OFFICER REPORT

Application Number	PL/2023/09744
Site Address	Red Cedars, Church Lane, Fovant, Salisbury, SP3 5LA
Proposal	Demolish existing dwelling and erect new 4 bed dwelling

Date of Inspection	N/A
Date site notice posted	N/A – neighbour letters only
Publicity Expiry	21/12/23

POLICIES

Sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

National Planning Policy Framework Dec 2023 and Planning Practice Guidance

Wiltshire Core Strategy (WCS) adopted Jan 2015:

CP1: Settlement Strategy

CP2: Delivery Strategy,

CP27: Spatial Strategy for the Tisbury Community Area

CP50: Biodiversity

CP51: Landscape

CP57: Ensuring High Quality Design and Place Shaping

CP58: Ensuring conservation of the historic environment

CP60: Sustainable Transport

CP61: Transport and Development

CP69: Protection of the River Avon catchment

Saved Policy C24 Extensions to buildings in the countryside

Saved Policy H30 and H31 Replacement dwellings and extensions in the countryside (Annex D of WCS)

Other:

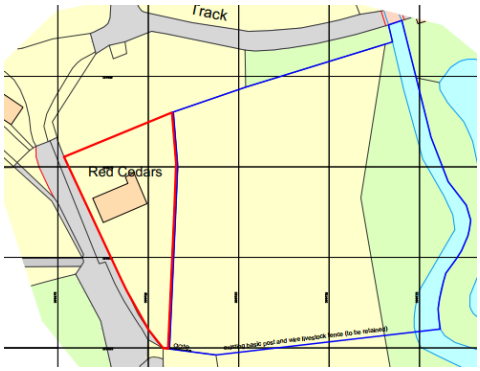
- Regulation 63 Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019.
- Wiltshire Local Transport Plan Car Parking Strategy: PS6 Residential parking standards
- Fovant Neighbourhood Plan – Undesignated

CONSTRAINTS:

- AONB and outside Fovant settlement boundary
- Conservation area, opposite Grade II* listed Church of St George
- Chilmark Quarries bat SAC
- River Avon catchment SAC and SPA
- Church Lane is an adopted unclassified highway
- Flood Zone 1, no risk of ground or surface water flooding.

MAIN PLANNING ISSUES

1. Principle of development
2. Scale, design and impact on the character of the area within the AONB and heritage assets
3. Neighbouring amenity
4. Highway safety
5. Ecology, trees, protected species, Chilmark bat SAC and River Avon catchment SAC and SPA





RELEVANT HISTORY:

14/01608/FUL Demolish existing dwelling and erect new 4 bed dwelling AC
14/08954/FUL Demolish existing dwelling and erect new 4 bed dwelling (revision to 14/01608/FUL) AC including:

> No development shall commence on site until details and samples of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
>
> REASON: In the interests of visual amenity and the character and appearance of the area.
>
> No development shall commence on site until a sample wall panel, not less than 1 metre square, has been constructed on site, inspected and approved in writing by the Local Planning Authority. The panel shall then be left in position for comparison whilst the development is carried out. Development shall be carried out in accordance with the approved sample.
>
> REASON: In the interests of visual amenity and the character and appearance of the area.
>
> No development shall commence on site until details of all eaves, verges, windows (including head, sill and window reveal details), doors, rainwater goods, chimneys, dormers and canopies have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
>
> REASON: In the interests of visual amenity and the character and appearance of the area.

S/2001/2356 Topping of beech trees Approve
PL/2022/06917 Weeping willow (T1) - Fell. No objection
PL/2022/06381 T01 Weeping Willow - Crown raised to approx. five metres from ground level and crown reduction by approx. two to three metres. No objection

REPRESENTATIONS

Highways – No objection subject to condition
Conservation - No objection subject to condition
Archaeology – No objection

Parish Council – none received

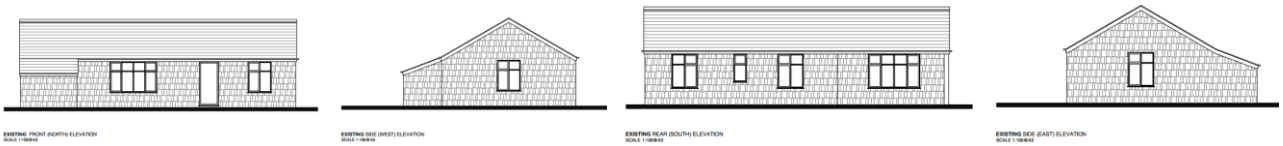
Third Parties: None received

SITE DESCRIPTION AND PROPOSAL

Red Cedars is a bungalow located outside the settlement boundary for the large village of Fovant, within the Area of Outstanding Natural Beauty and Fovant Conservation Area.

The proposal is a further revision to the 2014 scheme which would revert to the original scale and footprint of the originally approved plans, with the addition of a porch on the side elevation. Permission is sought for the demolition of the existing property and the erection of a replacement dwelling. The dwelling would be of the same style and appearance as previously approved, in an *early 19th century farmhouse style*. It would be built across the footprint of the existing dwelling and would be constructed using materials to be agreed. The Willow tree has been removed under PL/2022/06917 and ecological mitigation is also proposed.

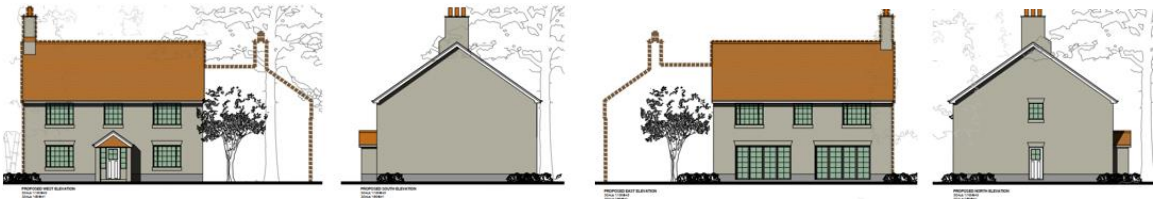
Existing Elevations:



Approved 14/01608/FUL scheme – original approval:



Approved 14/08954/FUL scheme – amended scheme:



Proposed Elevations:






ASSESSMENT

Planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise. (Section 70(2) of the Town and Country planning Act and Section 38(6) of the Planning and Compensation Act 2004). The revised NPPF is also a significant material consideration and due weight should be given to the relevant policies in existing plans according to their degree of consistency of the framework.

1. **Principle for the development**

The principle for a replacement dwelling on this site with the scale, siting, design and appearance as currently proposed has been established through the approval of the original application (14/01608/FUL). Since the 2014 approvals, the Wiltshire Core Strategy has been adopted in 2015. The Salisbury District Local Plan Policies H30, H31 and C24 which consider extensions to existing dwellings in the countryside and replacement dwellings have been saved in Annex D of the WCS and still apply to the proposal.

There have also been several iterations of the National Planning Policy Framework since 2014 and updates to the Planning Practice Guidance. These are referred to below where relevant.

2. **Scale, design and impact on the character of the area within the AONB and heritage assets**

S72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area. S66 requires:

In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

The revised NPPF 2023 sets out the considerations for Local Planning Authorities when considering the impacts of development on heritage assets, their significance and settings.

Core Policy 58 considers the impact of development on the settings and significance of heritage assets, including listed buildings and archaeology. Core Policy 57 sets out the criteria for new development. A high standard of design is required in all new developments. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality. Core Policy 51 of the WCS states that development should 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 NPPF places great weight on considerations for landscape conservation within the AONB and CP51 reflects this requirement.

The proposed replacement dwellinghouse would result in a larger property on the site when compared to the existing dwelling. However, the plot itself is of a reasonable size which is capable of supporting a dwellinghouse of this size. The proposal is of an acceptable scale which would result in a property similar in height and size to the other larger dwellings within the surrounding area. This form of design would not be uncommon within this area, as the wider area contains a variety of buildings, both traditional and more modern. As a result, it is considered that whilst this proposal would result in a 19th Century "farmyard" style of dwelling and the proposal would not have an adverse visual impact on the adjoining property or the surrounding area.

The Heritage Statement acknowledges:

Red Cedars is a building of no architectural or historic merit and does not respect local character in terms of its formal materials. Therefore, this building is seen as being a slightly negative element of the conservation area.

The replacement of Red Cedars with a building of vernacular character, although larger than the present bungalow, is considered to be a positive change to the character and appearance of the conservation area. Therefore, the development will not result in harm to the designated heritage asset, but rather it may be seen as an enhancement to the conservation area.

The design of the proposed replacement dwelling was accepted in 2014 and the current application seeks to amend it by adding a porch and specifically does not specify materials – these are requested to be finalised by condition, as in 2014. From the design and access statement, the materials palette is expected to be, "*taken straight from the local buildings for reference*." It is noted that the applications have consistently sought LPA approval for materials and these were not identified in 2014.







The conservation officer has consistently raised no objections to the scheme subject to conditions relating to samples of materials to be used and stated:

As noted, the existing bungalow makes, at best, a neutral contribution to the CA and as such I have not objected to its demolition.

Nor did I object to the 2014 application but I did suggest that the conditions relating to materials and windows and external doors were important. It is a shame that we do not have a materials schedule (And the drawings annotated) this time around given they should be aware this is a critical issue. For example, the stone should be greensand in random sized blocks brought to course (not like the crazy paving of the Chilmark stone on the new house nearby).

I recommend that a materials schedule (ie roof tiles, walling, window brochure and door brochure) is supplied up front to avoid confusion. *I recommend a sample panel for the stonework. Any any details re hard landscaping and front boundary treatments.*

The applicant considered the request for a materials schedule to be supplied up front, but requested that this matter continue to be the subject of a condition. Given that materials have not been specified to date in previous applications, this request was considered to be reasonable.

The scale, design and siting for the replacement bungalow are very similar to the existing dwelling. The bungalow is simple in form, layout and appearance and there would be no harm arising from the development on the character of the area or the streetscene. No objection is raised under CP57, CP51 and C6 subject to suitable materials being agreed to suit the local vernacular.

3. Impact on neighbouring amenities

CP57 also states that the development should make a positive contribution to the character of Wiltshire through:

(vii) having regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing, vibration, and pollution (e.g. light intrusion, noise, smoke, fumes, effluent, waste or litter)

It was previously considered in 2014 that the replacement dwelling raises the ridge height of the property from 4.5m to 8.5m. It would be visible from the surrounding area due to its location. However the closest residential dwelling '1 Grey Mews' and 'The Old Farmhouse' are approximately 50m from the north west elevation of the proposal. Whilst the proposed increase in ridge height would result in a significant increase in the overall scale of the property, the adjacent properties are approximately 50m from the proposed replacement dwelling and would ensure that there would be no significant impact on the amenities of the adjoining properties. Additionally, there is an existing agricultural building to the west of the site which would act as a screen, ensuring that the proposal would not result in an increased level of overlooking.

There are a number of windows at first floor level on all elevations and a large glazed area on the east elevation at ground floor level. However, given the isolated location of the proposal within the site and its high level of screening along with the distance to the closest neighbouring property, it is unlikely that these windows would result in any unacceptable level of overlooking, loss of privacy, or dominance.

Consequently, the proposed replacement dwellinghouse as amended by this scheme is considered to have a limited impact on the amenities of the surrounding properties due to the location and limited scale of the proposal. No harm has been identified under Core Policy 57(vii) and appropriate levels of amenity are considered to be achievable within the development.

4. Highway Safety

Core Policies CP57, 60 and 61 are relevant to the application. The Local Transport Plan sets out the requirements for off street parking. The highways officer has stated:

I note the replacement dwelling. I recommend that no Highway objection is raised, subject to the following condition being attached to any permission granted.

Therefore, no highway safety objection is raised under Core Policies CP57, 60 and 61.

5. Ecology, trees, protected species, Chilmark bat SAC and River Avon catchment SAC and SPA

CP50 and the NPPF requires the Local Planning Authority to ensure protection of important habitats and species in relation to development and Core Policy 50 of the Wiltshire Core Strategy requires all development to demonstrate no net loss of biodiversity. CP69 seeks to protect the River Avon catchment. The site is within the River Avon SAC catchment and the Chilmark quarries bat SAC. An updated Ecological Impact Assessment has been submitted along with a Tree Survey and Arboricultural Impact Assessment following the approved removal of the Willow. All ecological mitigation is shown on the submitted site plans and building elevations.

Protected Species

The current proposal seeks to amend the approved schemes from 2014 to replace the dwelling. Since that time, the applicant has obtained permission to remove the existing willow tree under PL/2022/06917. This work has been completed. Therefore, the current proposal does not seek to remove any vegetation and include proposals for bat mitigation and enhancement as a result of the demolition of the existing bungalow.

The site was subject to a detailed walkover survey in March 2023 with a site assessment to support protected species. The building was found to offer moderate potential to support roosting bats and two subsequent phase 2 emergence surveys were undertaken. No bats were recorded using the building

for roosting, however, part of the scaffolding on the southern elevation of building was recorded as a bat feeding perch by long-eared bat species.

Section 6 of the EcIA concludes that the impacts of the development and construction phases of the development would not be significant on the Chilmark Quarries SAC and SSSI, Prescombe Down SAC, SSSI and NNR, Other SSSI and LWS.

The EcIA also concludes:

Bats – roosting
There will be a direct loss of the long-eared bat feeding roost identified on the scaffold. As the IEF is of local importance and the magnitude of effect is considered to be high, the impact is therefore ***minor negative significance.***




An increase in light-spill on replacement roost features and around the site may impact light-sensitive bats such as long-eared species. As the receptor is of local value, the magnitude of the effect is negligible, the impact is therefore ***not significant****.*

Bats - foraging and commuting
There will be no loss of foraging habitat as a result of the proposed works. Noise, lighting, and visual disturbance associated with construction activity may impact on species using the surrounding habitat to commute and forage, including the rare greater horseshoe and barbastelle. As the IEF is of regional importance and the magnitude of effect is considered to be low, the impact is therefore ***minor negative significance.***

An increase in light-spill on the retained hedge and treeline may impact rare light sensitive bats such as greater horseshoe foraging and commuting across the site. As the receptor is of regional value, the magnitude of the effect is negligible, the impact is therefore ***not significant****.*

<u>Enhancements</u>

A number of enhancements are proposed for the scheme including hedgerow enhancement, an integrated bat box, feeding perch and shelter and bird nest box:

Bat roosting provision
6.13 An integrated bat box such as an Integrated Eco Bat Box will be installed on the north elevation of the new dwelling high at the gable apex in the new gable end wall.

Bird nesting habitat provisions
6.14 Provision of a woodcrete bird box such as a Bilbao Nest box will be installed on the retained willow tree on site, as further site enhancement for nesting birds.

Hedgehog
• Provision of a hedgehog home/Igloo

• Where any close boarded fencing is to be used within the development, a minimum of two hedgehog-friendly gravel boards with holes of 13cm by 13cm will be incorporated to enable hedgehog movements through the site.

Mitigation

The report recommends the following mitigation measure which may be conditioned, including a CEMP:

Chilmark Quarries SAC and SSSI
The site is located 2.4 kilometres from the SAC at the closest point and so lies within the Consultation Zone. Its citation includes greater horseshoe bat and barbastelle which were both recorded commuting across the site on 16th May 2023. As such mitigation measures will be secured through a Construction Environmental Management Plan (CEMP), including restrictions on working hours and no use of external lighting systems, to ensure protection and enhancement of the dark vegetated boundaries during construction to allow continued bat commuting and foraging across the site.

Trees and hedgerow
The hedge and scattered trees on site will be protected during the construction phase in accordance with the British Standards Institute guidance (British Standards Institute, 2012) by installing Heras fencing along the root protection zones before works. The Heras fencing will be located between the habitats and the construction zone. The location and design will be detailed in a CEMP which will also include measures to ensure that there are not any accidental pollution incidents from the site will affect the habitat, such as runoff and dust generated from the construction.

Bats - roosting
To facilitate the disturbance and destruction of the long-eared bat feeding roost identified, an EPS licence must be obtained from Natural England before works continue on site and once planning has been granted. All works will be undertaken in accordance with the licence conditions and measures of best practise. In this instance, a low impact licence can be obtained by a Registered Consultant. Where there is a delay in applying for a licence, update surveys may be required. The licence will detail methodology for works and a replacement roost within the scheme, this will also be detailed within the CEMP.

As mitigation for the loss of the feeding roost a small lean-to or woodstore type structure containing a suitable perch, such as a gallows bracket, with a cover for protection from wind and rain will be erected on the south elevation of the new development. A mitigation diagram is provided as appendix VIII.

A temporary roost will also be provided by erecting a bat shelter with suitable perch onto a mature tree situated to the north of the site, installed prior to works commencing and retained in the long term. Survey evidence indicated individual bat use at night and therefore no timing restrictions apply, the identified roosting features are not suitable for hibernation or day roosting.

Bats - foraging and commuting
The development is considered to have a potential minor negative impact on foraging bats, if there is an increase in light-spill on the retained hedge and treeline due to the numerous bat species including the rare greater horseshoe bat recorded in the vicinity of the site. The proposed development layout will retain and protect and enhance the existing hedge and scattered tree habitats which have been identified as the most valuable features on site for foraging and commuting bats.

During the construction phase, to ensure light-sensitive bats foraging and commuting across the site bats are not impacted, there will be restrictions on working hours (daylight after 8am until to an hour before sunset) and no use of external lighting systems. This will be detailed within the CEMP.

Though no direct impacts during the works are predicted there is the possibility that disruption to the observed bat activity flight paths could occur. All bat species are naturally light adverse so the use of external lighting should be limited where it is possible to do so. The report also recommends that should any additional lighting be erected following development on site a lighting strategy should be implemented in accordance with *Bats and Artificial Lighting in the UK* (BCT, 2023).

Trees

As the site lies within the Conservation Area and the Chilmark bat SAC, consideration has been given to ensure that there is no loss of vegetation as a result of the scheme, which could impact on bat feeding and foraging or result in harm to the amenity of the Conservation Area.

A Tree Survey and Arboricultural Impact Assessment has been submitted and it concludes:

I have inspected all the trees of material consideration within and immediately adjacent to the proposed development site. These trees are listed at Appendix 1 as T1, T2 and H3 and annotated on the Tree Plan at Appendix 4. The proposed development requires the lapsed hedge on the northern boundary to be reduced in height and spread.

The retained trees should not cause undue apprehension to occupiers or users of the proposed dwelling or space. Due consideration has been given to the proximity of retained trees. No overhanging tree canopies should be damaged by the construction activity. The proposed dwelling and the associated infrastructure will not encroach within the root protection areas of any of the retained trees.

The proposed vehicle access / gravel surface will encroach within the root protection area of H3. The activity required to construct the proposed development (vehicular movement, storage of materials, soft landscaping etc.) may or will encroach within the root protection areas of T1, T2 and H3 if they are not properly safeguarded during the construction activity.

It will be necessary, prior to the commencement of any demolition or construction activity, to provide Wiltshire Council with an Arboricultural Method Statement, a Tree Protection Plan, and a Schedule of Arboricultural Supervision in order to safeguard the retained trees.

Therefore, other than the removal of the lapsed hedge, it is possible for existing trees and shrubs to be retained and protected during development in the interests of the Conservation Area and bat SAC.

Conclusion and Appropriate Assessment

The EcIA advises and concludes:

Following the implantation of the mitigation measures outlined in the section above, ***no significant negative impacts*** *from the proposed works were identified during the assessment. The proposed mitigation and enhancements outlined above will result in a* ***minor positive impact*** *overall.*

Phase 1 habitat survey, phase 1 bat survey, and phase 2 bat surveys were undertaken at the proposed development site. Assessments of desk studies including the proximity to designated sites and protected and notable species were made. The impact assessment concluded that there would be no significant impacts associated with the proposed works.

Mitigation and enhancement measures have been provided including the production and implementation of a Construction Environmental Management Plan to protect existing habitat and protected species on the site. The creation of habitats for roosting bats, lighting scheme suitable for bats, nesting provision for birds and gapping up of the existing hedge with native plant species. Implementing these mitigation and enhancement measures will result in ***no residual effects.***

The LPA can therefore conclude that the development would result in a minor positive impact overall.

Whilst there would be a direct loss of the long-eared bat feeding roost identified on the scaffold and the impact is of *minor* negative significance, there would be no *significant* impacts associated with the proposed project on bat species. It should be noted that the removal of scaffolding does not require planning consent and therefore, this should not be identified as a land use planning constraint to the development or a reason for refusal. Implementing the mitigation and enhancement measures set out in the EcIA would likely result in *no residual impacts*.

Chilmark Quarries Bat SAC test of likely significance:

The site falls within a 6km Buffer zone for Barbastelle within the Chilmark Quarries Bat SAC. A test of likely significance has been carried out by the relevant Competent Authority (Wiltshire Council) as required by Regulation 63 Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019.

The development is not considered to have any likely significant effects on the SAC and it is extremely unlikely that the development would result in significant adverse impacts on the population status of bats for which the SAC is designated. It is concluded that the application can be positively determined with no likely significant adverse impact to the SAC site.

The HRA has concluded that the application is not likely to have significant adverse impacts on the SAC and Appropriate Assessment is not required.

Precautionary measures including mitigation and enhancement can be secured by condition.

River Avon catchment SAC and SPA

WCS policy CP50 (Biodiversity and Geodiversity) and the NPPF requires the Local Planning Authority to ensure protection of important habitats and species in relation to development and seeks enhancement for the benefit of biodiversity through the planning system. Whilst the application site is not adjacent to any rivers or in any respective flood zones, it is situated within the River Avon SAC catchment and has potential to cause adverse effects alone or in combination with other developments through discharge of phosphorus in wastewater.

As this proposal seeks to replace an existing dwelling served by the existing mains sewer within the River Avon catchment, there are no proposed changes to the existing means of foul drainage or potential for subsequent increases in phosphate levels from the site, as there is no net increase in the levels of overnight accommodation available at the site or the number of households. Therefore, it is possible to concluded that the project would not lead to adverse impacts alone and in-combination with other plans and projects on the River Avon SAC and as a replacement dwelling, the project is phosphate neutral.

Hampshire River Avon Catchment SAC test of likely significance:

This development falls within the catchment of the River Avon SAC and has potential to cause adverse effects alone or in combination with other developments through discharge of phosphorus in wastewater. A test of likely significance has been carried out by the relevant Competent Authority (Wiltshire Council) as required by Regulation 63 Conservation of Habitats and Species Regulations 2017 (as amended). This concluded that as the proposals are for the replacement of an existing dwelling, is no mechanism for adverse effect and operational impacts would be de-minimis. The HRA has concluded that the application is not likely to have significant impacts on the SAC and Appropriate Assessment is not required.

Conclusion

The proposed replacement of a single storey bungalow with a two storey dwelling outside the settlement of Fovant is acceptable in principle. No objections are raised to the scale, impact or design of the replacement dwelling and planning permission should be granted. There would be no harm to designated heritage assets and their settings or significance. Whilst the removal of the scaffolding on the site would affect a bat roost, there would be no likely significant adverse impacts arising from the development on the Chilmark Quarries bat. The proposed replacement of an existing dwelling would not result in likely significant adverse impacts arising from the development on the River Avon catchment SAC Appropriate mitigation and enhancement measures can be secured by condition and would likely result in a minor positive ecological impact overall.

Materials have been considered and can continue to be conditioned appropriately to ensure that the development is harmonious and in keeping with the local vernacular. There would be no other adverse impacts arising from the development.

RECOMMENDATION: APPROVE

Subject to the following conditions:

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 listed in schedule:

Block and Location Plan ref 1936P-101b-P received 20/3/24
Existing and Proposed Master Plan (with planting schedule) ref BEN 101 dated 1/3/24
Existing site plan (with retained trees) ref 1936P-109c-P received 20/3/24
Proposed Roof Plan ref 1936P-106p-P received 20/3/24
Proposed South and West Elevations (with bat mitigation) ref 1936P-107d-P received 20/3/24
Proposed East and North Elevations ref 1936P-108c-P received 20/3/24
Proposed Ground Floor Plans ref 1936P-104b-P received 20/3/24
Proposed First Floor Plans ref 1936P-105b-P received 20/3/24

Tree Survey and Arboricultural Impact Assessment Site Version: March 2024 V6.0 by Hellis Solutions Ltd
Tree Constraints Plan ref: TCPRC dated March 2024 V5.0
Ecological Impact Assessment, LC Ecological Services Ltd, Updated March 2024
Planning Statement (v.3 07/11/23) by Benchmark Development Planning Ltd
Design and Access Statement dated November 2023 Ref – 1936_REV.A

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

No development shall commence on site above slab level until details and samples of the materials to be used for the external walls and roof of the replacement dwelling have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details. The materials to be agreed shall be in keeping with the local vernacular and any agreed stonework shall be in random sized blocks brought to course.

REASON: In the interests of visual amenity and the character and appearance of the Conservation Area and AONB.

No development shall commence on site above slab level until a sample wall panel, not less than 1 metre square, has been constructed on site, inspected and approved in writing by the Local Planning Authority. The panel shall then be left in position for comparison whilst the development is carried out. Development shall be carried out in accordance with the approved sample.

REASON: In the interests of visual amenity and the character and appearance of the area.

No development shall commence on site above slab level until details of all eaves, verges, windows (including head, sill and window reveal details), doors, rainwater goods, chimneys, dormers and canopies have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: In the interests of visual amenity and the character and appearance of the area.

No part of the development hereby permitted shall be first occupied until the access & parking spaces [3 No] have been completed in accordance with the details shown on the approved plans. The areas shall always be maintained for those purposes thereafter.

REASON: In the interests of highway safety.

The development shall be implemented in strict accordance with the recommendations for bat and bird mitigation and enhancements set out on page 25 and in Section 7 of the Ecological Impact Assessment, LC Ecological Services Ltd, Updated March 2024 or as amended by any subsequent European Protected Species Licence (EPSL) from Natural England under the conservation (Natural Habitats, &c) (Amendments) 2017 Regulations.

The bat and bird mitigation and enhancement measures, once installed in accordance with the timings set out in the EcIA, shall be available for use by bats and birds for the lifetime of the development.

Reason: To ensure adequate mitigation and enhancement for bat and bird species identified as using the site.

In accordance with the mitigation recommendations for bat and bird mitigation set out in Section 7 of the Ecological Impact Assessment, LC Ecological Services Ltd, Updated March 2024 or as amended by any subsequent European Protected Species Licence (EPSL) from Natural England, no development shall commence on site (including demolition, ground works and vegetation clearance)

until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority.

The CEMP shall include full details for the measures set out in the Mitigation Section 7 of the EcIA, as updated by any EPSL.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

Reason: To ensure that the development is undertaken in an acceptable manner, in the interests of the Chilmark Quarries bat SAC and other protected species.

The development including any site clearance and pruning to retained trees hereby approved shall be implemented in accordance with the recommendations and tree protection measures identified in the Tree Survey and Arboricultural Impact Assessment Site Version: March 2024 V6.0 by Hellis Solutions Ltd Tree Constraints Plan ref: TCPRC dated March 2024 V5.0.

The retained trees shown to be retained on the tree constraints plan hereby approved shall be protected during the site clearance and construction phases of the development in accordance with BS5837:2013.

Any protective fencing shall remain in place for the entire development phase and until all equipment, machinery and surplus materials have been removed from the site. Such fencing shall not be removed or breached during construction operations.

REASON: To ensure that the development is undertaken in an acceptable manner, to enable the Local Planning Authority to ensure the retention of trees on the site in the interests of visual amenity of the AONB, Chilmark Quarries bat SAC and Conservation Area.

Any external artificial lighting installed within the site shall be designed and implemented to minimise sky glow, glare and light trespass. It shall be designed in a downward facing position at all times and shall meet the criteria for Environmental Zone E0 as defined by the Institute of Lighting Professionals 'Guidance Notes for the Reduction of Obtrusive Light' 2012. Any external lighting installed at the site shall be retained and maintained as such thereafter for the lifetime of the development.

REASON: In the interest of highway safety; to ensure appropriate levels of amenity are achieved, in the interests of protected species and the Chilmark bat SAC and to protect the dark skies status of the AONB

INFORMATIVES

Materials: The applicant is advised that for conservation reasons, the proposed materials for the dwelling should include greensand stone in random sized blocks brought to course.

CIL: The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. A separate Community Infrastructure Levy Liability Notice will be issued by the Local Planning Authority. Should you require further information with regards to CIL please refer to the Council's Website

www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy

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