

DELEGATED REPORT

Application Reference: PL/2025/09384

Address: 50 Bouverie Avenue, Salisbury, SP2 8DX

Proposal: Erection of a four bedroom dwelling, parking and associated works

Date of Inspection:	20/8/24
Date site notice posted:	None - neighbour notification only
Publicity Expiry	12/1/26

PROPOSAL

The applicant is seeking full planning permission to erect a detached, two storey four bedroom dwelling adjacent to 50 Bouverie Avenue. The site already has consent under PL/2024/06358 for a detached 3 bed unit. This application seeks to slightly change the design of the scheme. Three off street parking spaces are proposed for the new dwelling through a very slight re-alignment of the dwelling on the site to provide more space at the frontage. The necessary dropped kerbs for the site and No 50 have been provided on site under permitted development rights, as Bouverie Avenue is an unclassified highway. Two first floor side windows are also to be removed, with the addition of rooflights for the fourth bedroom.

SITE DESCRIPTION

The site is in an established suburban residential area on the south side of the city characterised mainly by period dwellings (Edwardian, 1930s and also more contemporary styles) fronting onto the roads, with spacious rear gardens. Off street parking is generally limited to the small front garden spaces for some of the dwellings and there is also on street parking taking place.

The application site comprises the existing residential curtilage to No 50 Bouverie Avenue in Salisbury. The existing house is located to in a roughly rectangular plot of land in between neighbouring dwellings fronting onto the avenue. The site is accessed from the pavement via a small front garden area. The site has a slight gradient sloping east to west:



A number of mature trees lie at the edges of the rear garden:



Policy constraints include:

- Within Salisbury Settlement Boundary
- River Avon Hampshire catchment
- 13.8km buffer for New Forest protected sites
- Bouverie Avenue is an unclassified highway

PLANNING HISTORY

PL/2025/09384 Proposed new 3 bedroom dwelling at land adjacent to 50 Bouverie Avenue **AC**

POLICIES

National Planning Policy Framework (NPPF 2024) and the PPG

Salisbury Neighbourhood Development Plan 2020-2038

Wiltshire Core Strategy

Core Policy 1 (Settlement Strategy)

Core Policy 2 (Delivery Strategy)

Core Policy 20 (Spatial Strategy: Salisbury Community Area)

Core Policy 51 Landscape

Core Policy 57 (Ensuring high quality design and place shaping)

Core Policy 58: Conservation of the Historic Environment

Core Policy 60 (Sustainable transport)

Core Policy 61 (Transport and new development)

Core Policy 62 (Development impacts on the transport network)

Core Policy 67 (Flood Risk)

Core Policy 69 (Protection of the River Avon SAC)

Saved Policy H8 (HPB for Salisbury),

Saved Policy R2: Open Space Provision (saved in Annex D of WCS)

Other:

- Wiltshire Design Guide
- Supplementary Planning Guidance: 'Creating Places' 2016
- Wiltshire Housing Site Allocations Plan adopted Feb 2020:
- Wiltshire Local Transport Plan – Car Parking Strategy: Chapter 7: Parking Standards
- Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019
- The Community Infrastructure Levy Regulations 2010
- 2024 Housing Land Supply Statement (base date April 2024) 2.42 years' supply

MAIN PLANNING ISSUES

1. Principle of development
2. Scale, design and impact on the character of the area and neighbouring amenities
3. Highway safety and pavement tree
4. Ecology, BNG, River Avon Hampshire catchment and New Forest protected sites
5. Conclusion and Planning Balance

CONSULTATIONS

Highways – no objection subject to conditions

Ecology - no objection subject to conditions

Natural England – no objection subject to condition

City Council – NONE RECEIVED

REPRESENTATIONS

Neighbours and third parties – NONE RECEIVED

ASSESSMENT

1. Principle for development

The application must be determined in accordance with the development plan unless material considerations indicate otherwise. Paragraphs 11 and 12 of the NPPF confirm that applications must be determined in accordance with the development plan and that proposals which conflict with the development plan should be refused 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 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. The NPPF confirms in para 11 that plans and decisions should apply a presumption in favour of sustainable. For decision making, that means approving development proposals that accord with an up-to-date development plan without delay.

Core Policy 1 outlines the settlement strategy for Wiltshire and identifies the settlements where sustainable development will take place. Salisbury is identified as a principal settlement under CP1 and CP20 and the site lies within the adopted settlement boundary (Wiltshire Housing Site Allocations Plan in Feb 2020). Core Policy 2 states:

Within the defined limits of development Within the limits of development, as defined on the policies map, there is a presumption in favour of sustainable development at the Principal Settlements, Market Towns, Local Service Centres and Large Villages.

Planning consent has already been granted for a new dwelling on this site, subject to conditions. This has established the principle for development on the site.

Furthermore, a housing land supply of 2.42 years can be demonstrated in Wiltshire and this is a significant shortfall. The provision of additional housing in sustainable locations is generally supported in principle. However, the presumption in favour of sustainable development does not automatically apply to this site under para 11 footnote 7 which includes habitats sites such as the River Avon Hampshire catchment SAC and New Forest protected sites.

The proposal for a new dwelling within the principal settlement of Salisbury can therefore be considered acceptable in principle under the NPPF and the adopted WCS, subject to satisfactory impacts on protected sites and subject to detailed policy criteria relating to design and other material planning considerations.

2. Scale, design and impact on the character of the area and neighbouring amenities

CP57 and CP51 are relevant when considering good design and the impacts of development on the character of an area.

The principle for the development of a new dwelling on this site is acceptable in principle and the site is in a highly sustainable location within the settlement boundary for the principal settlement of Salisbury. The subdivision of the existing curtilage for No 50, which is likely to be one of the original houses within the Avenue, is acceptable and whilst the resultant curtilage for the new dwelling would be narrower than some of the surrounding plots, it is nevertheless acceptable as it would not be significantly smaller than other established plots within the street or result in a cramped form of development within the streetscene.

Some of the dwellings in Bouverie Avenue are “terraced” and connected, without spaces between them, but the proposed dwelling would be detached and this would result in an acceptable form of development within the streetscene given the current layout of terraced and semi-detached character of the existing development. The new building line would be set back and generally level with the established dwellings to provide a small front garden area to be used for parking:

Examples of terracing in Bouverie Avenue



The design, height, massing, colour and materials of existing dwellings in Bouverie Avenue are generally mixed, including semi detached with pebbledash, curved or rectangular bay windows, detached with plain painted render or brick terraces and modern detached units with pitched roof detailing:



Therefore, there is no defined character or appearance of individual dwellings which the application should adhere to, and the traditional styling and materials of the proposed detached unit would not appear incongruous, cramped or out of character in the streetscene.

The following drawings show the approved scheme, with the proposed amended scheme beneath it. The revised scheme shows some slight improved levels of detailing, the removal of the first floor east side windows, the reduction in first floor west side elevation windows from 2 to 1 and the addition of rooflights to accommodate the additional bedroom:

As Approved:



As Proposed/Amended:



The proposed materials would be facing brickwork, sash style windows and slate for the roof. The proposed design is very similar to the approved scheme and therefore, no objection is raised to the proposed siting, scale, design, massing and materials for the proposal.

Neighbouring amenity

The impact on amenities in terms of overlooking, dominance and loss of light are also embodied within CP57:

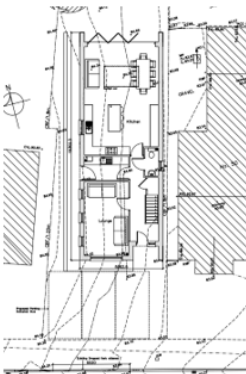
vii. Having regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing; vibration; and pollution (such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



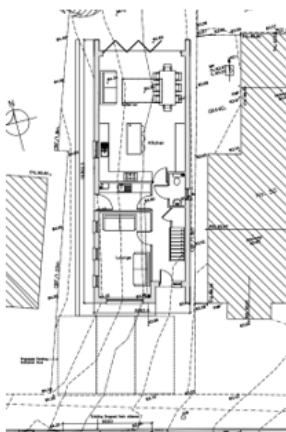
West – No 52

The east / side elevation of No 52 is blank, without any windows facing the site. The proposed side elevation of the dwelling would have two first floor windows serving bedroom 2. Given the blank elevation to No 52, this would not harm existing amenities through overlooking.

The rear elevation of the proposed dwelling would be closer to the boundary with No 52 than the existing unit No 50. However, there is already an inter-relationship between the rear elevations of No 50, 52 and 54 and therefore, the introduction of further first floor windows and rooflights would not be sufficiently harmful to existing levels of privacy to warrant a refusal on this ground.



The occupiers of No 52 previously raised concerns about the need for a retaining wall. However, the applicant confirmed that no retaining wall is required. A boundary treatment condition would address any concerns that any new side boundary and levels should be appropriately treated. The removal of one of the west facing first floor windows is a slight improvement in amenity terms, by reducing any perception of oblique overlooking towards the neighbour. The remaining window serves a bathroom.

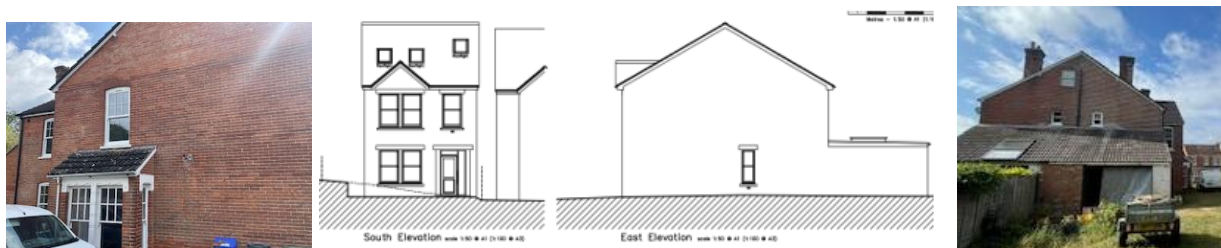


The two storey portion of the new dwelling would extend approximately 3 metres beyond the existing building line for No 52, into the rear garden space and this is comparable with the approved scheme. However, given the separation, this would not appear to breach the existing 45 degree line of sight from the windows of No 52, or be likely to give rise to any harmful level of overshadowing given the northerly orientation of the rear face of the dwellings. The single storey portion of the proposed dwelling would be an acceptable form of development in relation to No 52. Any harm arising from the two storey portion is not considered to be sufficient to warrant a refusal on this ground.

North – 17 Godley Rd

No 17 is sited at an angle to the rear boundary with No 50. Amenities are unlikely to be harmed in terms of unacceptable overlooking, loss of privacy, overshadowing or dominance.

East – No 50



Unlike No 52, the west / side elevation of No 50 has first and ground floor windows facing the site. The proposed side elevation of the dwelling would have one ground floor window and this would not harm existing amenities through overlooking.

The rear elevation of the proposed dwelling would be close to the boundary with No 50. However, there is already an inter-relationship between the rear elevations of No 50, 52 and 54 and therefore, the introduction of further first floor windows and rooflights would not be sufficiently harmful to existing levels of privacy to warrant a refusal on this ground.

As with No 52, a boundary treatment condition would address any concerns that any new side boundary should be appropriately treated.

The two storey portion of the new dwelling would extend approximately 2 metres beyond the existing west side building line for No 50, into the rear garden space. Whilst the single storey portion would be close to the side elevation of No 50, it is unlikely to give rise to any harmful level of overshadowing given the orientation of the dwellings, or unacceptable loss of privacy. The single storey portion of the proposed dwelling would be an acceptable form of development in relation to No 50. Any harm arising from the two storey portion is not considered to be sufficient to warrant a refusal on this ground.

South

Dwellings to the south of the development are sufficiently separated by Bouverie Avenue not to be harmed in terms of loss of privacy or overshadowing, given the existing arrangement of two storey dwellings fronting onto the Avenue. The new dwelling would be set back from the pavement edge with a small front garden / parking spaces.

In summary, whilst there may be some degree of harm arising from the two storey portion of the new dwelling in relation to No 52 and No 50, the length of the two storey portion is limited and unlikely to cause sufficient harm in terms of loss of light and dominance in relation to the existing dwellings to support a reason for refusal on this basis. Existing levels of overlooking and the proximity of developments to one another in Bouverie Avenue is an important factor in this judgement. The proposal is considered to comply with CP57 and appropriate levels of amenity are considered to be achievable.

3. Highway Safety and Pavement Tree

Three spaces are proposed to serve the new dwelling as revised.

The pavement tree is within the public highway and on land owned by the Council, it is not within the applicant's ownership or control. Therefore, as with any other item of street furniture, the burden of cost and responsibility lies with the applicant who requires the tree to be moved to allow access to their property. A condition would be attached to any permission to ensure that the tree (like any other item of street furniture) is replaced at the applicant's cost in consultation with the highway authority.

The highways officer has previously visited the site to check the dimensions of the plans, parking areas and the tree pit position and confirmed:

This application follows a previous application, PL/2024/06368, which was approved for a 3 bed dwelling on the site. A condition of the previous application was for a replacement tree pit to be installed between numbers 52 and 54 within 3 months of the permission being granted, as a dropped kerb, vehicle access and parking spaces were to be created for parking for the existing dwelling. I understand that this tree pit has still not been installed.

I note that the dropped kerb and parking area has been installed at number 50.

With regards to the new application for a 4 bed dwelling rather than a 3 bed dwelling, adequate off street parking is proposed to meet Wiltshire's current parking standards.

I wish to raise no highway objection providing the following conditions are imposed.

The conditions relate to visibility, provision of a proper surface, surface water drainage, provision of parking spaces and a new tree and tree pit. The proposal would therefore comply with CP57 and CP61 in terms of parking provision.

3. River Avon Catchment, New Forest, BNG and protected species

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. Core Policy 69 seeks to protect the River Avon SAC catchment. CP24 relate to the New Forest protected sites.

The Council's ecologist confirmed:

I have reviewed the application and supporting documents against OS Maps and aerial photography of the site and surrounding area, together with GIS layers of statutory and non statutory sites and existing records of protected species.

The following submitted documentation was reviewed to inform this response:

- *Statutory Biodiversity Metric. November 2025. Jake Purchase*
- *Natural England Nutrient Neutrality Calculator*
- *Biodiversity Net Gain Assessment. November 2025. Pro Vision*
- *Proposed Site Plan 25/0442/100. Sarum Architecture*

Protected and Notable Species/Habitats

The site comprises a strip of vegetated garden and artificial unsealed surface situated within a residential area. A line of nine individual trees exists in the northern half of the garden which will be retained.

No ecological data has been submitted in support of the application. As the existing trees and majority of the vegetated garden will be retained on site, impacts on ecology are considered minimal. However, the applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Conservation of Habitats and Species Regulations 2017 (as amended) it is an offence to disturb or harm any protected species including for example, breeding birds and reptiles. 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.

*In addition, Core Policy 50 of the Wiltshire Core Strategy requires all development to demonstrate no net loss of biodiversity and to seek opportunities to enhance biodiversity. The NPPF also encourages applications to deliver measurable net gains (para 193d). It is noted that BNG cannot be achieved on site and **the applicant has proposed to purchase credits**. However, additional biodiversity enhancements in the form of bird and bat boxes should be integrated into the design of the proposed building. This could be secured by condition.*

River Avon Hampshire SAC

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. Appropriate Assessment must be carried out by the relevant Competent Authority (the LPA) to determine the potential significant effects and the suitability of any measures proposed to avoid or mitigate those effects.

The submitted nutrient calculation calculated a total phosphorus budget of 0.12 kg TP/year pre 2030 and 0.03kg TP/Yr post 2030. The budget has been approved by Wiltshire Council.

A Council-led scheme of phosphorus credits will be available for development which meets certain criteria at a fixed cost per kilogram of phosphorus, provided supply of mitigation is available. A completed Hampshire Avon Credit Screening Approval Certificate is required to apply for this scheme. The ecology section of this certificate has been completed by the Council's ecology team for this application. This certificate can only be issued by the case officer if the application meets the two deliverability tests. Further details of the Council-led scheme, including eligibility criteria, current cost to purchase credits, and details of how to apply, is available on our website Phosphorus and nitrogen mitigation - Wiltshire Council.

Ecology officer approval	Document reviewed – 07/01/2026
Approval of Nutrient Budget	Total budget - 0.12 kg TP/year
	Budget approved - Yes
	Date - 07/01/2026

A strategic Appropriate Assessment (AA) has been prepared for qualifying planning applications for residential and non-residential development, within sewered and non-sewered areas of the River Avon SAC catchment. The AA reached a conclusion of no adverse effects on the integrity of the SAC or its qualifying features and has been endorsed by Natural England (NE) provided that the council's mitigation strategy continues to be implemented.

New Forest Protected Sites

The proposed development site lies within the 13.8km zone of influence for the New Forest internationally protected sites, which comprises the New Forest SPA, New Forest SAC and New Forest Ramsar site. Therefore, the application is screened into appropriate assessment under the Conservation of Habitats and Species Regulations 2017 (as amended) on account of its potential to cause adverse effects on the New Forest protected sites through increased recreational pressure which may occur alone and in-combination with other plans and projects. Many of the special features of the New Forest protected sites afforded protection are vulnerable to adverse effects associated with an increase in recreation as demonstrated in Natural England's supplementary advice issued for the SPA on 19 March 2019 and for the SAC on 18 March 2019.

Following a Cabinet decision on 7 May 2024, Wiltshire Council's "Interim recreation mitigation strategy for the New Forest internationally protected sites" (Version 1.1, 21 March 2023) is being revised. Cabinet approved revised mitigation measures to manage recreational pressures on the New Forest protected sites, including the cessation of use of Community Infrastructure Levy (CIL) to fund Strategic Access Management and Monitoring (SAMM) measures for minor residential development (1-49 dwellings) and tourism / visitor accommodation within the 13.8km zone of influence. Instead, SAMM measures are to be funded by developer contributions at a rate of £612 (plus legal fees) per unit of residential or tourism accommodation. This revision applies to all development that will result in a net increase in accommodation units within the 13.8km zone of influence from the New Forest protected sites and therefore applies to this application.

Evidence for the revised approach derives from the New Forest SAMM Report (Footprint Ecology, October 2023) which can be found here: Research into recreational use of the New Forest's protected habitats - New Forest National Park Authority (newforestnpa.gov.uk). The New Forest SAMM Report was commissioned by all the local planning authorities with areas lying within the 13.8km zone, in order to identify and implement a consistent strategic approach to mitigation across the zone of influence.

It will therefore be necessary for developer contributions of £612 per dwelling / tourism unit (plus legal fees) to be paid prior to commencement of development and secured via legal agreement. In the absence of a S106 the fee can be paid by a section 111 agreement. Where the applicant elects to use the S111 process the fee must be paid and S111 signed by both the applicant and the council on the granting of planning permission. This will enable the Council to conclude, subject to endorsement from Natural England, that the development proposed by means of this application will not lead to significant adverse effects on the New Forest protected sites alone or in-combination with other plans and projects.

Biodiversity Net Gain

From 12 February 2024 Biodiversity Net Gain (BNG) became mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

Under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) this application is required to deliver 10% Biodiversity Net Gain (BNG). The Biodiversity Gain Plan condition will automatically apply if approval is forthcoming.

A completed statutory metric calculation (Statutory Biodiversity Metric. November 2025. Jake Purchase) confirming the baseline and predicted post- development biodiversity units of the site has been submitted (including the condition assessment sheets (if applicable) and maps). Information in the completed on-site baseline habitat tabs is accepted as accurate based on the information submitted. The pre-development (baseline) situation is summarised below.

On-site pre-development (baseline) biodiversity value	1.82 Habitat units
	00 Hedgerow units
	00 Watercourse units
Are there any <u>irreplaceable</u> habitats on-site?	No
Has any habitat <u>degradation</u> occurred?	No

The submitted metric indicates 0.25 biodiversity units or less will be required to meet the 10% BNG requirement and that on-site BNG is not achievable. In these circumstances statutory credits can be bought without providing evidence that insufficient off-site options are available in England. For further information please refer to guidance on Statutory Biodiversity Credits on the GOV.UK website (<https://www.gov.uk/guidance/statutory-biodiversity-credits>) under 'How to prove statutory credits are needed.'

Appropriate Assessment

Natural England considered the Appropriate Assessment prepared by the Council's ecologist and concluded:

Natural England advise that the conclusion reached by the Local Authority that the proposal will not have an adverse effect on the integrity of the habitats and international sites, is agreed and that in respect of this matter the Council can determine the application.

Natural England note that the planning application includes biodiversity mitigation and provisions for Biodiversity Net Gain, and these should be secured by way of a planning condition or other legally binding mechanism.

Conclusion and Planning Balance

Planning permission for a similar dwelling has been granted for the site, establishing the principle for the development.

The applicant is seeking to make minor changes to the design including an additional parking space, through a slight adjustment to the orientation of the dwelling and the addition of rooflights.

A 5 yr HLS can't be demonstrated and the proposed dwelling is in a sustainable location within the principal settlement of Salisbury. The dwelling would be acceptable in terms of its design and impact on neighbouring amenities. Conditions relating to mitigation for protected sites, parking provision and water consumption can be re-imposed. The national BNG Informatives would be applied, requiring the developer to purchase credits to secure 10% net gain plus ecological enhancements.

No significant harms are identified to warrant a refusal of the scheme. The issue of a replacement pavement tree can be pursued through the relevant team via planning condition. There is no unacceptable harm identified as a result of the proposed scheme and planning balance weighs in favour of approval of the scheme.

RECOMMENDATION: APPROVE subject to the following conditions:

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.

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

Location Plan ref PP-14262539v1
Proposed Site Plan ref 25/0442/100
Proposed Elevations ref 25/0442/102
Proposed Floor and Roof Plans ref 25/0442/101
Planning Statement dated Nov 2025

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

The development hereby permitted shall not commence until evidence of compliance to the Wiltshire Council River Avon Special Area of Conservation Mitigation scheme, or an alternative approved mitigation package addressing the additional nutrient input arising from the development, has been submitted to, and approved in writing by the Local Planning Authority.

Reason: To accord with the Conservation of Habitats and Species Regulations 2017 and Wiltshire Core Strategy Core Policy 69.

The development hereby permitted shall not commence until evidence of compliance to the Wiltshire Council New Forest Protected Sites Recreational Impacts Mitigation Scheme, or an alternative approved mitigation package addressing the recreational pressure arising from the development, has been submitted to, and approved in writing by the Local Planning Authority.

REASON: To accord with the Conservation of Habitats and Species Regulations 2017 and Wiltshire Core Strategy Core Policy 24.

The materials for the new dwelling hereby approved shall be in accordance with the materials as shown on the drawing Proposed Elevations ref Proposed Elevations ref 25/0442/102, namely facing brickwork for the walls and a plain clay tile (or slate) for the roof.

Reason: To secure a harmonious form of development.

The new dwelling hereby approved shall not be occupied until the Building Regulations Optional requirement of maximum water use of 110 litres per person per day has been complied with.

REASON: To avoid any adverse effects upon the integrity of the River Avon Special Area of Conservation

There shall be no occupation of the dwelling until:

- Small-scale biodiversity enhancements including a bird box (or swift brick) and a bat box have been provided on the site and/or on the new dwelling. The enhancements shall remain in situ for the lifetime of the development, and
- details of the east and west finished boundary treatments with neighbouring properties (including existing and finished site levels for the site, any proposed edging, surface and fencing details) have been submitted to and agreed in writing with the Local Planning Authority. The development shall be implemented and completed in accordance with the agreed details.

REASONS: To provide biodiversity enhancement, in accordance with Core Policy 50, the National Planning Policy Framework (2023) and Section 40 of the Natural Environment and Rural Communities Act 2006. To ensure that the site boundaries and levels are appropriately considered in the interests of neighbouring and streetscene amenity

The development hereby permitted shall not be occupied until the area between the nearside carriageway edge and a line drawn 2.4 metres parallel thereto over the entire site frontage has been cleared of any obstruction to visibility at and above a height of 600mm above the nearside carriageway level and maintained as such thereafter.

REASON: In the interests of highway safety.

The development hereby permitted shall not be occupied until the first 5m of the access, measured from the edge of the carriageway 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.

The proposed development shall not be occupied until means/works have been implemented to avoid surface water from entering the highway from the access.

REASON: To ensure that the highway is not inundated with surface water.

The gradient of the access way shall not at any point be no steeper than 1m in 6 metres from its junction with the public highway of both accesses.

REASON: In the interests of highway safety.

The vehicle access and parking spaces shall remain ungated.

REASON: In the interests of highway safety.

No part of the development hereby permitted shall be occupied until the vehicle 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 and maintained free from the storage of materials.

REASON: In the interests of highway safety.

Within 2 months of the commencement of development on site to construct the dwelling hereby approved, a scheme to provide a new pavement tree and tree pit shall be submitted to and agreed in writing with the Local Planning Authority (in consultation with the Highway Office).

The new dwelling hereby approved shall not be occupied until the new tree and the tree pit have been provided to the satisfaction of the Local Planning Authority, in accordance with the agreed details.

The new tree shall be planted in the next available planting season after the details are agreed in writing. It shall be replaced within a period of 5 years if it dies or becomes diseased.

REASON: To ensure that the amenity of the existing street scene is maintained and to replace an item of street furniture that is required to be relocated to enable safe access to the development.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or reenacting or amending that order with or without modification), there shall be no additions/extensions or external alterations (including additional first floor side elevation windows and rear facing dormer windows) to the new dwelling hereby permitted.

REASON: In the interests of the amenity of the area, highway safety and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions/extensions or external alterations.

INFORMATIVES:

Highways and Tree Pit

The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence will be required from Wiltshire's Highway Authority before any works are carried out on any footway, carriageway or other land forming part of the highway. Please

contact our Vehicle Crossing Team on vehicleaccess@wiltshire.gov.uk and/or 01225 713352 or visit their website at <http://wiltshire.gov.uk/highways-streets> to make an application.

Biodiversity Net Gain

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition)” that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Wiltshire Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. Based on the information available this permission is considered to be one **which will require the approval of a biodiversity gain plan** before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

The submitted metric indicates 0.25 biodiversity units or less will be required to meet the 10% BNG requirement and that on-site BNG is not achievable. In these circumstances statutory credits can be bought without providing evidence that insufficient off-site options are available in England. For further information please refer to guidance on Statutory Biodiversity Credits on the GOV.UK website (<https://www.gov.uk/guidance/statutory-biodiversity-credits>) under ‘How to prove statutory credits are needed.’

Hampshire Avon Phosphorus Mitigation

Evidence of compliance to the Wiltshire Council River Avon Special Area of Conservation Mitigation Scheme means the certificate of allocation of credits and confirmation of financial contribution to the scheme. An alternative mitigation package must be approved by the local planning authority and Natural England with evidence of allocation to the scheme.

New Forest Mitigation

Evidence of compliance to the Wiltshire Council New Forest Protected Sites Recreational Impacts Mitigation Scheme means confirmation of payment of the financial contribution to the scheme. An alternative mitigation package must be approved by the local planning authority and Natural England with evidence of allocation to the scheme.

Dropped Kerb

The application involves an extension to the existing vehicle access/dropped kerb. The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence 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 our Vehicle Crossing Team on vehicleaccess@wiltshire.gov.uk and/or 01225 713352 or visit their website at <http://wiltshire.gov.uk/highways-streets> to make an application.

Nesting 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 vegetation 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.