Wiltshire Council

Application Reference Number: 15/12351/OUT

Decision Date: 29 October 2021

Applicant:	KBC Developments LLP c/o Framptons Planning, Oriel House, 42 North Bar, Banbury, Oxfordshire, OX16 0TH
Particulars of Development:	Outline Permission for upto 650 Dwellings, Including 5ha Employment Generating Space and a 2 Form Entry Primary School. Up to 10ha New Public Open Space Including Country Park, Landscaping, Stormwater & Foul Drainage Works, Substation and Associated Infrastructure Works. Access Using Parsonage Way - Over New Railway Bridge, Darcy Close and from Cocklebury Lane (for Pedestrian/Emergency Works).
At:	Land at Rawlings Farm, Cocklebury Lane, Chippenham, Wiltshire, SN15 3LR

Conditions: (33)

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

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

2 No development shall commence on a phase or sub-phase within the site until details of the following matters (in respect of which approval is expressly reserved) have been submitted to, and approved in writing by, the Local Planning Authority:
(a) The scale of the development;
(b) The layout of the development;
(c) The external appearance of the development;
(d) The landscaping of the site.
The development shall be carried out in accordance with the approved details.

REASON: The application was made for outline planning permission and is granted to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 5 (1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

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

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

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

Reports
Revised Design and Access Statement
Drawings
24248-9600 Rev K
Land use and access parameters plan
24248-9612 Rev K
Building heights parameter plan
24248-9614 Rev F
Green infrastructure parameter plan
24248-9629 Rev G
Concept plan amendment
K125/02 Rev C
Preliminary surface water drainage strategy plan
All received August 2020

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

5 No residential, employment, retail, care home or educational development shall take place until an urban design and framework plan for the development of the site has been submitted to and approved in writing by the local planning authority. The plan shall be substantially in accordance with Illustrative Masterplan C11112.09.SK803 Rev P and shall be submitted to the local planning authority no later than the first submission for approval of any of the reserved matters and shall include:

• the arrangement of street blocks;
• the overall level and location of car parking at the site;
• surfacing materials of the spine roads;
• the density and mix of dwellings;
• the general location of affordable housing;
• building heights and massing;
• Frontages of plots along the Spine Road (as shown on dwg nos WSP0268/LE/05 revision B and WSP0268/LE/06 Revision B)

The plan shall be in accordance with the Flood Risk Assessment (PFA Consulting, December 2017, Ref: K125, dated 12.12.17) to include details to demonstrate that all built development (all houses as shown on the illustrative masterplan) is positioned on land above a level of 48.5 metres AOD, and all development including drainage infrastructure is positioned

on land outside the 1 in 1000-year modelled flood extent. The development shall be implemented in accordance with the approved masterplan.
The development shall be carried out in accordance with the approved masterplan.

REASON: In the interest of the visual amenity, character and appearance of the area, residential amenity, achieving high quality and in the interest of proper planning.

6 No development shall commence until a phasing plan for the delivery of the site has been submitted to and approved in writing by the Local Planning Authority. The development shall take place in accordance with the phasing plan an updated phasing plan is approved as part of a subsequent Reserved Matters application(s) pursuant to conditions 2 and 3.

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

7 Prior to the commencement of a phase or sub phase of the development, a scheme of hard and soft landscaping for that phase (as shown on the illustrative masterplan required in connection with condition 3 above) and including Tree Protection Plan; Arboricultural Impact Assessment; Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority, the details of which shall include:
(a) Indications of all existing trees and hedgerows on the land;
(b) details of any to be retained, together with measures for their protection in the course of development;
(c) all species, planting sizes and planting densities, spread of all trees and hedgerows within or overhanging the site, in relation to the proposed buildings, roads, and other works;
(d) finished levels and contours of buildings and land;
(e) means of enclosure;
(f) car park, layouts;
(g) other vehicle and pedestrian access and circulation areas;
(h) hard surfacing materials;
(i) minor artifacts and structures (e.g. furniture, play equipment, refuse and other storage units, signs, lighting etc);j) proposed and existing functional services above and below
ground (e.g. drainage, power, communications, governing equipment (gas, electricity and other services), pipelines etc indicating lines, manholes, supports etc);
(k) bin storage and recycling facilities, where relevant;
(I) retained historic landscape features and proposed restoration, where relevant.
The development shall be carried out in accordance with the details approved unless otherwise agreed in writing by the local planning authority.

REASON: The application contained insufficient information to enable this

matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

8 Prior to the commencement of development of a Phase or Sub Phase a detailed landscape plan shall be submitted to and approved in writing by the local planning authority. All soft landscaping comprised in the approved plan and details of landscaping shall be carried out in accordance with timescales agreed by the local planning authority; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years form planting, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping within a phase or sub-phase shall also be carried out in accordance with the approved details in accordance with a programme to be agreed in writing with the Local Planning Authority.

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

9 No development shall commence on a phase or sub phase within the site until an investigation of the history and current condition of the site to determine the likelihood of the existence of contamination arising from previous uses within that phase or sub phase has been carried out and all of the following steps have been complied with to the satisfaction of the Local Planning Authority:

Step (i) A written report has been submitted to and approved by the Local Planning Authority which shall include details of the previous uses within that phase or sub phase of the site and any adjoining sites which Council records or existing uses of which indicate a potential for contamination, for at least the last 100 years and a description of the current condition with regard to any activities that may have caused contamination.

The report shall confirm whether or not it is likely that contamination may be present on the phase or sub phase within the site and the potential impact of any adjacent sites.

Step (ii) If the above report indicates that contamination may be present on, under or potentially affecting the proposed phase or sub phase of development within the site from adjacent land, or if evidence of contamination is found, a more detailed site investigation and risk assessment should be carried out in accordance with DEFRA and Environment Agency's "Model Procedures for the Management of Land Contamination CLR11" and other authoritative guidance pertinent at the time from these organisations and representing industry standard best practice; and a report detailing the site investigation and risk assessment shall be submitted to and approved in writing by the Local Planning

Authority.
Step (iii) If the report submitted pursuant to step (i) or (ii) indicates that remedial works are required, full details must be submitted to the Local Planning Authority and approved in writing and thereafter implemented prior to the commencement of that phase or sub phase of the development or in accordance with a timetable that has been agreed in writing by the Local Planning Authority as part of the approved remediation scheme. On completion of any required remedial works the applicant shall provide written confirmation to the Local Planning Authority that the works have been completed in accordance with the agreed remediation strategy. In the event of unexpected contamination being identified, all development on that phase or sub phase of the site shall cease until such time as an investigation has been carried out and a written report submitted to and approved by the Local Planning Authority, any remedial works recommended in that report have been undertaken and written confirmation has been provided to the Local Planning Authority that such works have been carried out.
Construction shall not recommence on that phase or sub phase until the written agreement of the Local Planning Authority has been given following its receipt of verification that the approved remediation measures have been carried out.

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

10 No construction or demolition work shall take place on Sundays or Public Holidays or outside the hours of 07:30 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays except for the period of British summer time between April and October 2021 when no construction or demolition work shall take place outside the hours of 07.30 to 21.00 Monday to Friday and 08.00 to 13.00 on Saturdays. No burning of waste or other materials shall take place on the development site during the demolition/construction phase of the development.

REASON: In the interest of Residential Amenity.

11 No development shall commence on a phase or sub phase of the site until a construction management plan has been submitted to and approved in writing by the local planning authority. The plan shall include details of the measures that will be taken to reduce and manage the emission of noise, vibration and dust during the demolition and/or construction phase of the development.

It shall include details of the following:
i. The movement of construction vehicles including details as to routeing and signing arrangements for lorries delivering to the site during the identified phases of the development, details of wheel cleaning facilities for lorries leaving the site, details of parking and manoeuvring space within the site for lorries and construction workers vehicles, measures to prevent site construction traffic parking on nearby residential streets, the sheeting of laden lorries leaving the site, dust suppression measures

throughout the build period. A specific section of the plan shall address the construction traffic arrangements in relation to the construction of the proposed GWR mainline railway bridge;

ii. The cutting or other processing of building materials on site;
iii. Wheel washing and vehicle wash down facilities;
iv. The transportation and storage of waste and building materials;
v. The recycling of waste materials (if any)
vi. The loading and unloading of equipment and materials
vii. The location and use of generators and temporary site accommodation
viii. Pile driving (If it is to be within 200m of residential properties)
The construction/demolition phase of the development will be carried out fully in accordance with the construction management plan at all times.

REASON: In the interest of Residential Amenity.

12 No external lighting shall be installed on a phase or sub phase of the site until a scheme of external lighting, including the measures to be taken to minimise sky glow, glare and light trespass, has been submitted in respect of that phase or sub phase to and approved in writing by the Local Planning Authority. The lighting scheme shall be so designed as to overcome glare, sky glow, spillage and intrusion. The scheme should aim to achieve Environmental Zone E2 as specified in the guidance issued by the Institution of Lighting Engineers. This will include a lux plot, demonstrating that lux levels of 0.5 or less can be achieved at the edges of all ecologically sensitive features within the site and immediately adjacent.

REASON: In the interests of Residential Amenity and the visual amenity of the locality.

13 Prior to the commencement of building works above ground of part of the development requiring mechanical ventilation and extraction plant, full details of any internal and external plant equipment and trunking, including building services plant, ventilation and filtration equipment and commercial kitchen exhaust ducting / ventilation, shall be submitted to and approved in writing by the Local Planning Authority. All flues, ducting and other equipment shall be installed in accordance with the approved details prior to the use commencing on site and shall thereafter be maintained in accordance with the manufacturer's instructions.

REASON: In the interest of Residential Amenity.

14 Prior to commencement of construction of any building to be used for commercial purposes an assessment of the acoustic impact arising from the operation of all internally and externally located plant shall be undertaken in accordance with BS 4142: 2014 in respect of such phase or sub phase of the site. The assessment shall be submitted to the Local Planning Authority together with a scheme of attenuation measures to ensure the rating level of noise emitted from the proposed plant shall be less than background. The scheme shall be submitted to and approved in

writing by the Local Planning Authority. A post installation noise assessment shall be carried out where required to confirm compliance with the noise criteria and additional steps to mitigate noise shall be taken, as necessary. The details as approved shall be implemented prior to occupation of the development and thereafter be permanently retained.

REASON: In the interest of Residential Amenity.

15 Prior to the commencement of a phase or sub phase of development a scheme of noise and vibration attenuation from noise generating sources including the Great Western Rail line and commercial buildings with mechanical plant shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall achieve the habitable room standard as detailed in BS8233:2014 with no relaxation for exceptional circumstances unless agreed in writing with the Local Planning Authority and must include details of post construction validation. The approved noise and vibration attenuation measures shall thereafter be retained and maintained in working order for the duration of the use in accordance with the approved details.

REASON: In the interest of Residential Amenity.

16 Prior to the commencement of a phase or sub phase of development a scheme of measures to ensure noise levels in all amenity spaces do not exceed 55dB LAEQ(16 hour) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of post construction validation. Thereafter the development shall be carried out in accordance with the approved details and a separate validation report shall be submitted to and approved in writing by the Local Planning Authority prior to occupation.

REASON: In the interest of Residential Amenity.

17 The development hereby permitted shall be for up to a maximum of 650 C3 dwellings.

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

18 No development shall commence on a phase or sub phase of the site until a scheme for the discharge of surface water from that phase or sub phase (including surface water from the access / driveway), incorporating sustainable drainage details together with permeability test results to BRE365 and new FRA using EA model information current at the time of scheme submission with buildings and attenuation located in FZ1 areas and away from surface water flood risk areas for the 1 in 30 and 100 events plus climate change, has been submitted to and approved in writing by the Local Planning Authority.
The development of a phase or sub phase shall not be first occupied until surface water drainage has been constructed in accordance with the approved scheme for that phase or sub phase.

REASON: To ensure that the development can be adequately drained.

19 The development shall not be commenced until a foul water drainage strategy is submitted and approved in writing by the local Planning Authority in consultation with Wessex Water acting as the sewerage undertaker a drainage scheme shall include appropriate arrangements for the agreed points of connection and the capacity improvements required to serve the proposed development phasing the drainage scheme shall be completed in accordance with the approved details and to a timetable agreed with the local planning authority.

REASON: To ensure that proper provision is made for sewerage of the site and that the development does not increase the risk of sewer flooding to downstream property.

20 Prior to the start of construction of a phase or sub phase of development at the site an Ecological Construction Method Statement will be submitted to and approved in writing by the Local Planning Authority. This must take account of all elements of the works and provide precautionary practices to ensure that wildlife individuals and populations are appropriately protected throughout the construction process.

REASON: To mitigate against the loss of existing biodiversity and nature habitats.

21 Prior to the start of construction of a phase or sub phase of development at the site an Ecological Construction Method Statement will be submitted to and approved in writing by the Local Planning Authority. This must take account of all elements of the works and provide precautionary practices to ensure that wildlife individuals and populations are appropriately protected throughout the construction process.

REASON: To mitigate against the loss of existing biodiversity and nature habitats.

22 Prior to the start of construction an Ecological Mitigation and Enhancement Strategy will be submitted to and approved in writing by the Local Planning Authority. This will give details of specific mitigation provision within the site as well as areas to be enhanced for the benefit of biodiversity. Such areas should be enhanced with particular reference to the Wiltshire Biodiversity Action Plan and state the benefit for named habitats and species listed therein.

REASON: To mitigate against the loss of existing biodiversity and nature habitats.

23 Prior to the start of construction a Landscape and Ecological Management Plan will be submitted, showing how Landscape and Ecological features will be integrated for joint benefit of human and wildlife communities. It must state responsibilities for management and contain a mechanism of monitoring and review.

REASON: To mitigate against the loss of existing biodiversity and nature habitats.

24 No development shall commence until a site phasing plan has been submitted to and approved by the local planning authority. The phasing plan shall include, inter alia, the timing of the delivery of: -

(a) a junction improvement at Station Hill and New Road in accordance with WSP drawing no 5609/SK/006/B,
(b) a new road link into the site through an alteration and extension of Darcy Close in accordance with WSP drawing no 5609/SK/006/B, and including a junction alteration on Cocklebury Road in accordance with WSP drawing no 5609/SK/005/A,
(c) the delivery of a new road over railway bridge to connect the site to Parsonage Way, and to include a completed link road between Cocklebury Road and Parsonage Way via the site, (d) the completion of an internal distributor road with the identification of a potential route for its future expansion via a river bridge, and
(e) provision of footpath and cycletrack links between the site and existing local pedestrian/cycle routes.
For the avoidance of doubt, the phasing plan shall include provision for: -
(a) the second road connection serving the site to be completed, linking Parsonage Way to Cocklebury Road (the Cocklebury Link), and its availability for public use prior to the occupation of more than 200 dwellings on the site, and
(b) no more than 200 dwellings being served solely from Parsonage Way before the North Chippenham distributor road (connecting B4069 and A350) has been opened for use by public traffic or before a set of comprehensive transport improvement measures of equivalent benefit, and to be agreed by the local planning authority, is in place . Development shall be carried out in accordance with the approved plan.

REASON: To ensure that adequate transport infrastructure is provided at appropriate stages of the development and to mitigate severe impacts on traffic conditions in the town centre.

25 No development shall commence on a phase or sub phase of the site until details of the estate roads, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car parking and street furniture, including the timetable for provision of such works, have been submitted to and approved by the Local Planning Authority. The carriageway width of the connecting road through the site between Parsonage Way and the east side of the site shall be not less than 7.3 m; the link to Cocklebury Road from this road shall not be less than 6.2m carriageway width, with appropriate widening at bends. Phases of the development shall not be first brought into use or occupied until the estate roads, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car parking and street furniture

have all been constructed and laid out in accordance with the details approved and in accordance with the provisions of the approved site phasing plan.

REASON: To ensure that the roads are laid out and constructed in a satisfactory manner, and to allow for adequate width for large goods vehicles and buses.

26 No development on a phase or sub phase of the site shall commence on site until a scheme of safe pedestrian and cycle routes has been submitted to and approved in writing by the Local Planning Authority. Such facilities shall be provided in accordance with the approved details prior to any part of the development being first occupied and maintained thereafter. Prior to the commencement of any individual phase of the development, details of cycle parking facilities, in accordance with Wiltshire Council's cycle parking standards, shall be submitted to and approved by the local planning authority, and the approved facilities shall be provided in accordance with the approved development prior to the occupation of the building(s) to which they relate.

REASON: In order to encourage sustainable travel to and from the site and in pursuit of sustainable transport objectives.

27 Prior to the occupation of development on a phase or sub phase of site Travel Plans for the various land uses (residential, employment and education) permitted within the phase or sub phase shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include details of implementation, establishment of mode share targets and monitoring, and shall be implemented in accordance with the approved details. The results of the implementation and monitoring and review of targets shall be made available to the Local Planning Authority on request, together with any changes to the plan arising from those results.

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

28 With the exception of a haul route to enable bridge construction, and onsite earthworks, no construction traffic for infrastructure on the site shall take access to the site other than by way of the completed and operational railway bridge, unless alternative arrangements for access to the first phase of the development can be achieved by way of a completed and operational link to Darcy Close.

REASON: To minimise the potential for construction traffic using other, inappropriate, routes to access the site.

29 No development on a phase or sub phase of the site shall take place until a scheme for the provision and management of a 10-metre-wide buffer zone alongside watercourse channels located within that phase or sub phase shall be submitted to and agreed in writing by the local planning authority. Thereafter the development of that phase or sub phase

shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing with the local planning authority. The buffer zone scheme shall be free from built development including lighting, domestic gardens and formal landscaping; and could form a vital part of green infrastructure provision. The submitted scheme shall include:

1. plans to show the extent and layout of the buffer zone
2. details of any proposed planting scheme (for example, native species)
3. details demonstrating how the buffer zone will be protected during development and managed/maintained over the longer term including adequate financial provision and named body responsible for management plus production of detailed management plan
4. details of any proposed footpaths, fencing, lighting etc.

REASON: To prevent any deterioration of the river environment, and if possible to enable enhancement, under the Water Framework Directive 2000, and the National Planning Policy Framework (NPPF), paragraph 109 and paragraph 118.

30 No development of a phase or sub phase of the site shall take place until a scheme for enhancements to routes providing recreation channel linkages between the site and adjoining locations is submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate what safeguards will be put in place to ensure that no long term deterioration in the ecology of the channel will occur as a result of the recreational enhancements. The scheme shall be fully implemented as approved.

REASON: To deliver recreation benefits for the users of the development site, whilst protecting the water environment from damage.

31 No development of a phase or sub phase of the site shall commence until a scheme for water efficiency appropriate to the land use/development involved has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.

REASON: In the interests of sustainable development and climate change adaptation.

32 No development shall commence within the area indicated in the approved archaeological mitigation strategy and approved heritage addendum until the measures identified in that strategy have been completed in full and approved by the Local Planning Authority Those measures to include: -

- full excavation of the Roman farmstead and two areas of strip, map and record excavation.

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

33 No development shall commence within the area indicated in the approved archaeological mitigation strategy until the measures identified in the approved heritage addendum for the protection of the World War Two Pillbox present on the eastern part of the site near to the River Avon have been completed in full and approved by the Council's Archaeologist.

Those measures to include: -

- submission and approval of a management plan for the long-term management of the Pillbox.

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

Informatives: (16)

34 • Any works to or within 8m of a main river will require a separate application to and approval from the EA – obtaining of this separate approval may require alteration and resubmission of planning application • Any proposed discharge to a main river will require a separate application to and approval from the LLFA – obtaining of this separate approval may require alteration and resubmission of planning application• Any proposed work to or within 8m or discharge to an ordinary water course will require a separate application to and approval from the LLFA – obtaining of this separate approval may require alteration and resubmission of planning application

• Where there is a need for capacity improvements to public sewerage systems to serve the site (or phase) the applicant will need to allow sufficient time within his development programme to allow the sewerage undertaker to appraise, design, fund and construct the capacity improvements before the development or phase is occupied to ensure no increase in flood risk from the sewer system.

35 There must be no interruption to the surface water drainage system of the surrounding land as a result of the operations on the site. Provisions must be made to ensure that all existing drainage systems continue to operate effectively and that riparian owners upstream and downstream of the site are not adversely affected.

36 Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws the prior written consent (Flood Defence Consent) of the Environment Agency is required for any proposed works (permanent or temporary) or structures in, under, over or within 8 metres of the top of the bank of the River Avon, designated a 'main' river. The need for this consent is over and above the need for planning consent. The applicant is advised to contact Daniel Griffin on 01258 483421 to discuss the scope of our controls.

37 There are ordinary watercourses within or in close proximity to the site. If it is intended to obstruct the flow in the watercourse (permanently or temporarily, including culverting) prior Land

Drainage Consent from Wiltshire Council (as the Lead Local Flood Authority) will be required. Please contact the Drainage Team to discuss their requirements:
http://www.wiltshire.gov.uk/communityandliving/civilemergencies/drainage/drainageordinarywatercourseconsent.htm

38 Safeguards should be implemented during the construction phase to minimise the risks of pollution from the development. Such safeguards should cover:
- the use of plant and machinery
- oils/chemicals and materials
- the use and routing of heavy plant and vehicles
- the location and form of work and storage areas and compounds
- the control and removal of spoil and wastes.
The applicant should refer to the Environment Agency's Pollution Prevention Guidelines at:
https://www.gov.uk/government/collections/pollution-preventionguidance-ppg

39 The development should include water efficient systems and fittings. These should include dual-flush toilets, water butts, watersaving taps, showers and baths, and appliances with the highest water efficiency rating (as a minimum). Greywater recycling and rainwater harvesting should be considered.
An appropriate submitted scheme to discharge the condition will include a water usage calculator showing how the development will not exceed a total (internal and external) usage level of 105 litres per person per day.

40 The applicant's attention is brought to the consultation response of Network rail dated 16.04.2018 and the requirements in respect of Asset Management. These requirements will be taken into account in the determination of reserved matters applications at this site. It is recommended that they inform proposals in this regard.

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

42 The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Habitats Regulations (2010) it is an offence to disturb or harm any protected species, or to damage or disturb their habitat or resting place. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.

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

the landowners consent before such works commence.

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

44 The applicant should note that the costs of carrying out a programme of building recording and/or watching brief and/or archaeological investigation will fall to the applicant or their successors in title. The Local Planning Authority cannot be held responsible for any costs incurred

45 The applicant should note that the grant of planning permission does not include any separate permission which may be needed to erect a structure in the vicinity of a public sewer. Such permission should be sought direct from Thames Water Utilities Ltd / Wessex Water Services Ltd. Buildings are not normally allowed within 3.0 metres of a Public Sewer although this may vary depending on the size, depth, strategic importance, available access and the ground conditions appertaining to the sewer in question.

46 Please be advised that nothing in this permission shall authorise the diversion, obstruction, or stopping up of any right of way that crosses the site. You are advised to contact the PROW Team.

47 This permission shall be read in conjunction with an Agreement made under Section 106 of the Town and Country Planning Act, 1990 and dated the 28.10.2021.

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

49 The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy.

Sam Fox - **Director Economic Development & Planning**