made for parking within the site for peak events in the interests of highway safety.

- 14 No part of the development hereby approved shall be first brought into use until the main parking area shown on the approved plans has been consolidated, surfaced and laid out in accordance with the approved details. This area shall be maintained and remain available for this use at all times thereafter.

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

- 15 The development shall not be brought into use until an updated Travel Plan (in accordance with the submitted 'Interim Travel Plan, Relocation of Melksham Town Football and Rugby Club dated November 2013) has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include details of implementation and monitoring and shall be implemented in accordance with these agreed details. The results of the implementation and monitoring shall be made available to the Local Planning Authority on request, together with any changes to the plan arising from those results.

REASON: In the interests of road safety and reducing vehicular traffic to the development.

- 16 The Floodlighting hereby approved will not be operated before 07:00 hrs or after 22:00 hrs on any day, to ensure disturbance to wildlife from light spill is minimised.

REASON: In the interest of neighbouring amenity and ecology

- 17 The rating level for any plant associated with the development hereby approved shall be lower than the existing background noise level by at least -5dB when measured at 1 metre from the façade of any noise receptor. The measurement and assessment shall be made in accordance with BS4142.1997.

REASON: In the interest of neighbouring amenity

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

8385/: 1A Rev B, 1B Rev B, 1C Rev A, 1D Rev A, 1E Rev A, 1F Rev A, 1G Rev B, 1H Rev B, 1J Rev B, 475001 E 080 P2, 475001 E 081 P2, S1-150 Rev B, SE-310 Rev A, SE 311 /, 02 N received by the Local Planning Authority on 10th December 2013

MTFC 01 received on 19th December 2013

201 Rev F, SI 101 Rev E , S1-122 Rev G, GA 146 Rev H, GA 147 Rev E, GA 148 Rev F, GA 149 Rev C, 149 C, EL 200 F, EL 201 F, SE 300, 475001 E 082 P3, 475001-C01 P2- received by the Local Planning Authority on 3rd February 2014

475001-001-B Rev A, 10154/HL/08 Rev B, received by the Local Planning Authority on 11th June 2014

10154/HL/08 Rev B received by the Local Planning Authority on 18th June 2014

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

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INFORMATIVE TO APPLICANT:

The Environmental Health department have advised the developer to contact the Local Planning Authority with their proposals for dealing with any unexpected land contamination should this be encountered. Also where any soils are to be imported to the site for use in sports pitch surfaces, these must be accompanied by chemical analysis which confirms their suitability, details of which must be submitted to the Planning Authority prior to their use.

If any surface water is to be discharged into an ordinary water course, an application for Land Drainage Consent would be required.

Due to a small population of great crested newts being found on the site a further licence will be required from Natural England