

## REPORT OUTLINE FOR AREA PLANNING COMMITTEES

<b>Date of Meeting</b>	03/06/2015
<b>Application Number</b>	15/01159/OUT
<b>Site Address</b>	Stones Farm West Mill Lane Cricklade Wiltshire SN6 6JL
<b>Proposal</b>	Outline Planning Application For 25 Dwellings & Associated Works (with all matters reserved except for access)
<b>Applicant</b>	Mr Chris Smith and Helen Nicholls.
<b>Town/Parish Council</b>	CRICKLADE
<b>Division</b>	CRICKLADE AND LATTON- Cllr Bob Jones
<b>Grid Ref</b>	409336 193889
<b>Type of application</b>	Full Planning
<b>Case Officer</b>	Alex Smith

### **Reason for the application being considered by Committee**

The application has been called into committee by Cllr Jones on the grounds of:

- Scale of Development
- Visual Impact upon the Surrounding Area
- Relationship to Adjoining Properties
- Design – Bulk, Height and General Appearance
- Environmental / highways Impact

### **1. Purpose of Report**

To consider the application and DELEGATE authority to the Area Development Manager to grant outline planning permission subject to planning conditions and completion of the required legal agreement.

### **2. Report Summary**

- Principle of Development;
- Impact to the visual amenities and character of the surrounding area;
- Impact to the residential amenity of the adjoining occupiers;
- Highways Impacts & Parking;
- Affordable Housing
- Planning Obligations & CIL
- Ecology

- Drainage and Flood Risk
- Sustainability
- Archaeology

### **3. Site Description**

The application relates to the site of Stones Farm and is a roughly rectangular plot of land measuring approximately 0.75 hectares in size. The site consists of a various agricultural buildings which once formed the farmyard of Stones Farm, with a small area of sheep pasture at the southern and northern ends of the site.

The site is bordered to the south, east and west by residential dwellings on Reeds, Middle Ground and West Mill Lane and is located approximately 800 metres north of the Town Centre. The majority of the site is located within the designated framework boundary of Cricklade, as identified in the policies map saved as part of the Wiltshire Core Strategy 2015. A small strip at the northern end of the site does fall outside of this boundary, however, a boundary review is currently underway as part of the Housing Site Allocations DPD. The proposed revised boundary was subject to informal consultation in the summer of 2014 and this strip falls within the revised boundary.

To the southwest of the application site is the two storey stone cottage of Stones Farmhouse, which is accessed via a crossover on the western side of the highway of West Mill Lane. The main access into the farmyard is via a single width driveway between No. 6 and 8 Reeds. Directly to the west of site is a terrace of four single storey cottages, which are accessed via a private driveway off West Mill Lane, just to the north of the bend where this road meets Hallsfield. The site is not within a Conservation Area and the buildings are not Listed.

### **4. Planning History**

N/03/02484/OUT – Residential Development (15 Dwellings) – Refused

N/04/03130/CLE – Storage of Caravans – Approved

### **5. The Proposal**

The application seeks outline planning permission with all matters reserved except for access for the erection of 25 dwellings within the site. The submitted plan shows the layout for 25 dwellings with a mixture of detached, semi-detached and terraced properties, although the masterplan is only illustrative.

The proposal would also introduce a new access road from the highway of West Mill Lane with alterations made to the highway to accommodate the new access road, with the single storey dwelling Cosy Corner being demolished to accommodate the new access road. The existing vehicular access into the Stones Farmhouse would be stopped up as part of the proposal. The existing vehicular access into the site from the highway of Reeds would be altered to provide only pedestrian and cycle access into the site.

### **6. Planning Policy**

Emerging Wiltshire Core Strategy (submission Draft as proposed to be amended April 2014):  
CP1 – Settlement Strategy  
CP2 – Delivery Strategy  
CP3 – Infrastructure Strategy

CP19 - Spatial Strategy for the Royal Wootton Bassett and Cricklade Community Area  
CP41 - Sustainable construction and low carbon energy  
CP43 – Affordable Housing  
CP50 – Biodiversity and Geodiversity  
CP51 – Landscape  
CP56 – Contaminated Land  
CP57 - Ensuring High Quality Design and Place Shaping  
CP60 – Sustainable Transport  
CP61 – Transport and Development  
CP67 – Flood Risk

North Wiltshire Local Plan 2011:  
NE18 – Noise and Pollution;

National Planning Policy Framework 2014:  
Chapter 6 - Delivering a wide choice of high quality homes  
Chapter 7 – Requiring Good Design.

## 7. Consultations

**Cricklade Town Council:** Cricklade Town Council feel they cannot support this outline application due to the lack of information provided;

- i) The proposed number of houses (25) would appear to be over development of the site and not in keeping with the neighbouring developments CP57 (xiii refers);
- ii) The provision for affordable homes is welcomed, but gives no indication on allocation or tenure (CP45 refers);
- iii) As this is an outline application the details of the type, mix and size cannot be guaranteed e.g. no provision for garages on the site is not seen as good design and will not provide storage for garden equipment and refuse bins. (CP45 refers);
- iv) The highways access to the development and the 'emergency' access road needs greater understanding. How will this be enforced and could lead to an access from the development into Reeds. (CP57 (ix) and CP61 (i, ii and iii refers);
- v) If permission is granted Cricklade Town Council request that a section 106 agreement be arranged for an off site open space contribution. We understand that negotiations are currently underway.
- vi) Cricklade Town Council notes that the indicative site plan has a “hammerhead” road layout at the northern end. And note that paragraph 3.5 of the Design & Access Statement entitled “Opportunities and Constraints” lists as addressing one of the constraints “to ensure that development takes place in a manner that does not fetter the future development of the land to the north of the site.

The Town Council objects for the reasons stated above.

**Spatial Plans:** Wiltshire Core Strategy Core Policies 1 and 2 state that sustainable development at Wiltshire’s settlements is to take place within adopted frameworks boundaries. The framework boundary for Cricklade is set out on the Wiltshire Core Strategy policy map for the community area. A boundary review is currently underway as part of the Housing Site Allocations DPD. The proposed revised boundary for Cricklade and was subject to informal consultation in the summer of 2014.

It can be seen that the proposed development falls predominantly within the adopted framework boundary. It can also be seen that the northernmost part of the application site is situated outside the adopted framework boundary but it is still within the proposed revised boundary. While the outcome of the review process should not be fettered unnecessarily, it is nonetheless clear that the proposal broadly accords with Core Strategy core policies 1 and 2 as the site falls within the adopted and proposed revised framework boundary. Overall, the proposal for 25 dwellings would contribute to meeting the residual requirement for the remainder of the community area and given Cricklade's status as a Local Service Centre, and historic delivery rates, this would be considered an appropriate level of growth.

**Highways:** The application is accompanied by a Transport Statement. The transport statement has been reviewed and the methodology is correct and the conclusion that the development will not have an unduly adverse effect on the highway network is considered to be accurate. The access is located on the outside of the bend between West Mill Lane and Hallsfield and can provide visibility splays in accordance with published standards. The continuation of West Mill Lane forms a separate but adjacent junction. There are no highway concerns over this arrangement. A footway is to be provided only on the southern side of the access road which will be on the main desire line. A footpath link/emergency access is shown from the southern end of the site to Reeds. It is noticed that objections have been raised in respect of this latter link. The number of dwellings proposed does not warrant the provision of a separate emergency access and this could be omitted or downgraded to a footpath link only with a width of 2.5m. Bollards could be provided at each end to prevent use by vehicles. Overall there is no highway objection to this application, subject to conditions.

**Public Protection:** The character of the area and proposed development would not indicate any great concerns regarding noise, apart from during the demolition and construction phase. The nearby dwellings should be protected via conditions to restrict hours of construction and prevent burning on site during this phase. The site currently consists of disused farm buildings and there is no mention of potential contamination which may be associated with such sites in the available documentation. Former agricultural use of the site/buildings may have given rise to potential sources of land contamination e.g. oil storage, pesticides or herbicides. It is suggested that a condition relating to contaminated land is added.

Former agricultural use of the site/buildings may have given rise to potential sources of land contamination e.g. oil storage, pesticides or herbicides. As it is now intended to use the site for residential purposes a statement/letter report must be provided which confirms the historical uses of the site/buildings and how development works will address any potential for land contamination which may exist.

**Drainage:** Based on the additionally submitted drainage strategy and letter the application is for outline I am now happy to change the drainage team's recommendation to support with conditions.

**Thames Water:** Following initial investigation, Thames Water has identified an inability of the existing waste water infrastructure to accommodate the needs of this application. Should the Local Planning Authority look to approve the application, Thames Water would like the following 'Grampian Style' condition imposed.

"Development shall not commence until a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved by, the local planning authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the

strategy have been completed". Reason - The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community

**Housing:** In line with current policy approaches; the adopted Core Strategy; Core Policy 43 (CP43) a 40% affordable housing on-site contribution would be sought based on current evidence and demonstrable local need for affordable housing. The breakdown of proposed Social Rented Housing as set out in the application meets the need of those seeking Affordable Housing in Cricklade, however the application only proposes 30% affordable housing, in line with the adopted Core Strategy this site will be seeking 40% Affordable Housing, of which the tenure split would require 80% Affordable Rented and 20% Shared ownership (mix of houses not flats). All affordable homes would need to be built to, at least minimum Code for Sustainable Homes Level 3 and to meet the minimum size and Design Quality Standards as set out by the Homes and Community Agency. It should also be noted that at least 10% of the affordable homes would need to be built to Lifetime Homes Standards. The affordable homes would need to be transferred to a Registered Provider, approved by the Council on a nil subsidy basis and secured via a s106 Agreement.

**Education:** An assessment of this application has been done and we can accommodate the pupil product at both primary and secondary levels, so are not seeking developer contributions here.

**Public Open Space:** The site would either have to provide onsite amenity land or as it generates an Open Space requirement of less than 0.2Ha, it would be more appropriate for a contribution to improve local existing amenity land and or play. The proposal would represent a requirement for 0.1446 Ha of open space which equates to an Offsite Contribution of £62,750

**Indoor Facilities:** For this development, working on 2.3 people per dwelling the Calculator recommends the following contribution:

Halls	£7,628
Indoor Bowls	£890
Artificial Turf Pitches	£970
Total	£9,488

It is proposed that the contribution is used on the following projects:

The provision of a new/upgraded changing accommodation at Cricklade Leisure Centre and or A more local Indoor Leisure Facility project within the vicinity of the development.

**Ecology:** An 'Ecological Surveys' report dated September 2014 by Elizabeth McKay has been submitted, which comprises a baseline survey carried out on 11<sup>th</sup> August 2014 and a full bat survey of two of the buildings on site with potential for use by roosting bats. Section 6 of the report makes recommendations for mitigation and enhancement of the site for biodiversity. Based on information within these reports, no objections are raised subject to conditions.

**Sustainability:** The requirements of Core Policy 41 are clear both for the Sustainable Energy Strategy and the minimum benchmarks. This application, although Outline, makes no reference to the above standards, even though it refers to sustainability 19 times in the Design and Access statement.

The scheme is technically a Major application and should explore how to reduce energy consumption and carbon emissions as a whole. Using CfSH 4 as the benchmark it should be relatively simple to calculate the energy requirements of 25 houses.

**Landscape:** No landscape or visual issues which are likely to generate any significant harmful effects are considered to occur. There are no landscape or visual reasons why the principle of development could not be successfully accommodated at this application site, subject to landscaping conditions.

**Archaeology:** There is no heritage assessment submitted with the application. However, it is considered that there will not be any implications for below ground archaeology so no need for a condition, in this regard.

## 8. Publicity

The application has been advertised by site notice and neighbour consultation. This resulted 19 consultation responses in objection from neighbouring occupiers and 1 which commented on the application. The objections can be summarised as follows:

- i) Harm to the character and appearance of the area / overdevelopment of the site;
- ii) Harm to the residential amenity of adjoining occupiers;
- iii) Harm to highway safety from the proposed junction and increased vehicle movements;
- iv) Flood risk and drainage issues;
- v) Lack of information regarding ecological impacts;
- vi) Proposal is not consistent with WCS and National Housing Policies;
- vii) Development is not supported by the Neighbourhood Plan;
- viii) Site has not been carried forward as an option in the Housing Site Allocations DPD consultation.

## 9. Planning Considerations

### Principle of the Development

Core Policy 2 of the WCS states that within the defined limits of development, in this instance the Local Service Centre of Cricklade, there is a presumption in favour of sustainable development. Core Policy 19 of the WCS states that a provision of 113 dwelling is required to be provided in the remainder of the strategy area (excluding Royal Wootton Bassett). The Council's latest Housing Land Supply Statement (July 2014) states that the requirement for the remainder of the plan period remains at 113 dwellings.

It is noted that a small northern strip of the site lies outside of the current designated framework boundary, however, a boundary review is currently underway as part of the Housing Site Allocations DPD. The proposed revised boundary was subject to informal consultation in the summer of 2014 and this strip falls within the revised boundary.

The proposed development would see the re-use of a brownfield site within the framework boundary of Cricklade and the presumption in favour of development would apply. As such, the proposal would be considered to comply with Local, emerging Local and National Planning Policy and, therefore, is acceptable in principle.

The Cricklade Neighbourhood Plan is still at an early stage with the second public consultation being sent out in Autumn 2014 and the results of this was published in 2015. However, the progress of this neighbourhood plan is not sufficiently advanced and very limited weight can only be attributed to it.

On 31<sup>st</sup> March 2015 an informal consultation period on Housing Site Allocations was closed. One of the documents listed in this consultation was a stages of assessment map for Cricklade. The application site was identified on this map as excluded by strategic criteria / assessment. However, the original designation in the stages of assessment included both the application site and the field to the north of the site as one development option. As the northern field was a Greenfield site outside of the framework boundary and formed the majority of the land for this option, it was excluded on these grounds. The southern area has since been re-assessed in isolation and added back into consideration as an allocated site. Furthermore, the Policy Team have returned no objection to the use of this land for residential use.

### Impact to the Visual Amenities and Character of the Surrounding Area

The application site is located at the northern end of the conurbation of Cricklade and was last in agricultural use, containing a number of dilapidated agricultural buildings. The site is bordered to the south, east and west by residential dwellings, with agricultural land to the north. Whilst the application is in outline and the masterplan submitted is illustrative, the overall impact on the character of the area from any form of residential development needs to be considered.

The dwellings to the east and west have an established northern building line, with open agricultural fields to the north. The proposal would infill the existing agricultural site and would not project much further to the north into the open countryside than the neighbouring residential developments. The parameters of the building form would, therefore, maintain the established northern building line of this area of Cricklade and is considered acceptable.

The Town Council raised an objection as they believed that the proposal represents an overdevelopment of the site. However, the applicant has submitted a plan which compares the density of the proposal, at 33.3 dwellings per hectare, to the neighbouring residential area. The plan shows that the density of the development is not dissimilar to the built form of the surrounding area and is considered acceptable in this regard.

It is noted that the masterplan does have some urban design issues, mainly the terrace of residential properties on the western side of the site. However, the masterplan is only illustrative at this stage and it is considered that the site is sufficiently sized to provide a development of 25 dwellings and would have an acceptable impact on the character and appearance of the surrounding area.

### Impact on the Residential Amenity of the Adjoining Occupiers

The application is in outline only and the layout of the buildings is not for consideration as part of this application. Given the overall size of the site, it is considered that the 25 dwellings could be provided within the site and retain sufficient distance from the dwellings to the east, west and south to ensure no significant harm would occur in terms of loss of light, loss of outlook or loss of privacy. However, the final details of this would be considered at reserved matters stage.

Neighbouring occupiers living on the Reeds have raised an objection to the original scheme, due to the potential for residents within the site to 'rat-run' through the emergency access on Reeds, causing noise disturbance to these neighbouring dwellings. After discussions with the Highways Officer and the applicant, the scheme has been amended to remove the emergency vehicular access from the Reeds and replace this with a pedestrian and cycle access. This alteration would ensure the proposal would have an acceptable impact to the residential amenity of these adjoining occupiers in terms of noise disturbance.

There is a concern that the site can currently only be accessed via the entrance from Reeds and that any construction traffic would need to use this access during building works. Therefore, to protect the residential amenity of these occupiers, a condition will be added that construction traffic cannot use the Reeds access point to gain access to the site. A temporary road or the full access road could then be provided from West Mill Lane to access the site during construction.

Given the overall size of the site and the illustrative masterplan. The site is considered capable of accommodating 25 dwellings and achieving a layout which would provide an acceptable standard of living for future occupiers of the dwellings.

### Highways Impacts & Parking

The applicant has submitted a transport statement as part of the application which has been considered by the Council's Highways Officer. The transport statement outlines that 14 and 17 vehicle movements associated with the development would occur in the AM and PM Peaks respectively. The Highways Officer has considered the impact of this increase in vehicular movement and is satisfied that the proposal would not adversely impact the capacity of the surrounding highways network.

The application also seeks approval for access into the site. The plans submitted show that Cosy Corner, West Mill Lane, would be demolished and a new access road would be provided running along the footprint of the dwelling and connecting with the bend between West Mill Lane and Hallsfield. The Highways Officer has reviewed the junction which would be created and considers that the access would be acceptable and would provide the required visibility splays. It is noted that a full width footpath would only be provided on the southern side of the access road. However, this would be the main desire line for people exiting the site and no objection is raised to the provision of the footpath on the southern side of the site only.

The application is in outline only, therefore, the provision of parking in line with the adopted parking standards would be considered at reserved matters stage. However, the size of the site is considered suitable to provide 25 units alongside parking to meet the Council's adopted standards and the illustrative masterplan demonstrates that this is feasible.

### Affordable Housing

Core Policy 43 of the Wiltshire Core Strategy states that on sites of 5 or more dwellings at least 40% of dwellings should be provided as affordable housing in the 40% affordable housing zone. The Council's Housing Team has been consulted and has confirmed that the site lies within the 40% affordable housing zone. The applicant has agreed to meet this requires, therefore, a legal agreement is in the process of being drawn up to deliver 40% of the units within the site as affordable housing. The housing will be provided on a 80% Affordable Rented and 20% Shared ownership (mix of houses not flats), tenure split, with 10% of the dwelling being Lifetime Homes Complaint.

### Planning Obligations

The Council has adopted its CIL charging schedule as of 18<sup>th</sup> May 2015. The application was submitted prior to this date so consultation responses have been received from internal consultees seeking contributions towards public open space, leisure facilities and waste and recycling facilities. None of these requirements are site specific and under the Council's

Planning Obligations SPD, these pooled contributions would now be collected under CIL and would not be required to be taken as part of a legal agreement.

The site is not a strategically important site and falls in charging zones 1, 2 & 3. Therefore, CIL will be charged at £85 per square metre, with affordable housing being exempt.

The Council's open space officer has advised that, as the overall size of the open space requirement is less than 0.2 ha, it would be appropriate for an off-site payment (in this case through CIL) to be taken, rather than provide an on-site area of open space.

The Council's Education team have reviewed the capacity of the schools in the surrounding area and considers that the primary and secondary school requirements created by the development could be accommodated within the existing capacity. Therefore, no obligations towards educational facilities are sought.

### Ecology

The Council's Ecologist was originally consulted on the development and raised a concern about the potential for harm to protected species as part of the development. Therefore, the developer submitted an Ecological Surveys Report dated September 2014 by Elizabeth McKay, which comprises a baseline survey carried out on 11<sup>th</sup> August 2014 and a full bat survey of two of the buildings on site with potential for use by roosting bats. Section 6 of the report makes recommendations for mitigation and enhancement of the site for biodiversity. Based on information within these reports, the Council's ecologist is satisfied that no harm would occur to a protected species / wildlife and their habitats, subject to conditions relating to the mitigation measures and enhancement contained within the ecological surveys report.

### Drainage & Flood Risk

The Council's Drainage Officer raised an initial concern over the lack of information submitted with regards to the proposed drainage at the site. Therefore, the applicant has submitted a drainage strategy diagram and letter. The Council's drainage officer has reviewed this information and noted some details with regards to the run off rates, which they believe to be excessive. However, they have confirmed that they raise no objection to the development subject to conditions for detailed designs of the foul and surface water drainage systems to be provided by condition.

Thames Water has been consulted with regards to foul water discharge from the site. They have noted in their response that they have identified an inability of the existing waste water infrastructure to accommodate the needs of this application. However, their response has also suggested that the application can be determined with a Grampian style condition which requires the developer to provide details of the foul water drainage systems prior to the commencement of development at the site. This would ensure that the impact to the surrounding waste water infrastructure would be acceptable, prior to the commencement of development at the site.

It is noted that the site is located outside of Flood Zone 2 & 3 and is not considered to be at increased risk of flooding.

### Sustainability

The site is mainly located within the framework boundary within Cricklade, where the principle in favour of sustainable development is supported. The site is located approximately 800 metres from the town centre of Cricklade which has 4 basic facilities namely a church, primary school, shops and a surgery but no supermarket or secondary

school. There is also a leisure facility to the south of the application site. Given the proximity to the town centre and setting within the framework boundary, the development is considered to form sustainable development.

The Council's Energy Policy Officer raised an initial concern in relation to meeting the requirements of Core Policy 41, which requires all dwellings to be built to Code for Sustainable Homes (CfSH) Level 4. The applicant has subsequently submitted a response to these comments on 19th March 2015 which states that, as the development is in outline, it would be quite hard to provide detailed information in this regard. However, the letter does state that they would be willing for a condition to be imposed with regards to CfSH Level 4. As such, a condition would be added to ensure the development complies with Core Policy 41 of the WCS.

### Archaeology

The Council's archaeologist has been consulted on the proposal and considers that there will not be any implication for below ground archaeology. Therefore, no conditions relating to archaeological works have been requested.

## **10. Conclusion**

Paragraph 14 of the NPPF states the presumption in favour of sustainable development, whilst paragraph 7 states the three dimensions of sustainable development as being, economic, environmental and social factors.

The proposed development would involve the re-use of a brownfield agricultural site to provide an infill development of 25 residential units which would not significantly extend the established northern boundary of Cricklade into the open countryside. The site would be sufficiently sized to provide the units in a manner which would be in keeping with the established residential pattern of the surrounding area and without causing harm to the residential amenity of the adjoining occupier.

The Council's Highways Officer is satisfied that the new vehicular access arrangement would provide a safe access into the site and the traffic generation associated with the scheme could be accommodated within the existing surrounding road network capacity.

The development would also attract a CIL payment which would provide the added benefit of infrastructure improvements associated to the development, alongside 40% of the units being delivered as affordable.

Therefore, the benefits of the development would outweigh any harm and the proposal is considered to be sustainable development and the application is recommended for approval, subject to the completion of the legal agreement.

## **RECOMMENDATION**

**To DELEGATE authority to the Area Development Manager to grant planning permission subject to the signing of a Section 106 agreement to address affordable housing requirements, subject to the following conditions:**

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

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

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

- (a) The scale of the development;
- (b) The layout of the development;
- (c) The external appearance of the development;
- (d) The landscaping of the site;

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

REASON: The application was made for outline planning permission and is granted to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 4(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended).

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

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

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

Site Location Plan – C11755.15.050 – Received 9<sup>th</sup> February 2015

Proposed Priority Junction Arrangement – 3858/203 – Received 20<sup>th</sup> February 2015

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

5. No development shall commence on site until details and samples of the external materials to be used 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.

6. 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, including off-site trees.
- 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);

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

7. 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.

8. No development shall commence on site until an investigation of the history and current condition of the site to determine the likelihood of the existence of contamination arising from previous uses has been undertaken and until:

a) The Local Planning Authority has been provided with written confirmation that, in the opinion of the developer, the site is likely to be free from contamination which may pose a risk to people, controlled waters or the environment. Details of how this conclusion was reached shall be included.

b) If, during development, any evidence of historic contamination or likely contamination is found, the developer shall cease work immediately and contact the Local Planning Authority to identify what additional site investigation may be necessary.

c) In the event of unexpected contamination being identified, all development on the site shall cease until such time as an investigation has been carried out and a written report submitted to and approved by the Local Planning Authority, any remedial works recommended in that report have been undertaken and written confirmation has been provided to the Local Planning Authority that such works have been carried out. Construction shall not recommence until the written agreement of the Local Planning Authority has been given following its receipt of verification that the approved remediation measures have been carried out.

REASON: To ensure that land contamination can be dealt with adequately prior to the use of the site hereby approved by the Local Planning Authority.

9. No development shall commence on site (including any works of demolition), until a Construction Method Statement, which shall include the following:

- a) the parking of vehicles of site operatives and visitors;
- b) loading and unloading of plant and materials;
- c) storage of plant and materials used in constructing the development;
- d) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- e) wheel washing facilities;
- f) measures to control the emission of dust and dirt during construction;
- g) a scheme for recycling/disposing of waste resulting from demolition and construction works; and
- h) measures for the protection of the natural environment.
- i) hours of construction, including deliveries (No construction or demolition work shall take place on Sundays or Public Holidays or outside the hours of 07:30 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays);
- j) Access arrangement for construction vehicles exiting and entering the site.

has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be complied with in full throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement.

REASON: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase.

10. No development shall commence on site until a scheme for the discharge of foul water from the site, including any identified off site works to provide capacity within the public sewer system to enable this site to be served, has been submitted to and approved in writing by the Local Planning Authority.

Thereafter, no dwellings shall be first occupied until the approved details have been carried out in strict accordance with the approved details.

REASON: To ensure that the development can be adequately drained and not increase flood risk to others

11. No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access / driveway), incorporating sustainable drainage details (on-site storage and controlled discharge) and details of future ownership/maintenance regimes, limiting future discharge rate to an agreed "greenfield flow rate" has been submitted to and approved in writing by the Local Planning Authority.

Thereafter, no dwellings shall be first occupied until the approved details (including full details of ownership and maintenance regime) have been carried out in strict accordance with the approved details.

REASON: To ensure that the development can be adequately drained, not increase flood risk to others and to identified future responsibilities for the storm drainage

12. No development shall commence on site until details of the estate roads, footways, footpaths, verges, junctions, street lighting, sewers, drains, surface water outfall, visibility splays, accesses, carriageway gradients, drive gradients, car parking, street furniture and stopping up of the vehicular access to Stones Farmhouse from West Mill Lane, including the

timetable for provision of such works, have been submitted to and approved by the Local Planning Authority. The development shall not be first occupied until the estate roads, footways, footpaths, verges, junctions, street lighting, sewers, drains, surface water outfall, visibility splays, accesses, carriageway gradients, drive gradients, car parking, street furniture and stopping up of the vehicular access to Stones Farmhouse from West Mill Lane have all been constructed and laid out in accordance with the approved details, unless an alternative timetable is agreed in the approved details.

Thereafter, the parking spaces shall not be used other than for the parking of vehicle of for the purpose of access.

REASON: To ensure that the roads are laid out and constructed in a satisfactory manner.

13. No part of the development shall be first occupied until the visibility splays shown on the plan reference 3858/203 have been provided with no obstruction to visibility at or above a height of 600mm 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

14. No construction traffic shall be permitted to access the site from the existing vehicular access from the highway of Reeds.

REASON: To ensure the protection of residential amenity from noise disturbance during construction works.

15. The dwelling(s) hereby approved shall achieve Level 4 of the Code for Sustainable Homes. No dwelling shall be occupied until a final Code Certificate for it has been issued and submitted to, and approved in writing by, the local planning authority certifying that Code Level 4 has been achieved.

REASON: To ensure that the objectives of sustainable development set out Policy CP41 of the Wiltshire Core Strategy are achieved.

16. The development hereby approved shall be carried out in accordance with the recommendations made in Section 6 of the Ecological Surveys report dated September 2014 prepared by Elizabeth McKay, unless otherwise agreed in writing with the local planning authority.

REASON: To ensure adequate protection and mitigation for protected species.

17. No development shall commence on site until a Landscape and Ecology Management Plan has been submitted and approved in writing by the local planning authority, including full details of new native and 'wildlife-friendly' ornamental hedgerow and tree planting.

Thereafter, the management plan shall be implement and complied with in strict accordance of approved details during construction works and for the lifetime of the development.

REASON: To plant new hedgerows and trees to compensate for the loss of existing vegetation used by foraging/commuting bats and other wildlife, and as an enhancement for biodiversity in accordance with paragraph 188 of the National Planning Policy Framework.

18. No development shall commence on site until details of the provision of roosting features for bats and nesting opportunities for birds (House martin, House sparrow, Starling, Swift and Swallow) into the new buildings has been submitted to and approved in writing by the local planning authority, including a plan showing the locations and types of features. The approved details shall be implemented before the dwellings hereby approved are first occupied.

REASON: To mitigate for the loss of Swallow nests and to provide additional roosting for bats and nesting for birds as a biodiversity enhancement, in accordance with Section 40 of the Natural Environment and Rural Communities Act 2006 and paragraph 118 of the National Planning Policy Framework.

19. No development shall commence on site until a lighting scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be designed to minimise light spill and sky glow, and to minimise light levels alongside newly planted hedgerows and trees, and at the locations of bird nesting and bat roosting features, to below 1 Lux.

REASON: In order to limit the impact of lighting on biodiversity.

20. 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 those Orders with or without modification), no development within Part 1, Classes A, B & E shall take place on the dwellinghouse(s) hereby permitted or within their curtilage.

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.

21. No more than 25 dwellings shall be constructed on the site pursuant to this planning permission.

REASON: For the avoidance of doubt and in the interest of proper planning

**Informatives:**

22. Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

23. The developer is advised to discuss the contaminated land issues relevant to the site and what works, if any, are required in order to comply with the relevant conditions attached to this approval. The developer should contact Richard Francis in the Council's Public Protection Team.

24. The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

25. The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a license may be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway.

26. Please note that Council offices do not have the facility to receive material samples. Please deliver material samples to site and inform the Planning Officer where they are to be found.

27. The applicants should aim to achieve Secured by Design (SbD) award status for this development. SbD is an initiative owned by the Association of Chief Police Officers with the aim of providing an acceptable minimum standard of security and crime prevention measures within the built environment. The scheme has a proven history of reducing crime and generally improving the quality of life within communities. The principals and standards involved provide an excellent guide to effective and acceptable measures that can and should be adopted to reduce crime opportunities and otherwise prevent crime and anti-social behaviour. Details can be found on line at [www.securedbydesign.com](http://www.securedbydesign.com)