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Chartered Town Planners

ATLAS
PLANNING GROUP

PLANNING STATEMENT

The Toll House, Amesbury Road, Old Sarum, SP4 6BL

September 2023

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INTRODUCTION

1.1 This Statement has been prepared by Atlas Planning Group to accompany a full planning application for the erection of a four-bedroom dwelling on land associated with the Old Toll House, Amesbury Road.

1.2 An application for a new building on site has previously been allowed at appeal but has since lapsed. This application seeks to propose a dwelling of the same design, siting, and scale.

SITE DESCRIPTION

2.1 The application site is located on the corner of the A345 and Portway, north of Old Sarum and south of Beehive Park and Ride. It is 450m to the nearest settlement boundary.

2.2 The site comprises a former toll house used as a dwelling and associated land. The former toll house is Grade II Listed. Stratford Sub Castle Conservation Area is located on the opposite side of the A345.



Figure 1: Site Location

PLANNING HISTORY

S/20072541 (APPEAL APP/T3915/A/08/2088072)

3.1 The site has previously been approved planning permission through appeal for the erection of a new building to be used as a health clinic. This application was submitted in December 2007 and the description was for the proposed change of use of cottages with ancillary residential use and erection of new building all to form healthcare clinic (Appendix A).

3.2 The application was refused in September 2008 due to its design, its position in the open countryside and a lack of information regarding drainage.

3.3 The refusal was taken to appeal and allowed in March 2009.

3.4 The Inspector considered that whilst the site was in open countryside insofar as it was beyond the City settlement boundary, the term did not satisfactorily describe the site. The Inspector believed the site to be sustainable. With regards to design, the proposed building's use of traditional materials was also considered acceptable, and the position would not in any way erode the perceived relationship of the toll house to the historic road junction. The appellant provided further information regarding drainage at appeal to overcome concerns.

3.5 This application was not implemented and has since lapsed.

THE PROPOSAL

4.1 The description of development would be as follows:

"Erection of a new dwelling, landscaping and associated works"

4.2 The proposal is effectively a resubmission of the approved planning application for a new building on site. However, instead of a healthcare clinic, the applicant seeks to erect a four-bedroom dwelling. As seen on the submitted plans, the design and positioning of the proposed building remains unchanged.

4.3 The proposed dwelling is a contemporary four bedroom dwelling, constructed in brick and flint.

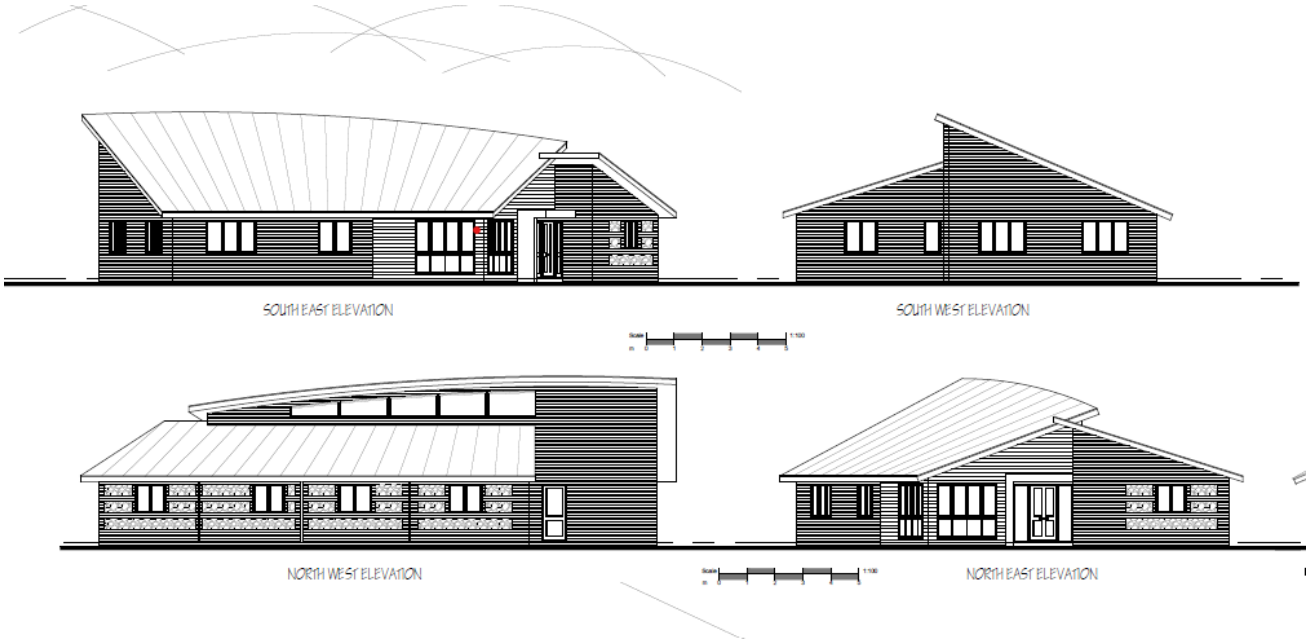


Figure 2: Proposed Elevations

PLANNING CONSIDERATIONS

5.1 Wiltshire Council's Core Strategy (2015) is the Council's primary Development Plan Document, and the starting point for determining planning decisions, in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004. There are also several Saved Policies of relevance from the Salisbury District Plan (2011).

5.2 The National Planning Policy Framework (NPPF) (2021) provides a national tier of policy and decision-making guidance for the planning system and forms a material consideration for planning decisions.

5.3 The policy and guidance contained within the statutory Development Plan Documents and all other relevant material considerations have been reviewed to see if the proposal is an appropriate form of development for the application site.

5.4 At the heart of the NPPF is a presumption in favour of sustainable development, Paragraph 11 of the NPPF requires proposals that accord with the Development Plan to be approved without delay.

PRINCIPLE OF DEVELOPMENT

5.5 Core Policy 1 of the Wiltshire Core Strategy sets out the 'Settlement Strategy' for the county and identifies four tiers of settlement - Principal Settlements, Market Towns, Local Service Centres, and Large and Small Villages. Only the Principal Settlements, Market Towns, Local Service Centres and Large Villages have defined limits of development/settlement boundaries.

5.6 Core Policy 2 of the Wiltshire Core Strategy sets out the 'Delivery Strategy'. It identifies the scale of growth appropriate within each settlement tier, stating that within the limits of development, as defined on the policies map, there is a presumption in favour of sustainable development at the Principal Settlements, Market Towns, Local Service Centres and Large Villages.

5.7 The site lies outside the defined settlement boundary of Salisbury. As such, in policy terms, the site is within open countryside where new development, including new dwellings, is generally restricted. Nonetheless, there are two significant material considerations which mean the principle of development should be considered acceptable. These being:

1. The above mentioned 2009 appeal decision.
2. Wiltshire Council's 5-year housing land supply.

APPEAL DECISION 2088072

5.8 Sustainability was a matter covered in the 2009 appeal determined on the application site. The Inspector commented that *"Though the Council are correct in identifying the site as being in open countryside insofar as it is beyond the City settlement boundary, it is not a term that satisfactorily describes the physical context of the site. To my mind the site sits at the southernmost point of the consolidated development at Old Sarum aerodrome. It is linked to the park and ride terminal by the road system that serves it, and which is in turn contiguous with the industrial, community services and expanding residential, commercial, and industrial facilities which form, in my opinion, a putative settlement in its own right."* (Appendix A)

5.9 As demonstrated below, the site sits between two settlement boundaries and is therefore close to services and facilities. This was identified by the Planning Inspectorate, who noted *"the site is within 600m of the City boundary, the northern periphery of which is predominantly residential, whilst the adjacent Old Sarum aerodrome development comprises in part a large and growing residential*

population." Since the appeal was determined, further residential development has been built to the north at Longhedge. Thus, putting further emphasis on the notion that the site is positioned in a sustainable location.



Figure 3: Settlement Boundary Map

5.10 Indeed, in July 2023, Wiltshire Council issued their Local Plan Review Pre-Submission Review, within which Policy 25 states that Land North of the Beehive Park and Ride, Old Sarum, as identified on the Policies Map, is allocated for the development of approximately 100 dwellings. Given that this site has been considered suitable for residential development and is just 220m from the application site, clearly the addition of another dwelling would not cause any significant harm in sustainability terms.

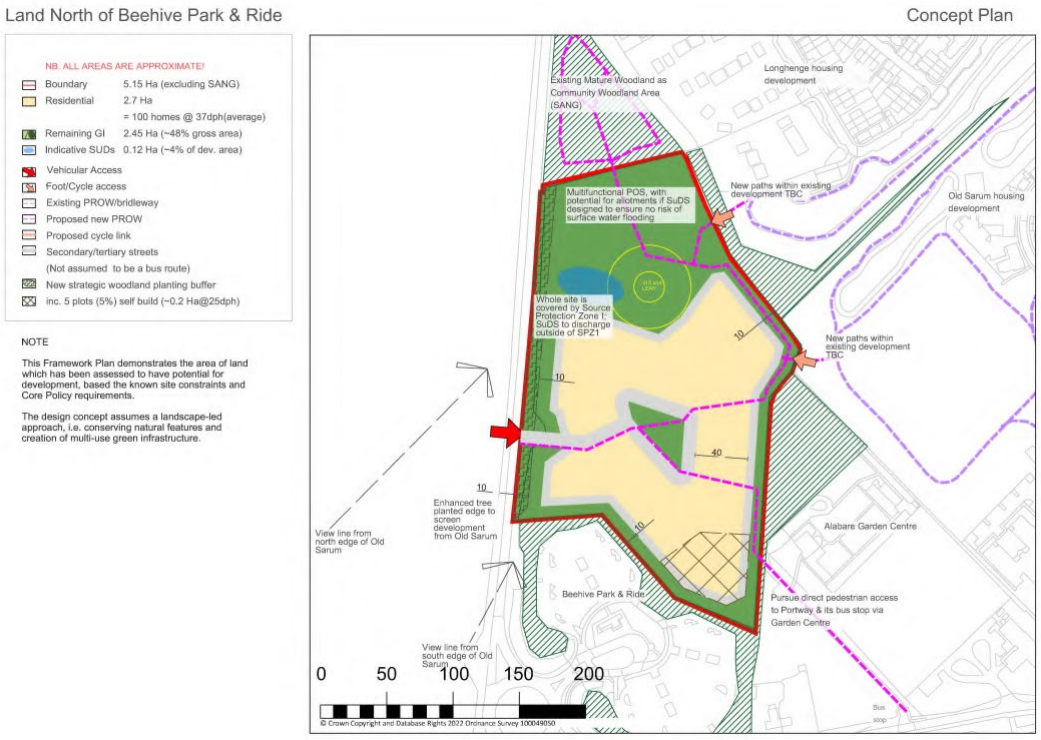


Figure 4: Policy 25 of the Local Plan Review

5.11 After all, the site is not isolated, and the Inspectorate gave weight to the appellant's assertion that the nearby Park and Ride terminal would be used by those in preference to driving into the city in pursuit of shopping and recreation. The same arguments equally apply to this application.

5.12 The current proposal is also for a dwelling rather than a health clinic and so the number of vehicle trips would also be greatly reduced in any case, thus ensuring that there is not an over reliance on the use of motor vehicles. However, the Inspectorate also overturned the Council's previous concerns that the site was not suitable for development because there would be a dependence on the private car to travel to and from site.

5.13 Given that the Inspector considered the site to be sustainable, the principle of development should be considered acceptable as this is a significant material consideration which outweighs the conflict with the development plan.

5 YEAR HOUSING LAND SUPPLY

5.14 The latest Housing Land Supply Statement has been prepared and covers each Housing Market Area (HMA) in Wiltshire, as set out in the Wiltshire Core Strategy. The housing land supply position for

Wiltshire is 4.41 years and thus, is below the 5-year target set by the Government[1]. Commenting on an appeal for new housing in Wiltshire in January 2022, the Planning Inspectorate noted that "*providing more housing is one of, if not the most important, aspiration of local and national planning policy. As set out above, the Council is failing to meet its requirement to provide a five year housing land." (Appeal Ref: 3278256).*

5.15 Paragraph 11d) of the NPPF states where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

5.16 The proposal does not impact any protected areas or assets of particular importance and the previous appeal has demonstrated that there would be no other harm arising from the development. Whilst the benefit of a single new dwelling would be modest, the addition of even a single dwelling would be helpful to the shortfall. Besides, the NPPF is clear at paragraph 11d that permission should be granted where there is no harm.

5.17 For the above reasons, the principle of development should be considered acceptable, despite its technical conflict with Core Policy 1 and 2 of the Development Plan.

DESIGN AND HERITAGE IMPACT

5.18 Core Policy 57 requires a high standard of design in all new developments. Paragraph 126 states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

[1] Appeal Ref: APP/Y3940/W/21/3278256

5.19 The application site is positioned adjacent to a Grade II Listed Building and outside of but opposite a Conservation Area.

5.20 The Planning (Listed Buildings and Conservation Areas) Act 1990 sets out in Section 72 (1) that special attention should be paid to the desirability of preserving or enhancing the character of that area, whist Section 66 has a parallel duty to preserve or enhance Listed Buildings.

5.21 Core Policy 58 states that development should protect, conserve and where possible enhance the historic environment.

5.22 Paragraph 197 of the NPPF states that in determining applications [that affect heritage assets], local planning authorities should take account of:

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
c) the desirability of new development making a positive contribution to local character and distinctiveness.

5.23 The impact of the proposal on heritage assets has been assessed at appeal. Whilst the LPA previously considered the design and siting of the building to be detrimental to the setting and historic character of the existing building, the Inspectorate found there to be no harm.

5.24 The appeal outlined that the setting of the Listed Building has been progressively eroded. *"The most significant encroachment on its setting being the extensive remodelling of the road network immediately to the north and the construction of the park and rise termina*l…" Due to the surrounding development, the Inspector outlined that the principle of a building within the immediate context would be very difficult to resist. Further to this, the proposed building would not in any way erode the perceived relationship of the toll house to the historic road junction when viewed from the south.

5.25 The design, scale and siting of the currently proposed dwelling is the same as that which was assessed at appeal. The overall design was considered acceptable because *"the highest point of the roof profile remains below that of the listed building and the space between the two structures, occupied by the Yew Tree, helps to mediate the presence of the proposed building, softening the relationship between the*

two." The Inspectorate commented that the proposed building would not have an overbearing impact on the listed building resulting in material harm to its setting.

5.26 Since the design of the dwelling is the same as that previously proposed and the yew tree is still present, helping to soften the relationship between the two buildings, the proposal continues to accord with planning policy. As confirmed by the Inspectorate, the proposed dwelling is well designed, using traditional materials with contemporary references to the adjacent park and ride. Accordingly, the proposal accords with Core Policy 57 and 58 of the Wiltshire Core Strategy.

RESIDENTIAL AMENITY

5.27 Core Strategy Policy 57 '*Ensuring High Quality Design & Space Shaping*' requires development to ensure the impact on the amenities of existing occupants/neighbours is acceptable and ensure that appropriate levels of amenity are achievable within the development itself.

5.28 With regards to the accommodation provided for future occupiers, the proposed dwelling has carefully designed it so that each unit would have a good outlook and access to Sunlight/Daylight. The proposed dwelling offers a layout that would provide a welcoming and safe place to live.

5.29 Moreover, the proposal would not harm the amenity of nearby neighbours due to the intervening vegetation and distance. For these reasons, the proposal is considered to accord with Core Policy 57.

HIGHWAYS & PARKING

5.30 Wiltshire Core Policy 60 seeks to help reduce the need to travel, particularly by car, and support and encourage the sustainable, safe and efficient movement of people and goods within and through Wiltshire through a series of initiatives and together with Core Policy 62 seeks to mitigate any adverse impact on the transport network on transport users, local communities and the environment.

5.31 The parking provision accords with that set out within the Wiltshire Car Parking Strategy. Moreover, the existing access is to be used which has the appropriate visibility splays onto Portway. Whilst the proposal is outside the settlement boundary, as outlined above, a 2009 appeal decision on site has confirmed the site is sustainable and occupiers could easily use the nearby Park and Ride to access all the services and facilities within Salisbury city centre. Therefore, there would not be an over reliance on the use of motor vehicles.

5.32 For these reasons, the proposal is considered acceptable on highway grounds.

ECOLOGY

5.33 Core Policy 50 states that all development proposals shall incorporate appropriate measures to avoid and reduce disturbance of sensitive wildlife species and habitats throughout the lifetime of the development.

5.34 Since the proposal involves the erection of a new dwelling on managed garden land, there is not considered to be any impact of the development on protective species.

RIVER AVON - PHOSPHATE

5.35 Core Policy 50 of the Wiltshire Core Strategy and the National Planning Policy Framework requires that the planning authority ensures the protection of important habitats and species in relation to development and seeks enhancement for the benefit of biodiversity through the planning system.

5.36 The site is within the catchment of the River Avon Special Area of Conservation (SAC). SACs are protected under The Conservation of Habitats and Species (Amendment) Regulations 2019. These are a network of sites designated for supporting habitats or species of high nature conservation importance in the European context. Any activity that has a detrimental effect on these European sites is made an offence under the Regulations.

5.37 As this site falls within the catchment of the River Avon SAC, the proposal has the potential to cause adverse effects alone or in combination with other developments through the discharge of phosphorus in wastewater. However, the impact has been assessed and the development would in fact provide improvement upon River Avon SAC. Since the existing house is currently being served by a septic tank, it is proposed to install a package treatment plant for both dwellings to share. The nutrient budget calculation demonstrates that there will be a reduction in phosphate.

5.38 The inclusion of a package treatment plant also addresses the third reason for refusal of the previous application, which was refused by the Council on grounds of insufficient information being provided about drainage.

CONCLUSION

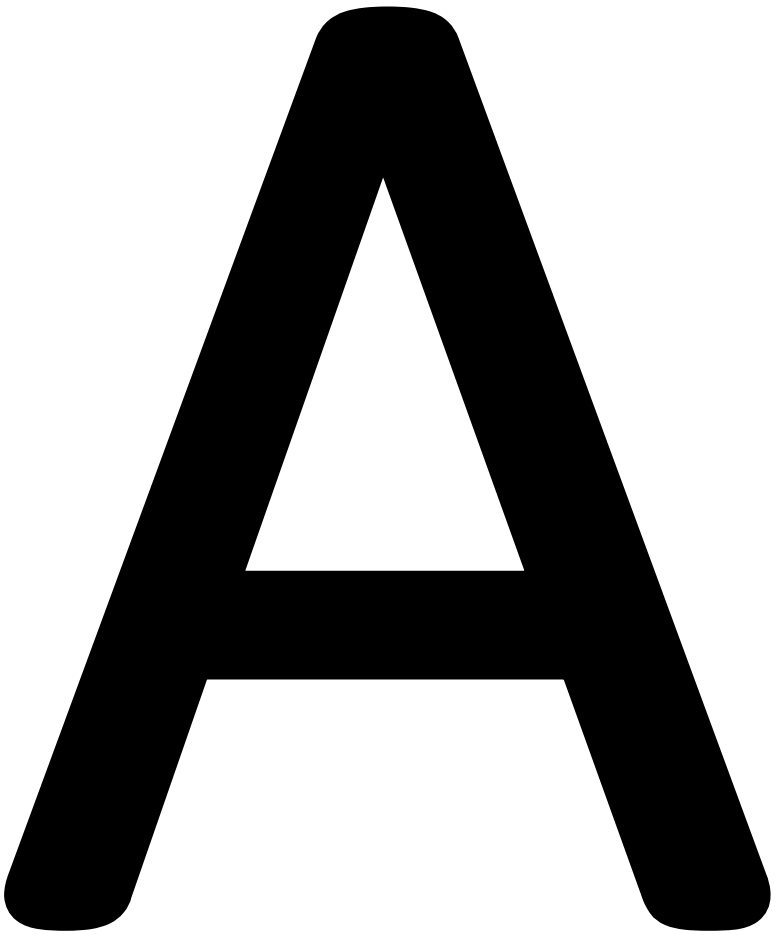
6.1 This application seeks full planning permission for the erection of a four-bedroom dwelling.

6.2 The application is essentially a resubmission of a building proposed and approved in 2009. The design, scale and siting of the building has not altered, but instead of a healthcare clinic, the client seeks to erect a dwelling.

6.3 Whilst the site is positioned in the open countryside in policy terms and adjacent to a Listed Building, an Inspector at appeal has confirmed that the site is sustainable and there would not be any impact on the setting of the Listed Building.

6.4 Wiltshire Council cannot currently demonstrate a five-year housing land supply. Therefore, the proposal of a new dwelling would modestly help meet the demand.

6.5 Both the Council and the Inspector have confirmed that there would be no other impacts arising from the erection of a new building in this location and this Planning Statement has demonstrated that the proposal accords with both local and national planning policy. As such, we commend the development to you.


A

Appeal Decision

Hearing held on 11 March 2009
Site visit made on 11 March 2009

by David Morgan **BA MA MRTPI IHBC**

an Inspector appointed by the Secretary of State for Communities and Local Government

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Decision date:
21 April 2009

Appeal Ref: APP/T3915/A/08/2088072
The Beehive Cottage, Amesbury Road, Old Sarum, Salisbury SP4 6BL

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr David Guy against the decision of Salisbury District Council.
- The application Ref S/2007/2541, dated 18 December 2007, was refused by notice dated 1 September 2008.
- The development proposed is proposed change of use of cottage to offices with ancillary residential use and erection of new building all to form healthcare clinic. Development to include car parking and turning.

Decision

1. I allow the appeal and grant planning permission for proposed change of use of cottage to offices with ancillary residential use and erection of new building all to form healthcare clinic. Development to include car parking and turning at The Beehive Cottage, Amesbury Road, Old Sarum, Salisbury SP4 6BL in accordance with the application ref: S/2007/2541 and dated 18 December 2007 and as amended by drawing 293/P.02B dated 26 June 2008, and the plans submitted with it subject to the conditions in the schedule attached at the end of this decision.

Main issues

2. I consider these to be a) whether, by virtue of its location within the open countryside, the proposed development would result in additional vehicular trips creating further dependence on the private car, b) whether, by virtue of its scale, massing, design and proximity, it would cause harm to the setting of Beehive Cottage, a Grade II listed building, and c) whether there is sufficient information submitted with the application to demonstrate that the proposed development could be adequately served with a means of foul water drainage, so avoiding the risk of contamination of controlled waters.

Reasons

3. The appeal site comprises a former toll house and associated land approximately 600m beyond the settlement boundary of Salisbury. Although beyond the settlement boundary, the site is effectively contiguous with the Old Sarum Park and Ride facility, which in turn abuts the extensive and expanding industrial and residential development at Old Sarum, historically associated with the aerodrome. The toll house is listed at Grade II as a building of special architectural or historic interest and the Yew tree to the north of it within the site is the subject of a Tree Preservation Order.

4. The development proposed is a private health clinic, with the toll house functioning as offices and ancillary accommodation. Car parking would be laid out to the rear of the new building. The proposed clinic is avowedly contemporary in form and design, and comprises two linked elements; one taller and more dominant than the other. Both elements would be housed under two asymmetrically set metal-clad roof pitches. The walls would be clad in a mix of timber boarding and flint panels set in a brick matrix of banding and quoinwork, a reference to local vernacular detailing found on the cottage.

Location of the development

5. Though the Council are correct in identifying the site as being in open countryside insofar as it is beyond the City settlement boundary, it is not a term that satisfactorily describes the physical context of the site. To my mind the site sits at the southernmost point of the consolidated development at Old Sarum aerodrome. It is linked to the park and ride terminal by the road system that serves it, and which is in turn contiguous with the industrial, community services and expanding residential, commercial and industrial facilities which form, in my opinion, a putative settlement in its own right.

6. I accept the point made by the Council that the generally anticipated location for such facilities would be within urban areas, so encouraging staff to use modes of transport other than the car, and encourage users of the clinic to combine their visit with other activities offered by the urban context. I also accept that the projected catchment of the clinic would include members of the rural population to the north of the site who would, in the majority of cases, visit the clinic by car. However, set against these arguments are a number countervailing factors. The site is within 600m of the City boundary, the northern periphery of which is predominantly residential, whilst the adjacent Old Sarum aerodrome development comprises in part a large and growing residential population. Both these residential enclaves are within walking and cycling distance of the clinic and are served by dedicated pedestrian and cycle routes. The site is also located on a bus route with a high frequency of busses, with stops immediately adjacent to the site; this is in addition to the Park and Ride facility adjacent to the site. These alternative transport modes to the car would be available to future employees of the clinic and to mobile attendees, who would, I understand, be encouraged to combine walking or cycling as part of their treatment and rehabilitation programmes.

7. Moreover, there is substance to the appellant's assertion that due to the proposed clinic's proximity to the Park and Ride Terminal, attendees travelling from more distant locations would be encouraged to use this facility in preference to driving into the City in pursuit of complementary activities such as shopping of recreation. Whilst I accept some attendees to the clinic, due to their infirmity, would travel by car, this is likely also to be the case were the clinic to be located within the urban area. These factors combine in my view to mitigate the site's remove from the urban centre, allowing the proposed location to be deemed sustainable. Furthermore, though a private facility, I also consider its function to be complementary to the developing settlement at Old Sarum, so promoting its vitality and viability. For these reasons therefore, I conclude the proposals would not be contrary to policy G1 of the Adopted Replacement Salisbury District Local Plan (ARSDLP) criteria i and ii thereof. For the same reasons I consider the proposals compliant with Government policy

set out in the general principles outlined in paragraphs 19 and 39 of Planning Policy Guidance Note 13: *Transport*.

Effect on the setting of the listed building

8. I agree with the Council that the historic map evidence demonstrates the formally isolated location of the toll house beyond the urban boundary of the City and at the junction of two historically important turnpike roads. Though the line of the Portway has been modified to accommodate the footpath and cycleway between Old Sarum aerodrome and the City, the relationship of the listed building to the historic road network remains legible.

9. However, the once rural isolation of the building has been progressively eroded. The most significant encroachment on its setting being the extensive remodelling of the road network immediately to the north and the construction of the park and ride terminal, with its areas of car parking, entrance controls and terminal building. The abutment of this facility with the new industrial and residential development to the east consolidates the developed form defining the wider setting to the toll house to the north and east. This visual relationship is no more apparent when the toll house and park and ride terminal building are viewed in intimate juxtaposition from the lower approaches of the ramparts of Old Sarum Castle to the south west. In this context, and in relation to this critical perspective, the principle of a building within the immediate context would be, in my view, very difficult to resist. Nor would the proposed building in anyway erode the perceived relationship of the toll house to the historic road junction when viewed from the south.

10. Moreover, though the proposed building is a substantial one, the highest point of the roof profile remains below that of the listed building, and the space between the two structures, occupied by the Yew tree, helps to mediate the presence of the proposed building, softening the relationship between the two. The proposed building would not, in my view, have an overbearing impact on the listed building resulting in material harm to its setting. The form and profile of the building undoubtedly strike a contemporary note, in contrast to the traditional, though altered form of the toll house. This does not, of itself, in my opinion detract from the setting of the listed building. The application of traditional materials to the elevations suggest continuity, whilst the dynamic form of the plan and the roof structure make reference to the contemporaneity of the adjacent park and ride terminal building, prominent in its context.

11. The Council contended at the Hearing that the toll house, notwithstanding its location adjacent to the new highway system, has a market value as a dwelling, thus safeguarding it from vacancy and further deterioration. However, the building is showing signs of neglect and in my view the proposed use, in conjunction with the new building, offers an opportunity to establish a new and sustainable use for the listed building, and secure a programme of repairs and enhancement that may otherwise prove difficult to secure. This is a material consideration also to be taken into account when determining the appeal. In relation to the second issue therefore, I conclude the proposals would not be contrary to policy CN5 or policy G1, specifically criterion iii, of the ARSDLP. Neither would they be contrary to the guidance set out in paragraph 2.16 of Planning Policy Guidance Note 15: *Planning and the Historic Environment.*

Drainage and disposal of foul water

12. Circular 03/99 *Planning Requirements in respect of the Use of Non-Mains Sewage incorporating Septic Tanks in New Development* makes clear in Annex A that the first presumption must always be to provide a system of foul drainage discharging into a public sewer. Indeed, the planning application form submitted with the appeal documents advised that foul water was to be disposed of by this means. The objection of the Environment Agency was however precipitated by a revised approach by the appellant, apparently on the grounds of cost, to amend the disposal system to that of a package sewage treatment plant processing waste from both the proposed building and replacing the septic tank arrangement for the cottage. The absence of a hydrological risk assessment confirming that the specification of the proposed system would be adequate to safeguard the controlled water supply within Source Protection Zone 1, the designation covering the site, remains the basis on which the Environment Agency and the Council sustain their objection on these grounds.

13. However, at the Hearing the appellant indicated that a mains sewage connection was feasible, and the site visit confirmed that a mains connection to the system serving the park and ride terminal building at a distance of approximately 150m, offered an opportunity to do this. It seems to me therefore that the issue of disposal of foul water through the mains sewer, the most desirable solution prescribed by development plan policy and Government Circular, can be technically achieved, and the details of such disposal can reasonably be secured through a condition attached to this decision. I acknowledge that such a condition would require actions on land outside the control of the appellant but, as there was a firm consensus among the parties at the Hearing that this represented no obvious impediment to its implementation, I conclude that such a submission would satisfactorily address the third issue identified above, allowing the proposals to accord with policy G5 of the ARSDLP and the guidance set out in Annex A of Circular 03/99.

Conditions

14. Allowing the appeal, I attach conditions requiring the submission of samples of materials, the submission of details of boundary treatments, and details of windows and railings to ensure a satisfactory appearance to the development; a condition requiring the submission of a programme of archaeological investigation to secure the appropriate recording of archaeological remains on the site; a condition requiring the submission of details of the disposal of foul water from the development to ensure an appropriate means of foul drainage is secured to avoid adverse impact on groundwater; conditions requiring the submission of a construction method statement and the submission details of filtration of all surface water run-off from the site to protect the groundwater quality of the area; a condition prohibiting the separate disposal or separate occupation of the Beehive Cottage, to retain appropriate control over the development in the interest of amenity; and a condition requiring the submission of an Aboricultural Method Statement, to ensure that important trees and shrubs both on and off the site are protected during and after the period of construction.

15. I have determined not to add a condition restricting the use of the facility to that of a healthcare clinic as any material change to or intensification of that use would necessitate an application to that effect to the local planning authority. I have also determined not to add a condition requiring the development to accord with the amended plan ref: 293/P.02B as this is explicitly referred to in the formal decision set out above.

16. For the reasons given above, and having considered all the matters raised in writing and during the Hearing, I conclude that the appeal should be allowed.

David Morgan

Inspector

Schedule of conditions

1) The development hereby permitted shall begin not later than three years from the date of this decision.

2) No development shall take place until samples of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

3) No development approved by this permission shall be commenced until a means of foul water disposal has been submitted to and approved in writing by the local planning authority.

4) No development shall take place until details of the treatment of the boundaries of the site have been submitted to and approved in writing by the local planning authority. Any tree screening, hedges, walls and fences thus approved shall be planted or erected prior to the occupation of the development.

5) No development shall take place within the area indicated until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

6) No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
   i) loading and unloading of plant and materials
   ii) storage of plant and materials used in constructing the development
   iii) wheel washing facilities
   iv) measures to control the emission of dust and dirt during construction
   v) pollution prevention measures

7) Prior to being discharged into any watercourse, surface water, sewer or soak away, all surface water drainage shall be passed through an oil receptor

designed and constructed to have capacity compatible with the site being drained. Roof water shall not pass through the interceptor.

8) The building hereby permitted shall not be sold, let or occupied separately from the associated building known as Beehive Cottage.

9) No development shall commence until details of the proposed windows at a scale of 1:5 (elevations and sections) and the proposed materials and finishes, have been submitted to and approved in writing by the local planning authority.

10) No development shall commence until details of the proposed railings at a scale of 1:10 (elevations and sections) and the proposed materials and finishes, have been submitted to and approved in writing by the local planning authority.

11) No development shall take place on site, including site clearance, tree works, demolition, storage of materials or other preparatory work, until all details relevant to the retention and protection of trees, hereafter called the Arboricultural Method Statement have been submitted to and approved in writing by the local planning authority. Thereafter the development shall be undertaken only in accordance with the approved details, unless the local planning authority has given its prior written consent to any variation.

12) The Arboricultural Method Statement (AMS) shall show the areas which are designated for the protection of trees, shrubs and hedges, hereafter referred to as Protection Zones. Unless otherwise agreed, the Protection Zones will be fenced, in accordance with the British Standard Guide for Trees in Relation to Construction (BS.5837:2005) and no access will be permitted for any development operation. The AMS shall also include all other relevant details, such as changes in levels, methods of demolition and construction, the materials, design and levels of roads, footpaths, parking areas and foundations, walls and fences and placement of service runs, It shall also include the control of potentially harmful operations, such as burning, the storage, handling and mixing of materials, and the movement of people or machinery across the site, where these are within 10m of any designated Protection Zone.

The AMS shall also indicate the specification and timetable of any tree works, which shall be in accordance with the British Standard Recommendations for Tree Works (BS.3998: 1989). The AMS shall include the provision for the supervision and inspection of tree protection measures on a regular basis throughout the different phases of construction. Reports produced as a result of these inspections shall be forwarded to the local planning authority arboricultural officer. Any fencing, or other protection shall not be moved or removed temporarily or otherwise, until all works, including external works and soft landscaping have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval of the local planning authority has been given in writing.

APPEARANCES

FOR THE APPELLANT:

Mr David Guy, Appellant	The Beehive, Amesbury Road, Old Sarum, Salisbury Wilts SP4 6BL

FOR THE LOCAL PLANNING AUTHORITY:

Mrs Jenny Strange	Salisbury District Council
Mr Steven Banks	Salisbury District Council
Mr Bob Hannis	Wiltshire County Council

DOCUMENTS SUBMITTED AT THE HEARING

1. The Council's letter of notification of Hearing - Mrs Strange
2. Correspondence relating to development proposal – Mr Guy
3. Specification for package sewage treatment equipment – Mr Guy
4. Further representations made by the Environment Agency – Mr Banks