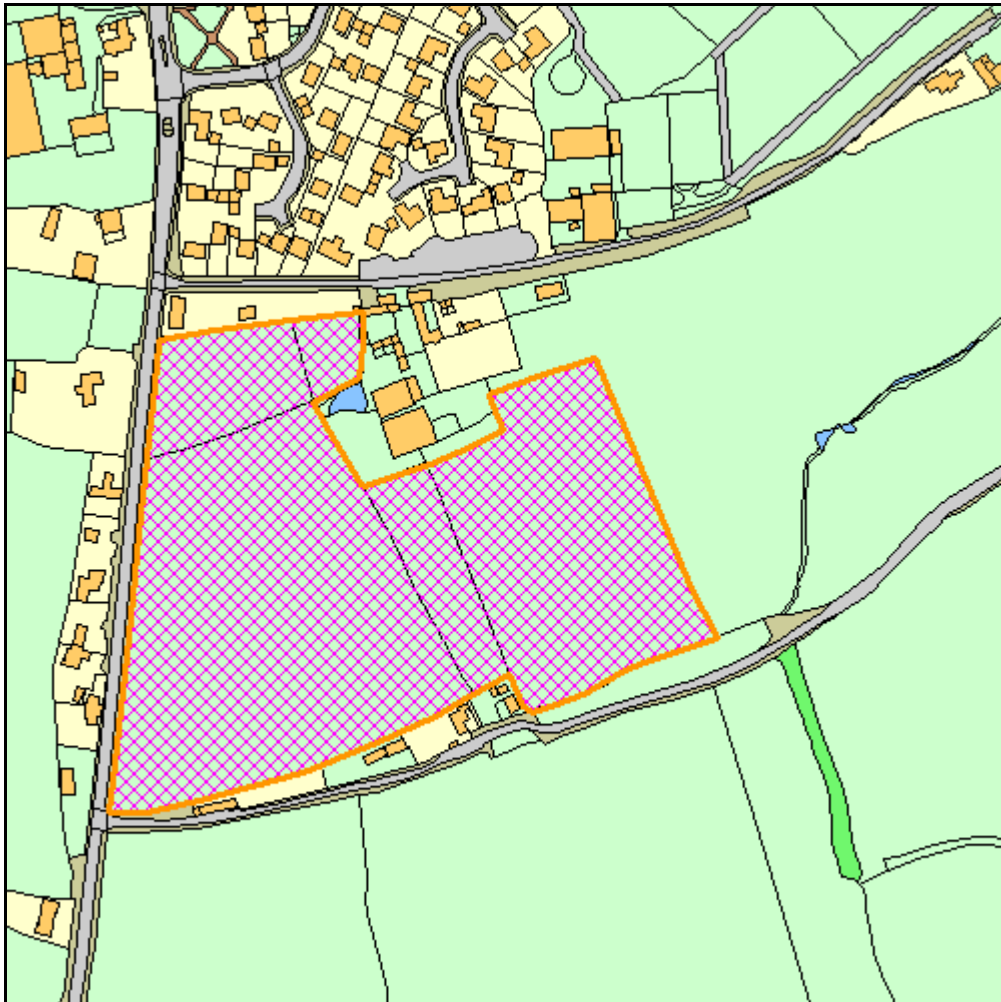


CIRCULATED SCHEDULE NO. 25/18 – 22 JUNE 2018

App No.:	PK17/5966/RM	Applicant:	Bellway Homes Ltd (South West)
Site:	Land South Of Poplar Lane Wickwar Wotton-Under-Edge GL12 8NS	Date Reg:	11th January 2018
Proposal:	Erection of 80 dwellings with associated landscaping, including wetlands, drainage, pedestrian and vehicle links, open space including play areas, allotments and other associated infrastructure. (Reserved matters to be read in conjunction with PK16/4006/O).	Parish:	Wickwar Parish Council
Map Ref:	372722 187815	Ward:	Ladden Brook
Application Category:	Major	Target Date:	29th March 2018



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PK17/5966/RM

INTRODUCTION

This application is referred to the Circulated Schedule in accordance with the Council Scheme of Delegation because objections have been received that are contrary to the officer recommendation.

1. THE PROPOSAL

- 1.1 The applicant seeks consent for the erection of up to 80 dwellings with associated landscaping, drainage, pedestrian and vehicle links, open space, play areas, allotments and other works. The application is for the Reserved Matters associated with outline planning permission PK16/4006/O granted in May 2017. The Reserved Matters for which consent is sought are for landscaping, layout, scale and appearance (the acceptability of the principle of development and the means of access having been determined through the outline consent).
- 1.2 The development will comprise 52 units of market housing (10 no. 3 bed, 37 no. 4 bed and 5 no. 5 bed properties) and in accordance with the S106 agreement 28 units of Affordable Housing of 27% intermediate and 73% social rent (4 no. 1 bed and 4 no. 2 bed apartments, 9 no. 2 bed, 9 no. 3 bed and 2 no. 4 bed houses). Cycle and vehicle parking is provided across the site.
- 1.3 In accordance with the Design and Access Statement approved at the outline stage, out of the 4.53 hectares site area approximately 2 hectares will comprise Green Infrastructure. This will largely be on the eastern side of the site (and includes areas of grassland, woodland and wetland, locally equipped area for play, attenuation basin situated at the south-eastern corner. Other infrastructure includes a foul water pumping station.
- 1.4 The site comprises 4 different sized fields of agricultural land bounded by hedgerows. The site is located to the south of Poplar Lane with the northern boundary running along the side of No.83 Sodbury Road and the farm buildings associated with Poplar Farm. The site lies to the east of Sodbury Road and to the north of Horwood Lane and of four properties that lie along that lane. The eastern boundary of the site adjoins further agricultural fields that are associated with Poplar Farm.
- 1.5 The application site is immediately to the south of the settlement boundary of Wickwar (which runs along Poplar Lane to the north). The site is not located within the Green Belt and is situated within Flood Zone 1, an area of low flood risk. A Public Right of Way runs diagonally across the site from Sodbury Road to Horwood Lane via the side of a property on that lane. All existing trees on the site are protected by a Tree Preservation Order.
- 1.6 In support of the application alongside the plans/elevations the applicant has submitted the drainage strategy, landscape strategy and plans, public art brief and arboricultural report.

2. **POLICY CONTEXT**

2.1 National Guidance

National Planning Policy Framework (NPPF) March 2012

National Planning Policy guidance (NPPG) 2014

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy (Adopted) December 2013

CS1	High Quality Design
CS2	Green Infrastructure
CS5	Location of Development
CS6	Infrastructure and developer contributions
CS7	Strategic Transport Infrastructure
CS9	Heritage and the natural environment
CS16	Housing Density
CS17	Housing Diversity
CS18	Affordable Housing
CS20	Extra Care Housing
CS23	Community Infrastructure and Cultural Activity
CS24	Sport and recreation standards
CS34	Rural Areas

South Gloucestershire Local Plan: Policies, Sites & Places Plan November 2017

PSP1	Local Distinctiveness
PSP2	Landscape
PSP3	Trees and Woodland
PSP6	Onsite Renewable and Low Carbon Energy
PSP8A	Settlement Boundaries
PSP8B	Residential Amenity
PSP10	Development Related Transport Impact Management
PSP16	Parking Standards
PSP17	Heritage Assets and the Historic Environment
PSP19	Wider Diversity
PSP20	Flood Risk, Surface Water and Watercourse Management
PSP21	Environmental Pollution and Impacts
PSP39	Private Amenity Space Standards

2.3 Supplementary Planning Guidance

Residential Parking Standards SPD (Adopted 2013)

Affordable Housing and Extra Care Housing SPD (Adopted May 2014)

South Gloucestershire Biodiversity Action Plan (Adopted)

The South Gloucestershire Design Check List SPD (Adopted August 2007)

Trees on Development Sites SPD Adopted Nov. 2005

Waste Collection Guidance for new developments January 2015 SPD

South Gloucestershire Landscape Character Assessment (adopted Nov 2014)

Wickwar Ridge and Vale LCA 5

Other documents

Wickwar Village Plan 2005

3. RELEVANT PLANNING HISTORY

This Application Site

- 3.1 PK16/4006/O Outline planning permission for up to 80 residential dwellings (including up to 35% affordable housing), landscaping, informal public open space, children's play area, new access and associated works with access to be determined. All other matters reserved. (Approved with conditions May 2017)

PK18/0253/F Formation of a drainage swale associated with the disposal of surface water from the adjacent residential development site (pending consideration)

- 3.2 An application has been received on a site to the south of the application site (Land to the South of Horwood Lane)

PK17/4552/O Erection of up to 90 residential dwellings with public open space, landscaping, sustainable drainage system and vehicular access from Sodbury Road (Outline) with access to be determined. All other matters reserved (Resolution to grant planning permission subject to the signing of a S106 Agreement – Development Control East Committee 3rd May 2018)

4. CONSULTATION RESPONSES

The proposed development has been the subject of two full consultations, the second following the negotiation of revisions to the scheme. For clarity initial comments and follow-up comments are set out below.

4.1 Wickwar Parish Council (summary)

The Wickwar Parish Council strongly objects to planning application PK17/5966/RM on the proposed development as a whole. The South Gloucestershire Council Local Plan core Strategy 2006-2027 section 16 vision for Rural Areas which includes Wickwar states 'The diversity and unique character of individual settlements and the open countryside will be conserved and enhanced' and 16.12 states 'the design of new development must respect and enhance the varied and distinctive character and setting of the rural area'. The proposed development from Bellway Homes fails to provide a design for the development which addresses these core strategy requirements. The proposed development is considered a modern estate non-descript development which is detrimental to the character of Wickwar and would result in the loss of the settlements uniqueness. This view is supported by South

Gloucestershire Councils landscape department report which stated that the proposed development is a 'nowhere anywhere place not particularly distinctive or special to Wickwar'.

The following concerns are raised:

- The safe ingress and egress at the entry/exit point is not sufficiently considered given the high speed of traffic using Sodbury Road
- The safety of pedestrians, cyclists and horse riders has not been assessed – particularly in terms of a walk way into Wickwar
- There is insufficient parking provided, particularly visitor parking
- The Great Crested Newt Pond needs to be maintained from a safety perspective. It is close to the LEAP
- The maintenance and ongoing safety considerations of the public open space, GCN pool, allotments and attenuation pond need to be considered
- The community orchard has been removed

No further comments were received to the second round of consultations.

4.2 **Other Consultations**

Avon and Somerset Police

Suggestions have been made for the applicant to consider in the design of the development

Wessex Water

No objection

Points of connection will need to be agreed with the network. Surface water disposal will need to be agreed with the Lead Local Flood Authority. Attenuation basins and swales are not adopted by Wessex Water and the LPA will need to be satisfied with future ownership/maintenance arrangements (surface water connections to the public sewer will not be permitted).

Environmental Protection

No objection

Housing Enabling (summary)

No objection is raised to the proposed development subject to a number of issues being addressed as follows:

- Plans should be revised to redistribute affordable dwellings to smaller clusters of 6 in accordance with the S106 agreement,
- Confirmation is needed that the affordable homes will be to be built to Lifetime Homes standard, Part 2 of Secured by Design, and that they will comply with the RP Design Brief,

- Wheelchair units should be relocated to a more accessible position within the site and have covered parking. The internal layout of wheelchair units to be amended as per comments.

Following the submission of amended details no objection is raised.

Tree Officer

No objection. The details submitted to discharge the Condition on the outline consent are acceptable. A condition should ensure works are in accord with these submitted details.

Waste Engineer

I am unsure about the turning area around plots 45 to 54. The bin store for the eight apartments is satisfactory although the walking distance to empty the bins at 15m is slightly more than the preferred 10m. The walking distance between plot 42 and the bin collection point is substantial at 70m and may be inconvenient for the occupier.

Public Open Space Officer

Initial Comments (summary- full details are on the public website labelled "initial comments")

A number of detailed concerns raised relating to the extent of highway and pos adoption. Furthermore more detail is required in relation to the allotment provision, surface water infrastructure (as per comments below from the lead local flood authority), street lighting, play are, planting specification, street furniture.

The applicant has sent in further information to address the above points and following a period of negotiation the Public Open Space Officer is satisfied with the details supplied (full details of the management and maintenance regime for the site and the private management company responsible for this need to be submitted to the LPA prior to the commencement of work to accord with the S106 agreement).

Heritage Officer (summary)

- There is a need for more structural planting to the rear of plots 43-48 to mitigate against any impact upon the locally listed building at Poplar Farm particularly as a line of six properties is shown
- The alignment of plots 12-18 should more reflect properties opposite as a gateway to the village
- Main west frontage should be of natural stone and render not re-con, natural slate should be used rather than re-con. Palette of materials should enhance local distinctiveness
- The link to the green space from the main road should be simplified
- Loss of definition to the western edge through the introduction of parking
- There should be a more considered design to plot 63-70 at the centre of the site and at plots 4-5 (weakened by parking)

Following the submission of further details no objection is raised.

Lead Local Flood Authority Drainage Engineer

Initial Comments for Surface Water Strategy (summary)

Attenuation Basin – Clarification needed for gradient of basin sides. Minimum height of freeboard must be 0.3m not 0.2m. A maintenance strip needs to be provided around the north-west and western edge of pond, a hedgerow will need to be repositioned to allow this. Clarity required on invert level of basin.

Discharge rates are acceptable. Details required as to inflow rates to GCN pond and measures for overflow. Also further information required as to role and impact of the pond at Poplar Farm.

Engineering layout plans – a buffer is required to SW Manhole S25 and S8 to protect it from possible root damage. This will be needed if it is to be offered to Wessex Water for adoption. More information needed on possible flooding of system – expected depth and velocity. Clarity is required regarding flood exceedance to ensure that this does not exit out onto the public highway which would be unacceptable.

Following the submission of further detail, comments have been received as follows;

Further details of the future management of the Suds scheme is required to include how full maintenance of the attenuation pond is to be achieved.

Following the submission additional information subject to a condition to secure the maintenance strategy no objection is raised.

Ecologist (summary)

Initial Comments

- Reduced provision for gcN and should be link to pond to the north
- Wetland area reduced as has green space for ecology and is now constrained by other features
- No connectivity between pos and southern boundary. There should be greater connectivity between the sites open spaces
- Lighting units, reptiles, GCN and bird boxes need to be considered now as well as LEMP

Following the submission of revised details no objection to the development is raised.

Archaeologist

No objection raised however it is reiterated that no work can take place prior to the discharge of Condition 14 attached to the outline consent (requiring a programme of archaeological work leading to a mitigation strategy and implementation of that strategy all prior to the commencement of any works)

Public Rights of Way Team (summary)

The site layout incorporates the multi-user link parallel and other public right of way routes previously shown. As per other comments, it is agreed that an alternative form of segregation should be secured on the multi-use link between Plot 77 and 80. A diversion order will be required at the southern end of the footpath (croft cottage) and details of the link to the existing PROW network at the north-east corner are requested. Dropped kerbs are required where the public footpath crosses internal roads in the site.

Following the submission of revised details and additional information, the following comments have been received:

No objection. It is preferred that the multi-user link exits at the southern end onto Horwood Lane rather than Sodbury. This would allow it to join to the possible future extension to the route that forms part of the development to the south of Horwood Lane. Also it is welcomed that footpath LWR/21 that crosses the site is separated from the road layout however at the points that the footpath meets the roadways dropped kerbs should be indicated.

Landscape Officer (summary)

Initial Comments

- A greater variety of more native/wildlife species required not ornamental species. This would benefit ecology.
- More opportunities for hedgerow planting should be sought and south and east landscape areas should read as one element
- No community orchard is shown and back garden tree planting
- More informal arrangement for LEAP
- Planting with rear boundaries should be included. Boundaries should be more permeable, possible use of trellis/close board combination preferred
- Consistent front boundaries preferred
- Clarification on boundary treatment between development and field required
- Path treatments questioned – black top unacceptable
- Layout and contouring of attenuation ponds needs to be better considered and swale and rain gardens could be incorporated into suds
- Extent of structure planting to the west of the farm questioned
- Question over planting at hammerhead to Plots 1/18 and block and paving types
- Soft landscaping requires landscape management and maintenance plans

Following extensive negotiations improvements to the scheme have been secured and no objection is raised.

Urban Design Officer (summary)

A large number of improvements have been made to the scheme but some issues to be resolved

- Only one opportunity for cyclists and pedestrians to join multi-user link at the northern end

- Preferable for there to be no vehicular route from access southwards by Unit 3 (unnecessary hedgerow at Unit 2)
- Unit 33 has skewed relationship with main street – needs feature on wsw elevation
- High density at north-east side of side. Additional tree planting possible. Also use of fenestration at Unit 49
- Units 57 to 60 in particular position of 59 and 60 creates possible loss of privacy to surrounding properties. Access drive is inefficient use of land
- A better boundary treatment around car park at units 63-70 preferable on the northern side would ensure that this area was less prominent. The entrance to this area could be moved to provide a boundary on the bend
- Close boarded fencing should be replaced on flank of 49 and rear boundaries 58, 61 and 74 with brick walling
- Too many façade treatments and no logic to where used. Similar house types might best be treated in a constant palette.

Sustainable Transport Team

Initial Comments (summary) – the site benefits from an outline consent and therefore the principle of development has been established, however a number points need to be addressed as follows:

- No narrowing of the road is acceptable along the site frontage. Details of access and visibility required
 - Alteration/removal of private drive accessing onto main entrance at Plot1/2
 - Footway – needs to be widened along access road that serves 57 to 63/70
 - Refuse collection – distances to collection points excessive for Plot 41/42 and 77-80. Should be amended
 - Auto-track – Required to show suitability of turning area for refuse service/delivery vehicle
 - Hedgerow – opp 77-80 should be reconsidered as an impact upon the amenity of the footpath (accessibility and security). Maintenance must also be secured
- Following the submission of amended details there is no objection to the development on highways grounds

4.3 Other Representations

Local Residents

There have been 18 letters received (from eight individual respondents) raising objections to the proposed development. The grounds of objection can be summarised as follows:

- The development is the wrong size and too large for Wickwar
- The proposal is in the wrong location in terms of travel to work, facilities etc
- The proposal will make existing road conditions worse
- There are no safe walking routes from the development to the village centre
- There would be a conflict between need for lighting and restrictions required to protect biodiversity
- The design of the houses is unimaginative, there should be a variety of rendered and painted facades

- The parking strategy is incorrect and not justified
- Provision of adequate parking must be given top priority
- There are no strategic policy comments posted
- Inadequate play space is provided
- Electric charging points should be provided
- The proposal bears too close a resemblance to the initial proposal
- Proposal should promote biodiversity and green infrastructure should be located throughout the site and not concentrated on the eastern side
- The proximity to SSSI ancient woodland would result in loss of habitat for species

Following the submission of revised details 7 letters of objections from four correspondents have been received. The grounds of objection can be summarised as follows:

- The proposed development due to a reduction in tree planting will result in the overlooking of neighbouring properties with resulting loss of privacy
- There should be more parking spaces allocated for visitors
- The development should incorporate a pull-in (and turn around) point for buses for safety
- The social housing should not be provided all in one place. This will result in the devaluation of adjoining neighbouring properties
- The proposal should be refused on the grounds that it will result in more traffic, more noise and pollution and because there is a lack of local facilities
- Work has already commenced

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The proposal is for the erection of 80 residential dwellings (of which it is agreed that 35% shall be of affordable housing), with associated access, parking, hard/soft landscape works, public open space/children's play area and allotments.

The application is the Reserved Matters application that follows the approval of outline consent PK16/4006/O and landscaping, scale, appearance and layout are the material considerations.

The site area is identical to that approved in the outline consent and the scale parameters are as per that consent. It should be noted that an area to the south-east of the site is identified for works associated with the attenuation pond. These are outside of the red line and will be the subject of a separate application.

The principle of development (along with the position of the access) is therefore acceptable having been established through the outline consent. The remainder of this report will consider in detail the outstanding material planning considerations.

5.2 **Design**

The current proposal considers the detailed layout of the proposal as well as the appearance. At the outline stage, as required, a Design and Access Statement was assessed by officers and endorsed setting out the broad design principles that the detailed design and appearance were expected to follow taking into account the characteristics of the site and its surroundings including its constraints and opportunities.

The site is located at the edge of the settlement boundary away from the historic core. To the immediate north of the site housing largely comprises modern two storey detached properties. Detached properties with more individual characters lie on the opposite side of Sodbury Road and on the southern boundary (Horwood Lane). Key constraints are the hedgerows on and around the site with trees on the southern and north eastern boundary as well as a number of footways (LWR 21/10 from Horwood Lane to Sodbury Road and LWR 20/10 on fields to the west). A number of changes to the original submission have been negotiated.

Layout

Key principles agreed at the outline stage, through the Design and Access Statement have been carried through to the detailed design and this is welcomed.

This includes properties facing onto Sodbury Road (as per the other side of the road), to create a frontage. It is considered important for the development to integrate with the existing settlement in this way.

It was considered important for the site to provide an attractive entrance/gateway feature incorporating an area of open space. This has been achieved and close to the entrance lies a focal point building. An original proposal for a right turn from the front entrance of the site to access Plots 3 and all properties fronting onto Sodbury to the south of this point has been removed thus preventing this being the preferred route for traffic and enhancing the sense of space to the front of these properties.

Given the rural surroundings, where the development abuts the countryside it was considered important that there were lower densities so that there was a soft and filtered edge to the settlement. The entire eastern boundary comprises the area of open space (open space in total constitutes over half the application site area) but further into the site the first area of built form comprises the larger detached properties facing onto this large landscape buffer.

It was considered important to create character areas within the development and this has been achieved with different street types. There is a main route through but this is not a directly straight road and has secondary roads off it. The secondary roads have a more informal arrangement of houses whereas the main or primary route has more of a formal building line. It is considered that this creates a legible environment and an attractive place to pass through.

The use of the multi- user link and connections to the wider footpath network (a linkage at the north-east corner will link to the footpath to the east). In terms of safety, changes to the design have been negotiated following comments from the police

including the removal of a rear footpath within the northern portion of the site and the opening up of part of the multi-user link where it would have passed between landscaping that would have compromised its amenity and safety (the police have confirmed that they are satisfied with the layout from the perspective of “designing out crime”). Additional and more clearly defined access routes to the multi-user link have been negotiated and access to this route has also been enhanced by the removal of the right turn at the entrance as described above, reducing the amount of traffic that would use this route.

Comments received from the police are noted. Some areas of “backland development” have also been removed for example at Plots 59 and 60. This ensures that the frontages are visible from the street and such areas provide a more efficient use of space and a safer environment from a security aspect. Some rear footways are retained and the security implications for this is noted however account has been had to the character of the area and the fact that the detailed lighting scheme is to be secured through a condition. An additional footway has been secured to the rear of Plots 57 60 and Plot 76 to provide a link through to the front of the site and this will be required to be lit as part of that scheme. Where possible blank elevations are avoided to ensure surveillance.

At the northern edge of the site the housing has been slightly “broken up” to ensure a less intense concentration of built form with a small dispersal of the parking provision. Several small changes have been negotiated for example making more of a feature of the left hand bend to the rear of the centrally located flatted element, with addition of a small area of landscaping which will also improve the appearance of the parking court.

Scale

The outline allowed for up to 80 dwellings and this limit has not been exceeded. In order to reflect local character, a restriction in the maximum height of buildings was imposed by condition of 9 metres and this has been adhered to in the detailed design, however across the site buildings have a variation in heights so that there is a varied roofscape across the site. Whilst the overall restriction of height of 9 metres in height has not been exceeded a variety in the height of ground to ridge height or eaves adds visual interest. In addition there are a variety of property widths. The scale of the buildings are considered appropriate.

Appearance

The detailing proposed is considered acceptable, this includes a variety of features such as chimneys and window styles. Negotiations have taken place to improve the appearance of specific buildings such as Plot 33 which has a slightly skewed relationship to the main avenue at its south eastern end. The introduction of a bay window adds interest to an otherwise uninteresting but prominent elevation.

Building materials comprise a mix of smooth white render, recon buff stone, brick and natural Purbeck blue and ragstone. The natural stone properties are located in the most prominent locations principally along the site frontage where they adjoin the white rendered properties and along the main street that forms the link between the areas of open space.

Slate tiles will be the predominant roofing material particularly along the site frontage, main-street and facing onto the open space on the eastern side of the site, with concrete tiles used limited to properties along the secondary roads.

Public Art

Policy CS1 seeks to ensure “where the scale, location and/or significance of the development proposal warrants it, embedded public art within the public realm or in a location where it can be viewed from public areas”. A Public Art Plan has been submitted setting out the proposed approach having regard to the character of the location, the commissioning process, a draft budget (£45100) materials and maintenance. The Public Art Officer has reviewed the plan and is happy with the contents. A condition will be added to the decision notice to ensure that the development proceeds fully in accord with this plan.

Energy use

Policy CS1 of the Core Strategy seeks to ensure that energy conservation and the protection of environmental resources is integral to good design. PSP6 goes further and indicates that all development will be encouraged to minimise end user energy requirement over and above the building regulations through energy and efficiency measures (with major development being required to reduce Co2 emissions further by at least 20% via the use of renewable and/or low carbon generation sources on or near the site providing it is practical and viable). It should be noted that PSP was adopted after the grant of outline consent.

It should be noted that the development provides good opportunities across the site for the installation of solar technologies given the orientation of many of the roofs. The applicant has also indicated that electric charging points for vehicles will be provided on each property within the garage area.

Overall it is considered that the design of the development is of a high quality that combines a distinctiveness while also being acceptable within the context of the wider area.

5.3 **Flood Risk/Drainage**

Policy CS1 and CS9 of the South Gloucestershire Local Plan Core Strategy in accord with Chapter 10 of the National Planning Policy Framework seeks to reduce and manage the impact of flood risk through location, layout, design, choice of materials and the use of Sustainable Urban Drainage Systems (Suds). PSP20 states that development will be expected to reduce surface water discharge from a site *“incorporating Sustainable Drainage Systems (Suds) to reduce surface water run-off and minimise flood risk”*.

The application site is located within Flood Zone 1, the lowest area of Flood Risk. Condition 12 attached to outline consent PK16/4006/O required the submission of a full Sustainable Urban Drainage scheme with the reserved matters application. This has allowed the landscaping scheme now submitted as a reserved matter to be considered at the same time as the landscaping which is essential on a greenfield site.

This information is included on the submitted plans and within a separate Suds Management Strategy.

In addition an additional application has been submitted and is being considered for a separate parcel of land to the east of the site for the formation of a drainage swale associated with the submitted scheme.

Further clarification has been sought regarding the construction of the attenuation basin, the role of the nearby pond at Poplar Farm and details on the functioning of the proposed Great Crested Newt pond and some of the detail on the engineering plans as per the initial consultation response set out above. All this information is included within a revised Management Strategy document.

Subject to a condition to secure that works take place in accord with the Management Strategy (the maintenance of the GCN pond will be set out in the Landscape and Ecological Management Document that will need to be submitted prior to the commencement of development – Condition 8 on the outline consent), it is considered that the scheme is acceptable in drainage terms.

5.4 **Environmental Protection**

Policy CS9 indicates that new development will be expected to protect land, people and buildings from pollution and also to promote the re-use of contaminated land with appropriate remediation.

As these matters relate to the principle of whether development upon this site is appropriate, relevant conditions were attached to the outline application and thus form part of the consent.

Given the historical use of the land for agricultural purposes a condition attached to the outline consent requires that prior to the commencement of development a detailed site investigation is undertaken to confirm whether contamination is present and then if that is the case the appropriate mitigation is undertaken. The condition also requires immediate action/remediation in the event of contamination being found once work has commenced.

With respect to impact upon the development from existing noise sources, an acoustic report was requested in order to assess the impact upon the development of the nearby Country Style Supplies located slightly to the north of the site on the opposite side of Sodbury Road. This report was considered at the time of the outline application and a condition requiring the development to be designed in accordance with the findings of the report was attached to the outline consent in the interests of the amenity of future occupiers. Environmental Protection Officers raise no objection to the proposed layout.

Lastly in terms of air quality while Environmental Protection Officers consider the background pollution to be low, a condition was included on the outline consent to secure a Construction Management Plan including a Dust Management Plan in order to mitigate against any adverse impact from the development itself. This includes a requirement to submit the details of the hours of working during the construction phase for approval in order to protect the amenity of neighbouring occupiers.

Subject to these existing conditions the proposed development is considered acceptable in these terms.

5.5 **Heritage Issues**

Policy CS9 of the Core Strategy and Policy PSP17 of the Policies, Sites and Places Plan seek to ensure that heritage assets are conserved, respected and enhanced in manner appropriate to their significance.

In considering the outline planning permission PK16/4006/O Poplar Farmhouse was identified as the nearest heritage asset. This is located immediately to the north of the site. The building is locally listed but is not proposed for demolition. Also identified was Sturt Bridge, a scheduled ancient monument and Grade II Listed building/bridge which crosses the Little Avon River approximately 800 metres to the east of the built form proposed albeit there is no direct inter-visibility between the site and the late medieval bridge. In addition another locally listed building is located opposite the entrance to Horwood Lane located to the south of the site. In addition it was identified that any extension to the south would further distance the historic part of the town sited with a Conservation Area from its rural hinterland. Notwithstanding this it was considered that any harm that might result would be less than significant and as part of the balancing exercise set out in Paragraph 14 of the NPPF it was considered that the benefits from the proposal outweighed any harm.

Negotiations have taken place to secure improvements to the scheme to mitigate against any impact upon the heritage asset and to ensure integration with the wider character of the immediate area. These improvements include additional planting to the rear of plants 43-48 to provide screening between the development and Poplar Farm. Properties along the Sodbury Road will be of the highest grade materials (and along a substantial part of the main street) using natural stone and slate. A condition will be applied to the decision notice to ensure the use of these materials on the properties identified. Plots 12-18 help frame the entrance to Wickwar. The heritage officer has no objection to the proposal following these adjustments and the proposal is considered acceptable in heritage terms.

5.6 **Archaeology**

Policy CS9 seeks to ensure that new development conserves, and enhances heritage assets in a manner appropriate to their significance.

Prior to the determination of the outline application the applicant undertook a geophysical survey of the site which indicated that there is an absence of archaeology of national significance, however given that the results did not demonstrate clearly that archaeology did not exist on the site, a condition was included with the decision requiring trial trenching leading to the production of a detailed mitigation strategy to be applied to the construction phase of the development. The Council Archaeologist has stressed the importance of the applicant abiding by the requirements of the condition, however subject to that there is no objection to the current application on archaeological grounds.

5.7 **Public Rights of Way**

Policy CS8 states that all new development will be encouraged to support travel by other means than the private car, with this being achieved among other means by the provision of and integration of walking, cycling and public transport into the local network. The policy along with Policy CS6 allows for developer contributions to secure improvements to existing facilities. Policy PSP10 of the Policies, Sites and Places Plan also safeguards active travel routes which include public rights of way as well as seeking improvements to existing routes and ensuring that new developments are integrated into the existing network of paths.

A footpath runs diagonally across the site (LWR/21/10). As part of the outline consent through conditions and a legal agreement improvements to this footpath were secured, a multi-user link along the frontage of the site, a link to footpath LWR/20/10 runs to the north-east of the site and a footpath diversion around Croft Cottage on the southern side of the site.

Conditions 15 and 16 required full details of the footpath improvements and multi-user link to be submitted with the reserved matters application and for all works to take place thereafter in accordance with the approved plans. Amendments have been negotiated to ensure the multi-user link exits onto Horwood Lane (rather than Sodbury Road), so as to provide continuity with the possible extension to the similar link on the site to the south where outline consent for up to 90 dwellings (PK17/4552/O) has been recently given. In addition dropped kerbs will now be provided where the public right of way crossing the site joins the adopted carriageway.

The proposed development is acceptable in these terms.

5.8 **Landscaping**

Policy CS1 of the Core Strategy requires that development of a sufficient scale or significance explains how it contributes towards the vision and strategic objectives of the locality. Policy CS9 states that new development will be expected to “*conserve and enhance the character, quality, distinctiveness and amenity of the landscape*” and that character is identified in the South Gloucestershire Landscape Character Assessment (Wickwar Ridge and Vale) that was adopted as a supplementary planning document in November 2014.

The key consideration at the outline stage was the impact of the proposal upon the existing landscape character, nevertheless the design and access statement informed as to how the detail to be brought forward at the reserved matters stage would respond to the site and its setting.

Concerns as set out above (consultation response) were raised to the quality of the original submission for this application and a protracted series of negotiations has taken place to secure necessary improvements. The number of changes are too numerous to list in detail but below is a summary of the changes that have been agreed.

Further trees have been added to the scheme that are native and wildlife friendly. For example at Plots 76-80 some additional planting has been added. A belt of planting has been added to the rear of Plots 43-48 (this is also a requirement of the heritage officer. Trees have been added within the area of open space with more careful consideration of shading at the Great Crested Newt Pond through the removal of a tree. The profile of the pond has been amended to allow for the growth of aquatic plants around the edge in a more shallow depth. Tree species chosen for the open space area include those that would be associated with an orchard for example pear trees, additional tree planting is also shown in some back gardens. The open space area at the entrance to the site has been amended with the reduction in the number of the smaller trees and inclusion of a larger oak to provide a more appropriate gateway.

The original layout for the play area appeared very formal (circular) and has been amended to a more irregular arrangement with the addition of a tree to increase shading. Buff coloured surfacing has been suggested for the paths, officer having considered that hoggins is not a durable material. A condition will be added to the decision notice to require a sample of this material. A further amendment has secured alterations to some of the boundary treatments with the use of brick rather than bow top fencing. In addition the use of close-boarded fencing has been reduced at a number of locations particularly on the site boundary with the farm post and rail fencing has been introduced. Where close boarding fencing is the means of providing privacy within rear gardens trellises on top have been added to allow planting to soften their visual impact. Alterations to the levels have been made around the attenuation pond and meadow grassland provides a natural treatment whilst allowing easy access for maintenance.

The maintenance of the open space will be agreed through the submission of the details submitted prior to the commencement of development (and will need to be agreed prior to the occupation of any of the buildings on the site). This is a requirement of the S106 agreement. Also as part of the landscape submission, the Section 106 agreement required the submission of an implementation timetable. The applicant has specified that the works at the entrance will be completed within 7 months of the development and the works within the residential area will be completed in line with the occupation of those dwellings that front onto that space. The completion of the LEAP, GCN pond and all the Public Open Space around the attenuation basin should be completed upon 70% of the occupations with all the remaining open space provided upon the occupation of the last unit. This will be the subject of a condition.

Subject to the above condition the proposed development is considered acceptable in landscaping terms.

5.9 **Public Open Space Issues**

Given that a large proportion of the site is devoted to open space to include surface water infrastructure including attenuation pond and pumping station, allotments, lighting, play area, paths, planting and newt pond. A significant level of negotiation has taken place to secure improvements to initial proposals in all these areas. These improvements are too numerous to specify but include ensuring the correct siting of the play area, the correct equipment, signage, appropriate fencing, surfaces and appropriate planting. With respect to the water infrastructure appropriate depths have

been secured, in the case of the Newt pond this is to secure the correct environment for plant growth. The correct margins for ensuring maintenance around the water features has been secured within a Sustainable Urban Drainage management strategy. The appropriate infrastructure for the allotments has also now been secured.

Subject to conditions to ensure that works take place in accord with the Suds Management Strategy, to secure full details of the fencing for the compound (given the rural location it should be painted green rather than just be galvanised steel as might be found in a more commercial/industrial setting) the proposal is considered acceptable in these terms. In addition a condition will be attached to secure full details of the surfacing of the paths that pass through and around the open space area to the east of the site both to ensure its durability and in terms of visual amenity.

5.10 **Impact Upon Trees**

Policy CS1 and Policy CS9 of the Core Strategy indicate that development must safeguard, conserve and enhance existing features of the landscape. The site is covered by a tree preservation order.

In considering the proposal at the outline stage the proposed area of open space was welcomed as an opportunity for tree planting. The types and amount of trees are considered above.

With respect to the existing trees a condition was attached to the outline consent as follows:

The landscaping details submitted pursuant to condition 1 shall include the submission of an Arboricultural Implications Assessment, Arboricultural Method Statement and a Tree Protection Plan for approval. The development shall be carried out in accordance with the approved details.

This information has been submitted with the application and assessed by the Tree Officer. The details submitted are considered acceptable and a condition will be attached to the decision notice to ensure that all works take place in accord with these details in respect of tree protection.

5.11 **Ecology**

The National Planning Policy Framework (Section 11) indicates that the planning system should contribute to and enhance the natural and local environment primarily through minimising impacts on biodiversity and providing net gains in biodiversity where possible (para 109). Core Strategy Policy CS9 and PSP19 also require that new development shall conserve and enhance the natural environment, avoiding or minimising impacts on biodiversity.

A detailed Ecological Appraisal was submitted with the outline application. The site which comprises intensive agricultural fields is not covered by any statutory or non-statutory nature conservation designations. Bishops Hill Wood – designated as a Site of Special Scientific Interest (SSSI) and Site of Nature Conservation Interest (SNCI) for its calcareous grassland and broadleaved woodland – and the Little Avon River and Tributary SNCI – designated for its open flowing water and bankside vegetation – lie

to the southeast and east of the application site respectively although neither will be directly affected by the development.

It was considered on balance that while some hedgerow would be lost as part of the development at the access, it was considered that the provision of 1.45 hectares of public open space comprising a mixture of wet (species-rich) grassland, mixed woodland/scrub planting, SUDS (designed to have value for a range of herpetofauna, particularly great crested newts) and a community orchard will have a significant benefit to local biodiversity and thus this enhancement outweighed any loss.

It should be noted in considering the outline application that the potential for a new bus stop outside the site was identified with a financial contribution towards this secured through the legal agreement. It should be noted that this will be achieved through the provision of a further gap in the hedgerow at the front of the site (of approximately 7-8m). The location of the bus stop would be next to the existing opening for the public right of way (immediately to its north) thus minimising the visual impact by reducing the number of gaps in the hedge. It is considered that this is acceptable given the amount of additional planting that will take place on the site.

Changes to the scheme have been negotiated and the scheme is now deemed acceptable in ecological terms. A condition will be applied to the decision notice to require the depth of the Great Crested Newt Pond not to exceed 0.7 m in depth in the interests of this species and to allow the growth of appropriate aquatic plants within the margins. Tree shading around the pond has been reduced. Conditions applied to the outline consent still apply namely that all works take in accord the provisions detailed in the original ecological appraisal (in relation to Newts, Herpetofauna, Hedgehog and Badgers), that prior to the commencement of development a scheme of new bird nesting boxes/features is submitted and approved. In addition in order to prevent light spillage in the interests of the newts and bats a scheme of street lighting is submitted for approval prior to the commencement of development and lastly the requirement that a Landscape and Ecological Management Plan is drawn up and agreed with the Council prior to the commencement of development with all works taking place in accord with the approved details.

Subject to the existing conditions set out above and the new condition relating to the Great Crested Newt Pond the proposed development is considered to be acceptable in ecological terms.

5.12 **Transportation**

Access to the development was determined/agreed through the outline permission and the access shown on this application for reserved matters is fully in accord with those details. Concern regarding the safe ingress and exit from the site is noted however alongside the approved geometry of the entrance a comprehensive package of works was agreed at the outline stage including traffic calming, the upgrade of existing and provision of a new bus stop and footpath improvements outside of the site boundary. In terms of the new bus stop an appropriate location has been agreed, next to the where the public right of way exits onto Sodbury Road, thus ensuring the minimum removal of hedgerow and an easily accessible facility from within the development. Concern has been raised that the bus should not stop to pick up passengers on the Sodbury Road however this is common practice and it is not

practical without the removal of hedgerow to create a layby to take the bus off the road when stopping.

It is considered that vehicular routes through the development are acceptable and safe and convenient for users. The internal layout would be adopted under s38 of the Highways Act 1980. The use of shared surfaces is welcomed. Additional information submitted has addressed the issues initially raised by officers (as set out above in the consultation response set out above).

The remaining issue for consideration is the parking provision. Concern has been raised that insufficient vehicle parking provision has been made (in particular in relation to visitor parking spaces provided) and that this will result in the overspill of vehicles onto the surrounding network.

Minimum standards for residential parking are set out in PSP16 of the Policies Sites and Places Plan (Adopted Nov 2017). The number of spaces required is based upon the number of bedrooms per dwelling or apartment (for example a 3 bed dwelling would require 2 no. parking spaces). In addition 0.2 spaces per dwelling should be provided for visitors unless otherwise agreed by the Council.

A detailed parking schedule at the request of Officers has been provided indicating the number of spaces provided for each dwelling. In summary the development requires the provision of 148 spaces for the dwellings (excluding visitor parking) and 195 spaces are provided. Each property meets the expected standard however as indicated there is a significant over provision of space. In addition 7 no. spaces for visitor parking are provided and this serves the affordable dwellings. This provision falls 9 spaces short of the standard for visitor parking however this is accepted given the over provision of spaces for individual dwellings and it is considered that the site as a whole is capable of accommodating visitor parking within this context and that there would be no impact upon the surrounding highway network. A condition will be attached to the decision notice requiring that all parking spaces are provided prior to the occupation of each property.

There was an initial concern that in terms of Waste collection certain properties in particular Plots 41 and 42 as well as Plots 77-80 would fall outside the maximum distance set out in the Waste Collection SPD between a collection point and properties. Officers are satisfied, following the submission of additional information that the development complies with the Council SPD with regard to the distance of each property to collection points and ability to provide appropriate storage to accommodate the requirements of the Council collection strategy. A condition will be added to the decision notice to require the provision of all collection points shown (to accommodate general waste, recycling, food and garden waste) prior to the first occupation of the development.

Subject to the conditions set out above the proposed development is considered acceptable in transportation terms.

5.13 **Residential Amenity**

Concern has been raised that the proposed development would result in the overlooking of property on the opposite side of Sodbury Road. It should be noted however that the properties that face onto Sodbury are set back from the road such that distances from the windows in the new properties and those opposite are

between approximately 27 metres and 38 metres. Although not set out formally in policy, traditionally a distance of 21 metres has been considered appropriate. It is not considered therefore that the proposal will result in an unacceptable relationship in respect of loss of privacy or overlooking.

The relationship between new houses and those that surround the site is considered acceptable having regard to any impact upon privacy or outlook. At the northern edge of the site the plots overlook part of the rear garden of No.83 Sodbury Road but there no window to window view. The relationship here is considered acceptable as it is along the southern boundary.

Within the site following some minor adjustments the relationship between properties is considered acceptable in these terms and adequate private amenity space to accord with policy standards is achieved.

5.14 **Other Issues**

At the northern edge of the site concern has been raised that the affordable housing units are grouped such that they adjoin a neighbouring property. The concern relates to the loss of property value that this may cause.

It should be noted that impact upon property value is not a material planning consideration. It is presumed by the Case Officer that the concern relates to the affordable nature of the properties and future occupancy. It is important to note that this form of accommodation will be managed by a registered social provider, with an agreement between the occupier and the provider in place. As such this form of accommodation is subject to specific controls which market housing would not be. While the concern is noted this is not an issue that is a material planning consideration.

Concern has been raised that works have already commenced. It should be noted that matters that do not constitute development such as clearance work can be undertaken without the need for planning permission. During the course of the application it was brought to the attention of the Case Officer that some signs had been installed on the site. This was subsequently brought to the attention of the Council Enforcement Team and the signs were removed.

Concern has been raised regarding future maintenance responsibilities. The applicant indicated at the outline application stage that a private management company would take responsibility for the maintenance of the open space including surface water drainage features. The S106 agreement signed at the outline at Section 2.4 (with clarification of precise requirements at Annexe 3), requires at the reserved matters stage or within 6 months of the commencement of the development a Management and Maintenance scheme to be submitted for approval by the Council and that no dwelling should be occupied prior to this approval. The details have not been submitted at this stage and will therefore be expected within 6 months of the commencement of the development.

5.15 **Consideration of likely impact on Equalities**

The Equality Act 2010 protects people from discrimination in the workplace and in wider society. As a result of this Act the public sector equality duty came into force.

Among other things those subject to the equality duty must have due regard to: eliminate unlawful discrimination, harassment and victimisation; advance equality of opportunity; and foster good relations between people who share a protected characteristic and those who do not. The general equality duty therefore requires organisations to consider how they could positively contribute to the advancement of equality and good relations. It requires equality considerations to be reflected into the design of policies and the delivery of services.

With regards to the above this planning application is considered to have a neutral impact on equality.

6. CONCLUSION

6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine applications in accordance with the policies of the Development Plan, unless material considerations indicate otherwise.

6.2 The recommendation to grant planning permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013 set out above, the South Gloucestershire Local Plan Policies, Sites and Places Plan November 2017 and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

That planning permission is granted subject to the conditions set out below

Contact Officer: David Stockdale
Tel. No. 01454 866622

CONDITIONS

1. Approved Plans List

This development shall be implemented in accordance with the plans identified below:

Received 22nd December 2017

1644 101 Location Plan
1644 151 Sherbourne Plans and Elevations
1644 152 Shipton Plans
1644 156 Swanley Plans
1644 157 Swanley Elevations Render
1644 158 Swaley Elevations Natural Stone
1644 159 Woodcote Plans
1644 163 Lilac Plans
1644 164 Lilac Elevations Render
1644 165 Lilac Elevations Recon
1644 166 Lilac Elevations Natural Stone

1644 169 Elm Elevations Render
1644 170 Elm Elevations Recon
1644 171 Elm Elevations Natural Stone
1644 174 Wroughton Elevations Recon
1644 176 Wroughton Elevations Natural Stone
1644 177 Morton Plans
1644 178 Morton Elevations Brick
1644 179 Morton Elevations Recon
1644 180 Morton Elevations Recon
1644 185 2B House Type - Plans
1644 186 2 B House Type - Elevations Brick
1644 187 2B House Type - Elevations Render
1644 188 3B House Type - Plans and Elevations Brick
1644 190 3B House Type - Plans and Elevations Render
1644 191 4B House Type - Plans and Elevations Render
1644 194 Garages Sheet 1 Plans and Elevations
1644 195 Garages Sheet 2 Plans and Elevations
1644 196 Garages Sheet 3 Plans and Elevations
1644 197 Sub Station Plans and Elevations

Received 19th March 2018

1644 176 2 Wroughton Elevations Recon Stone Plot 33
3816 119 Pumping Station Detail
3816 112 Highway Construction Details
3816 113 Adoptable Drainage Details

Received 1st May 2018

1644 111b Street Scene
1644 150a Sheldon Plans and Elevations
1644 153a Shipton Elevations Brick
1644 154a Shipton Elevations Render
1644 155a Shipton Elevations Recon
1644 160a Woodcote Elevations Brick
1644 161a Woodcote Elevations Render
1644 162a Woodcote Elevations Recon
1644 171-1 Elm Plans - Plot 39
1644 171 2 Elm Elevations Recon Plot 39 only
1644 176-1 Wroughton Plans Plot 33
1644 176 -2 Wroughton Elevations Recon Stone Plot 33 only
1644 181c 1 and 2 bed flats Block Plans
1644 182a 1 and 2 bed flats Block First Floor Plan
1644 183b 1 bed and 2 bed flats Block-Elevations Sheet 1 render
1644 183b 1 bed and 2 bed flats Block-Elevations Sheet 1 Render
1644 189a 3B House Type - Plans and Elevations Render
1644 198 Enclosure Details Sheet 1
1644 199a Enclosure Details Sheet 2
1644 199-1 Enclosure Details Sheet 3

Received 25th May 2018

3816 114 02A Storm Water Attenuation Details

Received 20th June 2018

1644 100x Site Layout
1644 102 1K External Works Layout (Sheet 1)
1644 102 2K External Works Layout (Sheet 2)
1644 103k Materials Layout
1644 104K Storey Heights Layout
1644 105K Affordable Housing Layout
1644 106K Waste Collection Strategy Layout
1644 107K Parking Strategy Layout
1644 108M Boundary Details Layout
1644 109K Surface Treatment Layout
1644 110J Adoptions Layout
1644 112H s106 Areas
edp4338/d003g Detailed Hard and Soft Landscape Design
edp 4338/d004f Detailed Hard and Soft Landscape Design
edp 4338/d005g Detailed Hard and Soft Landscape Design
EDP 4338/d006g Detailed Hard and Soft Landscape Design
EDP4338/d007h Detailed Hard and Soft Landscape Design
EDP4338/d008g Detailed Hard and Soft Landscape Design
Edp4338/d009g Landscape Strategy
3816-107D Flood Exceedance Plan 1% Storm Event 1 in 100 year
3816 114F Storm Water Attenuation Details
3816 115F Manhole Schedule
3816 110 01A Engineering Layout Sheet 1 of 2
3816 110 02A Engineering Layout Sheet 2 of 2
3816 SK110 Vis D Preliminary Engineering Layout Vis Splays
3816 106 01E Vehicle Swept Path Analysis Sheet 1 of 2
3816 106 02D Vehicle Swept Path Analysis Sheet (Fire Service Vehicle) 2 of 2
3816 111 1E Longitudinal Sections (Sheet 1)
3816 111 2E Longitudinal Sections (Sheet 2)
1644 199-2 Enclousre Details Sheet 4
1644 199-3 Enclousre Details Sheet 5

Reason

For the avoidance of doubt

2. Parking Provision

The off-street parking facilities for each dwelling (for all vehicles, including cycles) shown on the plan hereby approved shall be provided before that building is first occupied, and thereafter retained for that purpose.

Reason

To ensure the satisfactory provision of parking facilities and in the interest of highway safety and the amenity of the area, and to accord with Policy CS8 of the South Gloucestershire Local Plan; Core Strategy (Adopted) December 2013; and the South

Gloucestershire Residential Parking Standards set out in PSP16 of the South Gloucestershire Local Plan; Policies, Sites and Places Plan 2017 (Nov 2017).

3. Waste Storage and Collection

Prior to the occupation of each dwelling hereby approved storage provision for refuse bins, boxes and bin collection points shall be provided in accordance with the Waste Collection Strategy Layout shown on Drawing No. 1644 106 H and retained as such thereafter.

Reason

To protect the residential amenity of the neighbouring occupiers and to accord with Policy CS1 of the South Gloucestershire Core Strategy 2013, Waste Collection Guidance for new developments January 2015 SPD and the National Planning Policy Framework.

4. Materials

The external materials used for each dwelling shall be as shown on Material Layout Plan 1664 103 Rev H received 25th May 2017.

Reason

To ensure a satisfactory standard of external appearance and to accord with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; and the National Planning Policy Framework.

5. Public Art

The development shall be carried out in accordance with the details and timetable set out in the Public Art Plan (Studio Response received 14th June 2018)

Reason

In order to enhance legibility, character and distinctiveness to accord with Policy CS1 of the South Gloucestershire Local Plan Core Strategy 2013.

6. Pumping Station Compound

Prior to the commencement of works on that part of the development, details of the fencing (to include its colour) for the pumping station compound shall be submitted to and approved in writing by the Local Planning Authority. All works shall be carried out in accord with the approved details.

Reason

The site is situated in a rural location and it is therefore necessary that the development reflects this and to accord with Policy CS1 of the South Gloucestershire Local Plan Policies Sites and Places Plan (Nov 2017)

A pre-commencement condition is required in order to prevent the need for future remedial action.

7. Footpaths (Open space area)

Notwithstanding any details shown on the plans hereby approved, prior to the commencement of that part of the development, a sample of the surfacing materials to be used for the footpaths within the Open Space area shall be submitted to and approved in writing by the Local Planning Authority. All works shall be carried out in accord with the approved details.

Reason

In the interest of the visual amenity of the area and to accord with Policy CS1 of the South Gloucestershire Core Strategy 2013.

A pre-commencement condition is required in order to prevent the need for future remedial action.

8. Suds Management

The future management of the Surface Water Sustainable Drainage features shall take place in accord with the Sustainable Urban Drainage Management Strategy (SDL Bigwood June 2018) received 18th June 2018

Reason

In order to reduce and manage the impact of flood risk and to accord with Policy CS9 of the South Gloucestershire Core Strategy (2013)

9. Landscaping Implementation Timetable

Landscaping shall be implemented in accordance with the following timetable:

- 1) The applicant shall give notice to the Local Planning Authority of the commencement of works
- 2) The completion of the Public Open Space at the entrance to the site shall be completed within 7 months of the commencement of the development
- 3) The completion of the open space and landscaping within the residential area shall be completed upon the occupation of the units that front on to those areas of Public Open Space
- 4) The completion of the Locally Equipped Area for Play (LEAP), Great Crested Newt Pond and Public Open Space surrounding the attenuation shall be completed by 70% occupation of the development
- 5) Completion of the remaining Public Open Space (ie that not included in point 2 to 4 above) shall be provided prior to the occupation of the last dwelling.

Reason

In the interests of the visual amenity of the site and the wider area and to accord with Policy CS1, CS2 and CS9 of the South Gloucestershire Local Plan Core Strategy 2013.

10. Great Crested Newt Pond

The Great Crested Newt Pond shown on the plans hereby approved shall not exceed 0.7 metres in depth.

Reason

In the interests of the ecology of the site and to accord with Policy CS9 of the South Gloucestershire Local Plan Core Strategy 2013.



ACCOMMODATION SCHEDULE			
House Name	Code	Structural sqFT	No.
Sheldon	Sl	817	3
Sherbourne	Sb	961	1
Shipton	S	1006	4
Swanley	Sw	1092	2
Woodcote	W	1181	13
Lilac	L	1394	5
Elm	El	1464	7
Wroughton	Wr	1568	12
Morton	Mo	2128	5
Total Private Sale		71,647	52
Shared Ownership			
1B Apartment	1bf	617	1
2B Apartment	2bf	821	1
2b House	2b	871	3
3b House	3b	1025	3
Social Rent			
1B Apartment	1bf	547	1
1B Wheelchair Flat	1BW	686	2
2B Apartment	2bf	764	3
2b House	2b	871	6
3b House	3b	1025	6
4b House	4b	1203	2
Total Affordable		25,119	28
Grand Total		96,766	80

THE CONTRACTOR IS TO COMPLY IN ALL RESPECTS WITH CURRENT BUILDING BUILDING LEGISLATION, N.H.B.C. AND BUILDING REGULATIONS WHETHER OR NOT SPECIFICALLY STATED ON THIS DRAWING.

THIS DRAWING MUST BE READ & CHECKED AGAINST ANY STRUCTURAL GEOTECHNICAL OR OTHER SPECIALIST DOCUMENTATION OR PLANS PROVIDED.

THIS DRAWING IS NOT INTENDED TO SHOW DETAILS OF FOUNDATIONS, GROUND RELEIED UPON TO SUPPORT ANY STRUCTURE DEPICTED (INCL. DRAINAGE) MUST BE INVESTIGATED BY THE CONTRACTOR. A SUITABLE METHOD OF FOUNDATION SHOULD BE PROVIDED ALLOWING FOR EXISTING GROUND CONDITIONS. ANY EARTHWORK CONSTRUCTIONS SHOWN INDICATE TYPICAL SLOPES FOR GUIDANCE ONLY AND SHOULD BE FURTHER INVESTIGATED BY A SUITABLE EXPERT.

WHERE EXISTING TREES ARE SHOWN TO BE RETAINED THEY SHOULD BE SUBJECT TO A FULL ARBORICULTURAL INSPECTION FOR SAFETY. A SUITABLE METHOD OF FOUNDATION IS TO BE PROVIDED TO ACCOMMODATE PROPOSED TREE PLANTING.

- General Notes
- X 20.06.18 IB Trees revised ,LEAP enlarged
Bus Stop arrangement added
all to Clients comments
- W 15.06.18 IB Plot 43-48 and 57 boundary
amended, bus stop added and
landscape amended to LPD
comments
- V 25.05.18 DA Sub station relocated 2m South
End to POS & GCN pond updated
1 allotment shed to each pitch
- U 03.05.18 IB Allotment Shed and hibernacula
added to Client request
- T 01.05.18 IB Tree and LAP amended to latest
Landscape Design
- S 20.04.18 IB Layout revised to LPA and Clients
comments
- R 11.04.18 IB Layout revised following Client
layout review.
- Q 19.03.18 IB Trees and Hedgerow adjusted to
Landscape layout
- P 16.03.18 IB LEAP amended and GCN adjusted
to Landscape Details
- N 13.03.18 IB Plot 11 and 43 swapped to Client
confirmation
- M 09.03.18 IB Turning Head by plot 43 adjusted
to Vehicle Tracking
- L 22.02.18 IB Layout revised to Clients and
LPA comments
- K 21.12.17 IB Wheelchair units revised
- J 22.11.17 IB Revised to Client comments
- H 17.11.17 IB Walls, Fences, Front and Rear paths
Gates and Parking numbers
added to layout
- G 03.11.17 IB Revised to Client & LPA comments
- F 25.10.17 IB Revised to Clients comments
- E 18.10.17 NMGCN Pond shown
Footpath through open space
revised, Pump stn reorientated
Attenuation area relocated
- D 17.10.17 IB Parking for plots 45-48 revised,
temporary sales cabin and parking
indicated to Client comment
- C 09.10.17 IB Footpath changed, Vegetation to be
removed indicated
- B 06.10.17 IB Layout revised to Client comments
- A 03.10.17 IB Layout replanned following Pre-App
- Rev Date By Comment

RESIDENTIAL DESIGN
PLANNING
CIVIL ENGINEERING
DESIGN

Hammonds Yates

HAMMONDS YATES LIMITED
Kestrel Court : Harbour Road : Portlisshead : BS20 7AN
T: 01275 844744 E Mail: info@hammondsyates.com

Client

**Bellway Homes
(South West) Ltd**

Project Title

**Land off Sodbury Road
Wickwar**

Drawing Title

Site Layout

Drawing Status

Drawn By IB Scales 1:500 Date A1 Aug 2017

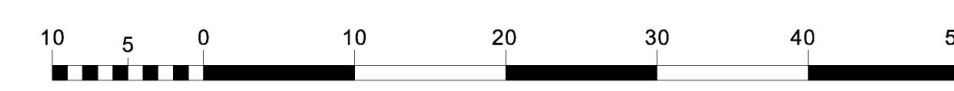
Job No. 1644 Drawing No. 100 Rev. X

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Net Development Area = 5,743ac
Gross Area = 10,886ac

LEGEND

- Indicates Affordable Housing for Social Rent
- Indicates Affordable Housing for Shared Ownership
- Sales Complex
- Show Home
- Sales Office
- Sales Temporary Parking Area





LEGEND

- Allotments (466sqm)
- Children and Young People - (501sqm)
- Informal Open Space - (2584sqm)
- Natural and Semi Natural Open Space - (5084sqm)
- Other Open Space

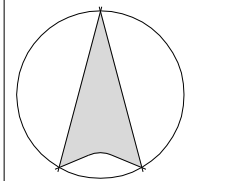
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General Notes



H	20.06.18	IB	Revised to align with 1644.100 X
G	25.05.18	DA	Revised to align with 1644.100 V
F	03.05.18	IB	Revised to align with 1644.100 U
E	01.05.18	IB	Revised to align with 1644.100 T
D	25.04.18	IB	Revised to align with 1644.100 S
C	16.03.18	IB	Revised to align with 1644.100 P
B	14.03.18	IB	Revised to align with 1644.100 N
A	22.02.18	IB	Revised to align with drg 1644.100 L

Rev	Date	By	Comment
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PLANNING
CIVIL ENGINEERING DESIGN

Hammonds Yates

HAMMONDS YATES LIMITED
Kestrel Court : Harbour Road : Portlisshead : BS20 7AN
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Client
Bellway Homes (South West) Ltd

Project Title
Land off Sodbury Road Wickwar

Drawing Title
s106 Areas Layout

Drawing Status

Drawn By
IB

Scales
1:500

A1

Date
Jan 2018

Job No.
1644

Drawing No.
112

Rev.
H

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Boyer
160 Aztec
Aztec West
Almondsbury
South Gloucestershire
BS32 4TU

APP REF: PK17/5966/RM
DATE VALID: 28th December 2017
DECISION DATE: 29th June 2018
PARISH: Wickwar Parish Council

TOWN AND COUNTRY PLANNING ACT 1990 APPROVAL OF RESERVED MATTERS FOLLOWING OUTLINE PERMISSION FOR DEVELOPMENT

NOTICE OF DECISION

South Gloucestershire Council in pursuance of powers under the above mentioned Act hereby PERMIT:

APPLICATION NO: PK17/5966/RM

DESCRIPTION OF DEVELOPMENT: Erection of 80 dwellings with associated landscaping, including wetlands, drainage, pedestrian and vehicle links, open space including play areas, allotments and other associated infrastructure. (reserved matters to be read in conjunction with PK16/4006/O).

APPLICANT: Bellway Homes Ltd (South West)

LOCATION: Land South Of Poplar Lane Wickwar Wotton-Under-Edge
GL12 8NS

In accordance with the application and accompanying plans, subject to the conditions specified below:

CONDITIONS

1. Approved Plans List

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The development shall accord with the following plans:

Received 22nd December 2017

1644 101 Location Plan
1644 151 Sherbourne Plans and Elevations
1644 152 Shipton Plans
1644 156 Swanley Plans
1644 157 Swanley Elevations Render
1644 158 Swaley Elevations Natural Stone
1644 159 Woodcote Plans
1644 163 Lilac Plans
1644 164 Lilac Elevations Render
1644 165 Lilac Elevations Recon
1644 166 Lilac Elevations Natural Stone
1644 169 Elm Elevations Render
1644 170 Elm Elevations Recon
1644 171 Elm Elevations Natural Stone
1644 174 Wroughton Elevations Recon
1644 176 Wroughton Elevations Natural Stone
1644 177 Morton Plans
1644 178 Morton Elevations Brick
1644 179 Morton Elevations Recon
1644 180 Morton Elevations Recon
1644 185 2B House Type - Plans
1644 186 2 B House Type - Elevations Brick
1644 187 2B House Type - Elevations Render
1644 188 3B House Type - Plans and Elevations Brick
1644 190 3B House Type - Plans and Elevations Render
1644 191 4B House Type - Plans and Elevations Render
1644 194 Garages Sheet 1 Plans and Elevations
1644 195 Garages Sheet 2 Plans and Elevations
1644 196 Garages Sheet 3 Plans and Elevations
1644 197 Sub Station Plans and Elevations

Received 19th March 2018

1644 176 2 Wroughton Elevations Recon Stone Plot 33
3816 119 Pumping Station Detail
3816 112 Highway Construction Details
3816 113 Adoptable Drainage Details

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Received 1st May 2018

1644 111b Street Scene
1644 150a Sheldon Plans and Elevations
1644 153a Shipton Elevations Brick
1644 154a Shipton Elevations Render
1644 155a Shipton Elevations Recon
1644 160a Woodcote Elevations Brick
1644 161a Woodcote Elevations Render
1644 162a Woodcote Elevations Recon
1644 171-1 Elm Plans - Plot 39
1644 171 2 Elm Elevations Recon Plot 39 only
1644 176-1 Wroughton Plans Plot 33
1644 176 -2 Wroughton Elevations Recon Stone Plot 33 only
1644 181c 1 and 2 bed flats Block Plans
1644 182a 1 and 2 bed flats Block First Floor Plan
1644 183b 1 bed and 2 bed flats Block-Elevations Sheet 1 render
1644 183b 1 bed and 2 bed flats Block-Elevations Sheet 1 Render
1644 189a 3B House Type - Plans and Elevations Render
1644 198 Enclosure Details Sheet 1
1644 199a Enclosure Details Sheet 2
1644 199-1 Enclosure Details Sheet 3

Received 25th May 2018

3816 114 02A Storm Water Attenuation Details

Received 20th June 2018

1644 100x Site Layout
1644 102 1K External Works Layout (Sheet 1)
1644 102 2K External Works Layout (Sheet 2)
1644 103k Materials Layout
1644 104K Storey Heights Layout
1644 105K Affordable Housing Layout
1644 106K Waste Collection Strategy Layout
1644 107K Parking Strategy Layout
1644 108M Boundary Details Layout
1644 109K Surface Treatment Layout
1644 110J Adoptions Layout
1644 112H s106 Areas
edp4338/d003g Detailed Hard and Soft Landscape Design
edp 4338/d004f Detailed Hard and Soft Landscape Design
edp 4338/d005g Detailed Hard and Soft Landscape Design

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EDP 4338/d006g Detailed Hard and Soft Landscape Design
EDP4338/d007h Detailed Hard and Soft Landscape Design
EDP4338/d008g Detailed Hard and Soft Landscape Design
Edp4338/d009g Landscape Strategy
3816-107D Flood Exceedance Plan 1% Storm Event 1 in 100 year
3816 114F Storm Water Attenuation Details
3816 115F Manhole Schedule
3816 110 01A Engineering Layout Sheet 1 of 2
3816 110 02A Engineering Layout Sheet 2 of 2
3816 SK110 Vis D Preliminary Engineering Layout Vis Splays
3816 106 01E Vehicle Swept Path Analysis Sheet 1 of 2
3816 106 02D Vehicle Swept Path Analysis Sheet (Fire Service Vehicle) 2 of 2
3816 111 1E Longitudinal Sections (Sheet 1)
3816 111 2E Longitudinal Sections (Sheet 2)
1644 199-2 Enclosure Details Sheet 4
1644 199-3 Enclosure Details Sheet 5

Aboricultural Method Statement (Incorporating Impact Assessment and Tree Protection Measures) edp4338_r002b

Reason:

For the avoidance of doubt

2. Parking Provision

The off-street parking facilities for each dwelling (for all vehicles, including cycles) shown on the plan hereby approved shall be provided before that building is first occupied, and thereafter retained for that purpose.

Reason

To ensure the satisfactory provision of parking facilities and in the interest of highway safety and the amenity of the area, and to accord with Policy CS8 of the South Gloucestershire Local Plan; Core Strategy (Adopted) December 2013; and the South Gloucestershire Residential Parking Standards set out in PSP16 of the South Gloucestershire Local Plan; Policies, Sites and Places Plan 2017 (Nov 2017).

3. Waste Storage and Collection

Prior to the occupation of each dwelling hereby approved storage provision for refuse bins, boxes and bin collection points shall be provided in accordance with the Waste Collection Strategy Layout shown on Drawing No. 1644 106 H and retained as such thereafter.

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Reason

To protect the residential amenity of the neighbouring occupiers and to accord with Policy CS1 of the South Gloucestershire Core Strategy 2013, Waste Collection Guidance for new developments January 2015 SPD and the National Planning Policy Framework.

4. Materials

The external materials used for each dwelling shall be as shown on Material Layout Plan 1664 103 Rev H received 25th May 2017.

Reason

To ensure a satisfactory standard of external appearance and to accord with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; and the National Planning Policy Framework.

5. Public Art

The development shall be carried out in accordance with the details and timetable set out in the Public Art Plan (Studio Response received 14th June 2018)

Reason:

In order to enhance legibility, character and distinctiveness to accord with Policy CS1 of the South Gloucestershire Local Plan Core Strategy 2013.

6. Pumping Station Compound

Prior to the commencement of works on that part of the development, details of the fencing (to include its colour) for the pumping station compound shall be submitted to and approved in writing by the Local Planning Authority. All works shall be carried out in accord with the approved details.

Reason:

The site is situated in a rural location and it is therefore necessary that the development reflects this and to accord with Policy CS1 of the South Gloucestershire Local Plan Policies Sites and Places Plan (Nov 2017)

A pre-commencement condition is required in order to prevent the need for future remedial action.

7. Footpaths (Open space area)

Notwithstanding any details shown on the plans hereby approved, prior to the commencement of that part of the development, a sample of the surfacing materials to be used for the footpaths within the Open Space area shall be submitted to and approved in writing by the Local Planning Authority. All works shall be carried out in accord with the approved details.

Reason:

In the interest of the visual amenity of the area and to accord with Policy CS1 of the South Gloucestershire Core Strategy 2013.

A pre-commencement condition is required in order to prevent the need for future remedial action.

8. Suds Management

The future management of the Surface Water Sustainable Drainage features shall take place in accord with the Sustainable Urban Drainage Management Strategy (SDL Bigwood June 2018) received 18th June 2018

Reason:

In order to reduce and manage the impact of flood risk and to accord with Policy CS9 of the South Gloucestershire Core Strategy (2013)

9. Landscaping Implementation Timetable

Landscaping shall be implemented in accordance with the following timetable:

- 1) The applicant shall give notice to the Local Planning Authority of the commencement of works
- 2) The completion of the Public Open Space at the entrance to the site shall be completed within 7 months of the commencement of the development
- 3) The completion of the open space and landscaping within the residential area shall be completed upon the occupation of the units that front on to those areas of Public Open Space
- 4) The completion of the Locally Equipped Area for Play (LEAP), Great Crested Newt Pond and Public Open Space surrounding the attenuation shall be completed by 70% occupation of the development

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5) Completion of the remaining Public Open Space (ie that not included in point 2 to 4 above) shall be provided prior to the occupation of the last dwelling.

Reason;

In the interests of the visual amenity of the site and the wider area and to accord with Policy CS1, CS2 and CS9 of the South Gloucestershire Local Plan Core Strategy 2013.

10. Great Crested Newt Pond

The Great Crested Newt Pond shown on the plans hereby approved shall not exceed 0.7 metres in depth.

Reason:

In the interests of the ecology of the site and to accord with Policy CS9 of the South Gloucestershire Local Plan Core Strategy 2013.

**IN ACCORDANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) ORDER 2015.**
POSITIVE AND PROACTIVE STATEMENT:

In dealing with this planning application the Local Planning Authority have worked with the applicant in a positive and proactive manner on seeking solutions to problems arising in the following ways: Negotiations have taken place to secure amendments to the scheme in order to ensure a positive recommendation.

ADDITIONAL INFORMATION

1. This permission shall not be construed as granting rights to carry out works on, or over, land not within the ownership, or control, of the applicant.
2. You must obtain the prior written consent of the owner and occupier of any land upon which it is necessary for you to enter in order to construct, externally finish, decorate or in any other way carry out any works in connection with this development including future repairs/maintenance, or to obtain support from adjoining property. This permission does not authorise you to take such action without first obtaining this consent. Your attention is also drawn to the Access of Neighbouring Land Act 1992 and Party Wall Act 1996.

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3. This permission is to be read in conjunction with the AGREEMENT AND UNDERTAKING dated 23rd May 2017 in pursuance of Section 106 of the Town & Country Planning Act 1990, as amended by Section 12 of the Planning & Compensation Act 1991.

PLEASE NOTE: The development hereby permitted must be implemented in accordance with plans hereby approved and any conditions specified above. The conditions may specify that works are to be carried out or details are required to be submitted for further approval, before all or part of the development is otherwise commenced. For further information regarding the discharge of Planning Conditions and the relevant forms please view "compliance with conditions" on our website, www.southglos.gov.uk If the permission is commenced without these requirements being fully met, or in any other manner, the development may be unauthorised and the permission invalidated. The council holds a definitive copy of this planning decision notice. You should be aware of the risk that subsequent copies of the decision notice may be subject to unauthorised alteration and if necessary you are advised to refer to the council for verification. The definitive copy can be viewed via the council's planning website.

HC O'Connor

DEVELOPMENT MANAGER

DATE: 29th June 2018



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PLANNING PERMISSION THE NEXT STEPS

Your Decision could be subject to conditions. It is essential that you comply with these conditions in order to protect your planning permission. If you have conditions requiring details to be submitted prior to the commencement of development then failure to discharge these conditions could invalidate your planning permission and result in enforcement action being taken against the development.

HOW TO APPLY TO DISCHARGE CONDITIONS ON YOUR PLANNING PERMISSION

If the condition requires you to agree something in writing with the Authority before development commences then you will need to consider submitting these details at least 8 weeks prior to starting work. In order to submit your application, you can do so by one of the following options:

- Submit an online application using the Planning Portal online application service www.planningportal.gov.uk/
- Complete an application form online via the Planning Portal online Application service, www.planningportal.gov.uk/ printing it off and enclosing it with the correct plans, fee and details before sending it to Development Services.
- Download a copy of the application form from the South Gloucestershire website on www.southglos.gov.uk/planning.
- Request a paper copy from our PT&SE Customer Contact Centre by calling 01454 868004.
- Visit one of the Council One Stop Shop receptions to collect a paper copy of the application form.

The fee amount is £28 per request relating to 'householder' applications and £97 for any other full planning applications.

The fee is payable for each submission (a single submission may be for more than one condition to be discharged).

COMMUNITY INFRASTRUCTURE LEVY (CIL)

If this application has been identified as being liable to CIL you should not commence development until the requirements and obligations under CIL have been established. If we require further information we will write to you requesting this. Where we already have clear information about the proposal and assumed liability we will issue a liability notice shortly. Further information can be found on our website at www.southglos.gov.uk/environment-and-planning/planning/community-infrastructure-levy

BUILDING REGULATIONS

You might require separate Building Control approval and you can also secure this through the Council. For advice on development requiring Building Regulations approval please visit the Planning Portal or contact our Team on 01454 868271

ACTING AS AN AGENT?

Please forward the full copy of this decision to your client and advise them of any conditions. The Council continues to be involved with enforcement action taken against applicants who claim not to have been passed the decision by their Agent.

APPEALS AGAINST THE DECISION OF THE LOCAL PLANNING AUTHORITY (LPA)

If the applicant is aggrieved by the decision to refuse permission/consent for this proposal or to grant permission/consent subject to conditions, he may appeal to the Secretary of State for the Department of Communities and Local Government (SOS) in accordance with the provisions below. All appeals should be submitted on a form obtainable from The Planning Inspectorate, at the address below.

- (a) Refusal of planning permission for **Householder applications – within 12 weeks** (Article 37 of the Town & Country Planning (Development Management Procedure) (England) Order 2015)
- (b) Refusal of planning permission or permission granted subject to conditions - **within 6 months** (Section 78 Town & Country Planning Act 1990 (T & CPA) and Article 37 of the Town & Country Planning (Development Management Procedure) (England) Order 2015)
- (c) Refusal of Listed Building consent or consent granted subject to conditions. Refusal of Conservation Area consent or the decision of the LPA on an application to vary or discharge conditions attached to a Listed Building consent **within 6 months** (Regulation 8 of the Town & Country Planning (Listed Buildings and Conservation Areas) Regulations 1990 and Section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- (d) Refusal of consent for display of advertisement or consent granted subject to conditions - **within 8 weeks** of the date you receive the Council's decision - please refer to separate notice attached where necessary.
- (e) Refusal of Tree Preservation Order consent or consent granted subject to conditions. Issuing of an Article 5 certificate on refusing consent or an Article 6 direction on granting consent to fell any part of a woodland – within 28 days Town & Country Planning (Trees) Regulations 2012.

The SOS has power to allow a longer period for the giving of a notice of appeal but will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. He is not however required to entertain an appeal if it appears to him that permission for the proposals could not have been granted by the LPA, or could not have been granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development orders and to any directions given under the orders.

In the case of refusal of permission to develop land or refusal of Listed Building consent or the granting of permission or Listed Building consent subject to conditions whether by the LPA or SOS and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development works which has been or would be permission, he may serve on the Council in which the land is situated a Purchase Notice (or Listed Building Purchase Notice) requiring the Council to purchase his/her interest in the land in accordance with the provisions of Part VI, Chapter 1 of the Town & CP Act 1990 and Part 1, Chapter III of the Planning (Listed Buildings and Conservation Areas) Act 1990.

In certain circumstances (not applicable to Advertisement proposals) a claim may be made against the LPA for compensation where permission is refused or granted subject to conditions by the SOS on appeal or on reference of the application to him.

NOTES IN RESPECT OF SUBMISSION OF APPEALS

Data Protection: Please note all appeal documentation will appear on the Planning Casework Service website.

When submitting an appeal, please note that an identical set of documents should be sent to both the local authority and The Planning Inspectorate at the following addresses:

Strategic Planning South Gloucestershire Council, Department For Environment And Community Services PO Box 1954, Bristol, BS37 0DD	The Planning Inspectorate Room 3/04 Kite Wing 2 The Square Temple Quay Bristol BS1 6PN
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Please ensure this instruction is complied with in order to avoid any unnecessary delay.

NOTES IN RESPECT OF APPLICATIONS FOR CONSENT TO DISPLAY ADVERTISEMENTS

1. Under the provisions of Schedule 2 of the Town & Country Planning (Control of Advertisements) Regulations 2007 before any advertisement is displayed, the permission of the owner of the land, or building on which the advertisement is to be displayed must be obtained.
2. If a conditions imposing a time limit has been expressly included as part of a consent, then that condition must be observed. If no such condition is imposed Regulation 14 (7) of the 2007 Regulations provides that any consent is granted for a period of FIVE YEARS from the date hereof.
3. Where the Authority grant consent for a period shorter than five years they shall (unless the application required such a consent) state in writing their reasons for doing so, and the limitation in respect of time shall for the purposes of these Regulations be deemed to be a condition imposed upon the granting of consent.
4. At any time within a period of 6 months before the expiry of a consent granted under these Regulations, application may be made for the renewal thereof and the provisions of these Regulations relating to applications for consent and to the determination thereof shall apply where application is made for such renewal.
5. Penalty for Contravention. The amount of the fine to which a person who displays an advertisement in contravention of these Regulations is liable on summary conviction as set out in Section 224 of the Town and Country Planning Act 1990 and Regulation 30 of the 2007 Advertisement Regulations.

NOTES IN RESPECT OF ALL APPLICATIONS

1. Attention is drawn to the need for strict compliance with the approved plan(s), failing which appropriate action will be taken.
2. If planning permission has been granted for the development, please note that should this involve any work within the highway, such as the construction of a vehicular access, the consent of the Highway Authority should be obtained.
3. WHERE PLANNING PERMISSION OR LISTED BUILDING CONSENT HAS BEEN GRANTED, APPROVAL MAY ALSO BE REQUIRED UNDER THE BUILDING REGULATIONS BEFORE ANY WORK IS COMMENCED.
4. Although planning permission may have been granted, should the proposed work involve the demolition, alteration or extension of a Listed Building or the demolition of an existing building in a Conservation Area, Listed Building or Conservation Area Consent will also be required before the work commences.
5. If the work authorised by this permission requires the supply of utility or other public services, you are requested to contact the appropriate statutory or other undertaker as soon as possible following the receipt of the decision. Failure to do so may result in delay in the provision of these services.
6. If planning permission has been granted this may be subject to condition(s) as listed on the decision notice. Some of these conditions require details to be submitted or other work to be carried out before development commences (conditions precedent). If you start development without complying with any such conditions you may invalidate the permission itself. Requests to discharge or confirm conditions made under Article 27 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 should be submitted on the appropriate forms and with any required fee.

Any further information concerning this decision may be obtained from the Director of Environment and Community Services Please quote the Reference Number of this permission in any correspondence.