CASE OFFICER'S REPORT

Application Reference:	PL/2023/08493
Application Type:	Full planning permission
Site Inspection:	
Consultation ends:	22 December 2023
Case officer:	Peter K-Gyabong

Site Address:	The Elms, Green Lane, Sherston, Malmesbury, SN16 0NP
Proposal:	Redevelopment of site to provide 4No detached dwellings.
Recommendation:	Approve with Conditions

Site Description:
The application site relates to a detached dwelling of post war construction, with external render finish and clay tiled roof with a large residential garden, located on the north side of Green Lane, near the junction with Sandpits Lane, in Sherston. The site is approximately 0.3ha, surrounded by varied housing of different periods. The site lies adjacent to the Village Conservation Area with a single older property to the east and others near the vicinity. To the immediate south of the site is a sheltered housing development known as Anthony's Close.

Proposal:
The application seeks planning permission to demolish the existing vacant property and construct 4 x detached houses of differing styles. One of the new dwellings (Plot 4) will have independent access from Sandpits Lane. The remaining three houses will front onto Green Lane to echo the informal linear pattern of houses to the west along the lane, as new infill. The applicant proposes a detached garage for the Plot 3 and to retain the existing outbuilding within that streetscene, as an integral part of the new dwelling on Plot 4 which would have 2 bedrooms at the ground floor level and 2 bedrooms at the first floor level. The houses on plots 1-3 would all have their four bedrooms at first floor levels. The scheme would also involve the removal of the evergreen hedge on the Green Lane boundary.

POLICIES:

National Context

National Planning Policy Framework (NPPF) Planning
Practice Guidance (PPG)
Planning (Listed Buildings and Conservation Areas) Act 1990

Local Context

- Wiltshire Core Strategy (WCS) adopted 2015:
- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy

- Core Policy 13: Spatial Strategy for the Malmesbury Community Area
- Core Policy 43: Affordable Housing
- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 51: Landscape
- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 60: Sustainable Transport
- Core Policy 61: Transport and Development
- Core Policy 62: Development Impacts on the Transport Network
- Core Policy 64: Demand Management
- Core Policy 67: Flood Risk

Sherston Neighbourhood Plan
Objective Policy 6

Key Issues

- Whether the development is acceptable in principle (CP 1 and 2);
- Whether the scheme constitutes high-quality design (CP 57);
- Whether the scheme would preserve or enhance the adjacent historic environment (CP 58)
- Whether the scheme would have an acceptable landscape impact (CP 51);
- Whether the proposal would have a negative effect upon highway safety including if there is sufficient parking for the proposed development (CP 61 and 64);
- Whether the site can be adequately drained without increasing flood risk elsewhere (CP67);
- Whether there would be any harmful impacts upon protected species or habitats (CP 50).

Relevant Planning History:

N/04/00560/OUT – Residential development for 14 Dwellings. Approved with condition.

Consultation Responses:

Wiltshire Council Highways

Initial comments:
The site is located with existing access for vehicles onto Sandpits Lane and pedestrian access onto Green Lane, both roads are unclassified sections of public highway subject to a speed limit of 30mph. Sandpits Lane has a weight restriction except for access of 7.5T. Both unclassified roads are narrow with no footway provision.

The proposal seeks to demolish the existing dwelling and replace with four 4-bed units and

provide new accesses for three units from Green Lane, whilst retaining the existing access on Sandpits Lane for the fourth dwelling.

The retention of the single access onto Sandpits Lane would be acceptable as it would not intensify the existing access and would be utilised in a similar way to the previous use.

The new accesses proposed onto green lane would require a licence/permit to enable work within the public highway during construction, these accesses satisfy the required geometry, however, no visibility splays have been provided in order to assess the safety implications in line with Manual for Streets. I would accept a 2m set back on the Y distance as these are not intensive accesses, but require the 43m splays to be demonstrated on plans submitted for approval.

With regard to the Unit2/3 access the junction to the east where Green Lane meets Sandpit Lane would restrict the splay, therefore I would require the splay demonstrated at this access to provide 43m to the west and an indication of the achievable splay to the east which would be to the centreline of the junction. I would consider that speeds in this location would be low due to the nature of the road and proximity of the junction and therefore am willing to accept a deviation from the prescribed visibility splay to the east.

Vehicle parking standards are achieved for units 1-3, Unit 4 would have space within the curtilage for three vehicles to park, this would reduce any turning space within the site, however a number of properties along Sandpits Lane access/egress in a similar way and therefore this would not be an unusual occurrence and deemed acceptable.

The principle of residential development in this location would not be considered of detriment to the surrounding highway network if the visibility splays required and detailed above could be demonstrated, then I would be in a position to make any recommendations with regard to conditions and informative.

Final comments:
Further detail has been submitted with regard to previous request for the demonstration of visibility splays on the new accesses.
As stated previously, the retention of the single access onto Sandpits Lane would be acceptable as it would not intensify the existing access and would be utilised in a similar way to the previous use.

The new accesses proposed onto Green Lane would require a licence/permit to enable work within the public highway during construction, these accesses satisfy the required geometry, Visibility has now been demonstrated and is acceptable for the new accesses onto Green Lane.

I am therefore satisfied that the proposals would not raise a highways objection subject to the following condition and informative:

Wiltshire Council Ecology

The Wiltshire Council Ecologist after considering the application and supporting documents, has no objections to the development subject to conditions.

Representations

No neighbour representations have been received.

Sherston Parish Council:

The Parish is supportive of the proposed development in principle but raises concerns in relation to its failure to comply with some elements of Policy 6 of the made Sherston Neighbourhood Plan stating that:

- “The development should conserve and where possible, enhance heritage assets. Given this, consideration given to design, materials, layout and massing and be sympathetic to the adjoining Conservation Area as well as to retain as many of the existing trees on the site as possible and encourage new planting where appropriate”.

- Concern regarding overdevelopment of the site with a fourth house which introduces a slightly odd design with a heavily restricted outlook – windows facing into a central courtyard which would be unsympathetic to the adjoining Conservation Area.

- That “consideration has not been given to the provision of a “pedestrian footway across the entire Green Lane site frontage.”

- That the houses do not adhere to a similar building line as the rest of the properties fronting Green Lane contrary to Policy 6 of the SNP

- The proposed dwellings fronting onto Green Lane are generally compliant with this requirement; typically, Cotswold in fashion strong architectural merit, using local materials and building techniques (dry stone walls) but the house proposed on Plot 4 is not and thus be totally out of character with the surrounding area.

Planning Considerations and Assessment:

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

Principle of Development:
The site lies within the defined settlement limits of development for Sherston where under core policies 1 and 2 of the WCS, and the Sherston Neighbourhood Plan (Policy 6), this quantum of development would be supported in principle (it is within the allocated limit for 4 dwellings).

Demolition:
The buildings on the site are not of architectural or historic merit. They are not in active use and currently detract from the character and appearance of the area. There is no reason to object to their demolition in principle. It is fair to say that redevelopment of the site brings the opportunity to enhance the area. That said, the building is in close proximity to/on the boundary of neighbouring properties. To ensure there are no impacts associated with the demolition a condition requiring details of this will be necessary - notably, to ensure boundaries with neighbours are not left exposed for any unnecessary period. Furthermore, it will be prudent to ensure all materials resulting from the demolition are removed within a timely manner following demolition to ensure the character and appearance of the adjacent Conservation Area/general environment are not harmed by prolonged storage of the demolition materials on site.

Design and Visual Impact:
Minimum parking standards are adhered to for the four dwellings with suitable turning space provision. Garden spaces provided are considered to be sufficient whilst adequate spacing has been left between the dwellings to ensure satisfactory amenity impacts and to allow for sufficient landscaping. As such, it can be concluded that the site is large enough to accommodate 4 x dwellings without the appearance of overdevelopment.

Sandpit Lane contains a range of property sizes and styles from detached to terraced dwellings. There are examples of single storey and two storey style properties along the street (on Anthony Close, Green Lane and Sandpit Lane). Some of the properties on the street have much larger gardens than others e.g. Nos. 16 and 18 Green Lane and others along Sandpit Lane. In light of this context, it is considered that the plot sizes and dwelling types – full two storey detached and chalet bungalow type properties) would be broadly compatible with the character of the area.

It is noted from the Parish Council's comments that the proposed forth building has resulted in the need to introduce a slightly odd design for the fourth dwelling. Plot 4 would sit behind existing building along Sandpit Lane. However, there are some notable examples of development sitting to the rear of others. The original plans submitted with the application proposed a design, on plot 4, to feature a box dormer. However, the applicant has since submitted revised plans to omit the box dormer and now features a modest pitched roof dormer. As such, the Local Planning Authority is satisfied that the introduction of development on plot 4 with centrally located pitched roof dormer and windows facing into a central courtyard would not be unsympathetic to the adjoining Conservation Area that would be deemed materially harmful.

In relation to the Green Lane frontage, the applicant has revised the plans originally submitted with the application for Plot 1. The footprint has been moved back by approximately 1.5m away from the road and given the presence of a large, detached garage at No. 18 intercepting the front buildings lines, the appearance of the frontage development is broadly comparable to along Green Lane.

In terms of materials, fenestration, and architectural detailing the buildings would feature reconstituted stone walling in Oolite or similar and feature artificial stone roof tiles consisting of Cotswold Stone tiles or similar. These would be broadly comparable. Whilst it can be argued that these reconstituted materials are a common building material in the village. It is considered that the use of reconstituted stone is on balance acceptable in this instance as appropriate planning` conditions would be imposed.

Boundary treatments are proposed to be timber close-boarded fencing. Given the village and adjacent conservation area context, it would be felt that boundary treatments should be as those stone walling along Sandpit Lane and those on Anthony Close. However, it noted on the site visit that there is a plethora of closed-boarded timber fencing for boundary treatment for the site and other private gardens. The Close-boarded Garden fencing which would be fitted with small gaps at the base, would allow hedgehog and other small animals to move into out of and between gardens. It is considered that the use of timber fencing is on balance acceptable in this instance as appropriate.

It is also recommended that householder Permitted Development rights will be necessary to remove in general. This is because the site is within a rural village and adjacent to that village's Conservation Area, to avoid unsympathetic additions and an accumulation of outbuildings, amongst other things which cumulatively could erode the quality of this development which is currently considered to be sympathetic to the rural and adjacent historic context.

Landscape Impacts:
The site is located in an AONB. The proposal would not encroach over the existing boundary such that its prominence within the wider area would be significantly increased. The dwellings would be located within an already built-up area, where larger modern developments have recently occurred along its boundary at Carriers Close to the north, which would be read against the existing built form. It is therefore considered that the proposal is in accordance with CP 51.

The site lies within the built environment of Sherston with residential development and gardens enclosing the site on all 4 sides. A development of this scale, of the design proposed, surrounded by development, is not going to have wider landscape character or visual effects that extend beyond the village to any significant or materially harmful degree.

The original plans submitted with the application did not provide adequate landscaping details. The site plans have been revised to include planting and landscaping in and around the site that is considered sufficient to provide a satisfactory setting for the development. The remaining landscaping matters relating maintenance would be left to condition and this is how it can be dealt with in this instance.

Heritage Impacts:
The site is adjacent to the Village Conservation Area but not within it. The scheme has been revised to remove the box dormer proposed for Plot 4, which would have adversely impacted on the adjoining CA along the Sandpit Lane. The revised plans have also removed the uncharacteristic French doors proposed for plots 2 and 3 along the Green Lane facades. Materials details have been clarified in the interests of securing high-quality design as per the requirements of Core Policy 57. They apply equally to the heritage policy (CP58) to ensure the character and appearance of the Conservation Area (CA) are preserved.

With the above changes and appropriate conditions in place, it can be concluded that the character and appearance of the Village Conservation Area will be preserved. The statutory requirements set out in Planning (Listed Buildings and Conservation Areas) Act 1990 as well as the policy requirements set out in Core Policy 58 of the WCS, the Sherston Neighbourhood Plan and the historic environment chapter of the revised NPPF are thus adhered to.

Neighbour Amenity:
The properties most likely to be affected by the proposal are No. 2 Sandpit Lane, No.1 Carriers Close, No. 18 Green Lane, Willow Cottage and the sheltered accommodation at Nos. 1-13 Anthony Close which are on the opposite side of the road.

In respect of No. 18 Green Lane, No. 1 Carriers Close, No. 2 Sandpit Lane and Willow Cottage the entire length of their boundary with the site currently comprises fences. It is fair to say that the removal of the building will not change the open relationship between the properties. The proposed houses would neither adversely impact light into the garden space nor result in any more overshadowing. The proposal will see section of dormer window facing No. 2 Sandpit Lane but set off the boundary several metres and only face the side wall of No. 2 with only a single first floor side landing window and would not present any overlooking issues. The parts of No. 2 which would be closer to the boundary with No. 2 would only be single storey and as such would cause no overshadowing or loss of light. In relation to No. 1 Carriers Close, No. 18 Green Lane and the Willow Cottage, the difference between existing and proposed is not considered significant which would cause any loss of light or overshadowing and will potentially deliver some overall improvement. With regards to loss of privacy, the site will indeed be much more open. However, suitable boundary treatments are proposed between the sites to maintain privacy levels. As such, there will be no detrimental impacts by reason of loss of privacy.

Wiltshire Council has no space standards with regard to separation distances between dwellings. However, as a general rule of thumb, back-to-back dwellings should have at least 21m separation distance. Front-to-front distances can be much lower than this. This is usually because the front of a dwelling is already overlooked by passers-by who are walking along the street that sits to the front of a property. In this case, the frontage development will be separated from Nos. 1-13 Anthony Close by approximately 32m with intervening vegetation and Plots 1-3. With these distances in mind, it is not considered that the scheme would have an adverse impact on the reasonable living conditions of these properties by reason of loss of light, overshadowing or loss of privacy.

The comings and goings of vehicles into and out of the site will be different to the former use of the site. However, it is not considered that this would be not materially different such that these movements would be considered detrimental to the reasonable living conditions of the adjoining occupants by reason of noise and disturbance or for that matter, future occupants.

Highways Safety:
The Local Highway Authority has reviewed the application and considers that the retention of the single access onto Sandpits Lane would be acceptable as it would not intensify the existing access and would be utilised in a similar way to the previous use. Whilst the new accesses onto Green Lane would require a licence/permit to enable work within the public highway during construction, these accesses as indicated on the revised site plan would satisfy the required

geometry, with Visibility now demonstrated. It is therefore concluded that the scheme can proceed without unacceptable or severe harm to the local highway network. It can also be concluded that the site access is safe and suitable to accommodate the traffic from the proposed development because of the new accesses onto Green Lane or harm to pedestrian safety.

Ecology:
The Wiltshire Council Ecologist after considering the application and supporting documents, has no objections to the development subject to conditions. The conditions cover the following:

1. strict adherence to the Ecological Assessment Report submitted with the application
2. Incorporated into the development in accordance with Ecological Assessment Report as replacement bat roosts
3. No new external artificial lighting installation unless agreed in writing by the local planning authority.
4. Incorporation of biodiversity enhancement measures into the development in accordance with Appendix 4 Ecological Mitigation, Enhancement and Protection Plan.

Drainage and Flood Risk:

The site is less than 1ha and is entirely located within Flood Risk Zone 1. It is not subject to high levels of groundwater flooding nor is it at risk from surface water flooding. As such, an FRA is not required.

The application particulars state that surface water is to be dealt with via soakways. However, no details have been provided by way of a surface water drainage strategy to demonstrate such methods would be achievable. Given the site is outside of a flood risk zone it is considered in principle that the site can be adequately drained without leading to or increasing flood risk elsewhere. A detailed strategy can be submitted via a planning condition to address flood risk.

Foul drainage is marked on the application form as mains sewer. Therefore, no issues are raised.

S106 contributions/CIL:
The development would be CIL liable based upon the net increase in residential floor space.
No s106 obligations have been requested by consultees and the Local Planning Authority does not consider that any are necessary with the conditions identified above being sufficient to mitigate the impacts of the development.

Conclusion:
Overall, the scheme broadly complies with the policies of the development plan when taken as a whole.

The site sits within the defined settlement limits of development for Sherston where core policies 1 and 2 of the WCS, and the Sherston Neighbourhood Plan (Policy 6) supports the proposed development. Subject to conditions, no issues have been found with the design. With such findings, it is concluded that the scheme would have an acceptable impact on the adjacent historic

and natural environment. Further suggested conditions will secure an acceptable scheme against ecological, drainage and highway considerations.

RECOMMENDATION:
Approve with Conditions.

Conditions: (15)

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 plans and documents:
 Drawing No. LPC 5294 EX 01 A: Site Location Plan
 Drawing No. LPC 5294 EX 02 A: Existing Site Plan
 Drawing No. SWS012271ff: Existing First Floor Plan
 Drawing No. SWS012271gf: Existing Ground Floor Plan
 Drawing No. LPC 5294 EX 03: Existing Barn Floor Plan and Elevations
 Drawing No. SWS012271ele: Existing Elevations
 Drawing No. LPC 5294 EX 04 A: Existing Street Elevations
 Drawing No. LPC 5294 PL 01 B: Proposed Site Plan
 Drawing No. LPC 5294 PL 02: Unit 1 Proposed Floor Plans
 Drawing No. LPC 5294 PL 03 A: Unit 1 Proposed Elevations
 Drawing No. LPC 5294 PL 04 A: Unit 2 Proposed Floor Plans
 Drawing No. LPC 5294 PL 05 B: Unit 2 Proposed Elevations
 Drawing No. LPC 5294 PL 06 A: Unit 3 Proposed Floor Plans
 Drawing No. LPC 5294 PL 07 B: Unit 3 Proposed Elevations
 Drawing No. LPC 5294 PL 08 A: Unit 3 Garage Proposed Elevations
 Drawing No. LPC 5294 PL 09 A: Unit 4 Proposed Floor Plans
 Drawing No. LPC 5294 PL 10 A: Unit 4 Proposed Elevations
 Drawing No. LPC 5294 PL 11 B: Proposed Street Elevations
 Drawing No. LPC 5294 PL 12 A: Units 1- 3 Visibility Splays
 Ecological Assessment Report - 1052 The Elms, Sherston Eco Report_200923
 Preliminary Ecological Appraisal - 1052 The Elms, Sherston PEA_14-04-23 (draft issue)
REASON: For the avoidance of doubt and in the interests of proper planning.

3 All soft landscaping comprised in the approved details (Drawing No. LPC 5294 PL 01 B) of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.
REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.
REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

4 No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access/driveway), incorporating sustainable drainage details, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first brought into use until surface water drainage has been constructed in accordance with the approved scheme.
REASON: To ensure that the development can be adequately drained without leading to increased flood risks elsewhere.

5 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 in the interests of ecology and the rural character of Upavon village.

6 The development hereby approved shall be designed to ensure it does not exceed 110 litres per person per day water consumption levels (which includes external water usage) and a water efficiency assessment should be submitted. Before the development is brought into use, a water efficiency report certifying that this standard has been achieved shall be submitted to the local planning authority for its written approval.
REASON: To ensure compliance with the prevailing mitigation strategy for nutrient neutrality in

the water catchment within which this development is located.

7 No part of the development shall be first brought into occupied, until the visibility splays shown on the approved plans have been provided with no obstruction to visibility at or above a height of 900mm above the nearside carriageway level. The visibility splays shall always be maintained free of obstruction thereafter.
Reason: In the interests of highway safety.

8 The development hereby permitted shall not be first brought into occupied until the first 5m of the access, measured from the edge of the carriageway and/or whole of the parking area, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.
REASON: In the interests of highway safety

9 Within 3 months of the demolition of the buildings, all materials resulting therefrom shall be removed from the site.
REASON: In the interests of the character and appearance of the Upavon Conservation Area and the general amenities of the local environment.

10 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.3) (England) Order 2020 (or any Order revoking or re-enacting or amending those Orders with or without modification), no development within Part 1, Classes A-H or Part 2, Class A shall take place on the dwellinghouses hereby permitted or within their curtilage.
REASON: In the interests of the amenity of the area which is within the Upavon Conservation Area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements.

11 No dwelling shall be occupied until the 1.8m high boundary fence have been completed in accordance with the approved details.
REASON: To ensure the timely delivery of the boundary treatments in the interests of the amenities of the adjoining properties.

12 The development will be carried out in strict accordance with the following documents:
• Ecological Assessment Report. September 2023. Pure Ecology;

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

13 Replacement bat roosts will be incorporated into the development in accordance with*:* Ecological Assessment Report. September 2023. Pure Ecology. The installation of these bat roosts will be supervised by a professional ecologist and this part of the condition will be discharged when photographic evidence of installed features have been submitted to and approved in writing by the local planning authority. These bat roosts and access points will continue to be available for bats for the lifetime of the development.
REASON: To mitigate for impacts to bats arising from the development.

14 No new external artificial lighting shall be installed at the site unless otherwise agreed in writing by the local planning authority.
REASON: In the interests of conserving biodiversity.

15 Biodiversity enhancement measures will be incorporated into the development in accordance with Appendix 4 Ecological Mitigation, Enhancement and Protection Plan, as outlined within the Ecology Report *Ecological Assessment Report. September 2023. Pure Ecology.* The approved details shall be implemented before occupation of the final works.
REASON: To provide mitigation/enhancement for biodiversity.

Informatives: (9)

16 Bat roosts have been confirmed on and near the site. Under the Conservation of Habitats and Species Regulations 2017 (as amended), it is an offence to harm or disturb bats or damage or destroy their roosts. Planning permission for development does not provide a defence against prosecution under this legislation. The applicant is advised that **a European Protected Species Licence will be required before any work is undertaken to implement this planning permission**.

17 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.

18 The applicant should note that under the terms of the Wildlife and Countryside Act 1981 (as amended) and the Habitats Regulations 2017 (as amended) it is an offence to disturb or harm any protected species including for example, breeding birds and reptiles. The protection offered to some species such as bats, extends beyond the individual animals to the places they use for shelter or resting. 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.

19 The habitat within the proposed development site and the surrounding area is suitable for roosting, foraging and commuting bats. An increase in artificial lux levels can deter bats which could result in roost abandonment and/or the severance of key foraging areas. This will likely result in a significant negative impact upon the health of bat populations across the region. Artificial light at night can have a substantial adverse effect on biodiversity. Any new lighting should be for the purposes for safe access and security and be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2021, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2021), and Guidance note GN08-23 "Bats and artificial lighting in the UK", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

20 The proposal includes alteration to the public highway, consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a license will be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway.
Please contact the vehicle access team on telephone 01225 713352 or email vehicleaccess@wiltshire.gov.uk for further details.

21 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.

22 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.

23 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.

24 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.