



The Town and Country Planning Act 1990
Approval of Wiltshire Council Regulation 3 Application

Application Reference Number: PL/2023/06881

Decision Date: 04 November 2024

Applicant: Wiltshire Council
Residential Development Team, Wiltshire Council,
Bythesea Road, Trowbridge, BA14 8JN

Particulars of Development: Erection of 18 affordable residential dwellings and open space

At: Bartlett House, Old Common Way, Ludgershall, Andover,
SP11 9SA

In pursuance of its powers under the above Act, the Council hereby **GRANT PLANNING PERMISSION** for the above development to be carried out in accordance with the application and plans submitted (listed below).

In accordance with paragraph 38 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

Subject to the following conditions:

Conditions: (22)

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with the following approved documents and plans:
Document Ref: Planning Statement, received 14/08/2023
Document Ref: Design and Access Statement, dated July 2023, received 14/08/2023
Document Ref: ATC/2023/662 Arboricultural Report and appendices, received 14/08/2023
Document Ref: Community Consultation Leaflet, received 01/09/2023
Document Ref: Flood Risk Assessment and Drainage Strategy dated 26/04/2024, received 30/04/2024

Document Ref: PO-22-001/P1 Phase 1: Contaminated Land & Geotechnical Desk Study Report, received 14/08/2024

Document Ref: Waste Audit, dated June 2023, received 14/08/2024

Document Ref: Transport Statement dated July 2023, received 14/08/2024

Document Ref: 2578-DFL-HLG-XX-RP-EO-13001 Lighting Strategy P02, dated 20/07/2023 received 14/08/2024

Document Ref: Residential Noise Assessment, dated 30/06/2023, received 14/08/2024

Document Ref: Ecological Impact Assessment V2, dated July 2023, received 14/08/2024

Document Ref: Nutrient Budget dated 04/08/2023, received 14/08/2023

Document Ref: 3582-TLP-EX-XX-SH-L-90001 Outline Plant Schedule, dated 17/07/2023, received 14/08/2023

Document Ref: Biodiversity Net Gain Results V2, dated September 2023, received 12/09/2023

Document Ref: BNG Metric 3.1 dated 08/08/2023, received 19/09/2023

Document Ref: Total floor area for each unit and NDSS requirements, received 16/10/2023

Drawing Ref: WCBHLU- O50 - 00 - 00 - DR – A-0001 Site Location Plan, received 14/08/2023

Drawing Ref: WCBHLU-O50-00-00-DR-A-0002 Site Survey Plan, received 14/08/2023

Drawing Ref: 21284-L Topographical Survey, received office 14/08/2023

Drawing Ref: 2578-DFL-ELG-XX-LD-EO-13001-S3-P02 Horizontal Illuminance (lux) dated 20/07/2023, received 14/08/2023

Drawing Ref: WCBHLU- O50 - 00 - ZZ - DR - A -0213 Boundary Types and Details, received 04/10/2023

Drawing Ref: 3582-TLP-XX-XX-D-L-30001 P05 Landscape Softworks Plan, received 30/04/2024

Drawing Ref: WCBHLU-O50-00-00-DR-A-0003-P04-Proposed Site Plan, received 30/04/2024

Drawing Ref: WCBHLU-O50-00-01-DR-A-0005-P02 First Floor Site Plan, received 30/04/2024

Drawing Ref: WCBHLU-O50-00-ZZ-DR-A-0007-P03-Boundary Treatment Plan, received 30/06/2024

Drawing Ref: WCBHLU-O50-00-ZZ-DR-A-0201-P02 Block Elevations Key Plan, received 30/06/2024

Drawing Ref: WCBHLU-O50-00-ZZ-DR-A-0202-P02-Elevations & Plans - Block A1, received 30/06/2024

Drawing Ref: WCBHLU-O50-00-ZZ-DR-A-0203-P02-Elevations & Plans - Block A2, received 30/06/2024

Drawing Ref: WCBHLU-O50-00-ZZ-DR-A-0204-P02-Elevations & Plans - Block B1, received 30/06/2024

Drawing Ref: WCBHLU-O50-00-ZZ-DR-A-0205-P02-Elevations & Plans - Block C1, received 30/06/2024

Drawing Ref: WCBHLU-O50-00-ZZ-DR-A-0206-P02-Elevations & Plans - Block C2,

received 30/06/2024

Drawing Ref: WCBHLU-O50-00-ZZ-DR-A-0207-P02-Elevations & Plans - Block C3, received 30/06/2024

Drawing Ref: WCBHLU-O50-00-ZZ-DR-A-0210-P03-Proposed Street Elevations A & B, received 30/06/2024

Drawing Ref: WCBHLU-O50-00-ZZ-DR-A-0211-P03-Proposed Street Elevations C & D, received 30/06/2024

Drawing Ref: WCBHLU-O50-00-ZZ-DR-A-0212-P03-Proposed Street Elevations E & F, received 30/06/2024

Drawing Ref: WCBHLU-O50-00-ZZ-DR-A-0301-P03-Existing & Proposed Section A, received 30/06/2024

Drawing Ref: WCBHLU-O50-00-ZZ-DR-A-0302-P03-Existing & Proposed Section B, received 30/06/2024

Drawing Ref: WCBHLU-O50-00-ZZ-DR-A-0303-P03-Existing & Proposed Section C, received 30/06/2024

Drawing Ref: WCBHLU-O50-00-ZZ-DR-A-0601-P01- Visualisation 1, received 30/06/2024

Drawing Ref: WCBHLU-O50-00-ZZ-DR-A-0602-Visualisation 2, received 30/06/2024

Drawing Ref: GHY-CALM-09-DRG-20d Drainage areas, received 30/06/2024

Drawing Ref: GHY-CALM-09-DRG-21d Drainage Drawing, received 30/06/2024

Drawing Ref: GHY-CALM-09-DRG-22c Drainage Schedules, received 30/06/2024

Drawing Ref: GHY-CALM-09-DRG-23c Foul drainage Sections, received 30/06/2024

Drawing Ref: GHY-CALM-09-DRG-24c Storm Drainage Sections, received 30/06/2024

Drawing Ref: GHY-CALM-09-DRG-25b Drainage details 1 of 3, received 30/06/2024

Drawing Ref: GHY-CALM-09-DRG-26b Drainage details 2 of 3, received 30/06/2024

Drawing Ref: GHY-CALM-09-DRG-27c Drainage details 3 of 3, received 30/06/2024

Drawing Ref: GHY-CALM-09-DRG-28b Drainage details Swale construction, received 30/06/2024

Drawing Ref: GHY-CALM-09-DRG-29b Exceedance flows, received 30/06/2024

Drawing Ref: GHY-CALM-09-DRG-30c - Highways Layout, received 30/06/2024

Drawing Ref: GHY-CALM-09-DRG-31c Highways levels and setting out, received 30/06/2024

Drawing Ref: GHY-CALM-09-DRG-32c Highways Sections, received 30/06/2024

Drawing Ref: GHY-CALM-09-DRG-33b Highways Details 1 of 2, received 30/06/2024

Drawing Ref: GHY-CALM-09-DRG-34b Highways Details 2 of 2, received 30/06/2024

Drawing Ref: WCBHLU-O50-00-00-DR-A-0004-P04-Hard Landscape Plan, received 21/06/2024

Drawing Ref: WCBHLU-O50-00-RF-DR-A-0006-P03-Roof Plan, received 21/06/2024

Drawing Ref: WCBHLU-O50-RP-A-0011 Sustainable Energy Strategy, received 21/06/2024

Drawing Ref: 003_19.6.24 Proposed road arrangements, received 21/06/2024

Document Ref: Acoustic Design Statement 7883/SMIT/2024, received 18/09/2024

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

- 3 The development shall not begin until a Scheme for the provision of 100% Affordable Housing on the application site has been submitted to and approved in writing by the local planning authority.
- ii) The Affordable Housing shall be provided in accordance with the so-approved Scheme, and shall at no time be otherwise occupied.
 - iii) The Scheme shall include:
 - a) the numbers, type, tenure, and location on the site of the Affordable Housing provision to be provided,
 - b) the timing of the construction of the Affordable Housing,
 - c) the arrangements to ensure that the Affordable Housing is affordable for both first and subsequent occupiers,
 - d) the arrangements for the transfer of the Affordable Housing to a Council approved affordable housing Registered provider, or the management of the Affordable Housing (if no such Registered Provider is involved), and
 - iv) Occupation of the completed affordable homes shall be by nomination in line with the Council's current Allocation Policy and Procedures.
- REASON To ensure that the development contributes towards meeting the local and ongoing requirement for affordable housing and to ensure that the affordable housing is affordable.
- 4 No development shall commence on site until a scheme which secures the necessary education facilities, off site play facilities (or on-site provision that meets policy requirements) and refuse and recycling bins and boxes has been submitted to and approved in writing by the local planning authority.
- REASON: To provide for necessary education facilities, equipped play facilities and refuse and recycling bins and boxes, for the development to be acceptable.
- 5 There shall be no first occupation of any of the dwellings hereby permitted until there has been submitted to and approved in writing by the local planning authority a Landscape and Site Management Plan identifying and relating to the communal areas outside the residential curtilages (the Managed Area). The Landscape and Site Management Plan (the Plan) must include:
- a) Details of responsibilities and arrangements for management and maintenance of the Managed Area, with a plan identifying the Area,
 - b) Maintenance requirements and regimes for:
 - (i) Surface water drainage system, including necessary cleaning/ maintenance of paving,
 - (ii) Landscaping management and maintenance schedules,
 - (iii) Trafficked and parking areas
 - c) A process for review of the Plan should it be required, including a requirement for

any material changes to the Plan to be approved in writing by the local planning authority

ii) Following first occupation of the development the Managed Area shall thereafter be managed and maintained at all times in accordance with the so-approved Landscape and Site Management Plan.

REASON: To ensure that appropriate management and maintenance is in place for communal areas of the site in the interests of controlling flood risk, ensuring continued access, vehicle parking and turning space in the interests of public safety and the character and appearance of the area.

- 6 No development shall commence until details for the provision of a water supply and fire hydrants necessary to meet the fire-fighting needs of the housing development (including the installation arrangements and the timing of such an installation) have been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented in full accordance with the agreed details.
REASON: To ensure that adequate measures for fire-fighting can be incorporated into the development, including the construction phase.

- 7 No development shall commence until a Construction Environment Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall include details of the following relevant measures:
- i. An introduction consisting of construction phase environmental management plan, definitions, abbreviations and project description and location;
 - ii. A description of management responsibilities;
 - iii. A description of the construction programme;
 - iv. Site working hours and a named person for residents to contact;
 - v. Detailed site logistics arrangements;
 - vi. Details regarding parking, deliveries and storage;
 - vii. Details regarding dust and noise mitigation;
 - viii. Details of the hours of works and other measures to mitigate the impact of construction on the amenity of the area and safety of the highway network; and
 - ix. There shall be no burning undertaken on site at any time.
 - x. Construction hours shall be limited to 0800 to 1800 hrs Monday to Friday, 0800 to 1300 hrs Saturday and no Sunday working or Bank Holidays.
 - xi. measures to be adopted during construction to control pollution to existing watercourses and groundwater.
- REASON: Ensuring high design and place shaping such that appropriate levels of amenity are achievable and to ensure adequate protection to control pollution to existing watercourses and groundwater.

- 8 No development shall commence on site above ground floor slab level until the exact details of the external materials and finishes to be used on the development 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 order that the development is undertaken in an acceptable manner in the interests of visual amenity and the character and appearance of the area.
- 9 No development shall commence on site above ground floor slab level until details of the tree planting pits (for the trees in the car parking layout between plots 2 and 10) set against a recognised soil volume calculation for the particular species and cross sections of tree pits showing how the highway kerb and haunching will be supported structurally without interfering with the required root volume for the trees have been submitted to and approved in writing by the local planning authority. The development shall be completed in accordance with the approved details.
REASON: In order that the development is undertaken in an acceptable manner, to ensure a satisfactory landscaped setting for the development.
- 10 All soft landscaping comprised in the approved details of landscaping (Drawing Ref: 3582-TLP-XX-XX-D-L-30001 P05 Landscape Softworks Plan, received 30/04/2024 & Document Ref: 3582-TLP-EX-XX-SH-L-90001 Outline Plant Schedule, dated 17/07/2023, received 14/08/2023) and details of the tree pits agreed under condition 9 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: In order that the development is undertaken in an acceptable manner, to ensure a satisfactory landscaped setting for the development.
- 11 The development will be carried out in strict accordance with the following documents:
Document Ref: Ecological Impact Assessment V2, dated July 2023, received 14/08/2024
Document Ref: ATC/2023/662 Arboricultural Report and appendices, received

14/08/2023

Document Ref: 2578-DFL-HLG-XX-RP-EO-13001 Lighting Strategy P02, dated 20/07/2023 received 14/08/2024

Drawing Ref: 2578-DFL-ELG-XX-LD-EO-13001-S3-P02 Horizontal Illuminance (lux) dated 20/07/2023, received 14/08/2023

Document Ref: Biodiversity Net Gain Results V2, dated September 2023, received 12/09/2023

Document Ref: BNG Metric 3.1 dated 08/08/2023, received 19/09/2023

Drawing Ref: GHY-CALM-09-DRG-28b Drainage details Swale construction, received 30/06/2024

Document Ref: Nutrient Budget dated 04/08/2023, received 14/08/2023

Drawing Ref: 3582-TLP-XX-XX-D-L-30001 P05 Landscape Softworks Plan, received 30/04/2024

Drawing Ref: WCBHLU-O50-00-00-DR-A-0003-P04-Proposed Site Plan, received 30/04/2024

No demolition, site clearance or development shall commence on site, and; no equipment, machinery or materials shall be brought on to site for the purpose of development, until the protective tree fencing shown on the Tree Protection Plan (Appendix 5 and 6 of the Document Ref: ATC/2023/662 Arboricultural Report) in accordance with British Standard 5837: 2012: "Trees in Relation to Design, Demolition and Construction - Recommendations"; have been erected in accordance with the approved details. The 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 No retained tree/s shall be cut down, uprooted or destroyed, nor shall any retained tree/s be topped or lopped other than in accordance with the approved plans and particulars.

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

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Unexpected Land Contamination

In the event that contamination is encountered at any time when carrying out the approved development, the LPA must be advised of the steps that will be taken by an appropriate contractor; to deal with contamination and provide a written remedial statement to be followed by a written verification report that confirms what works that have been undertaken to render the development suitable for use.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

- 13 The development shall be carried out in accordance with the hereby approved Sustainable Energy Strategy ref WCBHLU-O50-RP-A-0011 unless otherwise agreed in writing by the Local Planning Authority.
REASON: To ensure that the objectives of sustainable development are achieved.
- 14 No development above slab level shall occur until final details of the low-carbon and renewable energy technologies (the air source heat pumps shown on Drawing Ref: WCBHLU-O50-00-00-DR-A-0004-P04-Hard Landscape Plan, received 21/06/2024 and roof-mounted solar PV shown on Drawing Ref: WCBHLU-O50-00-RF-DR-A-0006-P03-Roof Plan, received 21/06/2024) has been submitted to and approved in writing by the local planning authority. Details shall include, but not necessarily be limited to location, number, dimensions and manufacturer's details. The development shall be carried out in accordance with the approved details. The ASHP and solar PV shall be installed in accordance with the approved details prior to first occupation of the dwellings
REASON: In order to define the terms of the permission and in order to support and encourage sustainable construction.
- 15 The air source heat pumps (ASHP) to be installed on the dwellings shall meet the standards set out in BS4142 and the CIEH guidance note CIEH guidance for noise from ASHP (Heat Pump Briefing Notes & Calculation Sheet by IOA & CIEH | Institute of Acoustics); and the ASHP will produce a noise level of no more than 35dB at NSR through source noise level data, distance attenuation and screening calculations. The ASHP shall be installed in accordance with these standards prior to the first occupation of the dwellings. Compliance certification must be submitted to the LPA within 3 months of installation.
Reason: In the interests of amenity.
- 16 Artificial lighting will be installed in accordance with the Lighting Strategy (Document reference: 2578-DFL-HLG-XX-RP-EO-13001 Lighting Strategy P02, dated 20/07/2023 received 14/08/2024). No additional 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.
- 17 Features for wildlife will be incorporated into the development in strict accordance with:
Drawing Ref: WCBHLU-O50-00-00-DR-A-0003-P04-Proposed Site Plan, received 30/04/2024
Document Ref: Ecological Impact Assessment V2, dated July 2023, received 14/08/2024
No dwelling on the development hereby approved shall be first occupied until the wildlife features have been installed in accordance with the agreed details and the installation of these features will be supervised by a professional ecologist. These features will continue to be available for the target species for the lifetime of the development.
REASON: To provide enhancement for biodiversity.

- 18 The dwellings hereby approved shall be designed to ensure they do not exceed 110 litres per person per day water consumption levels (which includes external water usage) and shall not be first occupied until a water efficiency assessment has been undertaken to confirm compliance with the Building Regulations Optional requirement of a maximum water use
REASON: To ensure compliance with the prevailing mitigation strategy for nutrient neutrality in the water catchment within which this development is located.
- 19 Notwithstanding the submitted details, no dwelling on the development hereby approved shall be first occupied until means/works have been implemented to avoid private water from entering the highway.
REASON: To ensure that the highway is not inundated with private water.
- 20 No dwelling on the development hereby approved shall be first occupied until space for the parking/turning of vehicles, together with a vehicular access thereto has been provided in accordance with the approved details. The said space shall not be used other than for the parking of vehicles or for the purpose of access.
REASON: To ensure that adequate provision is made for parking within the site to meet Wiltshire's Minimum Car Parking Standards in the interests of highway safety.
- 21 No dwelling on the development hereby approved shall be first occupied until the cycle parking facilities shown on the approved plans have been provided in full and made available for use. The cycle parking facilities shall be retained for use in accordance with the approved details at all times thereafter.
REASON: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car.
- 22 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 that Order with or without modification), there shall be no additions to, or extensions or enlargements of any building forming part of the development hereby permitted.
REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements.

Informatives: (8)

Condition 4

Please note that in order to discharge condition 04, the provision of the following

mitigation is required via a suitable mechanism.

- £17,522 for 1 Early Years place an early years' place.
- £1,818 towards the provision of waste and recycling equipment for the Residential Units
- On site provision of a trim trail that meets policy requirements for Equipped Play or an offsite contribution of £19,284.48 for the upgrade of play facilities within the locality of the development (at The Recreation Ground that has an under 12 play area)

Southern Water

Southern Water requires a formal application for a connection to the public foul sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link:

southernwater.co.uk/developing-building/connection-charging-arrangements

The supporting documents make reference to drainage using Sustainable Drainage Systems (SuDS).

Under certain circumstances SuDS will be adopted by Southern Water should this be requested by the developer. Where SuDS form part of a continuous sewer system, and are not an isolated end of pipe SuDS component, adoption will be considered if such systems comply with the latest Design and Construction Guidance (Appendix C) and CIRIA guidance available here: water.org.uk/sewerage-sector-guidance-approved-documents/ciria.org/ItemDetail?iProductCode=C753F&Category=FREEPUBS

Where SuDS rely upon facilities which are not adoptable by sewerage undertakers the applicant will need to ensure that arrangements exist for the long-term maintenance of the SuDS facilities. It is critical that the effectiveness of these systems is maintained in perpetuity. Good management will avoid flooding from the proposed surface water system, which may result in the inundation of the foul sewerage system.

Should the applicant wish to offer the sewers for adoption under section 104 of the Water Industry Act, the drainage design should comply with the Sewerage Sector Guidance (water.org.uk/sewerage-sector-guidance-approved-documents) standards and Southern Water's requirements. Please note that non-compliance with the Sewerage Sector Guidance standards will preclude future adoption of the foul and surface water sewerage network on site. The design of drainage should ensure that no groundwater or land drainage is to enter public sewers. Applications for adoption of sewers by Southern Water can be made via the online service, Get Connected: developerservices.southernwater.co.uk

This initial assessment does not prejudice any future assessment or commit to any adoption agreements under Section 104 of the Water Industry Act 1991. Please note that non-compliance with Sewers for Adoption standards will preclude future adoption of the foul and surface water sewerage network on site. The design of drainage should

ensure that no groundwater or land drainage is to enter public sewers.

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing,

West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at:

SouthernWaterPlanning@southernwater.co.uk

Nesting Birds

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.

Climate Change

Wiltshire Council acknowledges the climate emergency and is seeking to make the county carbon neutral. You are encouraged to include energy efficiency that exceeds building regulations and to meet residual energy demand through renewable energy and low-carbon technologies, including high levels of electric vehicle charging points. The developer is encouraged to contact the climate team to discuss this further.
climate@wiltshire.gov.uk

Environmental Protection Act 1990

The applicant should be aware that Councils must investigate complaints about issues that could be a 'statutory nuisance' (a nuisance covered by the Environmental Protection Act 1990 and Control of Pollution Act 1974). If a complaint of statutory nuisance is justified a legal notice can be served upon the person responsible, occupier or owner of the premises requiring that the nuisance be abated.

Access to Waste Collection Services

Vehicle access

The council requires an indemnity in order to operate on any roads that are not adopted, including during any period where the council needs to deliver waste collection services prior to adoption. The required arrangements are set out in section 5.8 of the Waste storage and collection: Guidance for developers 2017 with a sample indemnity provided in Appendix C.

As noted above, the council will only operate on private land where an indemnity is signed by the landowner. The council will also require an indemnity to operate on any roads prior to their adoption.

Dorset & Wiltshire Fire & Rescue

Building Regulation Matters

In the event the planning permission is granted for this development, the development would need to be designed and built to meet current Building Regulations requirements. The Authority raises the profile of these future requirements through this early opportunity and requests the comments made under B5 of Approved Document B, The Building Regulations 2010 be made available to the applicant/planning agent as appropriate.

The assessment of this development proposal in respect of Building Control matters will be made during formal consultation, however early recommendations are identified on the attached schedules and relate to the following areas:

- Recommendations identified under B5 of Approved Document B relating to The Building Regulations 2010
- Recommendations to improve safety and reduce property loss in the event of fire

Recommendations Identified under B5 of Approved Document B Summary

At this stage of the planning application Dorset & Wiltshire Fire and Rescue Service is required to make comment relating to section B5 of Approved Document B. Essentially, this relates to the provision of reasonable facilities to assist fire fighters within the building and to enable fire appliances to gain access to the building.

Complying with these requirements, in advance of the formal Building Regulations consultation process, will assist during that process and are made without prejudice to it.

Access and Facilities for the Fire Service

Consideration is to be given to ensure access to the site, for the purpose of fire fighting, is adequate for the size and nature of the development.

Water Supplies for Fire Fighting

Consideration should be given to the National Guidance Document on the Provision of Water for Fire Fighting and the specific advice of this Authority on the location of fire hydrants.

The proposed development should be served by the necessary water supply and fire hydrants for use in the event of fire. It is important these requirements are established prior to the commencement of development. This ensures a fire fighting water supply is in place during the construction phase, hydrants are connected at the right locations, at the right time and the cost is covered by the developer.

Recommendations to improve safety and reduce property loss in the event of fire Dorset & Wiltshire Fire and Rescue Service's core objectives include the reduction of deaths, injuries and property damage caused by fire. The following recommendations are made with this in mind and, whilst not requirements, may become so during the formal Building Regulations consultation process and are made without prejudice to that process.

Domestic Sprinkler Protection

A core objective of the Dorset & Wiltshire Fire and Rescue Service is to support and encourage an increase in the provision of residential sprinklers in domestic properties. Residential sprinklers are not new and, although a British invention, significant developments have been made in the United States, Australia and New Zealand. In these countries there are whole communities with such installations and a zero fatality rate from domestic fires where a sprinkler system is installed. The following information may be of interest to you:

- Sprinklers work from a standard main, although a 32mm connection is required
- Are inexpensive to install, particularly in a new building
- Do not activate by accident causing unwanted damage
- Only operate through individually activated heads, not the whole system
- Are not unsightly as they fit flush to the ceiling behind a flat cover
- Cause less water damage in a fire than normal fire fighting operations
- Significantly reduce fire and smoke damage
- If you would like more information on these systems please contact this Authority.

Fire Warning Systems in Communal Areas of Purpose-built Flats

Fire detection and alarm systems are not normally provided in the communal parts of purpose built blocks of flats, as these areas should be kept sterile. However, such systems may be required in exceptional circumstances, or when identified by the fire risk assessment. The on-going ability to adequately manage the system must also be considered. Fire detection may also be required to operate automatically opening vents or magnetically locked fire exit doors, for example, but these may not incorporate a means to warn the occupants of the flats in the event of a fire.

A fire detection system provided in the communal parts must comply with BS5839 Part 1.

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.

Parvis Khansari - Corporate Director, Place

NOTES

- 1 **Other Necessary Consents.** This document only conveys permission for the proposed development under Part III of the Town and Country Planning Act 1990 and the applicant must also comply with all the byelaws, regulations and statutory provisions in force in the area and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.
 - 1.1 the need in appropriate cases to obtain approval under Building Regulations. **(The Building Regulations may be applicable to this proposal. Please contact the Council's Building Control team before considering work on site);**
 - 1.2 the need to obtain an appropriate order if the proposal involves the stopping up or diversion of a public right of way or other highway (including highway verge);
 - 1.3 the need to obtain a separate "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;
 - 1.4 the need to make any appropriate arrangements under the Highways Act 1980, in respect of any works within the limits of a highway. The address of the Highway Authority is County Hall, Trowbridge, BA14 8JD (It is the responsibility of the applicant to ascertain whether the proposed development affects any listed building or public right of way / other highway, including highway verge).
- 2 **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - <http://www.planningportal.gov.uk/planning/appeals>).
- 3 **Climate Change.** Wiltshire Council acknowledges the climate emergency and is seeking to make the county carbon neutral. You are encouraged to include energy efficiency that exceeds building regulations and to meet residual energy demand through renewable energy and low-carbon technologies, including high levels of electric vehicle charging points. The developer is encouraged to contact the climate team to discuss this further. climate@wiltshire.gov.uk