CASE OFFICER'S REPORT

Application Reference:	PL/2023/05674
Application Type:	Full planning permission
Site Inspection:	18 August 2023
Consultation ends:	08 September 2023
Case officer:	Helena Carney

Site Address:	Broomcroft Road Play Park, Pewsey, Wilts, SN9 5HA
Proposal:	Construction of a Pump Track.
Recommendation:	Approve with Conditions

POLICIES

Wiltshire Core Strategy (adopted January 2015):
Core Policy 18: Spatial Strategy for the Pewsey Community Area
Core Policy 50: Biodiversity and Geodiversity
Core Policy 51: Landscape
Core Policy 57: Ensuring High Quality Design & Place Shaping
Core Policy 58: Ensuring the Conservation of the Historic Environment
Core Policy 60 Sustainable Transport;
Core Policy 61 Transport & Development;
Core Policy 64: Demand Management

Pewsey Neighbourhood Development Plan (NDP) 2006 - 2026, made June 2015

The National Planning Policy Framework (NPPF) 2023

Planning Practice Guidance (PPG)

ISSUES

- Impact upon amenity of occupiers of neighbouring properties
- Visual impact on the area and design
- Impact upon ecology
- Impact upon buried archaeology
- Impact upon trees
- Impact upon surface water flooding/drainage
- Impact upon highway safety

RELEVANT PLANNING HISTORY

K/10665 - Construction of balancing water storage reservoir and kickabout area, with associated earth mounding and tree planting, approved 14/07/1987

REPRESENTATIONS

Pewsey Parish Council: support

Wiltshire Council Highways Officer: no objection subject to condition

Wiltshire Council Ecologist: no objection subject to condition

Wiltshire Council Archaeologist: no objection

Wiltshire Council Arboricultural Officer: no comment received at time of writing

Wiltshire Council Drainage Officer: no comment received at time of writing

Wiltshire Council Environmental Health Officer: no objection subject to condition

Police Liaison Officer: no comment received at time or writing

Third party representations: The application has been advertised in accordance with the appropriate regulations and 51 representations were received objecting to the proposals, 182 were received in support of the application and a further 11 comments were received. Below is a summary of the comments received (full comments available on the website):

Objections:

• Impact on noise and query how this will be monitored and mitigated, impact on people's mental health
• Lack of inclusive consultation by Parish Council
• Fear it will be a skate park and will attract a different generation
• Promoted to be a peaceful quiet park
• Local council barred older children riding bikes for fear of accidents to younger children
• More than enough facilities in the park for youngsters to do
• Lack of advertisement of application, no site notice displayed
• Surprised that opinions have not been directly canvassed
• Not a suitable location, find a better place not near residential properties, better parking and facilities
• Designated as a play area for younger children and a place for families
• Pewsey is a village, more suited to a town
• Park is a nice quiet residential area with modern houses around it and will affect a lot of people
• Vandalism, graffiti
• Hours of use into the night, music and loud voices, swearing
• Lack of adult supervision, measures to mitigate against accidents
• Additional footfall to park through nearby alleyway will create additional noise, hazards and anti-social behaviour, request it's a no-cycle way
• Health and safety concerns
• Increase in anti-social behaviour and crime, lack of police presence

• Request better lighting and CCTV
• Question the noise impact evaluation
• Park used for Air Ambulance to land
• Too close to fenced play park and road
• Illicit camping may be reinvigorated
• Area is for small children
• Increase littering
• Will change appearance and feel of the area
• Too close to railway line, road and pond
• Will encourage large groups to congregate, potential gangs
• Loss of green space, loss of existing play equipment i.e. zip-wire
• Concerns due to increase construction traffic
• Will attract youths from out of the area bringing additional problems
• Intimidating to elderly and young people, toddlers using play park
• Drink and drug taking, crime, knife crime, noisy and unacceptable behaviour
• Lack of facilities i.e. no toilets (wooded area will be used instead) first-aid, café etc.
• Close to existing trees
• Cost vs use
• Increase in traffic, lack of parking provision, highway safety concerns (speed limit lack of crossing, additional parking on Broomcroft Road)
• Light pollution from any new required lighting
• Impact on protected species
• Loss of green space for wildlife
• Will make it harder for people to sell their houses
• Too large, site not big enough
• People in favour do not live near the park
• Impact on neighbour amenity, noise and disturbance
• Area is used by local dog walkers, exercise classes, used for all ages

Support

• Pewsey needs unstructured opportunities for the young people
• Area is large enough to accommodate the new and existing facilities
• Like that it will accommodate all types of wheeled sports
• Don’t think noise will be an issue
• Desperately needed to support younger generation
• It would be a wonderful multi-sport (skateboard, bicycle, rollerblade and scooter) activity area for youth and adults alike and wheelchair users
• Could generate business opportunities i.e. refreshments
• It will give the youth an area to 'be' and I am sure they would respect the area and self-police it
• Long overdue, get on with it, sooner rather than later
• Skate boarding and BMX are now Olympic sports
• Great, valuable asset in the local area, fantastic idea
• Positive for children and young adults and possibly even some adventurous parents something that is relatively low cost to do and gets them engaged in exercise and sports in general
• Well executed and brilliant initiative to support a growing sporting activity in the area
• Great way for people of all ages to get exercise and have fun
• Can be used by people with disabilities, which makes them inclusive for everyone

• Would give our children a safe place to play
• There are currently few options for children to ride their bikes or skateboards - the pump track would provide a safe and supervised environment where they could do so
• Great addition to our community and would provide a valuable resource for our residents
• Where they've been introduced elsewhere in the southwest, Swindon, Bristol, Bath etc they've been received very positively
• Suitable for all users of any wheeled sport, of all abilities, ages and genders
• As for noise, and complaints of kids loitering or getting into trouble, give them something proactive to do
• Great location; quite central with safe access along a relatively quiet road. The site appears to be far enough away from surrounding houses that any daytime noise shouldn't be a nuisance to residents.
• The village has a wide range of activities for the younger age group but this would be a real additional asset
• A place to enjoy active pastime and create friendships and sense of belonging within the community
• A token for a community youth who have been largely undervalued by local authority and who deserve a whole lot more
• Unstructured play areas for the young people of Pewsey and surrounds is in very short supply
• It will not be noisy, as many mistakenly believe
• Many towns have this facility, popular since the skills were added to the Olympics
• The Parish Council has submitted a well prepared application to fulfil a great need for the youth of the village
• Care has been taken over the distance from houses and noise levels
• It will attract more visitors to Pewsey and boost tourism
• It will invest back into the youngest people of, not only Pewsey area but surrounding villages
• Being outdoors and undertaking physical activity is beneficial physically and mentally
• It will provide a focal point for the children rather than hanging around the streets of Pewsey
• So needed for the youngsters in the area so little available for older children
• This is an absolute priority for the area
• With the ongoing issues with young people placing themselves in areas around the town which causes disruption to the public, this proposal offers a space for these young people to go to
• A lot of areas that used to benefit children have been taken away or is now a health and safety risk
• Will offer new opportunities for people of all ages to share their interests or learn a new skill
• It's a big enough area to make it worthwhile and attractive to children to use
• The plans look well thought out
• Anything to get kids active and in a constructive way is a good thing
• Anti-social behaviour has been on the rise due to lack of activity in a small community with nothing for the youth to do, these aren't bad kids, they are just bored and looked down on. They deserve to have something positive to look forward too
• About time we gave the younger generation something/somewhere positive rather than funding and resources being withdrawn and moaning about all young people as a whole when it's just one or two troublemakers giving them a bad name
• Free access and free to use physical activity areas are essential for young people to engage in and share across the community
• Full support. There's nothing for 13-17 to do, so I say build it ASAP
• Offers a fun and safe way to meet friends outdoors

• Amazing addition to the area for older children and teenagers, so woefully under-provided for across Wiltshire
• Will give local youth a place to socialise and get exercise rather than just traipsing the streets and spending hours online / indoors
• They take very little space
• Great for reducing incidence of anti-social behaviour
• Good use of land in the centre of the village
• This needs to happen & probably should have 20 years ago
• We have one in Marlborough it was a blessing - keeps the kids active from the age of 5 to 20 infact we have had many thank you from parents on how well the older ones help the younger ones - kids use it all the time with no problems - 6 houses built next to it recently they all sold very quickly with no problems that we are aware of - we have a care home nearby no issues with them being near the skate park either they love watching them from their garden
• I feel you get issues when the kids have nothing to do like we have in other areas of Marlborough
• I anticipate that this will be a safe space that is much-used and well valued by the community
• A facility such as this actually promotes intergenerational relations rather than hinders them
• In other local facilities it is so lovely to see older children encouraging and teaching younger ones and the older generation walking by and 'loving' talking to the children and young people
• Some of the stereotypes being put forward are not backed up by any evidence. I live very close to the potential site for this facility and think it's just great
• As a member of the public who has elderly family living opposite the proposed site we want to support the pump track
• Well done Parish Council for keeping on with the proposal. We will enjoy watching the younger members of our community have fun
• The choice of site is perfect as already well served by footpaths and having a park there already will work well alongside it
• I visit Devizes regularly and their wheeled sports area is always busy with a great atmosphere and a mix of all ages the older ones teaching the younger ones its such a pleasure to watch
• As a community leader I wholeheartedly support this
• The park in Pewsey doesn't create trouble just because it is an amenity. It is the people that cause trouble and this needs addressing not restricting facilities for the rest to enjoy
• I had the privilege of being a Cllr and Past Chairman of PCC, I believe the suggested location is appropriate, easily and safely accessible. I strongly support this application. The pump track will be used by numerous children and young people including those in wheelchairs. This is a project to be very proud of
• incredible resource for all ages, including adults
• The skate park in Tidworth all the time where older children are helping younger ones to master the courses. This kind of role modeling is so important!
• For visitors coming from outside Pewsey, hopefully it will also encourage them to visit, and spend money, in the local shops and cafes too

Other comments:

• Question noise impact assessment
• Has inclusivity towards girls had been considered, curious about inclusivity and equality
• Ask for three conditions to be made to this plan, wheelchair access; relocation of zip wire, confirm there will be sufficient car parking space

• Are there any projections regarding the expected numbers of users for the proposed facility and likely times of use, risk/safety assessment conducted regarding journeys to and from the park by local users?
• how this facility will be policed?

ASSESSMENT

This application relates to an existing recreational ground located on Broomcroft Road, Pewsey, within the limits of development. The existing recreational ground comprises an existing enclosed children's play park, zip wire and informal open space.

There are neighbouring properties located along the eastern side of the application site adjacent to the existing children's play park and on the opposite side of Broomcroft Road. Existing trees are situated along the northern, southern and western boundaries of the application site. A railway line runs to the north behind the existing tree line.

The application site is washed over by the North Wessex Downs Area of Outstanding Natural Beauty (AONB).

The proposed development was advertised by way of a site notice and occupiers of adjacent neighbouring properties were notified by letter.

Comments relating to loss of existing recreational ground and equipment and that the existing site is not an appropriate place for the proposed development are acknowledged. However, the application site is within the ownership of the Parish Council, and all associated equipment contained within it. It is therefore the decision of the Parish Council, as the elected local authority for the area and which has the overall responsibility for the well-being of its local community, to determine what facilities are required at the recreational ground.

The Parish Council have responded to comments received, regarding the proposed site not being a suitable place for the proposed development, that it would prevent the Air Ambulance landing and the loss of the existing zip-wire.

With regard to the suitability of the site, the Parish Council commented:

"Over the years, PPC has investigated every possible site available in and around the village – including existing rugby & football grounds, school grounds and all land owned by the Parish Council (PC). Clearly we could not build on land not owned by us, such as the school or Leisure Centre, without permission of the owners which left PC owned land.

After much research into all possibilities, we settled on an area within Colin's Corner in Broomcroft Road. It is a fenced & gated play area and the application shows a dedicated footpath within the area for easy access for parents with push chairs & wheelchair users. None of the alternative sites could satisfy the following criteria which we felt was important for the success of the venture:

- Existing public sports/play area
- Safe pedestrian access for children & adults, including push chairs

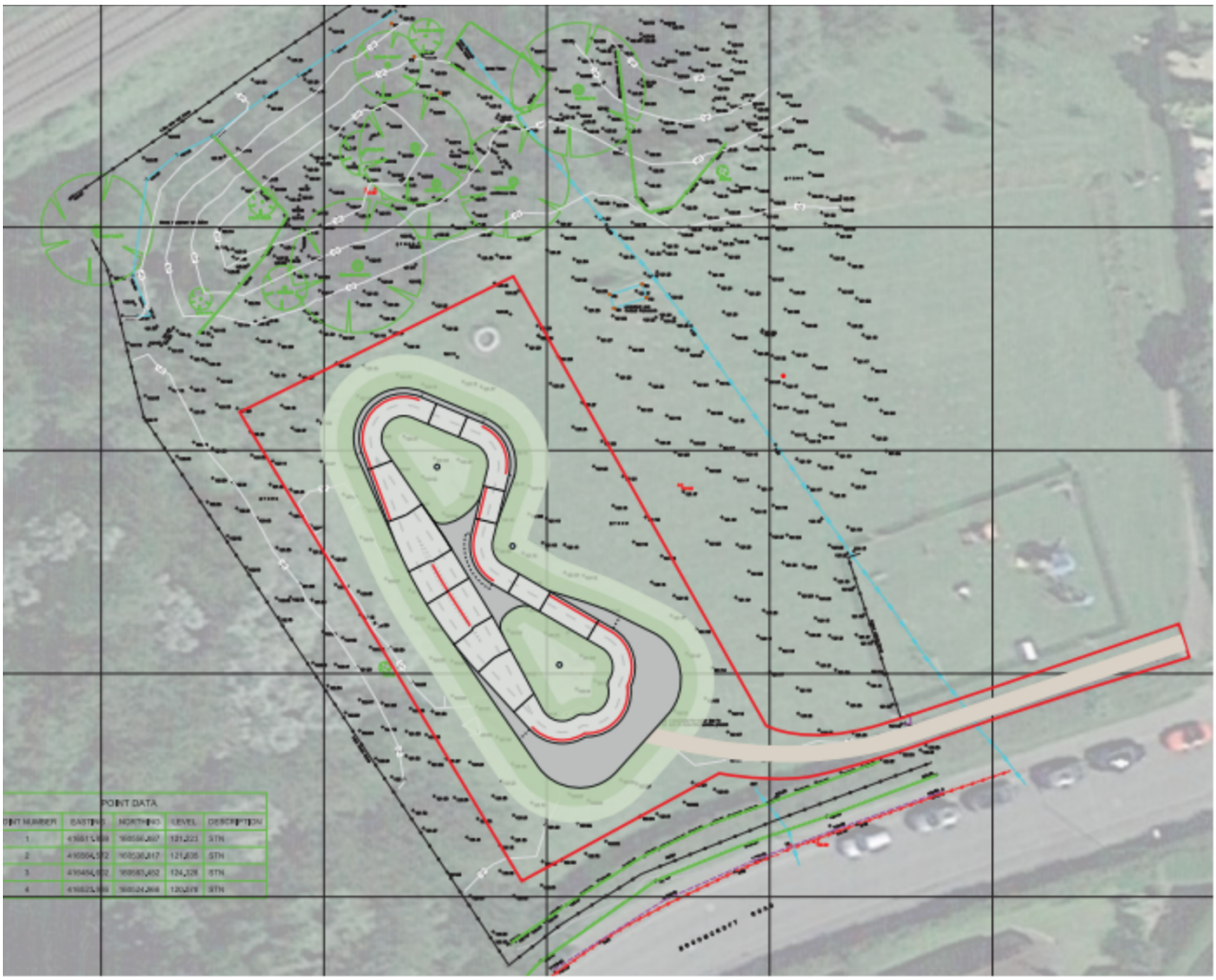
- Safe access for wheelchairs and the “differently abled”.
- Access to village facilities – free carparks, cafes, shops, WC

With regard to the existing zip-wire/trim trail the Parish Council have advised that it will wither be re-sited either within this or another play area.

With regard to the land being used to land the Air Ambulance, the Parish Council have commented “Whilst not a planning issue, this area was never suitable for landing a helicopter due to the trees but the potential for the Air Ambulance to land is important and we would consult with them to ensure any changes will not interfere with their activities”.

The proposals:

This application seeks planning permission for the construction of a BMX Pump Track located between the existing enclosed children’s play park and the western boundary of the application site (as shown in the following excerpt taken from the submitted Proposed Site Plan)



The submitted Planning Statement describes that the works required for the proposed pump track will include “excavation of the site and subsequent formation of a 115m length track, including bumps and berms of varying heights (between 0.4m-1.5m) with a minimum width of 2m. This shaped area will be surfaced with asphalt, with painted lines following the pump track edges to

highlight lines of priority and delineate the pump track route. Turf will be planted between the main track's lines in order to offset the carbon footprint of the tarmac and ensure that the track integrates with the local setting".

Principle of development:
The starting point for the determination of this application is under section 38(6) of the Planning and Compulsory Purchase Act 2004 which requires that the decision be made in accordance with the development plan, unless material considerations indicate otherwise.

The proposed development will be located within the existing recreational ground in an area where there is existing play equipment.

The spatial vision for Wiltshire includes helping to build resilient communities and the importance of significant process in addressing the shortfall in the range of sport leisure and recreational facilities across the county. This scheme would enhance the existing recreational facilities on site and as such the scheme in principle is accepted.

Impact upon amenity of occupiers of neighbouring properties:
There are residential properties to the east and south of the application site. Many concerns and objections have been received from local residents in relation to the impact of the proposed development on their amenity through anti-social behaviour and noise levels.

These concerns are acknowledged; however, the land has an existing use as a recreation ground / play area and as such the use of the land for noisy outdoor activities is already established.

Furthermore, in consideration of the proposals, the council's Environmental Health Officer provided the following comments:

"The proposal involves the construction of a pump track. A pump track is a circuit of rollers, banked turns and features designed to be ridden completely by riders "pumping", i.e. generating momentum by up and down body movements, instead of pedalling or pushing. Can be used by mountain bike, BMX, skateboard, roller blade, scooter riders and even wheelchair users.

Noise assessment of an existing track was undertaken and the noise was deemed to be noticeable but not intrusive NOAE - No observed adverse effect. Highest predicted level as 49dB at a façade which gives levels of 34dB with a 15dB reduction for an open window inside the property. Garden levels were within WHO acceptable levels. No lighting so will be restricted to daylight hours.

It would be advisable to include an hours of construction condition to limit noisy works and protect amenity during the construction phase:

No construction or demolition work shall take place on Sundays or Public Holidays or outside the hours of 0800 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays.

Reason: Core policy 57, Ensuring high design and place shaping such that appropriate levels of amenity are achievable".

Whilst it is acknowledged that there may be the potential for a slight increase in noise as a result of the proposed development, it is considered that this will not be so significant as to warrant a reason for refusal in this instance. Furthermore, the council's Environmental Health Officer has raised no objection to the proposal subject to a condition restricting hours of construction.

Notwithstanding this, there is separate environmental health legislation to deal with noise nuisance should it occur.

Concerns raised in relation to anti-social behaviour are acknowledged. However, it is considered that a BMX Pump Track would not exacerbate this issue but offer a facility that would allow older children activities more suited to their age range. Such facilities offer the benefits of health and well-being, a facility for those not involved in organised team sports and low cost participation makes it accessible to everyone. Although lacking adult-imposed mechanisms for control, these activities and leisure contexts provide forms of control that are internal either to individual participants and/or their group, and thereby help to develop capacities for self-regulation, cooperation, and negotiation with peers. Finally, in the event of anti-social behaviour arising, this would need to be policed through the appropriate enforcement agencies.

Visual impact on the area and design:
Core Policy 57 of the adopted Wiltshire Core Strategy 'Ensuring High Quality Design and Place Shaping' seeks to secure good design. Core Policy 51 'Landscape' seeks to ensure that development protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures.

The proposed development will be set within the existing built form of the village and located within an existing recreational ground and therefore it will not have any impact on the wider landscape. Whilst the proposal will introduce additional built form within the existing recreational ground, such a facility is not unusual within these locations, and it will not look out of place. Due to the relatively low level of built form proposed, any visual impact is considered to be minimal which will not adversely impact upon the character of the area. The proposal does not raise an issue in terms of visual impact and is considered to comply with the relevant policies.

Impact upon ecology:
Core Policy 50 'Biodiversity & Geodiversity' of the WCS outlines the council's stance on development and the potential for impact on biodiversity. In carrying out its statutory function, the planning authority must be satisfied that it has sufficient information to judge whether the proposal would be likely to result in any adverse impact to protected habitats or species, in line with NPPF and with CP50 of the WCS (2015). Concerns have been raised at the impact on the environment and ecology through the proposed scheme.

The proposed development is for a new recreational facility within an area currently used for recreational use. The land is not considered to be high value biodiversity land and the proposal does not impact on any ecological features within the area. It is acknowledged that lighting can potentially lead to an impact on protected species, however, there is no lighting proposed with this scheme and such features can be controlled through condition. It is therefore considered that there would not be an adverse impact upon ecology or the wider environment through the proposed development.

Furthermore, the council's Ecologist has raised no objection subject to conditions, commenting as follows:

"We welcome the Preliminary Ecological Appraisal submitted in support of the application and note that the proposal is unlikely to impact upon biodiversity being located on amenity grassland that is currently managed regularly. In addition, we note that no trees will require removal. Proposals for biodiversity net gain have been included within the ecology report, several of these recommendations should be included within the development design where appropriate and these details should be submitted prior to works commencing.

Conditions:

• The development will be carried out in strict accordance with the following document:
Preliminary Ecological Appraisal dated June 2022 by Wild Service.
REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

• Prior to the commencement of any works, including vegetation removal, details of the biodiversity enhancements shall be submitted to the local authority for approval. The approved details shall be implemented before occupation of the final works.
REASON: To provide mitigation /enhancement for biodiversity.

Informatives:

Reptiles
There is a residual risk that reptiles could occur on the application site. These species are legally protected and planning permission does not provide a defence against prosecution. In order to minimise the risk of these species occurring on the site, the developer is advised to clear vegetation during the winter, remove all waste arising from such clearance and maintain vegetation as short as possible in line with the recommendations made in (Extended Phase 1 Survey by Stark Ecology dated September 2022). If these species are found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or the Council Landscape and Design Team (ecologyconsultations@wiltshire.gov.uk)

Breeding Birds
The adults, young, eggs and nests of all species of birds are protected by the Wildlife and Countryside Act 1981 (as amended) while they are breeding.
Please be advised that works should not take place that will harm nesting birds from March to August inclusive. All British birds, their nests and eggs are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000 while birds are nesting, building nests and sitting on eggs. The applicant is advised to check any structure or vegetation capable of supporting breeding birds and delay removing or altering such features until after young birds have fledged. Damage to extensive areas that could contain nests/breeding birds should be undertaken outside the breeding season. This season is usually taken to be the period between 1st March and 31st August but some species are known to breed outside these limits".

Given the above the proposed development does not give rise to any concerns from an ecological perspective subject to the above conditions and informatives.

Impact upon buried archaeology:
The council's Archaeologist was consulted on the proposed development who confirmed that there were no archaeological issues to raise.

Impact upon trees:
There are existing trees located to the north and west of the proposed development. In support of the proposals, the applicant provided an Arboricultural Report to assess the impact of the proposed development on existing trees. It concluded that "Due to the scale of the project, it has been concluded it will be easy to protect all retained trees. No trees are to be felled in this development and all existing trees have been given adequate clearance buffers".

As mentioned above, no trees would need to be removed to facilitate the proposed development. In any event, any works to existing trees including their removal would not require consent from the Local Planning Authority as the application site does not lie within a conservation area and the existing trees do not appear to be subject to a Tree Preservation Order.

Therefore, it is concluded that the proposed development would not cause harm to existing trees.

Impact upon surface water flooding/drainage:
It is acknowledged in the submitted Design and Access Statement that "Pump Tracks' undulating nature and bowled shapes can lead to ponding if not designed properly….To ensure that ponding does not occur on the track surface, a minimum of 2% crossfall will be used. Surface water shed from the low permeability track surface will be managed by a series of inlets with silt traps, with culverts piping excess water away from the track into soakaways".

The proposed development does not give rise to any significant concerns as the scheme has been designed to mitigate surface water flooding.

Impact upon highway safety:
Core Policy 60 Sustainable Transport supports the premise for development within sustainable locations. Core Policy 61 Transport and new development, amongst other criteria aims to ensure that the proposal is capable of being served by safe access to the highway network.

The proposed development comprises the construction of a BMX Pump Track within the existing recreational ground. The application does not include any provision for parking.

The application site is located within an existing recreational area within the village of Pewsey which attracts existing visitors currently. The application site is located in what is construed as a sustainable location with users being able to walk to the facility.

Concerns pertaining to parking are acknowledged, however, the use of the land as a recreational amenity area already exists and the addition of a BMX Pump Track would unlikely lead to a significant increase in traffic to use it.

Furthermore, the council's Highways Officer has raised no objection to the proposals subject to condition, commenting:

"I note that the location of the proposal is close to the Town Centre and residential areas as such I am of the opinion that many of the users of the facility will be travelling to the site via non vehicular transport . For example they will cycle to the facility to then utilise their bikes.

I do recognise that there is no off street parking for the facility , there is nothing currently provided for the play area, though I am minded that the proposal on balance is likely to attract only a small number of vehicle movements . Broomcroft Road is 2 carriageway width and is able to accommodate the occasional on street parking.

However, I am conscious that as there is no off street parking being provided and as such the location is unsuitable to accommodate large scale events, because a significant amount of on street parking could become detrimental to the users of the adjacent highway . As such I would recommend that any permission restricts the use to a non-commercial one.

In summary, I am minded to offer no highway objection subject to the facility being used for non-commercial/big scale events."

Given the above, the proposed development does not give rise to any significant highway safety concerns subject to conditions.

Conclusion/planning balancing:
In determining this application the local planning authority is fully aware that if development accords with an up-to-date Local Plan it should be approved, and that proposed development that conflicts should be refused unless other material considerations indicate otherwise.

The new recreational facilities will be constructed in an existing recreational area and as such the development is acceptable in principle. The proposed development would not have a significant impact on the amenity of any nearby residential properties to justify a reason for refusal in this instance. The scheme would not result in a negative impact on highway safety or result in a detrimental impact on the visual amenity of the area. The proposal is considered to comply with the relevant Policies of the Wiltshire Core Strategy (2015), the Pewsey Neighbourhood Development Plan and with the NPPF (2023) and a positive recommendation is hereby made.

Conditions: (8)

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

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

Documents:
Application Form
Community Pump Track Planning Statement, June 2023
BS5837:2012 Arboricultural Report, Land At Broomcroft Play Park, Pewsey, 2 June 2022
Noise Impacr Assessment, Reference: 10247/DO
Preliminary Ecological Appraisal, Project Ref: MN2021026Av1

Plans:
PEW01, Location Plan
PEW02_1 Revision 1, Proposed Site Plan
PEW03_1 Revision 1 Pump Track Plan
PEW04_1 Revision 1, Drainage Plan
PEW05_2 Revision 2, Pump Track Formation Details

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

3 The development will be carried out in strict accordance with the following document:

• Preliminary Ecological Appraisal dated June 2022 by Wild Service.

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

4 Prior to the commencement of any works, including any site clearance or vegetation removal, details of the biodiversity enhancements shall be submitted to and approved in writing by the local planning authority. The approved details shall be implemented prior to the beneficial use of the development hereby approved.

REASON: To provide mitigation /enhancement for biodiversity.

5 The development will be carried out in strict accordance with the following document:

• BS5837:2012 Arboricultural Report, Land At Broomcroft Play Park, Pewsey, undertaken by Alan Engley, 2 June 2023

REASON: In the interests of protecting existing trees.

6 No external lighting shall be installed on-site until plans showing the type of light appliance, the

height and position of fitting, illumination levels and light spillage in accordance with the appropriate Environmental Zone standards set out by the Institution of Lighting Professionals in their publication “The Reduction of Obtrusive Light” Guidance Note 01/21 (reference GN01/21), have been submitted to and approved in writing by the Local Planning Authority. The approved lighting shall be installed and shall be maintained in accordance with the approved details and no additional external lighting shall be installed.

REASON: In the interests of the amenities of the area and to minimise unnecessary light spillage above and outside the development site.

7 No construction or demolition work shall take place on Sundays or Public Holidays or outside the hours of 0800 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays.

Reason: In the interests of residential amenity.

8 The track hereby permitted shall be used for the purposes of informal recreation use only and shall not be used for commercial or large scale organised events or competitions.

REASON: In the interests of highway safety.

Informatives: (2)

9 There is a residual risk that reptiles could occur on the application site. These species are legally protected and planning permission does not provide a defence against prosecution. In order to minimise the risk of these species occurring on the site, the developer is advised to clear vegetation during the winter, remove all waste arising from such clearance and maintain vegetation as short as possible in line with the recommendations made in (Extended Phase 1 Survey by Stark Ecology dated September 2022). If these species are found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or the Council Landscape and Design Team (ecologyconsultations@wiltshire.gov.uk)

10 The adults, young, eggs and nests of all species of birds are protected by the Wildlife and Countryside Act 1981 (as amended) while they are breeding.
Please be advised that works should not take place that will harm nesting birds from March to August inclusive. All British birds, their nests and eggs are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000 while birds are nesting, building nests and sitting on eggs. The applicant is advised to check any structure or vegetation capable of supporting breeding birds and delay removing or altering such features until after young birds

have fledged. Damage to extensive areas that could contain nests/breeding birds should be undertaken outside the breeding season. This season is usually taken to be the period between 1st March and 31st August but some species are known to breed outside these limits.