

REPORT FOR THE WESTERN AREA PLANNING COMMITTEE

Date of Meeting	5 th February 2025
Application Number	PL/2023/04625
Type of application	Approval of reserved matters
Site Address	Land off Melksham Road, Great Parks, Holt, BA14 6QP
Proposal	Approval of Reserved Matters (appearance, landscaping, layout and scale) for the erection of 90 dwellings pursuant to outline planning permission PL/2022/03315
Recommendation	Approve with Conditions
Applicant	Bewley Homes
Town/Parish Council	Holt CP
Electoral Division	Holt ED - Councillor Trevor Carbin
Case Officer	Julie Mitchell

Reason for the application being considered by Committee

The application is before the Western Area Planning Committee because it was called in by Councillor Trevor Carbin for the following reasons:

- Visual impact upon surrounding area
- Relationship to adjoining properties
- Design – bulk, height, general appearance
- Environmental/highway impact
- Quality of design

1. Purpose of Report

The purpose of the report is to assess the merits of the proposal against the policies of the development plan and other material considerations and to consider the recommendation that the application be approved.

2. Report Summary

The main issues to be considered are:

- Principle of development

- Highway Matters
- Design: Appearance, Landscaping, Scale and Layout
- Landscape Impact
- Heritage Impact
- Impact on Amenity
- Drainage
- Ecological Impact
- Other Matters
- CIL
- Section 106 Legal Agreement

3. Site Description

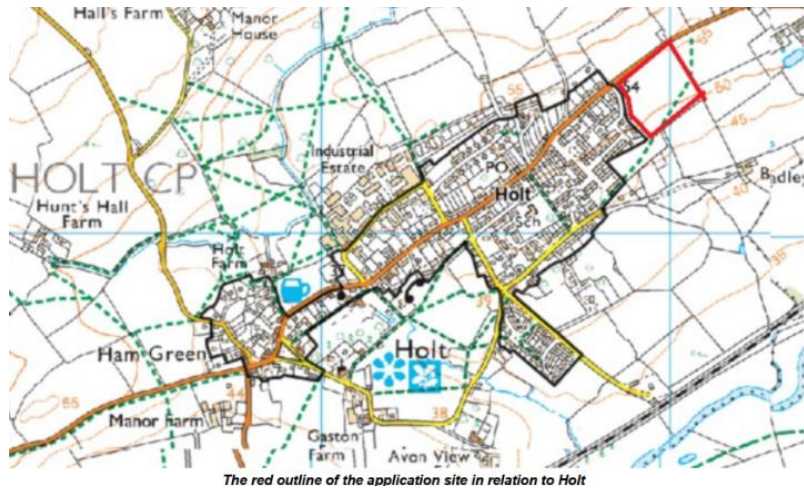
The location plan extract below shows the extent of the application site:



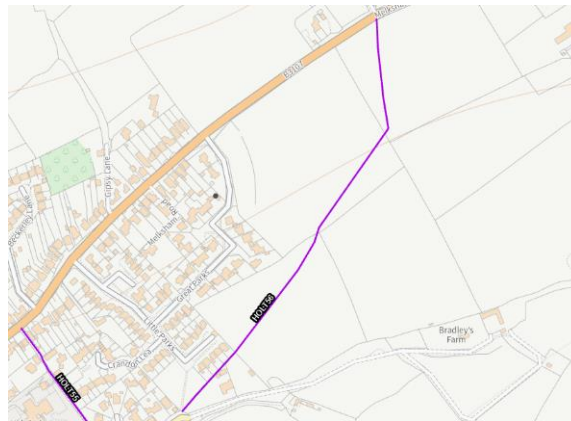
Location Plan

The application site comprises a single agricultural field of approximately 3.7 hectares and adjoins the existing built limits of the eastern edge of the village of Holt. The site is bounded by the road and properties within Great Parks to the west, Melksham Road (B3107) to the north and by fields to the east and south. The site is currently accessed via a field access gate from Melksham Road, there is no formal access road.

The mapping extract below shows the site in relation to the village of Holt and its settlement boundary:



A public footpath (Holt56) between Melksham Road and Bradley Lane crosses the eastern most tip of the site, as shown in the mapping extract below:



Mapping extract showing HOLT56

The site lies outside of the Conservation Area for Holt, which lies beyond the existing housing development at Great Parks and Little Parks. Oxen Leaze Farmhouse is a Grade II listed building which lies approximately 250 metres to the north-east of the site. The site is not within any national or local landscape designation.

The existing land use of the site is agricultural in planning terms although the planning statement sets out that the site is currently used for equestrian purposes as part of the West Wilts Equestrian Centre along with the fields adjoining the site to the east.

The site benefits from outline planning permission for up to 90 dwellings under application PL/2022/03315. Outline permission included the means of access to the site with all other matters reserved for future consideration.

4. Planning History

PL/2022/03315 – Outline planning application for the erection of up to 90 dwellings, including 40% affordable housing with public open space, structural planting and landscaping and sustainable drainage system (SuDS) with vehicular access point. All matters reserved except for means of access – Approval of outline permission was granted by the Planning

Inspectorate at an appeal against non-determination on 21/7/2023. Permission was subject to legal agreement.

PL/2024/05223 - Discharge of conditions 5, 7 and 8 of application PL/2022/03315 – Partial discharge of condition agreed 9/8/2024

PL/2024/07355 – Advertisement consent for 1no V board, 2 no flags – Approved 18/10/2024

PL/2024/11359 - Discharge of Condition 6 (Acoustics) (Outline planning application for the erection of up to 90 dwellings, including 40% affordable housing with public open space, structural planting and landscaping and sustainable drainage system (SuDS) with vehicular access point. All matters reserved except for means of access) – Under consideration

5. The Proposal

This is a reserved matters application for the Approval of Reserved Matters (appearance, landscaping, layout and scale) pursuant to outline planning permission PL/2022/03315 granted at appeal in July 2023, through which the means of access was approved. The reserved matters for consideration therefore relate to appearance, landscaping, layout and scale only.

The proposal is for the construction of 90 dwellings, the full amount of the 'up to' 90 dwellings approved at outline stage. This comprises 54 market houses (mix of 2, 3, 4 and 5-bedroom houses) and 36 affordable houses comprising 5 shared ownership houses (mix of 2 and 3-bedroom houses), 22 properties for affordable rent (mix of 1-bedroom apartments and 2, 3 and 4-bedroom houses) and 9 first homes (mix of 1-bedroom apartments and 2 and 3-bedroom houses). The housing mix is disputed by Holt Parish Council due to some properties including a 'study' which can be used as a bedroom. The reserved matters scheme includes the provision of 40% affordable housing, public open space, landscape planting, pedestrian, cycle, and vehicular links, sustainable drainage, and associated infrastructure.

During the course of the application, amended plans were submitted to resolve various issues, which included the removal of housing to south east of public right of way, changes to the design of the apartment blocks, changes to materials, relocation of the attenuation pond to the south west corner of the site and some revisions to the central green space as well as changes to the access roads and parking spaces.

The proposed layout now under consideration is as follows:



6. Planning Policy

Wiltshire Core Strategy (adopted Jan 2015):

- CP1 – Settlement Strategy
- CP2 – Delivery Strategy
- CP3 – Infrastructure Requirements
- CP7 – Spatial Strategy Bradford on Avon
- CP41 - Sustainable Construction and Low Carbon Energy
- CP43 – Providing affordable homes
- CP45 – Meeting Wiltshire's housing needs
- CP46 – Meeting the needs of Wiltshire's vulnerable and older people
- CP50 – Biodiversity and Geodiversity
- CP51 – Landscape
- CP52 – Green Infrastructure
- CP55 – Air Quality
- CP56 – Contaminated Land
- CP57 – Ensuring High Quality Design and Place Shaping
- CP58 – Ensuring the Conservation of the Historic Environment
- CP60 – Sustainable Transport
- CP61 – Transport and New Development
- CP62 – Development Impacts upon the transport network
- CP63 – Transport Strategic
- CP64 – Demand Management
- CP67 – Flood Risk

Holt Neighbourhood Plan 2016-2026 (made 9 January 2017)
Policies H.1.2, H.2.1, T.2, P.1, OT.1, E.1, E.2

Wiltshire Housing Site Allocations Plan (adopted February 2020)

Saved Policies for the West Wiltshire District Local Plan (1st Alteration):
U1a Foul Water Disposal and U2 Surface Water Disposal

Other Material Considerations

- National Planning Policy Framework December 2024
- Planning Practice Guidance (PPG)
- The adopted Wiltshire Design Guide
- The Wiltshire Waste Core Strategy (adopted 2009)
- Policy WCS6 - Waste Reduction and Auditing
- The Wiltshire Local Transport Plan (LTP) and Car Parking Strategy
- Circular 06/2005 – Biodiversity and Geological Conservation
- “The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3” (HE GPA3)
- The Council’s present housing land supply shortfall at 2.03 years supply.
- Draft Holt Character Statement (2024)

7. Consultation responses

Holt Parish Council - Objected to the plans as first submitted with the following summarised reasons:

- Material departure from D&A and LVIA at outline
 - Material harm to character of countryside and character/appearance of Holt
 - Insufficient quantity/quality of green space, street trees, landscape buffer/biodiversity
 - Contrary to WCS CP 51, 52, 57 and no reference to Wiltshire Design Guide
 - Contrary to Holt Neighbourhood Plan Policy H2.1 and E1
 - Fails to deliver integrated affordable housing (CP43)
 - Excessive density (24.26 dwellings per ha) (Great Parks/Little Parks – 17.89 dph, The Tannery – 20.95 dph and The Star – 16.95 dph)
 - Development should be no more than 66 dwellings
 - Poor quality of submission – various errors/omissions highlighted
 - Request Construction Management Plan ensures construction traffic will enter and leave the site from East
- Character/Landscape impacts/Materials:
- 3 houses to south of PROW Holt 56 causes material harm
 - Height/Massing of 2 x 3 storey apartment blocks - inspector assumed 2-2.5 storeys
 - No updated LVIA
 - Harms eastern gateway to village from Melksham Road
 - Not ‘softer, more feathered edge’ to village suggested by illustrative plans
 - Density alongside Melksham Road doubled/includes more car parking to front
 - Red brick/grey roofing tiles inappropriate – buff coloured local/recon stone and red/brown tiles are dominant locally
 - Reduction in tree planting on boundary and street trees
 - Harm to landscape setting of rural historic village
 - Fails to respond to village – incorrectly identified as market town

- Submitted streetscenes are inadequate
- Suggest use of gable roof as a prominent feature
- Differentiation in quality/character/appearance between tenure types (Homes for All)
- Affordable homes are clustered, dominated by parking and none overlook the countryside
- No private outdoor space to flats
- No bathroom windows to 8 affordable homes

Green Infrastructure:

- Public Amenity Space reduced from 1.27 to 1.03 ha
- Quality of green space reduced – no seating/play to central focal space/dominated by 3-storey flats/parking
- Formal play areas reduced from two to one

Ecology and Biodiversity

- Housing, parking, pumping station and infrastructure within 20 m of bat buffer zone
- Ecology reports not updated
- No mention of universal swift bricks/hedgehog highways
- Removal of hedge contrary to appeal conditions

Sustainable Energy

- No solar panels shown/Heating utilises gas/Natural measures for ventilation, heating and cooling not maximised
- Part L of Building Regs proposes uplift energy efficiency for new builds/
- Lack of ambition to achieve zero carbon (Policy 85 of proposed Wiltshire Local Plan)

Noise

- Noise Assessment carried out during Covid restrictions
- Acoustic report to satisfy appeal condition not submitted with reserved matters

Comments on second set of amended plans summarised as follows:

Noted:

- Attempts to maintain green outlook for residents of Great Parks
- Reinstatement of areas of play (for very young children)
- Material change from red brick to recon stone and mix of roof tiles

Objections:

- Does not go far enough to mitigate harm to landscape/character
- Still significantly departs from outline scheme
- Poor quality submission – inaccuracies remain

Excessive Density/Housing Mix

- Mischaracterisation of housing mix by Applicant – Chilworth, Godstone and Longstock types are 4-bed homes not 3-bed, Highclere type is 3-bed not 2-bed
- 10 more 4 and 5-bed houses than agreed at appeal
- Larger, private homes face rural open countryside/denser areas (mostly affordable) packed along visible entrance
- Housing mix should reflect CP45, Holt's Housing Needs Survey 2020 and outline
- More 2-bed homes/less 4-bed homes requested
- Residential increased from 2.43ha to 2.64ha, open space 1.27ha reduced to 1.06ha
- Exacerbates harmful impact on landscape/village character

Visual

- No attempt to design attractive, soft gateway to Holt – only 2 houses repositioned

- Urbanised street frontage - 15 houses in continuous building line with significant parking spaces to front remains
- Low-rise dry stone walls “cock and hen” style not shown
- Contrary to WDG 9.3.5/Holt’s Character Statement for affordable homes
- Prominent bin collection points
- Reduction in landscape buffer trees, tree-lined footpaths and front gardens
- Height/massing of 3 storey apartment blocks disguised as 2.5 storeys
- Character, appearance and materials do not respond to character of Holt
- Insufficient detailing of materials - samples of recon stone requested
- Suggest natural Bath stone on main frontages/mix of ‘ashlar’ bricks/rubble stone

Affordable Housing

- Reduction in quality
- No bathroom windows in roof space flats/not equitable to ground/first floor flats
- Preference for house style maisonettes not flats
- Attic floor should include only one flat
- Better amenity space is needed for flats
- No visitor spaces
- Shalford type has unacceptable domination of car parking

Green infrastructure

- Central Amenity Space still 2 small grass verges bisected by road/overlooked by flats
- Trees removed from central area
- Suggest removal of Plot 43
- Less soft landscaping creates hard urbanised front edge
- Some secondary streets (for affordable housing) devoid of soft landscaping
- SW corner viable as community orchard
- Greenery removed from car park and frontage of flats

Ecology and Biodiversity

- Disappointed WC Ecologist accepts 22 universal bird bricks
- No community orchard
- Bat roosting features, 2 bird bricks per dwelling) and hedgehog highways required
- Grass should not be cut between Oct 2024 and April 2025 to protect reptiles
- BNG should be produced

Amenity

- Relocation of pumping station to original position requested

Sustainable Energy

- Disappointing to see minimum standards applied - EVC for all homes suggested
- Issues for parking and EVC for plots 20-22
- Star Ground development showcases affordable homes built to Passivhaus standard

Noise

- Traffic noise to housing closest to Melksham Road
- Need noise assessment at post-Covid levels/during West Wilts Equestrian event

Access

- Construction access is unclear – site entrance is wholly unsuitable
- HPC and Bewley agree new entrance at eastern end of site is needed

Objected to the third set of amended plans were received confirming that the changes/ degradation from outline had not been addressed. It was further noted that:

- Nov 24 Statement of Compliance fails to mention areas of non-compliance

- Landscape impact of 10% increase in built form impacts
- 10% reduction in size/quality of green space
- Proportion of affordable housing relative to sq ft is 29% affordable to 71% private
- Housing mix not reflecting Holt Housing Survey 2020 or Wiltshire's ageing population
- HPC unable to provide local knowledge on acoustic conditions
- Precautionary measure for reptiles removed from ecology technical note

Objected to the fourth set of amended plans for the following summarised reasons:

Landscape

- Melksham Road frontage unresolved – exacerbated by parking to affordable housing
- 10% increase in built area harmful to landscape

Layout

- Proximity of pumping station to rear gardens in Great Parks

Appearance

- More subtle approach to materials mix of Bath/rubble stone/brick needed
- More urban than judged at appeal, leading to urbanised edge to historic village
- Request evaluation of requirements of CP57/WDG/HNP/Village Character Statement
- Significantly degraded quality of original illustrative scheme

Scale

- Harmful anomaly of height/appearance of 2 mansion style apartment blocks
- More/too many 4/5 bed houses – housing mix should be justified

Highways

- Request commitment for construction management plan to manage traffic
- Environmental impact of one access

Other

- No update on compliance with revised NPPF (Dec 2024)
- Condition 6 requires Acoustic Report to be submitted with/before reserved matters
- Developer could and should try harder

Wiltshire Council Highways No objection following revisions, subject to conditions in respect of completion of parking, road, footpaths and turning spaces and future maintenance

Wiltshire Council Public Rights of Way Officer No objection following revisions

Wiltshire Council Urban Design Officer No objection following revisions

Wiltshire Council Landscape Officer No comment on fourth revision

Wiltshire Council Drainage No objection

Wiltshire Council Public Protection Officer No objection subject to condition

Wiltshire Council Climate Officer No objection subject to conditions

Wiltshire Council Housing Enabling Officer No objection (plans amended to show requirement for M4(2) with level access shower to GF flats).

Wiltshire Council Education Officer No comment – developer contributions secured by s106 attached to outline permission

Wiltshire Council Ecology Officer No Objection subject to conditions

Wiltshire Council Arboricultural Officer No comments received

Wiltshire Council Waste Officer No objection

Wiltshire Council Public Open Space Officer No objection

Wiltshire Council Police Liaison Officer No comments received (consulted on 3 revisions)

Wessex Water – No comments received

Environment Agency – No comments received

8. Publicity

The application was advertised by way of a site notice and neighbour notification letters. An advert was also placed in the press. The following is a summary of the issues and objections raised by approximately members of the public/third parties.

Principle

- Speculative development not needed in Holt
- Appeal granted due to government policy/loopholes in planning - can be made safer
- Plans need to entirely comply with the outline
- Objections remain unanswered
- Cumulative impacts with development on opposite side of road not being assessed
- Size of development disproportionate to the current size of Holt
- Development is an excuse to make money on green belt land

Impact on Character/Landscape

- Support for Holt Parish Council objections
- Degradation of scheme from the illustrative outline scheme
- Developer should try harder
- Fails to deliver design standard required by policy
- 3 storey flats not attractive – why have these been added
- Landscaping to Melksham Road frontage not sufficient– exacerbated by parking
- Detailing with some Bath stone and brick would reduce monotony
- Mansion style blocks of flats harmful anomaly
- More detrimental to landscape than outline
- No changes to the third set of plans
- The design is slums of the future
- Squashed, cheap housing with poorly laid out parking
- No place for children to play or adults to meet.
- No consideration for wildlife, environment or existing residents
- Housing design should be more in keeping
- Increased tree planting needed to limit visibility
- Green infrastructure size/quality reduced
- Increased number of dwellings on Melksham Road
- Revisions are token gesture

Impact on Amenity

- Access from Great Parks impacts on quality of life of existing/future residents
- Noise/odour from pumping Station adj to boundary of rear gardens in Great Parks
- Disruption/mental stress to residents in Great Parks
- Overlooking of No 4 Great Parks by Plot 90 introduced by second revision
- Developer has revoked promises to adjoining residents of 'no development area'
- Impact on quality of life, health and property of No 7 Great Parks

Impact on Highways

- Unsuitable/dangerous access from Great Parks – too near speed limit change
- Restricted views of oncoming traffic from both directions
- Access off Melksham Road with roundabout needed
- Road crossing needed
- No changes to access proposed - developer has power to submit plan to move access
- WC Highways have power to make it work
- Longstanding problem of increased traffic volume/speeding in and out of the village
- Nonsense that roundabout for 2 applications cannot be achieved
- Needs coordination, cooperation and willingness of developers and Wiltshire Council
- Traffic calming measures needed
- Accident waiting to happen
- No safe route for residents to leave the development
- High volume of traffic through village will worsen
- Disappointed that temporary construction access not approved by Highways
- Developer has offered to pay for relocation of 30 mph signs

Other Matters

- Where will heavy rainfall disperse with little green space between buildings
- Parish council/public not given transparent access to discharge of conditions.
- Developer not taken account of objections
- Unscrupulous, financial driven developer
- Wiltshire Council failed residents when their ineptitude allowed planning application to go to appeal
- Wiltshire Council are failing to hold developer to account for their actions
- Residents of Holt more knowledgeable than planners about what is needed
- Little engagement of Wiltshire Council with locals
- Developer's rejection of new access or grounds of cost and timing unacceptable
- Consultation on fourth set of drawings over holiday period
- Sale of properties in Great Parks due to the development

Salisbury and Wilton Swifts (no response received in relation to additional information)

- All new development should provide habitat opportunities for species such as swifts
- No CEMP as conditioned
- No mention of universal bricks as conditioned
- Ecology information inconsistent – ecological technical note relates to draft condition not conditions set by Inspector
- Provision of swift boxes falls short of the required ratio.

9. Planning Considerations

9.1 Principle of Development

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise.

This is a reserved matters application submitted further to outline application ref. PL/2022/0315, which was allowed on appeal and remains extant. This established the principle of residential development for up to 90 dwellings with all matters reserved except for access.

The site lies outside but immediately adjacent to the defined settlement boundary for the village of Holt, defined as a Large Village within the Wiltshire Core Strategy (WCS), Core Policies 1, 2 and 7. The site is an unallocated site having regard to the Wiltshire Housing Site Allocations Plan (2020) (WHSAP) and the Holt Neighbourhood Plan (2017) (HNP).

Whilst contrary to the settlement strategy of the WCS and WHSAP, the Planning Inspectorate concluded that the harms of the proposal were outweighed by the benefits of housing delivery in light of the 5-year housing land supply position at the time of the appeal.

This application is to determine whether the detailed reserved matters comply with the relevant policies in the Development Plan, Wiltshire Core Strategy and Holt Neighbourhood Plan, and the National Planning Policy Framework (NPPF), as updated in December 2024, in respect of the details of the appearance, landscaping, layout and scale only. This reserved matters application can only assess the matters which were reserved for future consideration and not the principle of development or means of access.

9.2 Highway matters

Core Policy 57 of the WCS seeks to ensure that the public realm, including new roads and other rights of way, are designed to create places of character which are legible, safe and accessible.

Core Policy 61 requires new development to be located and designed to reduce the need to travel particularly by private car, and to encourage the use of sustainable transport alternatives. The policy further requires new development to be capable of being served by safe access to the highway network.

Core Policy 64 expects the residential parking standards to be applied.

Paragraph 116 of the NPPF states that:

Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

The means of access to the site is as approved at outline stage. There is ongoing objection to the sole means of vehicular access from Great Park by Holt Parish Council and many residents, however a different theoretical access cannot be considered as part of the determination of this reserved matters submission.

The Council's highways officer's comments are limited to the detail of the internal layout of the site. It is confirmed that the Local Highway Authority would be happy to adopt the site as public highway, subject to a suitable layout including adoptable drainage system.

A number of issues were raised by the highways officer relating to the original scheme and revised plans were submitted to address these concerns. The highways officer has confirmed that the revised plans satisfactorily address the requirements set out in the initial response in respect of visibility and other matters to ensure that the vehicular and pedestrian routes are acceptable in highway safety terms and consequently raise no objection to the scheme.

Consideration has been given to whether the characterisation of 4 bedroomed dwellings as 3 bedroomed dwellings with study would impact on the parking requirement having regard to the requirement for 2 spaces for 3-bed units and 3 spaces for 4-bed units in relation to the Chilworth, Godstone and Longstock house types and it is confirmed that these house types are provided with 3 spaces (2 + garage) which would be required for 4 bedroom dwellings. It is concluded that car parking has been provided in accordance with the Council's car parking strategy. The highways officer has confirmed that the scheme includes appropriately sized garages. A condition restricting the garages not to be converted into habitable rooms is considered appropriate and necessary to ensure sufficient off-street parking is retained to ensure acceptable highway safety. Each dwelling is to be provided with space for cycle parking, secured by condition and is considered necessary to provide reduced reliance on the private car as required by policies CP60 and CP61.

Within the site, Condition 13 ensures that the no dwelling shall be occupied until the roads within the site (including footpaths and turning spaces) between the dwelling and the highway have been provided with a consolidated and surfaced carriageway and (where applicable) footway to at least base course level.

Off-site Impacts:

A third-party concern relates to construction traffic. The Parish Council want to ensure that construction traffic does not use the village of Holt to access to the site. The submission of a Construction Management Plan was conditioned on the outline permission (condition 10), which will deal with this matter and this will include the direction of construction traffic, which is a standard consideration for any larger scale development proposal and therefore is unnecessary to duplicate on a grant of consent for this reserved matters application. This satisfies Policy T.2 of the HNP.

Condition 7 of the outline permission required details of the improvements and alterations to Great Parks and the B3107 referenced in each of the 7 annotated boxes on the drawing entitled 'Proposed Access Strategy' (Drawing No P21085-001D) and supplemented by the drawing entitled 'Proposed Bus Stop' (Drawing No P21085-003B), along with the new crossing over the B3107 to the west of the bus stop to be submitted to the local planning authority with or before the submission of reserved matters. These matters were partially discharged via a separate discharge of condition application (PL/2024/05223) prior to the determination of the reserved matters. The development is not to be occupied until those improvements and alterations, including the bus stop, have been provided in accordance with the approved details.

The Council's Highways Officer has confirmed that the developer has agreed technical approval of the highway works via a s278 agreement which is the mechanism to secure the improvements and alterations to the Great Parks entrance and B3107 and bus stop/crossing point which are off site. Additional, condition 12 stipulated that no dwelling shall be occupied until the site junction with Great Parks and the junction's associated footway have been

completed in accordance with the Proposed Access Strategy, this ensures that the additional residential dwellings would not start to use the Great Parks access until the off-site works are complete.

Condition 8 of the outline permission required details of the footway improvements on Great Parks, Little Parks and Bradley Lane as shown on the drawings entitled 'Proposed Footpath Layout' and 'Proposed Pedestrian Improvements' (Sheet Number 32818- SUT-ZZ-XX-DR-C-6150 Rev P02 and Drawing No P21085-002C) to be submitted to the local planning authority with or before the submission of reserved matters. These matters were partially discharged via a separate discharge of condition application (PL/2024/05223) prior to the determination of the reserved matters. The development is not to be occupied until those improvements have been provided in accordance with the approved details. The Council's Highways Officer has confirmed that the developer has agreed technical approval of the highway works via a s278 agreement which is the mechanism to secure the improvements and alterations to the footways which are off site.

Condition 9 of the outline permission required the submission of a Residential Travel Plan prior to commencement of development. No dwelling is to be occupied prior to the implementation of the approved Residential Travel Plan. The developer has confirmed that this condition will be addressed following the grant of reserved matters.

As set out above, Condition 10 of the outline permission required the submission of a Construction Management Plan prior to commencement. The developer has confirmed that this condition will be addressed following the grant of reserved matters.

The Local Highway Authority has no outstanding concern and raise no objection to the proposed reserved matters scheme. The proposal would not result in an unacceptable impact on highway safety and would secure a safe and suitable scheme in highways and parking terms. It meets requirements of policies CP60, CP61 and CP64 of the WCS as well as paragraphs 115 and 117 of the NPPF. Paragraph 116 of the NPPF (Dec 2024) states that development should only be refused on highway grounds if there would be an unacceptable impact on highway safety, or if residual cumulative impacts on the road network would be 'severe'. It is considered that the development would not result in a severe negative impact on the road network and that the proposal would not have a severe impact on highway safety. Consequently, officers consider there is no robust justification to refuse the scheme on highways grounds.

Waste and Recycling:

The Council's Waste and Recycling team advise that the bin store layout for the flats looks satisfactory and that the vehicle tracking provided demonstrates adequate turning room. The developer has reiterated in the final submission that the supporting fire tender tracking plan, private car tracking plan and refuse vehicle tracking demonstrate compliance with the Wiltshire Waste SPD following the turning head and private drives serving plots 34-36 37-39 being amended to allow for fire tender access.

Public Right of Way:

As a result of revisions to remove the 3 dwellings proposed to the south of Public Footpath HOLT56 (PROW), the Council's Public Right of Way Officer confirms that the development accommodates the PROW on its legal line and that the provision of open space to the south of the path will allow for views of the countryside to be retained. The construction of a tarmac surface through the site will provide for a path towards the village centre and ensure acceptable levels of connectivity and accessibility are provided meeting requirements of CP57 and CP61 of the WCS as well as paragraphs 114 and 116 of the NPPF.

9.3 Design: Appearance, Landscaping, Layout and Scale

Core Policy 57 'Ensuring High Quality Design and Place Shaping' of the WCS sets out the requirement for good design and states that *a high standard of design is required in all new developments... Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality through... enhancing local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and the existing pattern of development and responding to local topography... the retention and enhancement of existing important landscaping and natural features ... to take opportunities to enhance biodiversity, create wildlife and recreational corridors, effectively integrate the development into its setting and to justify and mitigate against any losses ... responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines ... the maximisation of opportunities for sustainable construction techniques, use of renewable energy sources and ensuring buildings and spaces are orientated to gain maximum benefit from sunlight and passive solar energy, in accordance with Core Policy 41 (Sustainable Construction and Low Carbon Energy) ... making efficient use of land whilst taking account of the characteristics of the site and the local context to deliver an appropriate development which relates effectively to the immediate setting and to the wider character of the area... incorporating measures to reduce any actual or perceived opportunities for crime or antisocial behaviour on the site and in the surrounding area through the creation of visually attractive frontages that have windows and doors located to assist in the informal surveillance of public and shared areas by occupants of the site... ensuring that the public realm, including new roads and other rights of way, are designed to create places of character which are legible, safe and accessible in accordance with Core Policy 66 (Strategic Transport Network) ... taking account of the needs of potential occupants, through planning for diversity and adaptability, and considering how buildings and space will be used in the immediate and long term future... the use of high standards of building materials, finishes and landscaping and be accompanied by a detailed design statement and masterplan ... based on an analysis of the local context and assessment of constraints and opportunities of the site and is informed by a development concept, including clearly stated design principles, which will underpin the character of the new place.*

Core Policy 52 'Green Infrastructure' set out the requirement for development to make provision for the retention and enhancement of Wiltshire's green infrastructure network, including that development should retain and enhance existing on-site green infrastructure and make provision for accessible open spaces in accordance with the requirements of the adopted Wiltshire Open Space Standards.

HNP policy H2.1 requires *all development to demonstrate good quality design and make generous provision for open green spaces which are accessible to the public. It must respect the character and appearance of the surrounding area. Development that fails to take the opportunities available for enhancing the local character and quality of the area and the way it functions shall not be permitted. All new development will:*

- a) be built from good quality materials sympathetic to the local style;*
- b) be of a scale and size to fit with existing housing (as opposed to commercial buildings) within the village;*
- c) be well-spaced and landscaped and include gardens;*
- d) be sustainable and incorporate appropriate green technologies;*

HNP policy E1 states that *proposals for new development will be supported provided they create open green spaces and safe play areas, where appropriate; preserve and/or replace existing trees and hedges as far as possible; plant new trees on green spaces and play areas,*

where appropriate; create cycleways and pedestrian friendly routes, where appropriate; and support green energy.

The site and its immediate surroundings do not have any national or local landscape or heritage designation and is not within the Green Belt.

The site area is 3.7 ha in area comprising predominantly Grade 3b agricultural land and the principle of development has been established under the extant outline permission. The proposal for the construction of 90 dwellings indicates a housing density of 24 dwellings per ha. Paragraph 129 of the NPPF indicates that planning decisions should support development that makes efficient use of land taking account, amongst other things, the desirability of maintaining and area's prevailing character and setting and the importance of securing well-designed, attractive and healthy places. Paragraph 30 goes on to state that *where there is an existing shortage of land for meeting identified housing needs, it is especially important that planning ... decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site.*

This is to be assessed in the context of Paragraph 35 which includes that decisions should ensure that developments *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).*

It is considered that this density is appropriate for this scheme in this context given the edge of settlement location and surrounding building grain of the existing built form.

Under this reserved matters application, Bewley Homes propose to construct and deliver a mix of properties set out in the submitted schedule of accommodation, comprising the following:

- 12 x 1-bed properties (2 apartment blocks of 6 apartments),
- 18 x 2-bed properties,
- 45 x 3-bed properties,
- 11 x 4-bed properties, and
- 4 x 5-bed properties.

With 36 of the 90 dwellings as affordable units, the requirement for 40% affordable housing is met, with a tenure split of including 9 first homes (25%), 5 shared ownership (15%) and 22 affordable rent (60%). The layout of the affordable housing units is shown in the plan extract below:



Holt Parish Council has expressed an objection that the affordable housing is differentiated from the market housing. Officers are satisfied that the affordable housing is distributed across the site in clusters of no more than 15, in accordance with the Council's policy. The scheme includes 3 x M4(2) adaptable homes, comprising two ground floor flats and one 2 bed house. The outline application envisaged that the M4(2) adaptable units would be 3 x GF flats, however this was an indicative mix and the Council's Housing Enabling Officer has confirmed the inclusion of one of the houses is an acceptable alternative to meet the requirement.

Holt Parish Council has highlighted a mischaracterisation of the housing mix in respect of 24 of the proposed homes in that 17 of the 3-bedroom homes (Chilworth, Godstone and Longstock house types) comprise 4 bedrooms when including the room marked as a study, and 7 of the 2-bedroom homes (Highclere house type) comprise 3 bedrooms when including the study. The property types are highlighted as being marketed as 4- and 3-bedroom properties respectively and not as purported by the accommodation schedule or shown by the labelling of the submitted floor plans. The submitted accommodation schedule for open market housing is shown below. This confirms that the Highclere type is a 3 bedroomed property.

Private					
Code	Name	Beds	Sq. Ft.	No.	Total Sq. Ft.
Ev	Eversley	2	779	5	3,895
Hi	Highclere	3	918	7	6,426
Ep	Epsom	3	968	1	968
Ri	Ripley	3	1107	4	4,428
Ok	Oakley	3	1152	6	6,912
Ch	Chilworth (Holt)	3	1218	7	8,526
Go	Godstone (Holt)	3	1291	3	3,873
Lo	Longstock (Holt)	3	1380	7	9,660
Ma	Marlborough	4	1550	4	6,200
Sh	Shalford	4	1614	6	9,684
La	Lambourne	5	1887	4	7,548

Extract from Schedule of Accommodation

This suggests that the housing mix is 12 x 1 bed, 18 x 2 bed, 28 x 3 bed, 28 x 4 bed and 4 x 5 bed. This indicates that there are fewer 3-bedroom properties available for the open market and more 4-bedroom properties. However, the affordable housing mix is as required by the s106 and the smaller properties of 1 and 2 bedrooms is as set out. It is the mix of the 3- and 4-bedroom properties which results in an equal number of 3- and 4- bedroom properties, which is significantly fewer 3-bedroom properties than the accommodation schedule indicates. The design and access statement submitted at outline indicated *the housing mix will be determined at the Reserved Matters stage, but it is expected to include a broad range of house types, sizes and tenures*. The Schedule of Accommodation in section 5.2 suggested that the scheme was to include 6 x 1-bed, 24 x 2-bed, 38 x 3-bed, 22 x 4-bed. HPC is concerned that this represents 10 more 4+ bed houses than envisaged. However, layout and scale were not matters which were determined at outline and the housing mix of open market dwellings was not set out in the conditions or the associated s106. This is not therefore a reason for refusal of reserved matters.

The developer sets out that the decision to label bedrooms as studies reflected the increase in home working post Covid-19, which would be facilitated by the provision of super-fast broadband, as required by Condition 14 of the outline permission. Officers accept however

that the rooms would qualify as bedrooms and that the decision to utilise the rooms as home office rather than bedroom would be a matter of individual choice of future occupiers. The assessment should, therefore, rightly consider the Chilworth, Godstone and Longstock house types as 4-bedroom dwellings, and this have been addressed in relation to parking standards earlier in the report.

The development would provide for a mix of properties ranging from 1-bedroom to 5-bedroom in which the affordable housing requirement is met, and officers do not consider there to be sustainable grounds for refusal on this point, particularly given the Council's current significant housing land supply shortfall, in which the delivery of housing should not be stalled unless the adverse impacts of approval would significantly and demonstrably outweigh the benefits of the development.

Holt Parish Council have further calculated that whilst the number of housing units is 90, the number of larger properties results in an increase in the floor area of the proposed development, which has been calculated as 10% more than the floor area indicated by the outline scheme. The layout and scale were not matters which were determined at outline. Consideration of the impact on the surrounding landscape is included in the following section of the report.

Officers have sought various revisions throughout the consideration of the proposal taking into account the consultation responses from Holt Parish Council and third parties and those of the Urban Design and Landscape Officers in respect of compliance with the Core Policy 57. The plan extract below shows the revised Landscape Master Plan for the development which is to be considered:



Proposed Landscape Masterplan

Objections have been raised with regard to the open space provision and in particular the area described as the central amenity space, which was shown in the indicative drawings to create a 'village green' in the centre of the site. The developer sets out that the layout of the scheme provides for 1 ha of open space within the site, this includes the play area and play on the way areas. The requirement for open space set out in the s106 agreement is 3143.52 square metres and thus there is an over provision of open space. Given the more limited requirement of the s106, the provision of more open space within the central area would likely lead to the built development being pushed towards other areas of open space, in particular the area to the south east of the public right of way or to the south west corner of the site, which the developer had sought to ensure would not include housing following discussions with adjoining residents, and landscape corridor alongside the eastern boundary. As such it is considered that this proposed landscaping and layout is efficient and appropriate for this scheme.

The central area is shown in the plan extract below and shows that green space has been retained in this area which provides relief from the built form of the dwellings and hard landscaping of the highways and parking areas. The housing density is modest and a good proportion of green space has been achieved across the site reflecting the local context and building grain of the adjacent settlement which this would join. Whilst it is appreciated that the Parish Council want a larger and more functional space, taking into considerations about the location of the housing following local residents' representations and the need to provide an appropriate density, it is considered that this layout is the optimum that can be achieved to accommodate all the competing interests.



Soft Landscaping Plan extract of central area

Plan extracts of the proposed front elevations of the apartment blocks are shown below:



Proposed front elevations of apartment blocks

Aside from subtle differences to the design of the front porch and the addition of a bin store to the side elevation of one block (Plots 54 to 59), the apartment blocks are similarly designed and detailed. Whilst incorporating flats at second floor, externally these are designed to be

within the roof space with dormer windows. The eaves and ridge height (approximately 6 m and 10 m respectively) is higher than a typical 2-storey dwelling as a result of this, but otherwise the external character and appearance is of a two-storey building with rooms in the roof rather than full 3 storey-height and the design of the apartments is considered to represent a good standard of design in the context of its materials and detailing in this location. Moreover, the design quality of the affordable housing blocks is high, such that these would not stand out from market dwellings.

The application submission includes an illustrative streetscene in which one of the apartment blocks (Plots 6 to 11) within the context of the two storey Godstone dwelling immediately adjacent. For comparison, the eaves and ridge height of the Godstone scales at just below 5 m and just above 9 m respectively.



Illustrative Streetscene

Scale was not predetermined by the outline permission, although reference to 'town houses' and 'mews houses' in the schedule of accommodation in the D&A statement indicates that the style incorporated into the apartment blocks was envisaged by the developer and the initial objection from HPC suggested that at the appeal the inspector noted the outline scheme was assumed to be for housing between 2 to 2.5 storeys. The apartment blocks can be considered 2.5 storey in height given the second floor comprises rooms in the roof. In design terms, the apartment blocks have greater reference to the historic development in the Ham Green area than the proposed two-storey houses. The development which lines Melksham Road is a mix of predominantly post-war detached, semi-detached and terraced of single and two-storey height, including that within Great Parks and Little Parks. The apartment blocks are set centrally within the development where views of them from the village would be in the context of the surrounding dwellings such that any urbanizing effect of the stature of the apartments would be mitigated. Within the development itself, the appearance of the apartment blocks would add interest to the newly created street scenes. Officers consider this an acceptable component of the development.

The Melksham Road boundary is an area of the site which it has not been possible to negotiate full compliance with the suggestions of Holt Parish Council and the Council's Landscape Officer. The Landscape Officer notes that the developer has provided some gapping up of the Melksham Road hedge boundary although this does not deal with all the gaps in the hedge line or allow for succession planting of existing diseased elm and ash in that hedge. Whilst trees and hedging along the roadside boundary are indicated to be retained, and some additional tree, hedge and shrub planting is proposed, the developer has advised that due to the water main easement along the Melksham Road boundary – as shown on the Layout Plan in yellow – it is considered that tree planting cannot be maximised further as water companies need unrestricted access to the mains to repair, maintain or renew them. Additionally, planting on the highway verge is not within the control of the developer or desirable from a highway maintenance perspective. The soft landscaping proposals show enhancement through native hedgerow planting and other trees where this is achievable. The layout also provides for a planted landscape buffer along the eastern boundary.

Concern is raised in the representations that car parking to the housing which fronts onto the estate road which is positioned parallel with Melksham Road would be visible from the highway and present an urbanised edge to the village. The indicative drawings included at outline showed a similar arrangement with houses fronting to an estate road in a similar way, however

those dwellings were indicated to be detached, the provision of smaller affordable housing units along this section has created the need for more car parking spaces. The blocks of parking bays to the front of plots 16-19 and 20-26 are noted with reference to the plan extracts below:



The parking is set back from the highway and existing and proposed planting would soften the visual impact of the hard landscaping where seen in glimpses through the vegetation. The level of screening provides sufficient visual relief to not require more fundamental change to the layout proposed. A landscaping condition to ensure soft landscaping is provided and maintained is recommended. Additionally, the s106 legal agreement requires a management company with responsibility for maintaining the public area of the site.

Changes to the layout and detailing on the west boundary with Great Parks has been secured to ensure active frontages where possible. With regards to Plot 90, whilst it is desirable for this property to have an active frontage onto Great Parks and the new road, it has been accepted that this would present a degree of conflict with the amenities of 4 Great Parks taking into account the position of the side garden and potential for overlooking.

With regard to materials, the scheme as originally presented incorporated predominantly red brick. The elevational plans have been altered through detailed negotiation with the case officer and exteriors are now predominantly reconstituted stone. Typical house types are shown below, showing cohesion between open market and affordable housing:



Chilworth, Penwood and Radley Elevations



Epsom, Highclere, Longtock and Godstone Elevations



Marlborough, Oakley, Ripley and Shalford Elevations

It has been highlighted that there is now too few red brick in the mix of properties, however given the predominance of stone in this locality, this is considered acceptable since the materials to be used can be found within the immediate area. A condition to secure details of materials can be attached to ensure that the specification is appropriate.

In the final set of drawings, the developer also confirms that the boundary treatment fronting the close and public open space for plots 1, 15, 36 and 37. will be consistent with reconstituted stone to match the dwellings. This satisfies the remaining concern of the Council's Urban Design Officer and the Landscape Officer's concern regarding substantial lengths of timber fence facing onto public areas that were previously considered not to meet the requirements of the Wiltshire Design Guide.

The Public Open Space areas on the periphery of the site would be landscaped to integrate with existing landscaping and boundary treatments. Other public open space features include native hedgerow planting, ornamental shrub planting, wildflower meadows, meadow grassland and new trees including street trees. The open space provides a play area (LAP) as required by the s106 agreement. The Council's Officer responsible for Public Open Space has confirmed that the layout and quantity satisfies the on-site requirement, even taking into account the area of attenuation pond which would not be included in the calculation. The eastern area is also shown to include timber play sculptures to provide 'play on the way' features. Whilst the development would require some vegetation to be removed, the majority would be retained and the application sets out that there is an overall landscape planting net gain. It is concluded that the scheme represents a high standard of design, scale, layout and appearance and as such the requirements of WCS Core Policy 52, CP57 and HNP policy E1 are satisfied.

Small areas of turf throughout the development have been replaced with low-maintenance evergreen shrub planting or gravel/stone chippings as most appropriate for the specific situation; areas of shrub planting have been increased as suggested by the Landscape Officer for the purposes of future maintenance.

The Council's Landscape Officer has also advocated the creation of a 'community orchard' in order to ensure good cross-pollination and the more likely community adoption of the trees for local food production as per the requirements of NPPF and Wiltshire Design Guide and suggested where with some more efficient use of POS a community orchard can be incorporated into the scheme. An area to the south of the site to each side of the PROW has now been shown as planted with fruit trees. Espaliers against walls have been removed to comply with the Landscape Officer's comment regarding this feature. The Landscape Officer further advises that the developer has now generally shown where specialist tree pits are required in confined areas.

Third party concerns have been raised regarding the sustainability credentials of the scheme in respect of solar panels, EV charging points and the use of gas to serve the proposed properties. The Council's Climate Officer has confirmed that the scheme is generally aiming for minimum building regulations and any uplift on that is nominal. The Climate Officer met

with the developer at the early stages of the consideration of the reserved matters and confirms that:

- The Energy and Sustainability Statement by AES Sustainability Ltd sets out that the development will likely achieve a modest improvement over building regulations in terms of Part L A conditions is recommended to require a final Sustainable Energy Strategy as this leaves flexibility for improvements to be made at Technical Design stage.
- In terms of EV charging, the developer agreed to comply with minimum Part S standards and no more. The plans show EV charging to every home, but there is uncertainty whether this will be delivered under Part S because this layout and parking layout can create cost issues and/or land rights issues and Part S allows for exemptions. A condition is recommended.
- In terms of Part G water efficiency requirement, the developer agreed to comply with the minimum standard, however, compliance with the higher standard is required for this development because this is a water stressed location. A condition is therefore recommended.
- In terms of embodied carbon, the developer set out some basic matters that they will consider and a condition is recommended for final details to be agreed through the submission of a renewable energy strategy document.
- In terms of the layout, design and orientation, this is a suboptimal arrangement in terms of solar potential and changes to the design do not appear to be driven by addressing climate change.

In conclusion, the scheme meets current minimum policy requirements and those of Building Regulation requirements. The government have been clear in previous ministerial statements that it is not appropriate for LPAs to require over and above Building Regulations requirements unless there is clear robust and justification for this.

Solar panel and air source heat pump installation would be a future option for individual homeowners should they so wish to retrofit their homes, but as these are not necessary to satisfy either planning policy or Building Regulations, this would not form a reason for refusal. It is considered that the conditions recommended by the Council's Climate Officer allow for the consideration of technical details in which additional measures can be assessed.

The various revisions which have been sought and agreed through negotiations during the consideration of the application have satisfied the Urban Design Officer and those of the Landscape Officer have been addressed. The revisions have also sought to address many of the key areas of concern to Holt Parish Council and third parties. Whilst the revisions do not fully satisfy all of the objections, the development as a whole is considered to present a high quality, efficient and appropriate sustainable design that draws on local context and would integrate well into the locality. The proposal satisfies CP57 of the WCS as well as CP41 in meeting the key principles of good design and approval of reserved matters is recommended.

9.4 Landscape Impact

There are no national or local landscape designations affecting this site however, the landscape to the east of Holt Village is, as noted by the Planning Inspector, nonetheless much appreciated and enjoyed by local residents and visitors as it comprises a pleasing and attractive patchwork of fields with strong established hedges, interspersed with woodlands, settlements and farmsteads in a rolling, undulating topography. The Inspector further noted that the site contributes positively to the intrinsic character and beauty of this area of countryside.



Photograph from north-east corner of the site (taken from submitted Design Compliance Statement)

The site, which was formerly used for horse jumping associated with the West Wilts Equestrian Centre, comprises a single field and is the last field on the left-hand side when approaching Holt Village on the B3107 (Melksham Road) from the east of the village before entering the built-up area of the village. The photograph extract from the submitted Design Compliance Statement shows the view of the site from this aspect.

Landscaping within the site is considered in the previous section of the report. This section addresses the landscape impact from outside of the site.

In summing up the landscape impact of developing this site, the planning inspector opined that:

- 11. In the immediate vicinity of the site, the introduction of a housing development here would be apparent when passing in either direction on the B3107, as well as from the houses on Great Parks along the western edge of the field. Although the intention is to retain the existing hedging on these boundaries (other than where the access is to be formed), the new housing would nonetheless be visible above, as well as through any gaps there may be. Furthermore, in the winter months when leaves are lost, these views would be more apparent. From such points the scheme would result in the built-up area of the village expanding at the expense of the rural landscape, and would also restrict the views now possible over the valley to the south and southeast.*
- 12. There would be an awareness of the development as well from Public Footpath 56 (the public footpath). While the illustrative plans show this would cross the southeast corner of the site and would retain an uninterrupted outlook over the valley, there would be a clear awareness of the housing when on that section, as well as when approaching from either the north or the southwest. Moreover, the loss of a length of mature hedging to form the access would open up views into the estate from Great Parks.*
- 13. As a result, from these points immediately around the site, the scheme would harm the intrinsic character and beauty of the countryside. Whilst the retention and bolstering of boundary hedging and the provision of landscaping along its north, east, and south boundaries would soften this impact, to my mind this would not be sufficient to allay its harm.*

Whilst the Inspector concluded that the harm from wider vantage points would not have a materially harmful impact, from the starting point set out in paragraphs 11 to 13 of the Inspector's decision, the urbanising effect of a residential development on this open, undeveloped field would be present within the landscape setting with any residential scheme, this would still be the case for a scheme comprising significantly fewer houses than the 'up to' 90 allowed through the appeal process.

The scale of development of up to 90 x 2 to 2.5 storey residential properties is of the same nature as was considered at appeal. The impact of the development is such that it is localised and in wider ranging views the scope of deviation from the illustrative plans would not so perceptible as to be considered material. In any event those were indicative and were not conditional on the grant of outline permission. The proposed built form would be read in the context of the existing built form of the settlement edge. The scope of impact lies within the local context, with the more immediate views and particularly those gained from the B3107, the PROW and the local residents. These are to a significant degree, captured by the detailed assessment of the design and with reference to the specific observations and concerns relating more to the character of the village settlement of Holt through which the edge of the village and transition from open countryside to the built environment would be most acutely appreciated.

All of the key areas on the periphery of the site have been laid out and landscaped as envisaged at the outline stage, maintaining a landscaped buffer to the east and south boundaries with development set back from the north boundary with the highway and maintaining and enhancing the vegetation on the north boundary as far as practicable with the water pipe easement. Whilst the scheme has been calculated by the Parish Council as being a 10% increase in floor area, this does not translate to the development being 10% more impactful on its landscape setting. It is considered that the minor increase in building density would not lead to demonstrably greater harm or visual impact to the landscape setting than indicated on the original illustrative layout considered at outline stage, which were indicative only.

The second area of concern relates to the appearance of the dwellings which face Melksham Road. These properties do not have a direct street frontage and are set back from the boundary of the site between approximately 13 and 17 metres. As set out above screening providing by existing, and enhanced vegetation would soften the visual impact of development from views from the highway entering the village.



Whilst the layout is not precisely that illustrated at the outline stage, the deviation from the illustrative master plan is not significant in terms of how the site relates to the wider landscape setting. In terms of the immediate setting, the appearance, landscaping, layout and scale of the development has been considered in the previous section of the report and is considered appropriate in design terms for the reasons set out.

In terms of the visual impact on the character of the edge of the village, the dwellings are set back from the highway and the use of local materials and simple and largely traditional detailing and proportions is not out of character with the existing established (predominantly modern) development along Melksham Road at this end of the village. As such it is considered that the impact on the landscape from the proposal is acceptable and the proposal meets requirements of CP51 and CP57 of the WCS, HNP and NPPF provisions and there is no justification for refusal on landscape impact.

9.5 Heritage Impacts

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires 'special regard' to be given to the desirability of preserving a listed building or its setting. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in the exercise of any functions, with respect to any buildings or other land in a conservation area, under or by virtue of any of the provisions mentioned in this Section, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Paragraph 212 of the NPPF states 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. ... This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance."*

Paragraph 213 of the NPPF states that *"Any harm to, or loss of, the significance of a designated heritage asset (... from development within its setting), should require clear and convincing justification."*

Paragraph 215 of the NPPF states that *"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal..."*

Core Policy 57 of the Wiltshire Core Strategy states: *"A high standard of design is required in all new developments, including extensions... Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality. Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire through... being sympathetic to and conserving historic buildings"*.

Core Policy 58 of the Wiltshire Core Strategy echoes the above national policy in seeking the protection, conservation and, where possible, enhancement of heritage assets.

The site is located some 400 metres to the east of the Holt Conservation Area and approximately 250 metres to the west of the nearest Listed Building, Oxen Leaze Farmhouse (Grade II). In summarising the effect of the development of the site, the inspector opined that:

16. It was said that as various historic sites were visible in the distance when on the field, then the development, in turn, would be visible from them. While that may be so, the scheme would be such a small, distant part of the overall landscape that I anticipate can be seen when on each of those other sites, I have no basis to consider it would harm their significance as heritage assets, or erode the enjoyment that visitors to them experienced.

With the revisions which have been made to the layout, in particular the omission of housing to the south of the PROW, there is no reason to conclude that the development as proposed would be considered to cause harm to heritage assets. Notwithstanding this, even if harm were to be identified it would certainly be at the lower end of substantial harm and it is considered that the public benefits of delivering 90 dwellings in a sustainable location of which 40% would be much needed affordable housing provides sufficient public benefit to outweigh any perceived harm. As such the proposal meets requirements of CP58 of the WCS and Section 16 of the NPPF.

9.6 Residential Amenity - Impact on Existing and Future Occupiers

Adopted WCS policy CP57 requires proposals to have regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing and overbearing.

As illustrated on the plan inserts, there are a number of existing dwellings in Great Parks that border the site or overlook the site, these are located to the east of the development. Nos. 1 to 9 (odds) Great Park share a boundary with the site. The rear elevations of Nos. 1, 3, 5 and 7 face the site with rear gardens extending up to the boundary whilst No.9 has its side elevation facing the site and the side garden extends up to the boundary. Nos. 2 and 4 Great Parks are situated on the opposite side of Great Parks and have their front elevations facing east towards the site. No. 4 has a side garden which form the principal outdoor amenity space for the dwelling. No. 6 Great Parks faces south and has a more indirect relationship to the site.

In the original submission, the developer sought to address issues raised by immediate neighbours in a number of ways. This included the side elevation of Plot 90 fronting Great Parks to prevent windows facing the side garden of No. 4. This was revised at the request of the Urban Design Officer so that the dwelling at Plot 90 fronted Great Parks, which is desirable from a design perspective, however it has since been revised to a side elevation to prevent potential for overlooking of gardens. Plots 1 and 2 are sufficiently distanced from the frontages of Nos. 2 and 4 Great Parks and no conflict with amenity is demonstrated. There is no right to a view in planning terms and the loss of views of and across the field are not material considerations that attract weight in the planning assessment.

The original plans also included the positioning of the attenuation pond to the rear of Nos. 3 – 7 Great Parks, this was to remove housing in this area shown in the indicative layout at outline. However, this was not in alignment with the layout envisaged at outline and had resulted in development of housing in the south-east corner of the site, to the south of the PROW, which was important to be reserved as an undeveloped area to minimise landscape impact. As a result of this revision, and to avoid housing in this area, the pumping station was relocated to the south-west corner, approximately where it has been shown on the illustrative outline masterplan.



Extract of illustrative masterplan and extract of proposed masterplan

The pumping station is necessary due to the fall in levels on the site to ensure that foul water connects to pipework on higher ground. The pumping station would be located under the ground and the Council's Public Protection Officer has confirmed that such units can operate without causing noise or odour issues that would affect nearby residents if properly maintained properly and the fact that Wessex Water will be adopting the pumping station and will have responsibility for its operation is reassuring. Furthermore, the acoustic report in respect of noise for future residents has included consideration of the pumping station in the southern part of the site. It states that *the noise emission of the pumping station will be limited to reduce the likelihood of an adverse effect, to a level which is no louder than the night-time background sound level shown in Section 3 of the report. These noise limits will need to be achieved at the nearest proposed dwellings. Any noise characteristics (e.g. tonal sound) should also be minimised to further reduce any potential impact. For the avoidance of doubt, the rating sound level from the pumping station should be limited to 35dB(A) at the nearest noise sensitive dwelling, when calculated in accordance with BS4142.* It is therefore necessary to include a condition to secure this sound level is not exceeded as the outline condition (6) relates only to securing acoustic mitigation for proposed dwellings.

The area is proposed to be screened with vegetation and details of the securing fencing around the compound will need to be agreed by condition. The boundary with Nos. 5, 7 and 9 Great Parks would be with the open space which surrounds the position of the pumping station and as such there would be no overlooking from the new development.

Nos 1 and 3 Great Parks would have a boundary with the access and parking area serving Plots 74 to 78, with the side of Plot 75 positioned closest to the boundary with No. 1. Due to the angle of the siting and the existing trees and some supplementary planting, it is considered that the relationship of these dwellings would not cause demonstrable harm to the amenities of Nos. 1 and 3 Great Parks through overlooking or overbearing effects. There would be no overshadowing due to the orientation to the north-east.

Under the current layout, it is concluded that the development, whilst visible from the nearest neighbouring properties, would not give rise to intervisibility, loss of light, overlooking or result in an overbearing impact. The proposal would not give rise to long term noise, disturbance or nuisance. There are no objections raised by Public Protection officers subject to conditions relating to noise levels. It is acknowledged that there may be some short-term temporary disruption associated with construction, but a Construction Management Plan has been secured by condition 11 of the original outline consent and will ensure that any disturbance to neighbouring occupiers during the construction period will be minimised. Subject to these conditions it is considered that the proposal would not result in significant material harm to or a detrimental impact on the existing levels of residential amenity afforded to neighbouring occupiers and the proposal would therefore comply with the relevant criteria of CP57 and NPPF paragraph 135 (f).

With regard to the amenity of future occupiers, the submitted plans indicate that the proposed gardens serving the houses would be at least equal to, if not greater than the floorspace of the proposed dwellings they serve and therefore it is considered that the proposed amenity spaces are of satisfactory size. The layout of the plots has been considered to ensure that the relationship of the dwellings would be acceptable. The proposed apartments do not have gardens although there is provision for bin/cycle storage and parking spaces are provided.

The appeal decision (condition 6) included the requirement for the submission of an Acoustic Report addressing potential noise for future residents, together with a scheme for protecting

the future residents from intrusive noise to be submitted to the local planning authority for approval with or before the submission of reserved matters. The report included the assessment of road traffic noise and noise from the West Wilts Equestrian Centre which holds events on adjoining land using a public address system. This report has been submitted to the Council under a separate discharge of condition application (PL/2024/11359) prior to the determination of the reserved matters. The report concluded an assessment of predicted internal noise levels shows that a basic façade design is sufficient for the majority of dwellings to ensure that internal noise levels fall within guideline recommended limits. For those properties experiencing higher noise levels, an enhanced façade design has been specified to ensure that internal noise levels are controlled sufficiently. The properties requiring passive, wall-through ventilation and/or an enhanced façade specification are detailed in Figure 5 and 6 in Appendix A of the report. The specification of each façade treatment is summarised as:

Façade Treatment 1 – No acoustic requirement

Façade Treatment 2 – 4/12/4 glazing + Glidevale Acoustic Fresh 80 dB vent (or equivalent)

Façade Treatment 3 – 10/12/6 glazing + Glidevale Acoustic Fresh 80 dB vent (or equivalent)

The Council's Public Protection team were consulted on the Acoustic Report and confirmed the assessment to be satisfactory. As the mitigation measures comprise different glazing types it is considered that this will not affect the appearance of the dwellings, as the slight increase in glazing thickness will likely be visually imperceptible. As such, the recommendations of the report have not resulted in revisions to the submitted plans. The wording of condition 6 requires that the mitigation measures are incorporated in accordance with the approved report prior to occupation of the dwellings. It is therefore unnecessary to re-impose this requirement.

On the basis of the above, the proposal would therefore comply with the relevant criteria of CP57 and NPPF paragraph 135 (f) and is considered acceptable and approval recommended.

9.7 Drainage Issues

Core Policy 67 seeks to ensure all new development includes measures to reduce the rate of rainwater run-off and improve rainwater infiltration to soil and ground unless site or environmental factors make these measures unsuitable. The NPPF at paragraph 182 states that applications which could affect drainage on or around the site should incorporate sustainable drainage systems to control flow rates and reduce volumes of runoff, and which are proportionate to the nature and scale of the proposal. These should provide multifunctional benefits wherever possible, through facilitating improvements in water quality and biodiversity, as well as benefits for amenity.

The site lies within 'flood zone 1' (least likely to flood) and the Council's Strategic Flood Assessment indicates that it is not at risk of flooding from other sources, eg groundwater or surface water.

The original plans showed the attenuation basin relocated from the south-east corner to the south-west corner of the site. As a result of negotiations to secure removal of housing to the south of the PROW, this has been relocated back to the south east corner. The drainage strategy therefore follows the layout which was illustrative in the approval of the outline permission. This has resulted in a foul water pumping station being located in the south-west corner of the site, which was where it was shown on the indicative masterplan considered as part of the appeal on the outline submission.

Condition 5 of the outline permission required details of the surface water drainage scheme, (including sustainable drainage details), the foul water drainage scheme and timetables for their implementation shall be submitted to the local planning authority for approval with or before the submission of reserved matters. The drainage strategy has been agreed in part by partial discharge of Condition 5 of the outline permission prior to the consideration of the current layout presented a part of the reserved matters. To take account of the revised drainage detail at the southern part of the site, a revised drainage technical note (18.10.24) which includes the current layout has been assessed by the Council's Drainage Team (Lead Local Flood Authority) as part of the reserved matters. The Drainage Team has agreed the revised drainage strategy and have raised no objections or conditions. The proposals are therefore considered to comply with CP67 and the NPPF provisions.

9.8 Ecological Impacts

The site has no site-specific ecological designations or constraints. It is located outside of any buffer zone or protected area. The development is therefore screened out of the requirement for Appropriate Assessment (AA).

Adopted WCS policy CP50 states that: *Development proposals must demonstrate how they protect features of nature conservation and geological value as part of the design rationale. There is an expectation that such features shall be retained, buffered, and managed favourably in order to maintain their ecological value, connectivity and functionality in the long-term. Where it has been demonstrated that such features cannot be retained, removal or damage shall only be acceptable in circumstances where the anticipated ecological impacts have been mitigated as far as possible and appropriate compensatory measures can be secured to ensure no net loss of the local biodiversity resource, and secure the integrity of local ecological networks and provision of ecosystem services.*

All development proposals shall incorporate appropriate measures to avoid and reduce disturbance of sensitive wildlife species and habitats throughout the lifetime of the development.

Any development potentially affecting a Natura 2000 site must provide avoidance measures in accordance with the strategic plans or guidance set out in paragraphs 6.75-6.77 of Wilshire Core Strategy where possible, otherwise bespoke measures must be provided to demonstrate that the proposals would have no adverse effect upon the Natura 2000 network. Any development that would have an adverse effect on the integrity of a European nature conservation site will not be in accordance with the Core Strategy.

The inspector noted that:

46. As the site is on the edge of the countryside, it is to be expected that wildlife might use it for foraging or even as habitat. However, noting the submitted surveys, mindful that much of the boundary hedging is to be retained and taking into account the potential for landscaping works, I have nothing to show that the scheme would cause unacceptable ecological harm in these regards.

47. I have noted the proposal's relationship to the Box Mine Site of Special Scientific Interest, which is part of the Bath and Bradford on Avon Bats Special Area of Conservation (SAC). Although the character and nature of some Special Areas of Conservation mean a

development this close to them could give rise to an adverse effect, the particular characteristics of this SAC mean I find this development would not have such an impact on it, either alone or in combination with other plans and projects.

The submitted documents have been reviewed against the Ecological Parameters Plan (Figure 16 rev 105450-E-01) which was approved at outline. Further information has been submitted to address the consultation response of the Council's ecologist: Technical Note: Ecology Walkover and Constraints Summary. Ref J12451 Rev. E/ PJP/MEL (14 November 2024). A lighting strategy is to be submitted to discharge condition 15 of the outline permission granted under the appeal decision (APP/Y3940/W/23/3315432).

An addendum to the original technical note (Technical Note: Ecology Walkover and Constraints Summary. Ref J12451 Rev. E/ PJP/MEL 14 November 2024) has been submitted. Figure 2 of the Technical Note: Ecology Walkover and Constraints Summary shows the locations of five reptile hibernacula, two hedgehog houses and 25 bird boxes. The Technical Note includes elevations drawings showing indicative nest box locations. Compliance with this document can therefore be secured via condition as an alternative to updating each of the elevations.

It is understood from the Technical Note: Ecology Walkover and Constraints Summary (26 April 2024) and correspondence from members of the public that hedgerows to the west of the site have been removed. The Council's ecologist has advised that the hedgerow removal is consistent with that agreed and approved at outline.

A Construction Environmental Management Plan (CEMP) is to be submitted to discharge condition 11 of the outline permission (appeal decision APP/Y3940/W/23/3315432). This should also address great crested newts which were not mentioned in the Technical Note: Ecology Walkover and Constraints Summary (26 April 2024). The developer has confirmed that submission of the CEMP will follow reserved matters.

Additionally, condition 15 of the outline permission required that no external lighting shall be installed at the site unless first agreed in writing by the local planning authority. A lighting schedule has not been submitted with the reserved matters and the developer has confirmed their intention within the Ecology technical note to submit a lighting scheme for consideration following approval of reserved matters.

It noted that a Landscape and Ecological Plan (LEMP) is required to be submitted as one of the covenants of the developer prior to the commencement of development by the associated s106. This has not yet been submitted with the reserved matters submission and is to be submitted alongside the other legal obligations following the grant of reserved matters. As it was not a condition of the outline permission for this to be submitted before or with the reserved matters this has not been sought as part of the submitted documentation.

Accordingly, the proposed development demonstrates no net loss of biodiversity on suite, if anything the additional biodiversity enhancements to be secured through the development is likely to result in a slight betterment to biodiversity on site which weighs in favour of the application. There is no requirement for Biodiversity Net Gain at reserved matters stage and as such the proposed development meets requirements of CP50 of the WCS and provisions of the NPPF, and is recommended for approval.

9.9 Other Matters

Condition 14 of the outline permission requires that no dwelling shall be occupied until it has superfast broadband or equivalent. This is a pre-occupation condition which would involve primarily below ground works and therefore there is no requirement for this matter to be specifically addressed in the consideration of reserved matters.

10 Community Infrastructure Levy (CIL)

Infrastructure made necessary by the development would be addressed through CIL payments or through the separate sealed legal agreement (S106) which binds the outline and this REM application, or a mixture of both.

The new dwellings would be liable for CIL. The site falls under charging 'Zone 1, Category 2', the qualifying sum equates to £85 per square metre of residential floor space created plus indexation.

In addition to CIL payments, further financial obligations towards infrastructure specific to a development proposal have been secured through section 106 contributions. Given that Holt Parish Council have a Neighbourhood Plan adopted, 25 % of the CIL received on the site will go directly to the Parish Council for them to put towards identified Community Infrastructure projects. This is given weight as a benefit of the scheme.

11 S106 contributions

Core Policy 3 states that all new development would be required to provide for the necessary on-site and, where appropriate, off-site infrastructure requirements arising from the proposal. Infrastructure requirements will be delivered directly by the developer and/or through an appropriate financial contribution prior to, or in conjunction with, new development. This Policy is in line with the tests set under Regulation 122 of the Community Infrastructure Levy Regulations 2010, and Paragraph 56 of the National Planning Policy Framework. These are that contributions must be:

- Necessary to make the development acceptable in planning terms;
- Directly related to the development; and
- Fairly and reasonably related in scale and kind to the development.

The infrastructure items listed below are those that have been required in order to mitigate the impact of the proposal and are subject to a sealed S106 Legal Agreement on the approved outline application (figures being based on a maximum of 90 dwellings):

- Affordable Housing provision - 36 affordable housing units on site
- Open Space provision of 3,143.52 sqm on site
- Play provision of a LAP of 159.3 sqm with minimum activity zone of 100 sqm on site
- Early years contribution: 10 spaces (£175,220)
- Secondary education contribution: 17 school places (£398,980)
- Highway contribution: £100,000 towards an off-road cycle route between Holt, Melksham and Bradford on Avon
- TRO contribution: £3,000
- Cycleway contribution: £5,000 towards new cycle signage

- Bus contribution: £15,000 towards extra passenger bus journeys within the existing bus timetable in Holt
- Travel Plan contribution: £7,500
- Public Right of Way contribution: £7,400 towards the update of 100m of the PROW HOLT56 and upgrade 4 styles to kissing gates
- Sports contribution: £21,240 towards the upgrade of Holt Recreational Field, pitches, pavilion, ancillaries and/or other sports provision in the vicinity
- Waste contribution: £101 per dwelling (£9090)
- Management Company to maintain the open space and SuDS

12 Conclusion and Planning Balance

The application for consideration is a reserved matters application pursuant to the grant of outline permission for up to 90 dwellings at appeal. The development is a significant development on an unallocated site on the settlement edge.

At the heart of the NPPF, there is a presumption in favour of sustainable development. Paragraph 11 (d) requires local planning authorities to approve development proposals that accord with the development plan without delay; and where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, permission should be granted unless:

- i) the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or
- ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

In accordance with the NPPF December 2024, a 5-year supply of housing land is required to be demonstrated by LPAs. At the present time, the Council has a 2.03year supply. This represents a significant shortfall and as such the relevant housing delivery policies of the Core Strategy must be considered out-of-date and attract very limited weight.

In accordance with paragraph 11(d) of the NPPF, planning permission should be granted unless the policies in the NPPF that protect areas or assets of particular importance provide a strong reason for refusing the development proposed, or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies of the NPPF taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

The proposed scheme will deliver 90 dwellings of which 36 would be affordable homes which meets the required 40% delivery as set out in policy and which the type and tenure has been confirmed as accepted by the housing enabling officer. Significant weight is attributed to the delivery of market housing given the shortfall and additional significant weight is attributed to the delivery of affordable housing which would meet an identified need, weighing in favour of allowing the scheme.

The s106 associated with the outline scheme delivers significant off-site contributions based on the number of dwellings in addition to CIL funding (of which 25% would go directly to the

Parish Council) for local community projects in addition to £574,200 of education contributions. This is afforded significant weight in the assessment.

The outline scheme delivered off-site improvements to the Great Parks access, a bus stop, crossing point and footway upgrades and includes £100,000 towards an off-road cycle route between Holt, Melksham and Bradford on Avon, £5,000 towards new cycle signage, £7,400 towards the upgrading of local PROW routes, £15,000 towards extra passenger bus journeys within the existing bus timetable in Holt and a Travel Plan contribution of £7,500. Granting the approval for these reserved matters would realise the contributions and this weighs in favour of the scheme.

There are also the economic benefits of the scheme arising from both the construction and operational phases. Construction jobs will be provided and local trade and suppliers may benefit. There would be economic support for local businesses through additional household spending, who would also pay Council Tax. This is afforded limited weight as the construction duration is temporary and the amount of long term local economic contribution is uncertain.

The scheme would provide on-site open areas that can be used as local recreational facilities for future and existing residents in the locality as well as £21,240 towards sports provision in the vicinity. This is afforded moderate weight in the planning balance in favour of allowing the scheme as part of it is embedded mitigation but it will serve existing residents over and above directly addressing the impact of the scheme.

The Council's ecologist is satisfied with the scope of ecological enhancements which would result in a slight betterment of biodiversity on site and attracts moderate weight in favour of allowing the scheme as it goes beyond what policy requires.

There are no identified significant highway safety implications associated with the proposed scheme and the means of access is outside the scope of consideration having been determined at outline and the proposal has the support of the highways officer subject to conditions.

The sustainability credentials of the scheme do not exceed the minimum expectations, however, conditions are suggested which allow for some uplift in sustainable technologies. In terms of weight, this is considered a neutral factor in the planning balance.

No harm has been identified in terms of residential amenity but there is no benefit either and as such this is afforded neutral weight in the balance.

The proposal has been negotiated at length and revised several times to address and remove objections from the Council's Urban Design and Landscape Officers. There is some identified harm to landscape arising from the development of the site for it is urbanising an existing rural village edge for residential development, although this was considered acceptable in principle at outline and approved nonetheless, as such this harm is limited and little weight is attached to it given the principle of the development has already been accepted and the harm would arise no matter the scheme.

The constraint on tree planting alongside the roadside boundary would lead to some localised landscape harm due to a lesser amount of screening and the layout of the development includes areas of hardstanding for cars to the frontage of dwellings which would also lead to localised harm through the increased urbanisation of an open landscape area. Such harm is minor and attracts moderate weight in the assessment of the application.

There is no other harm identified arising from the proposal and there are no outstanding technical objections to the proposed scheme from any internal or statutory consultees.

Given the outstanding requirements for housing within Wiltshire as a whole, the delivery of market and affordable housing attracts significant weight in favour of allowing the scheme. When added to all the other benefits identified that the delivery of this site would achieve there are clear reasons for granting this permission.

There are no adverse impacts arising from the scheme that would significantly and demonstrably outweigh the numerous benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination. As a result, it is recommended to GRANT approval for this reserved matters proposal.

RECOMMENDATION:

That reserved matters approval be GRANTED subject to the conditions set out below:

Conditions:

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

Location Plan – CSA/4363/108 (January 2022)
Planning Layout – 1746-100 Rev F
Street Scenes – 1746-51 Rev C
Wall Fence Details – 1746-54 Rev A
Garage Details – 1746-55-1 Rev A
Bin & Cycle Store Details – 1746-55-2 Rev A
Material and Boundary Treatment Plan – 1746-104 Rev F
Parking Plan – 1746-105 Rev E
Fire and Refuse Strategy Plan – 1746-106 Rev E
Fire Tender Tracking Plan – 245.0003-0002.P011
Refuse Vehicle Tracking Plan – 245.0003-0001.P08
Private Car Tracking Plan – 245.0003-0003.P04
Affordable Tenure Plan – 1746-108 Rev G
EV Charging Plan – 1746-113 Rev E
PV Charging Plan – 1746-114 Rev E
Eversley Elevations – 1746-HT-Ev-01 Rev B
Eversley Elevations – 1746-HT-Ev-02 Rev B
Eversley Floor Plans – 1746-HT-Ev-03 Rev B
Epsom and Highclere Elevations – 1746-HT-Ep-Hi-01 Rev B
Epsom and Highclere Floor Plans – 1746-HT-Ep-Hi-02 Rev B
Chilworth Elevations – 1746-HT-Ch-01 Rev B
Chilworth Floor Plans – 1746-HT-Ch-02 Rev B
Godstone Elevations – 1746-HT-Go-01 Rev B
Godstone Floor Plans - 1746-HT-Go-02 Rev B
Highclere Elevations – 1746-HT-Hi-01 Rev B
Highclere Floor Plans – 1746-HT-Hi-02 Rev B
Longstock Elevations – 1746-HT-Lo-01 Rev B
Longstock Floor Plans – 1746-HT-Lo-02 Rev B
Marlborough Elevations – 1746-HT-Ma-01 Rev B
Marlborough Floor Plans – 1746-HT-Ma-02 Rev B
Oakley Elevations – 1746-HT-Oa-01 Rev B
Oakley Floor Plans - 1746-HT-Oa-02 Rev B
Ripley Elevations – 1746-HT-Ri-01 Rev B

Ripley Floor Plans - 1746-HT-Ri-02 Rev B
 Shalford Elevations – 1746-HT-Sh-01 Rev B
 Shalford Floor Plans - 1746-HT-Sh-02 Rev B
 Shalford Floor Plans - 1746-HT-Sh-03
 Shalford Floor Plans - 1746-HT-Sh-04
 Lambourne Elevations – 1746-HT-La-01 Rev B
 Lambourne Floor Plans – 1746-HT-La-02 Rev B
 Lambourne Elevations – 1746-HT-La-03 Rev A
 Lambourne Floor Plans – 1746-HT-La-04 Rev A
 Penwood Elevations – 1746-HT-Pe-01 Rev B
 Penwood Elevations – 1746-HT-Pe-02 Rev B
 Penwood Elevations – 1746-HT-Pe-03 Rev B
 Penwood Elevations – 1746-HT-Pe-04 Rev B
 Radley Elevations - 1746-HT-Ra-01 Rev B
 Radley Floor Plans – 1746-HT-Ra-02 Rev B
 Radley Elevations – 1746-HT-Ra-03 Rev B
 Radley Elevations - 1746-HT-Ra-04 Rev B
 Radley Floor Plans – 1746-HT-Ra-05 Rev B (Plots 75-78)
 Woolton and Radley Elevations – 1746-HT-Wo-Ra-01 Rev B
 Woolton and Radley Floor Plans – 1746-HT-Wo-Ra-02 Rev B
 Flat Type - 1 Bed Flat Block (Front and Side Elevations) – 1746-HT-FB-1-01 Rev B
 Flat Type – 1 Bed Flat Block (Rear and Side Elevations) – 1746-HT-FB-1-02 Rev A
 Flat Type – 1 Bed Flat Block (Ground Floor Plan) – 1746-HT-FB-1-03 Rev A
 Flat Type - 1 Bed Flat Block (First Floor Plan) – 1746-HT-FB-1-04 Rev A
 Flat Type - 1 Bed Flat Block (Second Floor Plan) – 1746-HT-FB-1-05 Rev A
 Flats – Plots 54-59:
 Flat Type - 1 Bed Flat Block (Front and Side Elevations) – 1746-HT-FB-1-06
 Flat Type – 1 Bed Flat Block (Rear and Side Elevations) – 1746-HT-FB-1-07
 Flat Type – 1 Bed Flat Block (Ground Floor Plan) – 1746-HT-FB-1-08
 Flat Type - 1 Bed Flat Block (First Floor Plan) – 1746-HT-FB-1-09
 Flat Type - 1 Bed Flat Block (Second Floor Plan) – 1746-HT-FB-1-10
 Landscape Masterplan – 7052_106 Rev E
 Play Area Proposals – 7052_107 Rev B
 Hard Landscape Proposals – Sheet 1 of 3 – 7052_100 Rev F
 Hard Landscape Proposals – Sheet 2 of 3 – 7052_101 Rev F
 Hard Landscape Proposals – Sheet 3 of 3 – 7052_102 Rev F
 Soft Landscape Proposals – Sheet 1 of 3 – 7052_103 Rev D
 Soft Landscape Proposals – Sheet 2 of 3 – 7052_104 Rev D
 Soft Landscape Proposals – Sheet 3 of 3 – 7052_105 Rev D
 Technical Note: Ecology Walkover and Constraints Summary. Ref: J12451 Rev. E/PJP/MEL (FPCR) – November 2024
 Energy and Sustainability Statement (AES) – Rev 4 – July 2024
 Drainage Technical Note 245.5003/DTN/4 Revision 4 dated 18.10.24 and appendices

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

2 The development will be carried out in strict accordance with the following documents:

- Technical Note: Ecology Walkover and Constraints Summary. Ref: J12451 Rev. E/ PJP/MEL.
- Soft Landscape Proposals Sheet 1 of 3. Drawing no: CSA/7052/103 A
- Soft Landscape Proposals Sheet 2 of 3. Drawing no: CSA/7052/104 A
- Soft Landscape Proposals Sheet 3 of 3. Drawing no: CSA/7052/105 A

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

- 3 Features for birds will be incorporated into the development in accordance with Technical Note: Ecology Walkover and Constraints Summary (Ref: J12451 Rev. E/ PJP/MEL). The installation and final positioning of these features will be supervised by a professional ecologist. These features will continue to be available for the target species for the lifetime of the development.

REASON: To provide mitigation /enhancement for biodiversity.

- 4 The drainage strategy shall be carried out in accordance with the Drainage Technical Note 245.5003/DTN/4 Revision 4 dated 18.10.24 and appendices.

REASON: To ensure a suitable drainage strategy for the site.

- 5 Prior to development above slab level a final Sustainable Energy Strategy, explaining the low-carbon approach of the scheme taken in the technical design stages, including details of energy efficiency, low-carbon technologies and integrated renewable energy generation benchmarked against the relevant Building Regulations, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details.

REASON: To ensure that the objectives of sustainable development set out in policies CP41 and CP57 of the Wiltshire Core Strategy are achieved.

- 6 No development above slab level shall occur until final details of the low-carbon and renewable energy technologies, in line with the final approved Sustainable Energy Strategy has been submitted to and approved in writing by the local planning authority. Details shall include, but not necessarily be limited to location, number, dimensions and manufacturer's details. The development shall be carried out in accordance with the approved details.

REASON: In order to define the terms of the permission and in order to support and encourage sustainable construction in accordance with policies CP41, CP55 and CP57 of the Wiltshire Core Strategy.

- 7 No development above slab level shall occur until final details of the electric vehicle charge points that will be provided to each property has been submitted to and approved in writing by the local planning authority. Details shall include, but not necessarily be limited to location, number, dimensions and manufacturer's details. The development shall be carried out in accordance with the approved details prior to occupation of the associated dwelling.

REASON: In order to define the terms of the permission and in order to support and encourage sustainable construction in accordance with policies CP41, CP55, CP57 and CP60 of the Wiltshire Core Strategy are achieved.

- 8 No development above slab level shall commence until the details of the materials to be used in the walls, roofs and windows 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 ensuring that the quality of materials is acceptable for the visual amenity and the character and appearance of the area.

- 9 No development relating to the construction of the foul water pumping station shall commence on site until details of the design and materials of all railings, fences, gates, walls, bollards and other means of enclosure to the pumping station compound have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the first occupation of any dwelling within the development.

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

- 10 Notwithstanding the Energy and Sustainability Statement by AES Sustainability Consultants Ltd dated July 2024 the dwellings shall be constructed to meet, as a minimum, the higher Building Regulations standard Part G for water consumption limited to 110 litres per person per day using the fittings approach.

REASON: The site is in an area of serious water stress requiring water efficiency opportunities to be maximised, to mitigate the impacts of climate change, in the interests of sustainability and to use natural resources prudently in accordance with the National Planning Policy Framework.

- 11 The noise mitigation measures contained in Table 6.1 with reference to Figures 5 and 6 of the Noise Impact Assessment 794-PLN-MNP-00016 dated January 2025 shall be incorporated prior the occupation of any dwelling identified for Façade Treatment 2 or 3 and retained as such for the lifetime of the development.

REASON: To ensure a satisfactory standard of living environment for future occupiers.

- 12 No dwelling hereby permitted shall be occupied until the parking spaces allocated to that dwelling, as shown on the approved Parking Plan (Drawing No. 105 E), have been constructed and made available for use. The parking spaces shall thereafter be retained solely for the parking of vehicles associated with the respective dwelling and shall be kept free from obstruction, including the storage of materials.

REASON: In the interests of highway safety.

- 13 Prior to the first occupation of each dwelling the cycle parking for that property shall be provided and made available for use in accordance with the approved details.

REASON: To ensure that the objectives of sustainable development set out in policies CP41, CP55, CP57 and CP60 of the Wiltshire Core Strategy are achieved.

- 14 The roads, including footpaths and turning spaces, shall be constructed so as to ensure that, before it is occupied, each dwelling has been provided with a properly consolidated and surfaced footpath and carriageway to at least base course level between the dwelling and existing adjacent highway.

REASON: To ensure that the development is served by an adequate means of access.

- 15 The development hereby permitted shall not be first occupied until a scheme for the future maintenance of the roads and other communal areas has been submitted to, and approved in writing by, the Local Planning Authority.

REASON: To ensure that satisfactory arrangements for the future maintenance of those areas are in place.

- 16 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 first dwelling. 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.

- 17 The rating sound level from the pumping station should be limited to 35dB(A) at the nearest noise sensitive dwellings, when calculated in accordance with BS4142.

REASON: In the interests of the amenity of existing and future occupiers.

- 18 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.3) (England) Order 2020 (or any Order revoking or re-enacting or amending that Order with or without modification), the garage(s) hereby permitted shall not be converted to habitable accommodation.

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

Informatives:

Your attention is drawn to the requirements of the conditions imposed on the outline planning permission reference PL/2022/03315 (Appeal Ref: APP/Y3940/W/23/3315432) dated 21 July 2023 and in particular the pre-commencement requirements of conditions 9, 10 and 11 and the requirement for approval of external lighting scheme of condition 15 as well as the pre-commencement requirements of the s106.