

AGENDA

Meeting: Eastern Area Planning Committee
Place: Council Chamber - Council Offices, Browfort, Devizes
Date: Thursday 24 November 2011
Time: 6.00 pm
Matter:

Please direct any enquiries on this Agenda to Roger Bishton, of Democratic Services, County Hall, Bythesea Road, Trowbridge, direct line 01225 713035 or email roger.bishton@wiltshire.gov.uk

Press enquiries to Communications on direct lines (01225) 713114/713115.

This Agenda and all the documents referred to within it are available on the Council's website at www.wiltshire.gov.uk

Membership:

Cllr Jane Burton	Cllr Chris Humphries
Cllr Peggy Dow	Cllr Laura Mayes
Cllr Nick Fogg	Cllr Jemima Milton
Cllr Richard Gamble	Cllr Christopher Williams
Cllr Charles Howard	

Substitutes:

Cllr Liz Bryant	Cllr Jerry Kunkler
Cllr Nigel Carter	Cllr Francis Morland
Cllr Peter Colmer	Cllr Christopher Newbury
Cllr George Jeans	Cllr Jeffrey Ody
Cllr Simon Killane	Cllr Jonathon Seed

Part I

Items to be considered when the meeting is open to the public

1. **Apologies for Absence**

2. **Minutes of the Previous Meeting** *(Pages 1 - 8)*

To approve and sign as a correct record the minutes of the meeting held on 3 November 2011 (copy herewith).

3. **Declarations of Interest**

To receive any declarations of personal or prejudicial interests or dispensations granted by the Standards Committee.

4. **Chairman's Announcements**

5. **Public Participation**

Members of the public who wish to speak either in favour or against an application on this agenda are asked to register in person no later than 5:50pm on the day of the meeting.

The chairman will allow up to 3 speakers in favour and up to 3 speakers against an application. Each speaker will be given up to 3 minutes and invited to speak immediately prior to the item being considered. The rules on public participation in respect of planning applications are detailed in the Council's Planning Code of Good Practice.

To receive any questions from members of the Council or members of the public received in accordance with the constitution which excludes, in particular, questions on non-determined planning applications. Those wishing to ask questions are required to give notice of any such questions in writing to the officer named above no later than 5pm on **Thursday 17 November 2011**. Please contact the officer named on the first page of the agenda for further advice. Questions may be asked without notice if the Chairman decides that the matter is urgent.

Details of any questions received will be circulated to Committee members prior to the meeting and made available at the meeting and on the Council's website.

6. **Planning Applications**

To consider and determine the following planning applications.

- a) **E/09/1078/OUT - Land to North of Tidworth between A338 (Pennings Road) and A3026 (Ludgershall Road), Tidworth - Outline Planning Application for 600 Civilian Houses, Primary School, Link Road and Landscaped Public Open Spaces (Pages 9 - 32)**
- b) **K/59795/O - Land adjacent to Deans Close and Fields to South opposite Tedworth House, Tidworth - 360 New, Single Family Military Residences with Associated Garages, Parking and Landscaping (Area 19) (Pages 33 - 48)**
- c) **E/2011/1157/FUL - 23 Stokke Common, Great Bedwyn, Marlborough, SN8 3LL - Demolition of Existing Covered Car Parking Area. Existing Single Storey Extensions to become Double Storey with an Additional Proposal to match Existing (Pages 49 - 58)**

7. **Urgent items**

Any other items of business which, in the opinion of the Chairman, should be taken as a matter of urgency

Part II

Item during whose consideration it is recommended that the public should be excluded because of the likelihood that exempt information would be disclosed

None

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EASTERN AREA PLANNING COMMITTEE

DRAFT MINUTES OF THE EASTERN AREA PLANNING COMMITTEE MEETING HELD ON 3 NOVEMBER 2011 AT COUNCIL CHAMBER - COUNCIL OFFICES, BROWFORT, DEVIZES.

Present:

Cllr Jane Burton, Cllr Peggy Dow, Cllr Nick Fogg, Cllr Richard Gamble (Vice Chairman), Cllr Charles Howard (Chairman), Cllr Chris Humphries, Cllr Laura Mayes, Cllr Jemima Milton and Cllr Christopher Williams

Also Present:

Cllr Lionel Grundy OBE

179. Apologies for Absence

There were no apologies for absence received.

180. Minutes of the Previous Meeting

The minutes of the meeting held 25 August 2011 were presented and it was,

Resolved:

To approve and sign the minutes as a correct record.

181. Declarations of Interest

Cllr Richard Gamble declared a personal interest in Item 6 - The Wiltshire Council Sheet ST95SE Parish of Cheverell Magna Rights of Way Modification Order No. 16 2011 owing to his knowing the participants on both sides.

Cllr Richard Gamble declared a personal interest in Item 8b - E/2011/0965 - Red Hone Cottage Townsend Urchfont through contact with the agent of the applicant.

Cllr Nicholas Fogg declared a personal interest in Item 6 - The Wiltshire Council Sheet ST95SE Parish of Cheverell Magna Rights of Way Modification Order No. 16 2011 through knowing one of the participants on a professional basis.

182. Chairman's Announcements

There were no announcements.

183. **Public Participation**

The Committee noted the rules on public participation and the manner in which the meeting would proceed.

184. **The Wiltshire Council Sheet ST95SE Parish of Cheverell Magna Rights of Way Modification Order No. 16 2011**

Public Participation:

Brigadier Rawlins spoke in objection to the Order.

Mr Michael Brain spoke in objection to the Order.

Mr Michael Kavanagh spoke in objection to the Order.

Ms Ann Venus spoke in support of the Order.

Brigadier Ian Christie spoke in support of the Order.

Ms Molly Hopkins spoke in support of the Order.

Mr Paul Stevens, speaking on behalf of Cheverell Magna Parish Council, spoke in support of the Order.

The Rights of Way Officer introduced the report, set out the main issues in respect of the Order and explained the decision options available to the Committee.

Members of the Committee then had the opportunity to ask technical questions, after which the Committee received statements from members of the public as detailed above, expressing their views regarding the application and order to amend the Definitive Map and Statement.

After a discussion during which the issue of the differing footpath widths and the true line of the path was discussed it was

Resolved

That the Wiltshire Council (Sheet ST 95SE) (Parish of Cheverell Magna) Rights of Way Modification Order No 16 2011 be forwarded to the Secretary of State for the Environment, Food and Rural Affairs for determination, and the Wiltshire Council supports the Order with a modification at Public Inquiry that the centre-line of the footpath is 2.5 metres out from the hedge in Mr Alexander's field, and 2.5 meters out from the hedge in Mr Kavanagh's field.

185. **Planning Appeals**

The committee received details of the following appeal decisions:

E/09/1241/LBC & E/09/1242/FUL - Old Chapel, Seend Cleve - Committee - Allowed

E/10/0090/FUL - 273, East Grafton - Delegated - Dismissed

E/10/0386/FUL - Woodbridge Inn, North Newnton - Delegated - Dismissed

E/10/0516/FUL – Berhills Lane, Seend – Committee – Dismissed

E/10/0819/FUL - Land to r/o 23 Astor Crescent, Ludgershall – Delegated - Dismissed

E/10/0942/FUL & E/10/0943/LBC – 23, the Brittox, Devizes – Delegated - Dismissed

E/10/0977/FUL - 37 Roseland Avenue, Devizes – Delegated - Dismissed

E/10/0981/FUL - Mill House, High Street, Ogbourne St George – Delegated - Dismissed

E/10/1081/FUL – 2 Chapter Close, Marlborough – Delegated - Dismissed

E/10/1140/FUL & E/10/1144/LBC – Old Rectory, Ludgershall – Delegated – Dismissed

E/10/1191/FUL – Baish Cottage, Urchfont – Delegated – Dismissed

E/10/1274/FUL – Bowermead, Hilworth Road, Devizes – Delegated – Dismissed

E/10/1281/FUL – 2, New Cottages, Uffcott, Broad Hinton – Delegated – Dismissed

E/10/1454/FUL – 30 Victoria Road, Devizes – Delegated – Dismissed

E/10/1567/FUL – 8 Willis Close, Great Bedwyn – Delegated – Dismissed

E/10/1632/FUL – Ivy House Hotel, High Street, Marlborough – Committee – Allowed

E/11/0174/FUL – Fairview, Uphill, Urchfont – Committee – Allowed

186. **Planning Applications**

186a **E/2011/1094 - Cresingham Elcot Lane Marlborough**

Public Participation:

Mr Alex Dawson, agent, spoke in support of the application.

Cllr Peggy Dow, spoke in her capacity as a member of Marlborough Town Council and local member

The Planning Officer outlined his report, which recommended approval, and summarised the planning considerations.

A debate ensued during which the following concerns were raised:

- The possible intrusion into the townscape and detriment to the street scene
- The scale of the application in the local context

It was

Resolved:

That the application be REFUSED for the following reasons:

The proposed development would, by virtue of its siting in the front garden of the property, have an adverse impact on the appearance of the streetscene and would be out of context with neighbouring properties on this side of the road that do not have developments of this nature in their front gardens. Accordingly, the proposal conflicts with policy PD1 B(3) of the Kennet Local Plan 2011.

186b **E/2011/0965 - Red Hone Cottage Townsend Urchfont**

Public Participation:

Mr Keith Bennett, agent, spoke in support of the application.

Mr Paul Clark, applicant, spoke in support of the application.

Mr David Harrod spoke in support of the application

Mr Simon Holt, Chair of Urchfont Parish Council, spoke in support of the application.

Cllr Lionel Grundy, local member, spoke in support of the application.

The Planning Officer outlined his report, and summarised the planning considerations. The report recommended refusal of the application.

Members of the Committee then had the opportunity to ask technical questions, after which the Committee received statements from the members of the public as detailed above, expressing their views regarding the proposed application.

After a debate which focused on the following points:

- The impact of the planned application on nearby properties;
- Recent development in the area
- Visibility issues around the access to the property;

It was

Resolved:

To APPROVE the application for the following reasons:

Since the earlier decision by the Planning Inspector, Urchfont has seen a significant amount of new development. The Council is satisfied that this development will not have an adverse impact on the character or setting of the listed building, due to the distance between the new dwelling and the existing. The changes to boundary treatment of the listed building have overcome the adverse impacts on amenity that led the Inspector to include this as a significant reason for refusal in the earlier appeal. Accordingly, the Council are satisfied that the proposal is in accordance with policies HC22 and PD1 of the Kennet Local Plan 2011.

Conditions on planning permission:

- 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) No development shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:

- (a) indications of all existing trees and hedgerows on the land;

- (b) details of any to be retained, together with measures for their protection in

the course of development;

(c) all species, planting sizes and planting densities, spread of all trees and hedgerows within or overhanging the site, in relation to the proposed buildings, roads, and other works;

(d) finished levels and contours;

(e) means of enclosure;

(f) car parking and turning area layout;

(g) other pedestrian access;

(h) hard surfacing materials;

(i) proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines etc indicating lines, manholes, supports etc).

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

POLICY: PD1 of the Kennet Local Plan 2011

3) All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

POLICY: PD1 of the Kennet Local Plan 2011 .

4) No development shall commence on site until the trees on the site which are to be retained have been enclosed by protective fencing, in accordance with British Standard 5837 (2005): Trees in Relation to Construction. Before the fence is erected its type and position shall be approved with the Local Planning Authority and after it has been erected,

it shall be maintained for the duration of the works and no vehicle, plant, temporary building or materials, or raising or lowering of ground levels, shall be allowed within the protected areas.

REASON: To enable the Local Planning Authority to ensure the protection of trees on the site in the interests of visual amenity.

POLICY: PD1 of the Kennet Local Plan 2011.

- 5) No development shall commence on site until visibility splays have been provided between the edge of the carriageway and a line extending from a point 2.0 metres back from the edge of the carriageway, measured along the centre line of the access, to a point to the east where the site boundary meets the highway boundary. The splay shall thereafter be permanently maintained free from obstruction to vision above a height of 1.0 metre above the level of the adjacent carriageway.

REASON: In the interests of highway safety

POLICY: PD1 of the Kennet Local Plan 2011.

- 6) No construction works, or related deliveries to or collections from the site shall be carried out on or adjoining the site except between the hours of 8am and 6pm on Mondays to Fridays and between 8am and 1pm on Saturdays. No construction works or related deliveries/collections shall be carried out at any time on Sundays or on and Bank or other statutory holidays.

REASON: To protect the private amenity of nearby residential property.

POLICY: PD1 of the Kennet Local Plan 2011.

- 7) 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: To ensure a satisfactory appearance for the development.

POLICY: PD1 of the Kennet Local Plan 2011.

187. **Appeal decisions**

The Committee noted the contents of the appeals.

Cllr Fogg asked a question relating to E/10/1632/FUL Ivy House Hotel regarding the consultation procedures by the Planning Inspector. The Planning Officer clarified the consultation procedure that is used by the Inspector when such decisions are made.

188. **Urgent items**

There were no urgent items.

(Duration of meeting: 6.00 - 7.45 pm)

The Officer who has produced these minutes is Kieran Elliott, of Democratic Services,
direct line 01225 718504, e-mail kieran.elliott@wiltshire.gov.uk

Press enquiries to Communications, direct line (01225) 713114/713115

REPORT TO THE EASTERN AREA PLANNING COMMITTEE

Date of Meeting	24 November 2011
Application Number	E/09/1078/OUT
Site Address	Land to North of Tidworth between A338 (Pennings Road) and A3026 (Ludgershall Road), Tidworth, Wilts
Proposal	Outline planning application for 600 civilian houses, primary school, link road and landscaped public open spaces
Applicant	Persimmon Homes South Coast
Town/Parish Council	TIDWORTH
Grid Ref	423744 149622
Type of application	Full Planning
Case Officer	Andrew Guest

Reason for the application being considered by Committee

The application is before the Committee because it is for a significant development.

1. Purpose of Report

To consider the recommendation that the application be approved subject to a planning obligation and conditions.

2. Report Summary

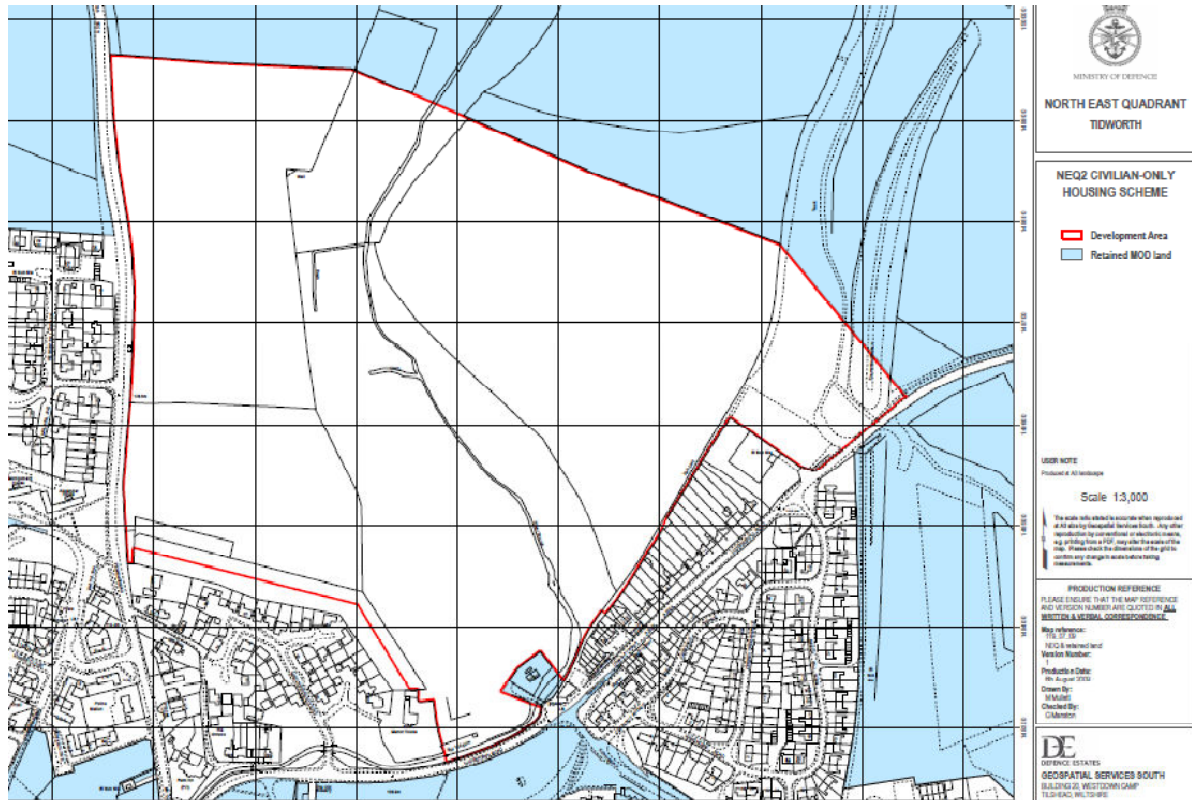
The main issues in this case are, firstly, the principle of residential development at this site; and then assuming the principle is accepted the impact of the specific proposal on the following matters:

- Environmental topics (addressed in an Environmental Statement);
- Residential amenity;
- Affordable housing provision;
- Education provision;
- Public open space;
- Community facilities.

The application has generated no objections from Tidworth Town Council and no objections from neighbours.

3. Site Description

The application site is located on the north side of Tidworth, and comprises 31.2 ha of open land. Tidworth town centre is approximately 1,500m to the south of site. The application also proposes off-site works within the town centre itself at the junction of Pennings Road and Ordnance Road where junction improvements are proposed.



Site Location

The site is bounded to the west by the A338 Pennings Road. To the north is an area of woodland. To the south a tree belt separates the site from existing residential development at Manor Bridge Court; and to the east the site adjoins residential development and a sub-station lying alongside the A3026 Ludgershall Road.

The River Bourne (which is a tributary of the River Avon) and its flood plain run through the centre of the site, from north to south, creating a valley and clearly dividing the site into two separate parcels of developable land. The western section comprises a more steeply sloping landform. The site predominantly comprises open fields/farmland with the remainder made up of expanses of semi-improved neutral grassland.

In policy terms the site lies within the Limits of Development of Tidworth as defined in the Kennet Local Plan. The site comprises an allocated housing site. The River Bourne and its margins are defined as a River Corridor.

4. Planning History

K/59803/0 – 500 no. dwellings comprising 350 military and 150 civilian with associated garages, parking and landscaping – Committee resolution to approve subject to S106 agreement (14/04/2009)

[This application, made by Defence Estates, remains ‘live’ although no work has progressed towards completing the S106 agreement. This is because a second replacement application (the current application), also made by Defence Estates, was lodged in August 2009 for 600

civilian houses, primary school and link road. In around March 2011 Defence Estates sold the site to Persimmon Homes who have subsequently taken ownership of the second application].

5. The Proposal

The application is for outline planning permission to erect 600 civilian houses, a primary school, a link road and landscaped public open spaces. It is also proposed to improve the junction of Pennings Road with Ordnance Road in the town centre.

All matters are reserved except access. Access to the site is shown to be via two new roundabout junctions (one on Pennings Road and one on Ludgershall Road), and a further 'T'-junction on Pennings Road. The roundabout junctions would be connected via a new link road running along the entire north side of the site and incorporating a bridge over the River Bourne. Vehicular accesses into the new housing areas would be provided from the south side of the link road as well as from the 'T'-junction from Pennings Road. It is also proposed to improve the existing junction at Pennings Road and Ordnance Road by way of a revised roundabout.



Indicative Masterplan

Although all other matters are reserved the application is supported by detailed illustrative layouts. These show the housing to be located in two areas to the east and west sides of the river corridor. The new primary school is shown to be located on the west side of the river adjacent to the link road on a 1.2 ha site. The layouts also illustrate open space – to comprise 1.65 ha of more formal public open space, 9.02 ha of ‘river corridor’ and 3.44 ha of other retained woodland and agricultural land. The applicant has also agreed with Defence Estates to transfer 2.4 ha of existing off-site sports pitches at Humber Lane Sports Ground to public ownership to satisfy this aspect of the open space policy.

A new primary school is proposed to be provided on the site to meet demand for primary school places generated by the development. The applicant would provide a serviced site for the school and a financial contribution to meet its cost.

Affordable housing provision would amount to 25% of the total number of units. This equates to 150 units. Overall density of the housing areas would be approximately 38 dph.

The application is accompanied by various reports and plans including a comprehensive Design and Access Statement, Planning Statement Addendum, Environmental Statement, Biodiversity Enhancement Scheme, Traffic Appraisals, Flood Risk Assessment, various wildlife surveys and strategies, and Statements of Community Involvement.

All reports can be viewed on the working file or via Planning Explorer. The conclusion to the Planning Statement Addendum states the following:

“Persimmon Homes have purchased land north of Tidworth (NEQ) and are fully committed to delivering the principal allocation for housing in Tidworth through a negotiated package of planning obligations that will provide the following benefits:

- 600 civilian houses providing a mix of accommodation which will improve the balance between military and civilian housing in Tidworth.
- The housing will attract the Government’s New Homes Bonus to support improved facilities in the town.
- The NEQ link road between the A338 and A3026 will be delivered in full to the benefit of the wider community.
- Significant public open space will be provided across the site, including the enhancement of the River Bourne Corridor, including a comprehensive biodiversity enhancement scheme.
- About 2.4 ha of MoD sports pitches at the MoD Humber Lane Sports Ground would be transferred to the Town Council.
- Any necessary upgrading to the Tidworth STW will be undertaken at Persimmon’s expense.
- SUD’s will be employed to restrict flows to that of green-field run off.
- Land will be provided as part of the first phase for a new primary school.
- A traffic calming scheme based on an improved mini-roundabout at the junctions of Pennings Road and Ordnance Road will be provided as negotiated with the Town Council and Wiltshire Council.

Persimmon have sought to engage the local community further in refining the master plan proposals and have found wide support for the development, particularly in terms of providing a more balanced community in Tidworth and delivering the NEQ link road. We consider that the outline planning application now provides a sound framework for the submission of a detailed scheme through reserved matters”.

6. Planning Policy

Kennet Local Plan 2011 – policies PD1, HC1, HC2, HC5, HC19, HC28, HC30, HC34, HC37, HC42, HC43, AT3 & NR6;
PPG's/PPS's – 1, 3, 7, 9, 13, 17, 22, 24 & 25;
Conservation of Species and Habitats Regulations;

7. Consultations

Tidworth Town Council: no objection.

WC Highways: no objection, subject to conditions and planning obligation.

WC Housing: no objection.

WC Education: Regarding primary education, the proposal incorporates a new primary school to be funded/built by the applicant. This new school will meet the need for primary school places generated by the development.

Regarding secondary education, there are some spare places at the designated area secondary school, Wellington Academy. These spare places cannot all be allocated to the proposed development as at the present time there are a number of planning applications for residential development in hand within the catchment area, all of which are, on face value, entitled to a share. In the interests of fairness the available spare places have, therefore, been divided between those applications which it is considered will deliver what is proposed, including essential infrastructure made necessary by the development. These applications are this proposal and 'Area 19'. Applications which will not, or cannot, deliver have not been given a share.

The Area 19 and NEQ applications generate a need for 79 and 122 secondary school places respectively, making a total requirement between them of 201 places. The NEQ application therefore generates a need for 61% of the total places (60.69 rounded to 61) required. A proportionate apportionment (i.e. 61%) of the 140 forecasted spare places available = 85 (85.4 rounded to 85). As NEQ generates a need for 122 places, then reducing that figure by its proportionate share of 85 of the forecasted 140 spare places leaves 37 places to be funded. Using the current cost multiplier, valid on S106s signed up until the close of the 2011/12 financial year, 37 places x £18982 = £702,334 is payable towards the provision of appropriate secondary school infrastructure. In line with the standard S106 terms, this sum would be payable in two instalments – 50% upon commencement of development on site, followed by the remainder at the midway point of construction defined as being prior to commencement of the start of construction of the 301st housing unit.

As usual, these figures apply specifically to the housing number and mix of the current application, and would need to be reviewed/revised if there were subsequent changes to those details.

WC Open Spaces: The proposed open spaces meet the standards for recreation provision on large housing sites as set out in the Kennet Local Plan and SPG. It is understood that Tidworth Town Council is interested in adopting the recreational land, amenity land, equipped play areas and river corridor, and there is no objection to this subject to commuted sums for maintenance being calculated and paid.

WC Environmental Health: The policy requiring 10% renewable energy provision on site is applicable. Recommend condition accordingly.

WC Archaeology: WC Archaeology has been working closely with the applicant and their appointed archaeological contractor who have been undertaking extensive archaeological investigations over the past few months. This work has provisionally recorded evidence of Early Medieval activity as well as a small amount of prehistoric material culture. On 1st August, a request was made for a written summary of the fieldwork and its findings ahead of the necessary post-excavation assessment, to allow the County Archaeologist to advise on any further mitigation against harm to the historic environment.

In summary, although the latest Masterplans differ slightly from the last version, there appears to be no material impact on the archaeology identified, including areas where no such archaeology is considered to survive. Consequently, no further comments to make.

WC Landscape: The proposals take account of discussions and comments made over the past couple of years and in landscape terms are in general acceptable. Specific comments are as follows:

Pennings Road junction with Ordnance Road - This junction has been the subject of controversy for a considerable time, with the original roundabout proposals taking out the visually important tree belt on the western side. Details of a possible traffic light solution were then proposed, but objected to by the Town Council. This solution ensures that the trees are retained and that the roundabout is kept within the existing carriageway. Therefore, I feel that this solution is acceptable and maintains the treed character of Pennings Road through Tidworth. It will be necessary to ensure that the lighting columns and the cabling to them comply with BS5837 (2005) 'Trees in Relation to Construction' and NJUG trenching guidelines and ensure that the root systems are not damaged or cut. Details should be agreed with the Council prior to construction.

A3026 roundabout - The Ludgershall Road roundabout of the link road is to be located on elevated land to the east of Tidworth at the location of a former tank crossing. The site is currently degraded and is surrounded by trees of up around 10+ metres in height. The location is acceptable and provides a suitable access point with minimal disturbance to the surrounding trees. The proposed lighting columns are at approximately the same height as the surrounding trees which are all deciduous. Therefore, there is a potentially greater night-time impact from the lighting over a wide area during the winter months. In discussions with MJA Consulting it has been suggested that the lighting is dimmed during the night (between approximately midnight and 6.00am) to reduce the impact of the point light source on the

wider landscape. The trees will ultimately grow to provide better screening. Therefore, I consider that the proposals are acceptable subject to detailed landscape detail for the road verges and roundabout.

A338 roundabout - Similar issues affect the A338 roundabout which is elevated on the north western corner of the site. There are substantial tree belts close by, but the impact of the roundabout lighting will be an issue from the surrounding countryside, although partially screened by trees. The dimming of the lights through the night-time period, as discussed above, would help to reduce the impact. The location of the roundabout will involve the removal of some roadside hedging. This will have to be replaced outside the visibility splays and should include some additional tree planting to further reduce the impact.

Link Road - The location of the link road ensures that it is screened from the open countryside by strong tree belts and will have a limited impact from outside the site. The proposals are acceptable subject to a detailed landscape scheme.

A338 junction 4 - This junction will involve cutting through the roadside hedge and the removal of sections to provide visibility splays. The hedge should be replaced behind the visibility splays with the addition of some hedgerow trees.

Amended masterplan - The amended masterplan takes account of the changes discussed earlier this year and is acceptable. The changes are reflected in the landscape masterplan and biodiversity enhancement plan. It is essential that the detailed landscape and biodiversity enhancement plans tie together. The next phase should be the submission of detailed landscape plans and the protection of trees, hedges and habitats during construction. The detail provided should also include planting and management specifications for the entire site. I presume that these issues will form a reserved matter.

WC Ecologist: Recommends condition requiring revised Biodiversity Enhancement Scheme to be submitted. Also recommends condition requiring development to be carried out in accordance with the Reptile Mitigation Strategy.

In accordance with the Habitats Regulations a 'judgement of likely significant effects' has been undertaken in relation to potential phosphate discharges from the site into the Rivers Bourne and Avon. This concludes that the development (or 'project') alone, or in combination with other projects, would not have likely significant effects, and consequently further appropriate assessment is not required. The judgement also is that conditions can be used to mitigate any effects.

On the issue of Salisbury Plain SPA, potential impacts of this development were assessed in combination with the Area 19 development and the Eastern Infrastructure Project in a full appropriate assessment in 2009. That appropriate assessment was signed off by Wiltshire Council and Natural England on the basis that the MoD delivered a comprehensive mitigation package to address all potential impacts from these developments; creation of additional stone curlew breeding plots. That mitigation has now been delivered and is successful; therefore the impacts of this development have already been mitigated. I have reconsidered the conclusions of the 2009 appropriate assessment in light of any new evidence (stone curlew monitoring data) and any further plans or projects to be considered in combination (e.g. Drummond Park). However, I have concluded that the results of the

2009 appropriate assessment remain valid and that no further mitigation measure will be necessary. I, therefore, conclude that the application would have no likely significant effects upon the Salisbury Plain SPA, and as such a permission would be in accordance with the requirements of Regulation 61 of the Habitats Regulations.

Hampshire County Council (adjoining local highway authority): The proposed development is located approximately 5 miles from the HCC border so it is important that the impact of the development traffic upon the highway network within Hampshire is considered. Along with considering the impact it is also important to determine the appropriate mitigation measures for the additional traffic generated by the development upon the Hampshire highway network.

Within the TA which accompanies the application the journey to work data for Tidworth has been applied to the development. This results in 50% of journeys heading south of Tidworth on the A338 and 18% heading east on the A3026, which in both directions distributes traffic towards Hampshire.

The distribution of the development within the TA demonstrates that there will be a significant increase in flows upon the Hampshire highway network particularly on the A338. Although it is accepted that the majority of the proposed traffic will be heading to and from the A303, the Watery Lane/A338 junction in particular within Shipton Bellinger has a poor safety record. Within the last 5 years there have been 8 slight accidents and one fatal in very close proximity to the junction. In addition there have been a further three accidents on the A338 throughout Shipton Bellinger and without any proposed mitigation to improve the safety of the A338, the additional traffic generated by the development is likely to exacerbate the situation.

As a high proportion of the development traffic is proposed to head to and from the south of the site there will need to be mitigation to reduce the impact of the development upon the A338 through Shipton Bellinger. HCC have identified the need for a safety improvement at the Watery Lane junction which consists of a right-turn lane and also a reduction in the speed limit from Shipton Bellinger up to the County boundary.

HCC has secured some funding towards safety improvements to the Watery Lane junction; however, further funds are required to deliver the scheme given the additional traffic generated by the proposed development that will directly impact in this junction – it will be necessary for the applicant to make a financial contribution towards the delivery of the scheme.

In addition, it will be necessary for the developer to contribute towards delivery of the wider traffic management scheme to reduce the impact of the development traffic upon the safe operation of the A338 through Shipton Bellinger. The village is identified for a speed limit reduction as part of a county wide review in A and B road speed limits.

In the absence of appropriate mitigation to the above the development is likely to have a significant impact on the safety and operation of Hampshire's roads and HCC would therefore recommend refusal.

Environment Agency: recommends conditions relating to water efficiency, foul water drainage, surface water drainage, finished floor levels, bridge details, contaminated land, biodiversity and construction environmental management.

Veolia: The sewers immediately adjacent to the site are not suitable, nor of sufficient capacity to receive any flows from this development, though capacity is available further downstream at nominated points.

A useful meeting has been held with Persimmon who are aware of these points of connection to our Public Sewers, but, in the light of a recent court case [DCWW v Barratt Homes] regarding point of connection, and the court's advice that issues regarding the point/s of connection to public sewers should be dealt with through the planning process, we feel it is important that in approving this application, there should be a recognition by all parties that Persimmon connect to the Public Sewers only at the point/s specified by Veolia Water Projects Limited, in order that any flood risk would be removed/minimised.

We have initially indicated a preferred connection point to Persimmon, but following the recent meeting we are currently undertaking work in discussion with Persimmon to identify possible alternatives.

Regarding sewage treatment, Tidworth Sewage Treatment Works is operating at full capacity, and any further discharges resulting from this, or any other large development would be likely to cause breach/es of it's consent. Again Persimmon Homes are aware of this matter and are in detailed discussions with Veolia regarding an upgrade to the sewage treatment works to enable the development to proceed.

In the light of the above, we have no objection to the development but would ask that the following two points are taken into account;

1. That sewers from the proposed development are connected to the public sewerage system only at the point/s agreed by Veolia Water Projects Limited; and,
2. That there can be no occupancy of properties on the development until agreement has been reached with the developer around the phasing and / or completion of the off-site sewers and the sewage treatment works upgrades.

Regarding water supply, Veolia as the Statutory Undertaker for the Area do have spare capacity in the wider network and associated supply arrangements – notwithstanding the local deficiencies of the networks immediately adjacent to the site in question. These local deficiencies which require varying degrees of off-site mains reinforcements etc we are tackling with the applicant, and resolutions and agreement to the water and waste water connection points are close.

Natural England: Phosphate impacts on the River Avon SAC - Notwithstanding the comments made in the Planning Statement Addendum, NE advises that (for reasons set out in annex 1) a Judgement of Likely Significant Effect should be made by Wiltshire Council under the Habitats Regulations to determine whether there is a likely significant effect on this European Site from this development due to phosphate discharges. As the Council is aware, we have standing concerns with respect to the impact of all new developments which will result in additional discharges from Sewage Treatment Works in the Avon catchment.

This matter is being addressed via policies in the Wiltshire/South Wiltshire core strategies. It should be noted that this may result in developer contributions being required in order to ensure that this development is compliant with the Habitats Regulations. NE advises that detailed guidance as to how this policy will be implemented will need to be developed before reserved matters permission is granted.

Surface water discharge impacts on the river Avon SAC - NE advises that a Judgement of Likely Significant Effect should be made by Wiltshire Council under the Habitats Regulations to determine whether there is a likely significant effect on this European Site from this development due to impacts resulting from surface water discharges during and post construction.

Recreational disturbance to Salisbury Plain SPA (stone curlew) - NE advises that a Judgement of Likely Significant Effect should be made by Wiltshire Council under the Habitats Regulations to determine whether there is a likely significant effect on this European Site from this development due to impacts resulting from recreational disturbance to stone curlew. As the Council is aware, we have standing concerns with respect to the impact of all new developments which may result in additional recreational disturbance to stone curlew (a notified feature of Salisbury Plain SPA). This matter is being addressed via policies in the Wiltshire/South Wiltshire core strategies. It should be noted that this may result in developer contributions being required in order to ensure that this development is compliant with the Habitats Regulations. NE advises that detailed guidance as to how this policy will be implemented will need to be developed before reserved matters permission is granted.

Comments on layout - NE notes that the changes in terms of site layout will have a number of effects on the natural environment. These include:

- a. removal of existing hedgerow adjoining new playing field location, together with new hedgerow planting along edge of playing field.
- b. a small reduction of Public Open Space within the central river corridor due to playing field, and a small increase in other areas of Public Open Space.

Whilst these changes are at the detriment to the natural environment, they are only so in a very minor way.

While there are a number of factors to consider, at least superficially, it would seem that locating the primary school on the edge of the development away from the centre of Tidworth will provide the least sustainable location in terms of travel options.

Comments on the Biodiversity Enhancement Scheme - NE advises that prior to the approval of reserved matters, the Biodiversity Enhancement Scheme should be developed to ensure that it forms a suitable document to fully inform future Biodiversity management on the site.

RSPB: The RSPB would like to comment on the Biodiversity Enhancement Scheme submitted with the above Application.

We support the general principles but have concerns with the mitigation measures set out under: Species Measures, Section 5.5.1 Birds.

The development will be creating an urban environment and in our opinion far greater priority should be given to the birds that rely on buildings for nest sites.

Nest boxes for these species should be "built in" creating long term maintenance free nesting places.

Swifts (amber listed), house sparrows and starlings (both red listed) will use boxes designed for swifts, all three species nest in loose clusters and sufficient numbers should be installed to prevent undue competition.

In a development of this size thirty small groups of three/five nest boxes would be ideal but considerable care should be taken with their location and some should certainly be included in the School Buildings.

House Martins and swallows (both amber listed) require an ample source of mud for nesting material which would be available from the "Bourne Corridor", provided the construction methods allow, the former will probably create a colonies under the eaves without any help but twelve pairs of strategically placed nest cups might help get them started, if construction methods are inimicable, ie plastic soffits, more nest cups will be required.

Swallows will only nest in open sided buildings such as carports, bike or bin stores, if any of these are available on site, twenty or thirty artificial nest cups or small shelves in secluded corners would be adequate.

We note that a long term Ecological Management Plan is being proposed to include the hedge rows, woodland etc which should provide ample nesting opportunities for the other species mentioned altho' a few boxes for the hole/crevice nesters would probably be helpful

We would expect detailed information regarding the types and number of nest boxes to be used and their locations to be incorporated in the EMP and made a condition of the consent.

CPRE: Objects to the proposed development because it would include only 20% or 25% affordable housing. Part 3, para. 5.36 of the Design & Access Statement proposes only 20% affordable housing. The Planning Statement dated 8/7/11 paras 6.3 and 7.8 states agreement on 25%. Whichever is the final proposal, we object to the unwillingness to meet either the requirement in the current Kennet Local Plan for 50% affordable housing or the requirement in the draft Core Strategy Document Policy 28 for a development of this size to provide 40% affordable housing. However, if the proportion offered were raised to 40%, our objection would be withdrawn.

Offer the following additional comments:

1. Part 4, para.6.1 'Phasing' calls for early delivery of affordable homes. We urge the Council to ensure that this request is complied with, preferably by condition.

2. Heads of Terms in the Planning Statement dated 8/7/11 would allow completion of the link road to be delayed until three-quarters (450) of the proposed dwellings have been completed. We believe provision of infrastructure should precede development of housing wherever possible, and that completion of the link road should be required at a much earlier stage because of the predictable increase in traffic around the site that would be created by

the development. We understand the principal access to the primary school, which is now an element brought forward to Phase 1 of the scheme, is to be off the link road.

3. We request that some of the open space provided in the development should take the form of a planned public park, with tranquil areas such as gardens in addition to play space for children.

4. We deplore the reduction in land to be provided off-site (at Humber Lane) from 3.5ha to 2.36ha.

8. Publicity

The application has been publicised by way of site notices, press advert and neighbour letters.

The application has generated no third party representations.

9. Planning Considerations

There are a number of issues to consider with this application – firstly, the principle of the proposal; and then, assuming the principle is established, the impact of the specific scheme on the environment, amenity, highway safety, ecological interests, education provision, affordable housing provision and infrastructure provision.

Principle of residential development

Policy HC19 of the Local Plan allocates the application site for the development of 150 civilian houses and 'in the region of' 350 family houses for the MoD. This is subject to the development enhancing the river corridor as an area for informal/casual recreation; and the development securing junctions to, and a link road between, the A338 and A3026.

The application proposes 600 civilian houses and no military houses. Clearly this is a greater total number of houses than referred to in the local plan. However, it is accepted that as a matter of principle the site can actually support this number in terms of both achieving a workable layout and addressing wider impacts on amenity and infrastructure. Six hundred dwellings would result in a density of approximately 38 dph which is about average for a new estate containing a balanced mix of house sizes and types. The illustrative layouts show that this number of houses 'fits' with adequate amenity space and satisfactory levels of privacy.

The river corridor (amounting to 9.02 ha) is proposed to be used as informal open space, to be passed into public ownership. Biodiversity enhancement is also proposed, discussed further below. This is in accordance with Policy HC19.

The application includes the requirement for a link road to be provided between the A338 (Pennings Road) and the A3026 (Ludgershall Road). The applicant has agreed to construct this road at his expense in phased stages as the development progresses.

It is also material to the issue of principle that there is already a Committee resolution to grant planning permission for residential development on the site. This decision remains 'live' and so potentially implementable.

Overall it is considered that the proposal accords with the spirit of Policy HC19 and consequently is acceptable as a matter of principle.

Environmental Impact Assessment

The application is accompanied by an Environmental Statement. This addresses the effects of the development on particular environmental ‘topics’ – namely, cultural heritage, land quality and soils, landscape, visual effects, community, air quality, traffic and transport, noise, ecology and water – and assesses the significance of the effects of the development on each.

Cultural Heritage - In terms of cultural heritage, the statement concludes that the effects of the development on this will not be significant. There are no designated features (such as listed buildings and scheduled monuments) present at or adjacent to the site which would be affected by the development. Archaeological work so far undertaken has equally found nothing of significance.

Land Quality and Soils - Regarding land quality and soils, the site is presently ‘green field’, and consequently agricultural land (of a higher grade) would be lost. However, the overall land take is small and so the actual impact is insignificant. The planning history is also relevant in this regard in that the allocation of the site for housing and the extant resolution to grant permission have accepted the principle of the loss of the land to housing in any event.

Landscape and Visual Effects - For the same reason, the landscape and visual ‘topics’ have already been tested by the past application and resolution. That said, further assessments by the Council’s Landscape Consultant have resulted in agreement with the findings of the ES - specifically that the wider visual impact of the development would be insignificant in view of established planting (trees and hedges), and subject to a comprehensive landscaping scheme and limitations on street light glare. The local impact on views (in particular, from nearby residential properties and footpaths) is considered by the ES to be more significant in that these would change from views of open countryside to a townscape. However, the entitlement to these views can be given little weight, and the views in any event need not be unsightly in a well-designed layout.

Community - Regarding community, the proposal would introduce 600 new households into Tidworth, and this has the potential to place pressure on existing services. However, this is largely addressed by the applicant’s commitment to provide a primary school as part of the development and to facilitate the release of more on and off-site land for recreation. The proposal would also provide 150 affordable homes where there is an acknowledged need, and contribute towards increasing capacity at the Wellington Academy. It is also relevant that the local plan specifically states that a key priority for Tidworth is to “... improve social stability by increasing the proportion of civilian residents to reduce the dominance of the military nature of the town”. The proposal would clearly fulfil this priority.

Traffic and Transport - Regarding traffic, the proposal would result in additional vehicles using the A338 and A3026, but the actual effect on pedestrians and drivers is not considered to be significant, particularly in view of the improvements to flows stemming from the link road. According to the Traffic Assessment for the Pennings Road/Ordnance Road junction improvement, the development as a whole would have a minimal impact on the surrounding

highway network and the proposed changes to the junction would provide improvements in terms of reducing the number of potential accidents at this location. These conclusions are supported by the WC Highways Officer.

Hampshire County Council as adjoining local highway authority has raised an objection to the application in view of additional traffic heading south to Shipton Bellinger and the Watery Lane/A338 junction which has an accident record. HCC seeks financial contributions towards proposed improvements to this junction and a speed restriction. The applicant does not agree that the proposed development would have such a significant impact to warrant this request. Either way, the request must be considered with due regard to the other contributions the applicant has agreed to make which include significant highways works within Tidworth in the form of the link road and bridge, the Pennings Road/Ordnance Road junction improvement, and footpath improvements. It is a matter of law that obligations must relate in scale and kind to the development proposed, and in this case it is considered that the proposed highways works are all that can reasonably be required. For this reason HCC's request for a further obligation is not supported by officers.

Noise - In terms of noise, the most significant source is likely to be construction equipment. However, as this is short term and can be controlled, it is not considered to be a significant planning issue. In the longer term the proposed residential use will be compatible with established surrounding development.

Ecology - Regarding ecology, the habitats within the site predominantly comprise arable farmland bordered by hedgerows, plantation and semi-natural woodland. The remainder of the site is a large expanse of semi improved neutral grassland. Recent surveys of the site on behalf of the applicant have found less evidence of wildlife than previously observed. In particular, there are now no great crested newts on the site and bat activity is limited to some nocturnal foraging. The previously observed badger setts on the northern edge of the site (beyond the area to be developed) are inactive, although some foraging in this area may still occur. The ES incorporates measures to minimise the adverse effects of the development on flora and fauna and to enhance and ensure compliance with the relevant legislation. The application is also supported by a biodiversity enhancement scheme for the river corridor and other species specific mitigation strategies. Although the species specific strategies are acceptable, the WC Ecologist, English Nature and the RSPB have all raised detailed concerns with the biodiversity enhancement scheme. As a consequence, and because the concerns are surmountable by further negotiation, a condition is recommended requiring a further revised scheme to be submitted.

Natural England has raised other issues, in particular relating to phosphate discharges into the River Avon and disturbance to stone curlews on Salisbury Plain. The phosphate issue is addressed below. Regarding the stone curlews, the concern is that additional residents living close to Salisbury Plain will increase recreational pressure on the plain with a potential adverse impact on the stone curlews. In response the WC Ecologist has referred to an 'appropriate assessment' carried out in 2009. This was signed off by Wiltshire Council and Natural England on the basis that the MoD delivered a comprehensive mitigation package to address all potential impacts from these developments, in particular, through the creation of additional stone curlew breeding plots. That mitigation has now been delivered and is

successful; therefore the impacts of this development have already been mitigated. The WC Ecologist considers this assessment to still be valid.

Related to this issue, it is also of note that the current application itself incorporates significant areas of informal open space within the development site. These areas, which comprise the 'River Corridor' and retained woodland/agricultural areas, cover some 12+ hectares of informal open space which, it is considered, will make a significant contribution to the recreational needs of the residents (both proposed and existing).

Water - Regarding water discharges from the development, and in particular phosphates which may ultimately enter watercourses (the River Bourne is a tributary of the River Avon SAC), the Environment Agency has raised no objections subject to conditions including a requirement for the surface water and foul water discharge systems to be approved. The applicant has advised that all foul water from the site would be treated at the Tidworth STW. The relevant water company, Veolia, have raised no objections subject to the applicant improving and/or upgrading the STW and sewers, and subject to the points of connection being agreed. The applicant is agreeable to this, and the matter can be conditioned accordingly.

In accordance with the Habitat Regulations the WC Ecologist has undertaken a 'judgement of likely significant effects' of discharges from the development on watercourses, and the River Avon SAC in particular. This concludes that there will not be significant effects and that mitigation can be achieved through planning conditions.

In terms of water supply, the service provider has confirmed that there is adequate supply to meet the demands of the development.

Residential Amenity

A number of residential properties adjoin the site. However, these are sufficiently distanced and/or screened from the proposed development to ensure privacy is safeguarded.

Due to the size of the development construction is likely to take a number of years. To avoid disturbance from construction equipment a condition is recommended limiting hours of working.

Affordable Housing

The proposal is for 25% (150 units) of the new houses to be affordable with a mix comprising 70% (105 units) social rented and 30% (45 units) shared ownership. The normal policy requirement is for 50% of the houses to be affordable.

In this case a reduced provision is considered acceptable because, firstly, the applicant has agreed to other significant and costly obligations (namely, the link road/bridge and new primary school); and secondly, the provision is greater than what was originally anticipated in the local plan in any event (which was 75 affordable units from the allocated 150 'civilian' units).

The number and broad mix of the affordable housing is acceptable to the WC Housing Officer under these circumstances subject to the detail being set out in a S106 agreement.

Education

The development will increase numbers of children within the area, which in turn will place pressure on local education provision. To address shortfalls in provision the proposal incorporates a 1.2 ha site for a primary school, and the applicant has agreed to provide the finance necessary to build-out the school. In addition the applicant has agreed to make a financial contribution towards secondary education provision at Wellington Academy. This is in accordance with the Development Plan, and is acceptable to the WC education officers.

Public Open Space and Recreation

The application makes provision for both on and off-site open space. On site includes equipped play areas within the residential areas, incidental open space and the river corridor informal open space. The river corridor open space will incorporate footpaths and cycleways ('green links') to provide connections with existing rights of way.

The applicant has agreed with the MoD to transfer 2.4 ha of existing off-site sports' pitches at Humber Lane Sports Ground to public ownership to satisfy the requirement in open space policy for playing field provision.

These provisions of open space are acceptable to the Council's open spaces officer subject to contributions being made through the Section 106 agreement for future maintenance. Tidworth Town Council has expressed interest in taking ownership of the open spaces to which there is no objection.

Other community facilities

The applicant has agreed to make a financial contribution to Tidworth Town Council towards the cost of professional fees for the design and planning of a new community centre in the town. This is in accordance with the Benefits from Planning SPG, and so is acceptable as part of the S106 agreement.

10. Conclusion

The application site comprises an allocated housing site in the Kennet Local Plan 2011. The proposal is to develop the site largely in accordance with the specific local plan policy for the site (HC19). In particular, the proposal is for housing, a school, a link road and a river corridor open space. In terms of impact, the application demonstrates that the proposed development can be accommodated on the allocated site without causing harm to interests of acknowledged importance, including local infrastructure, highway safety, ecological interests, heritage assets, visual amenity and residential amenity. The application makes adequate provision for infrastructure made necessary by the development, namely affordable housing, open space, education facilities, community facilities and highways works. The application is, therefore, in accordance with planning policy.

RECOMMENDATION

That planning permission be GRANTED subject to the applicant entering into a S106 agreement covering the following matters:

1. **Affordable housing – to be 25% of the total number of units (tenure mix: 70% social rented and 30% shared ownership);**
2. **Highways works – to make financial contributions towards the cost of traffic regulations orders, Travel Plan monitoring, bus stops and shelters on site;**
3. **Public open space – to equip and transfer to public ownership the River Bourne amenity area, equipped play areas, casual play areas and incidental open spaces on-site; and to transfer to public ownership 2.4 ha of playing fields at Humber Lane Sports Ground off-site. To make financial contributions towards the maintenance costs of these open spaces.**
4. **Education - to transfer to Wiltshire Council a serviced 1.2 ha primary school site, and to make a financial contribution to meet the cost of the primary school; and to make a further financial contribution towards the cost of secondary education provision at Wellington Academy;**
5. **Other community considerations – to make a financial contribution towards the cost of professional fees for a new community centre.**

The reason for granting planning permission is:

The application site comprises an allocated housing site in the Kennet Local Plan 2011. The proposal is to develop the site largely in accordance with the specific local plan policy for the site (HC19). In particular, the proposal is for housing, a school, a link road and a river corridor open space. In terms of impact, the application demonstrates that the proposed development can be accommodated on the allocated site without causing harm to interests of acknowledged importance, including local infrastructure, highway safety, ecological interests, heritage assets, visual amenity and residential amenity. The application makes adequate provision for infrastructure made necessary by the development, namely affordable housing, open space, education facilities, community facilities and highways works. The application is, therefore, in accordance with central government planning policy set out in PPS's/PPG's; and the development plan – specifically, policies PD1, HC1, HC2, HC5, HC19, HC28, HC30, HC34, HC37, HC42, HC43, AT3 & NR6.

In reaching its decision the local planning authority has taken into account the Environmental Statement submitted under the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999. The Environmental Statement meets the requirements of these regulations, and sufficient information has been provided to enable the authority to assess the environmental impact of the development.

And subject to the following conditions:

- 1 Details of the appearance, landscaping, layout and scale (hereinafter called "the reserved matters) shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.

REASON: This is an outline application, submitted in accordance with Article 3 of the Town and Country Planning (General Development Procedure) Order 1995.

- 2 Application for approval of the reserved matters shall be made to the local planning

authority not later than three years from the date of this permission.

REASON: This is an outline application, submitted in accordance with Article 3 of the Town and Country Planning (General Development Procedure) Order 1995.

- 3 The development hereby permitted shall begin not later than two years from the date of approval of the last of the reserved matters to be approved.

REASON: This is an outline application, submitted in accordance with Article 3 of the Town and Country Planning (General Development Procedure) Order 1995.

- 4 The details of the layout of the development hereby permitted shall include an area for a primary school of at least 1.2 ha, two areas for 'equipped play space provision' of at least 4,464 sq m in total, two areas for 'equipped casual play space provision' of at least 5,904 sq m in total, a 'river corridor' informal open space of at least 9.02 ha, and no more than 600 dwellings. The equipped play space provision and equipped casual play space provision shall be provided in accordance with the specifications set out in the adopted Benefits from Planning SPG 2005.

REASON: To clarify the terms of the planning permission and to accord with Policies HC37 and HC34 of the Kennet Local Plan 2011 which seek adequate infrastructure in new developments.

- 5 The details of the layout of the development hereby approved shall include detailed plans of the proposed 'green links' including pathway and bridge designs, and a phasing programme for their construction. The green links shall be provided as approved in accordance with the programme.

REASON: In the interests of proper planning of the development and amenity in general.

- 6 The 'access' to the site (which for the purposes of this planning permission includes the link road, bridge, junctions with the A338 (Pennings Road) and A3026 (Ludgershall Road) and footpath improvements to footpath no. 11) shall be constructed in accordance with drawing nos. 4400:01A (Mar 11), 4400:02A (Mar 11), 4400:03A (Mar 11), 4400:275 (Feb 11) and 4400:05 (Apr 11). The Pennings Road/Ordnance Road junction improvements shall be constructed in accordance with drawing no. 4400:80 (Feb 11).

REASON: To confirm the details of the access and Pennings Road/Ordnance Road junction improvements, which are approved at this stage.

- 7 No development shall take place until a programme for the phasing of the development has been submitted to and approved in writing by the local planning authority. The programme shall specify in particular that the link road, bridge and junctions with the A338 (Pennings Road) and A3026 (Ludgershall Road) shall be completed and open to traffic prior to the occupation of the 300th dwelling on the site; and the Pennings Road/Ordnance Road junction improvements shall be completed prior to the occupation of the 300th dwelling on the site. Development shall be carried out in accordance with the approved programme.

REASON: To ensure the proper planning of the development in accordance with an appropriate and viable programme.

- 8 No development shall commence on site in any particular phase of the development as referred to in the approved programme of phasing of the development until details of the proposed ground floor slab levels of all buildings within that phase have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved levels details.

REASON: In the interests of visual amenity.

- 9 All soft landscaping comprised in the approved details of landscaping for any particular phase of the development as referred to in the programme for the phasing of the development shall be carried out in the first planting and seeding seasons following the occupation of the first building in that phase of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written approval to any variation. All hard landscaping in any particular phase of the development shall also be carried out in accordance with the approved details prior to the occupation of any part of that phase of the development or the completion of that phase of the development, whichever is the sooner.

REASON: To ensure a satisfactory landscaped setting for the development.

- 10 The detailed landscaping plans to be submitted pursuant to condition no. 1 shall include a plan at not less than 1:200 scale, showing the position of any trees proposed to be retained and the positions and routes of all proposed and existing pipes, drains, sewers, and public services, including gas, electricity, telephone and water. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, 1995 (or of any Order revoking and re-enacting or amending that Order with or without modification), no services shall be dug or laid into the ground other than in accordance with the approved details.

REASON: To ensure the retention of trees on the site in the interests of visual amenity.

- 11 In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of three years from the first occupation or the completion of the development, whichever is the earlier.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work).

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) All retained trees shall before any equipment, machinery or materials are brought on to the site for the purpose of the development, be enclosed at the outer edge of the overhang of their branches by a chestnut paling fence. The exact position of this fencing shall be first agreed in writing with the local planning authority. This fencing shall be maintained until all equipment, machinery and surplus materials have been

removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

REASON: To enable the local planning authority to ensure the retention of trees on the site in the interests of visual amenity.

- 12 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved by the local planning authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.

REASON: To ensure the proper management of the landscaped areas in the interests of visual amenity.

- 13 No development shall take place in any particular phase of the development until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected for the phase (as referred to in the programme for the phasing of the development). The approved boundary treatments for each phase shall be completed in accordance with the plan prior to the first occupation of the first building in that phase.

REASON: To ensure proper planning of the development in the interests of amenity.

- 14 Notwithstanding the details set out in the submitted Biodiversity Enhancement Scheme, a further revised Biodiversity Enhancement Scheme shall be submitted to and approved in writing by the local planning authority prior to commencement of development. The revised Biodiversity Enhancement Scheme shall take into account the issues raised by the WC Principal Ecologist, Natural England and the RSPB. Development shall be carried out strictly in accordance with the recommendations of the approved revised Biodiversity Enhancement Scheme.

REASON: To safeguard and enhance ecological interests.

- 15 The development shall be carried out strictly in accordance with the Reptile Mitigation Strategy by Middlemarch Environmental Ltd dated March 2011.

REASON: To safeguard reptiles.

- 16 No development shall take place until full details of how on-site renewable energy will be provided for the development to reduce carbon dioxide emissions from energy use by owners/occupiers of the buildings by 10% 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: To achieve reductions on carbon dioxide emissions in accordance with the local planning authority's adopted policy.

- 17 Prior to development commencing a water management scheme, to include water efficiency measures and a water metering scheme, shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in

accordance with the approved scheme.

REASON: Water from the site is currently obtained from the single supply source of the Tidworth borehole. The scheme will ensure a long term understanding of the development's water usage on the source, reduce leakage and encourage water efficiency. The scheme is necessary in the interests of sustainability and prudent use of natural resources.

- 18 The development hereby approved shall not be commenced until such time as a scheme for foul drainage provision has been submitted to and approved in writing by the local planning authority. The scheme shall be implemented as approved.

REASON: To ensure appropriate drainage for the site which does not cause pollution of controlled waters.

- 19 Details of the means of disposal of foul sewage shall be submitted to and approved by the local planning authority in writing before development commences on the site.

REASON: To ensure satisfactory foul water drainage.

- 20 Development shall not commence until a surface water management scheme for the site based on the sustainable drainage principles and assessment of the hydrological and hydrogeological context of the development site set out in the Flood Risk Assessment has been submitted to and approved in writing by the local planning authority. The scheme shall then be implemented in accordance with the approved details before the development is commenced.

There shall be no infiltration of surface water into the ground unless it has been demonstrated through appropriate risk assessments that there is no resultant unacceptable risk to controlled waters.

The scheme shall also include details of how the scheme shall be maintained and managed after completion and over the lifetime of the development.

REASON: To ensure that the proposed development does not cause pollution of controlled waters, to prevent the increased risk of flooding, to improve habitat and amenity, and ensure future maintenance of the surface water drainage system.

- 21 Finished floor levels shall be set a minimum of 600mm above the 1 in 100 year flood level plus an allowance for climate change, as set out in table B2 of PPS25.

REASON: To reduce the risk of flooding to the proposed development.

- 22 The soffit level of any bridge shall be set a minimum of 600 mm above the 1 in 100 year flood level plus an allowance for climate change and shall have a horizontal clearance from the banks at least equal to that detailed in section 4 of the submitted flood risk assessment.

REASON: To reduce the risk of flooding to the proposed development.

- 23 No spoil materials shall be deposited or stored on that part of the site lying within the area of land liable to flood.

REASON: To prevent the increased risk of flooding due to impedance of flood flows

and reduction of flood storage capacity

- 24 If during construction contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted and obtained written approval from the local planning authority for a method statement detailing how this contamination will be dealt with. The contamination shall then be dealt with in accordance with the approved method statement.

REASON: To ensure that the proposed development does not cause pollution of controlled waters and that the development complies with approved details in the interests of protecting controlled waters.

- 25 No development shall commence until a construction environmental management plan, incorporating pollution prevention measures and phasing details, has been submitted to and approved in writing by the local planning authority. The plan shall be implemented in accordance with the approved details.

REASON: To prevent pollution of the water environment.

- 26 No external construction or demolition works shall be carried out before 0800 on weekdays and on Saturdays nor after 1800 on weekdays and 1300 on Saturdays, nor at any time on Sundays or Bank Holidays.

REASON: In the interests of residential amenity.

- 27 Before the development hereby permitted is first occupied, a Green Travel Plan shall be submitted to and approved in writing by the local planning authority. The Travel Plan shall include details of implementation and monitoring and shall be implemented in accordance with these agreed details. The results of the implementation and monitoring shall be made available to the local planning authority on request, together with any changes to the plan arising from those results.

REASON: In the interests of road safety and reducing vehicular traffic to the development.

- 28 No building hereby permitted shall be first occupied until the access, turning area and parking spaces serving that building have been completed in accordance with the details shown on the approved plans. The access, turning area and parking spaces shall be retained for those purposes thereafter.

REASON: In the interests of highway safety.

- 29 No street lighting shall be installed on site until plans showing the type of light appliance, the height and position of fitting and illumination levels have been submitted to and approved in writing by the Local Planning Authority. The lighting approved shall be installed and shall be maintained in accordance with the approved details.

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

- 30 This decision relates to documents/plans submitted with the application, listed below. No variation from the approved documents should be made without the prior approval of this Council. Amendments may require the submission of a further application. Failure to comply with this advice may lead to enforcement action which may require alterations and/or demolition of any unauthorised buildings or structures and may also

lead to prosecution.

Drawing no. 10-1734-MP-000-E (Indicative Masterplan) received by Ipa 21/07/2011;

Drawing no. P.0620_05-D (Landscape Masterplan) dated 20/07/2011;

Drawing no. 10-1734-OPEN-C (Open Space Areas) dated 21/06/11;

Drawing nos. 4400:01A, 4400:02A & 4400:03A (Link Road General Arrangements) dated 03/11;

Drawing no. 4400:275 (Bridge Details) dated 02/11;

Drawing no. 4400:05 (Existing public footpath improvement works) dated 04/11;

Drawing no. 4400:80 (Pennings Road/Ordnance Road junction improvements) dated 02/11.

Appendices: None

Background Documents Used in the Preparation of this Report: None

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REPORT TO THE EASTERN AREA PLANNING COMMITTEE

Date of Meeting	24 November 2011
Application Number	K/59795/O
Site Address	Land adjacent to Deans Close and fields to south opposite Tedworth House Tidworth
Proposal	360 new single family military residences with associated garages, parking and landscaping (Area 19)
Applicant	Defence Estate
Town/Parish Council	TIDWORTH
Grid Ref	423674 147602
Type of application	Full Planning
Case Officer	Mike Wilmott

Reason for the application being considered by Committee

This application was originally considered by the Planning Committee in April 2009, when it was resolved to grant planning permission, subject to the completion of a Section 106 agreement. Completion of the agreement has been delayed as until recently it was not seen as a priority by the applicants. More recently, it has become evident to the Council that the terms of the 106 agreement need to be revisited as the educational requirements have changed, as they have at the other site in Tidworth at the North East Quadrant, subject of a separate report on this agenda. Consequently, the application has been brought back to the Committee by the Area Development Manager to allow the new circumstances to be taken into account.

1. Purpose of Report

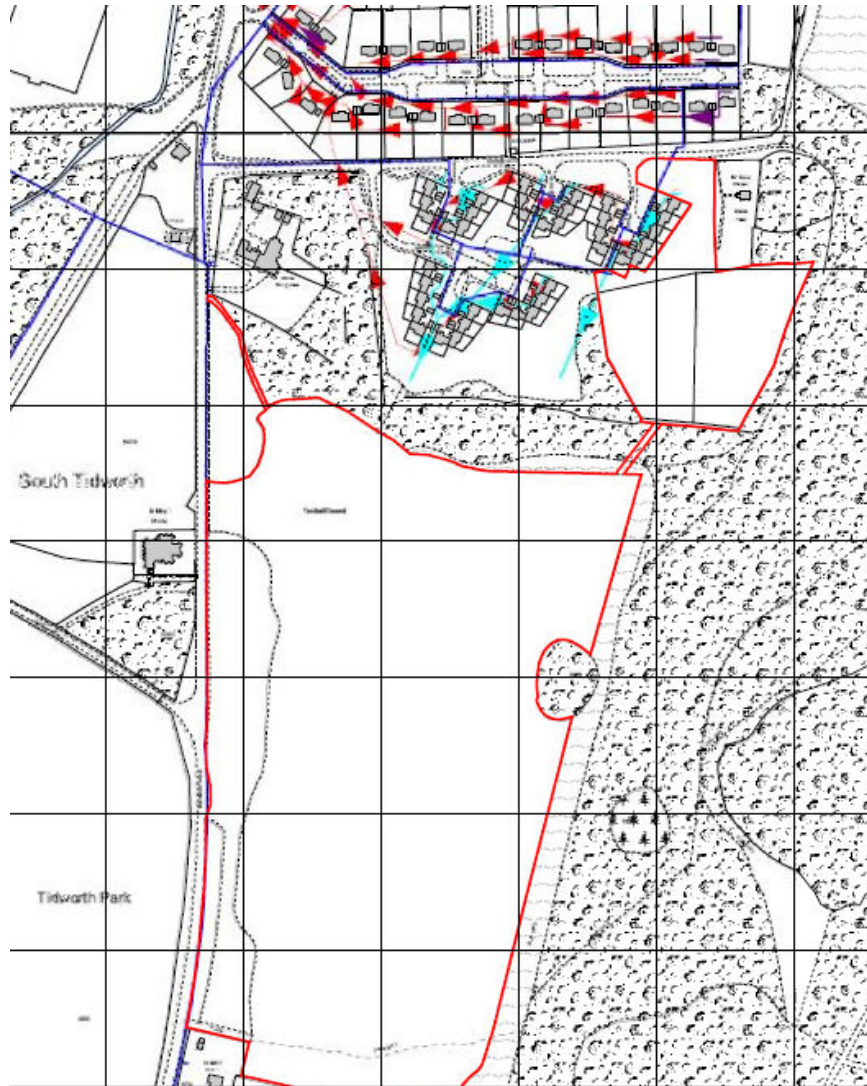
To consider the recommendation that the application should be approved, but with the terms of the legal agreement changed to allow for the updated education requirements generated by the development.

2. Report Summary

The contents set out below are those received when the application was last considered in April 2009, but have been updated in relation to the education comments.

3. Site Description

The application site is located on the southern edge of the Tidworth and comprises 13.57 ha of pasture land. The site is clearly divided into two parcels of land known as Area 19 and Deans Close which are linked by a footpath. The town centre of Tidworth lies approximately 800m to the north of the site.



Site Location

The parcel known as Area 19 is bounded to the west by a mature band of woodland and the A338, Salisbury Road. To the north there is an area of woodland, beyond which lies existing residential dwellings. To the east, the scarp slopes of the Ashdown Chalk and Furze Hill enclose the site and to the south lies Underhill House and the Tidworth Cricket Club. Area 19 is currently set-aside land.

The Deans Close site is located off Church Lane, and lies to the north east of the Area 19 site. It is bounded to the north west and north by existing residential development and to the north east by St Mary's Chapel or Rest and graveyard. To the east, the scarp slopes of the Ashdown Chalk and Furze Hill again enclose the site, with an area of woodland to the south, beyond which lies Area 19.

The site lies adjacent to, but outside of the Limits of Development of Tidworth, as such the proposal has been advertised as a departure from the development plan and referred to the Secretary of State, who has advised that there is not sufficient conflict with national planning policies, or any other sufficient reason, to warrant calling the application in. The decision therefore rests with the Council as local planning authority.

4. Planning History

There are no relevant historical planning applications relating to this site.

5. The Proposal

The application is an outline application for residential development of 360 officers and service family accommodation for the Ministry of Defence. The main access to the Area 19 site will be via a proposed roundabout off the Salisbury Road, located at the existing junction with South Drive. A secondary access is proposed onto the site located further north off the Salisbury Road. The Deans Close element of the site will be accessed via Church Lane.

The application has been submitted as an outline with all matters other than means of access being reserved. The planning submission contains a Masterplan to show how the development could be laid out. The final detailed layout will be considered as part of any subsequent reserved matters application.

The applicant has submitted the Design and Access Statement as part of the application, along with an Environmental Statement, a Transport Assessment, a Flood Risk and Drainage Impact Assessment, a Statement of Community Involvement and a Landscape Strategy.

The applicant has also submitted a further letter setting out the case as to why there is an overriding need for military housing at Area 19. These reasons relate to; Tidworth being the HQ for the Salisbury Plain 'super garrison', the findings of the analysis undertaken by the Army Infrastructure Organisation and 'The Assessment Study' to identify the most appropriate sites for military housing. The applicant also makes reference to the Military Civilian Integration group and the Tidworth Community Partnership who, together with the MOD, have a clear vision of the need to create a better balanced civilian mix of housing to help towards a more integrated and sustainable community. Tidworth would then be less affected by the stationing of troops on duty abroad which currently has a significant impact on the local community and economy. The provision of military housing on Area 19 would then allow the entire NEQ site to be used for civilian housing.

6. Planning Policy

Kennet Local Plan 2011 – policies PD1, HC1, HC7, HC26, HC34, HC37, HC42, AT1, NR4, NR6 and NR7.

PPS 3 – Housing, which seeks to create sustainable, inclusive and mixed communities.

PPS 7 – Sustainable Development in Rural Areas – which seeks to focus new development in or near to local service centres where employment, housing and services can be brought close together in locations accessible through a range of transport modes.

Government policy outlined in 'Planning for Growth', is to support enterprise and facilitate housing, economic and other forms of sustainable development and to consider the range of likely economic, environmental and social benefits of proposals.

7. Consultations

Tidworth Town Council - has strongly recommended that due consideration be given to the following observations:

1. To provide recreational and sporting facilities at locations near to both North East Quadrant and Area 19;
2. The two entrances to the site should ideally be roundabouts, if that is not possible the

main entrance should be a roundabout and the second a t-junction with a right-hand filter lane. The footpath on the A338 should be made a dual foot and cycle path up to the end of the development and the speed limit extended to the end of the development. Bus shelters should be provided on either side of the A338 outside the development. The Town Council also consider the junction of Church Lane with the A338 should be improved.

Wiltshire Council Highways – The highway authority has stated that the site lies outside the Limits of Development for Tidworth. The site would derive its accesses off the A338 and under Structure Plan Policy T8 such developments should be resisted outside built-up areas unless an over-riding local or national need can be demonstrated to the satisfaction of the Local Planning Authority. If an over-riding and local need is accepted, then County Highways would recommend that permission be granted subject to a Section 106 Agreement to secure off-site improvements to the A338, the provision of pedestrian and cycle links to the town centre and military facilities, the provision of 2 bus stops and shelters to serve the site and contributions for securing and implementing any Traffic Regulation Orders (TRO) necessitated by the development. Conditions will also be required to secure satisfactory access arrangements to the site, and the submission of detailed engineering schemes and programme for undertaking off-site highway improvements as included in the Transport Assessment and any necessary TROs

Wiltshire Council Archaeologist – have advised that an archaeological evaluation of the site has been undertaken which suggests that further archaeological activity lies in the vicinity. In view of this they are recommending that a condition be imposed to secure the implementation of a programme of archaeological work on the site.

Environment Agency – Have no objection in principle to the development subject to the inclusion of conditions relating to the following matters– the implementation of an efficient water management system; the submission of a scheme for foul drainage provision; the provision of a scheme for surface water run-off limitation, protection of controlled waters from contamination and the submission of a Construction Environmental Management Plan.

Thames Water – The existing water supply infrastructure has insufficient capacity to meet the additional demands for the proposed development. Thames Water therefore recommend a condition be imposed to ensure that before development is commenced impact studies of the existing water supply infrastructure be carried to determine the magnitude of any new additional capacity required in the system and a suitable connection point.

The proposed development is located within Source Protection Zone 1 of a groundwater abstraction source. These zones are used for potable water sources for public supply for which Thames Water has a statutory duty to protect. Consequently, development shall not commence until details of how the developer intends to ensure the water abstraction source is not detrimentally affected by the proposed development both during and after its construction.

Calculations on current abstraction rates from the Tidworth boreholes have been carried out and there seems to be sufficient spare abstraction available to support the proposed development.

Veolia Water – This is the Water Authority that will be taking over the supply of water from Thames Water in this area. No additional comments.

Wiltshire Council Environmental Health – Encouraged by approach to sustainability, their ambitions for the site and examples of similar projects. Await full submission with detailed

application. Recommend conditions relating to construction works.

Wiltshire Council Head of Engineering, Design and Property – Condition required to ensure no surface water discharge off the site.

Wiltshire Council – Leisure and Arts Development Manager – There is more than sufficient pitch provision in Tidworth at the present time, however it may be that public access to this provision is not as easy and reliable as the public would like. In terms of changing accommodation there could be more for the sports pitches however usage would dictate how many you would use at any one time and I suggest that at present and for the immediate future, needs are met.

Wiltshire Council Education – Initially advised (2009) that at primary level they would require a full contribution towards the expansion of Clarendon Infants and Primary Schools but that there will be no contribution required at Secondary level.

However, since then, the conversion of the former Castledown School to the Wellington Academy has been a great success and has significantly reduced the number of spare places available for prospective pupils from new developments as parents from existing houses within the catchment area are sending their children to the college in place of the widespread previous practice of sending children to other schools in the Andover area. This means that the number of spare places at the Academy is now 140. The proposed development of 600 houses at NEQ and this proposal on Area 19 would generate a need between them for 201 spaces (79 at Area 19). Splitting the spare places proportionately between the two sites on the basis of their respective sizes would mean allocating 55 places to area 19, leaving a shortfall of 24 spaces for this site (37 on NEQ). As the Council would be responsible for funding any extension to the school required to cater for the extra capacity required, it is important to ensure that the development contributes towards this funding need created by the development. This will need to be reflected in a contribution via the Section 106 planning obligation.

Wiltshire Council District Ecologist – Has no objection to the application, however has a number of measures to protect/mitigate ecological interests that should be secured at this stage.

RSPB – An assessment of the impact of the proposal as a result of an increase in visitor access to the Salisbury Plain SPA resulting in an increased disturbance to breeding stone-curlews has been undertaken. The result of this study judged that there would be no significant effects.

Police Architectural Liaison Officer - Due to the high number of dwellings proposed in this new development, crime prevention and safety should be paramount in the considerations of the developers.

8. Publicity

Three letters of objection have been received from local residents concerning this application, the points raised in the letters have been summarised below:

1. Concern about the impact of additional traffic on Shipton Bellinger
2. Concern about the impact that the development might have on flooding in Shipton Bellinger
3. The development would put medical facilities under greater pressure.
4. Concern about the impact of the development on the adjacent residential property – through the construction phase from noise/dust/waste disposal and also once the

development is occupied. Although there may be opportunities to reduce the impact through the landscape strategy.

5. Concern about crime prevention.
6. The development will have a significant impact on the appearance of the area and should be taken into account within the local development framework.

A joint letter has been received from five Members of the Tidworth Town Council, including the Chair and the Vice Chair; three of whom are also Members of the District Council and one a Member of the County Council. They state that this application should be considered jointly with the outline application for 500 houses submitted on the North East Quadrant Site K/59803/O. Whilst they do not object to the applications in principle as long as NEQ is made into a civilian estate, they state that developments of this size, submitted by the same applicant will have a major impact on the town and should merit additional recreation provision. Tidworth has little recreation land available for the sole use of its residents. Instead it is at the behest of the Ministry of Defence under license or for a fee. This can be withdrawn at any time. Civilian usage comes second to military, with local teams having to go outside the area to find pitches. There are also no adequate changing facilities available. The Councillors believe that the current applications should address this serious shortfall and that the Military should transfer land to the Town Council for this purpose.

The Church and Churches Conservation Trust; a national charity which cares for historic churches no longer required for regular parish worship have submitted a letter where they make the following points:

1. The nearby St Mary's church is a Grade 1 listed building designed in 1878 by John Johnson for Sir John Kelk. The Trust has recently created a regeneration taskforce to look at increasing the use of its community buildings and St Mary's in South Tidworth is one of the buildings we have been considering.
2. They would like to ensure that any development improves access to St Mary's church and welcome the extension of the 30mph limit.
3. They would also welcome the extension of the footpath on the St Mary's side of the road to allow for safer access to the site.
4. Parking is also a problem, a situation they would like to improve.
5. The church is being used by a self help group two days a week and the Trust are currently looking for additional users to help keep the site in active use. St Mary's offers the potential to play a more significant role as a community resource; both for the existing South Tidworth community as well as the new communities arriving in the area.

9. Planning Considerations

Update

The Planning Committee previously resolved in 2009 to approve this application, with the requirement that between this site and the NEQ, an area of recreation space should be released by the MoD to provide sports facilities for the residents of these two developments, which between them could provide almost 1,000 new houses. There has been no material change in the relevant planning policies since then that would lead to a reconsideration of the principle of approving this development. The main material difference has been the change in circumstances relating to secondary education. Whereas in 2009, there was no need for any educational contribution at this level, due to the large spare capacity, this spare capacity has since been significantly reduced by the successful transformation to the Academy. The change in Officer's recommendation is therefore to include a requirement

within the Section 106 legal agreement to contribute towards the capacity shortfall that will occur as a result of the development.

The remainder of the report is an updated version of the original report that sets out the relevant planning and other material considerations.

The starting point for considering this application is the local planning policies. This site lies just beyond the limits of development for Tidworth and as such would not normally be considered for housing development. However, for many years the Council has been aware of the imbalance in the military/civilian population in Tidworth and the problems that this high proportion of transient population has on the health and wellbeing of the town. It has been the policy of the Council to seek to create a greater balanced community in Tidworth, by increasing the proportion of civilian residents and in doing so reduce the dominance of the military nature of the town. This aim is set out in paragraph 1.15 of the adopted Kennet Local Plan. By utilising Area 19/Deans Close site for service family accommodation, it will allow the entire North East Quadrant site to come forward for open market housing; i.e. the now 600 civilian residential units proposed instead of the 150 civilian units and 350 military units proposed in the allocation under policy HC19 of the Local Plan.

The location of the Area 19/Deans Close site is well related to the Tidworth town centre and to the main Barracks area. The site lies on the southern boundary of the developed area of Tidworth. Development of this site, close to the town centre will help to support the Council's aim to improve the viability of the local shops and services. Furthermore, as this site is located much closer to the main entry/exit to the barracks, the use of this site for married quarters rather than the allocated site on the northern boundary of Tidworth will help with the Council's aim to reduce the dependence on private cars for travelling to work. It is therefore a sustainable location for development of this nature. In terms of landscape impact, physically the site is very well enclosed by the existing natural landscape; to the north and west boundaries it is contained by a belt of mature trees, to the east by the scarp slopes of the Ashdown Chalk and Furze Hill and the existing cricket pitch and further mature trees lie on the southern boundary.

Highway Issues

Under the Wiltshire and Swindon Structure Plan Policy T8 developments should be resisted where they would be accessed directly from the National Primary Route Network outside built-up areas, unless an over-riding local or national need can be demonstrated to the satisfaction of the Local Planning Authority. The Defence Estates Development Plan (DEDP) clearly establishes the Salisbury Plain as a core location, which includes Tidworth as the HQ for the Salisbury Plain Super Garrison. The DEDP is accepted as demonstrating MoD developments that are required in the 'national interest' to support our armed forces service provision. In 2007/08 the army undertook a detailed analysis of its housing requirements around the Salisbury Plain Training Area. As a consequence of the creation of the Salisbury Plain Super Garrison, it has been estimated that around 1000 additional service family accommodation units are required.

A study to identify the most suitable locations for this housing, based on a number of key criteria, including operational requirements, proximity to existing barracks and facilities and available infrastructure, planning policy etc. has been undertaken. Area 19/Deans Close meets the army's requirements; being close to existing service family accommodation and the established Garrison facilities and was considered a more sustainable solution in line with Government policy. In addition to this need for the housing, the applicant also quite correctly refers to this Council's aims to create a greater balance of the civilian and military population in Tidworth. In permitting the military housing in this location it would allow the entire NEQ site to be given over to wholly civilian housing, which would certainly meet the

Council's aims. Therefore, in terms of Policy T8 it is considered that an overriding need has been demonstrated.

In these circumstances under the terms of Policy T8 developments should provide appropriate mitigating measures to offset any adverse effects on the transport network arising from the traffic generated. The proposal includes the construction of a proper roundabout on the A338 to act as a gateway between the rural 60mph section and the 30mph section in the town, thereby acting as a speed reducing measure. A secondary access into the main part of the site is also to be provided, incorporating a right hand turn lane on the A338. The Deans Close portion of the site will be accessed off Church Walk. The alignment of this road has been revised in order to minimise damage to mature trees in the vicinity and protect the setting of the listed Chapel. The request by the Parish to secure additional parking in this area is not a matter that can be incorporated as it is not linked in any way to this development.

With regard to the request concerning St Mary's Church, the existing footpath along the east side of A338 stretches beyond St Mary's Church and this pavement will be upgraded as part of the pedestrian improvements to and from the site. The road will also be downgraded to a 30mph limit and a safer crossing point can therefore be achieved by and the imposition of an appropriate condition. The inclusion of a footpath on the west side of the road would have an adverse effect on a number of important mature trees in this location and as such is not considered appropriate.

The Highway Authority has confirmed that the design of the junctions has been agreed as meeting appropriate standards and can safely accommodate the anticipated traffic. The scheme also incorporates the signalisation of the junctions of Ordnance Road and the A338 and Meerut Road and the A338 to deal with the increased traffic throughout Tidworth as required by the Highway Authority. The scheme also incorporates a number of footpaths and cycle ways through the site together with upgrades to the existing external network to improve access to the town centre for pedestrians and cyclists.

The County Highways have confirmed that if over-riding and local need are accepted by the LPA they would recommend permission subject appropriate conditions and

Ecology

The site is made up of two parcels of pasture land, predominantly tall ruderal and short/ephemeral vegetation and grassland fields with scattered patches of nettle. The Ecological Survey identified a number of species that were present on the site including a small numbers of bats, slow worms, common lizards and a number of notable terrestrial invertebrate species. There was evidence of badger sets within 150m of the site. The Environmental Statement incorporates measures to minimise the adverse effects of the development on flora and fauna and to enhance and ensure compliance with the relevant legislation.

The District Ecologist has noted that the submitted outline application includes an Environmental Statement incorporating an Ecology chapter which details these measures and has recommended that these are conditioned as part of any consent, together with a requirement to provide additional details covering a Site Environmental Management Plan, Reptile Mitigation Method Statement and a Habitat Management Plan. The amended Design and Access Statement clarifies further the measures being taken to provide ecological enhancement at the site. The District Ecologist is satisfied that the proposals (1) include sufficient mitigation to ensure that wildlife legislation is adhered to, and (2) include enhancements for ecology. It is further recommended that lighting be restricted in the areas along site boundaries and hedgerows, as bats are using these areas to forage and

commute.

Water Supply/Drainage

The Council has consulted Wessex Water, Thames Water, Veolia Water and the Environment Agency on this application. Both the Environment Agency and the Water Authority have advised they have no objection in principle to the development subject to the imposition of conditions to ensure the implementation of an efficient water management system; the submission of an impact study on the existing water supply infrastructure, which should determine any new additional capacity required; the protection of the groundwater abstraction source; a scheme for foul drainage provision; the provision of a scheme for surface water run-off limitation, protection of controlled waters from contamination and the submission of a Construction Environmental Management Plan.

Education

As noted above, the development will require a full contribution towards the expansion of Clarendon Infants and Primary Schools and a will now require a contribution towards the spaces required at Secondary level. This will be incorporated within the Section 106 Agreement.

Public Open Space and Recreation

In terms of sports pitch provision, whilst the applicant has provided details of the adult sport provision in Tidworth, local councillors originally raised concerns that the sports facilities in Tidworth are controlled by the military or Aspire and that access is not always available. They requested that the applicant is required to transfer some land to the Town Council for such facilities. This has been agreed and will be secured through this development and the NEQ.

10. Conclusion

Your officers consider that the principle for the residential development of this site is acceptable and accords with the aims and intentions of the local plan. It is further considered that the application as submitted in outline form is acceptable and that the details provided to date will form a good foundation upon which the future development of this site can be based to ensure a quality development is achieved. The recommendation therefore is for approval subject to a Section 106 agreement (or agreements) relating to:

1. A financial contribution towards primary and secondary education
2. Provision/maintenance of children's and casual equipped areas of play.
3. The payment of; £500 per annum for 5 years to monitor the travel plan, £7,500 towards the up-grading of the Right of Way adjoining the eastern boundary of the site, up to £6,000 for the cost of preparing, advertising and pursuing Traffic Regulation Orders associated with the development and the provision of two bus stops and shelters within the development.
4. The provision of land for sports pitches provision, in conjunction with the NEQ development.

RECOMMENDATION

Approve with the conditions set out below, for the following reasons:

The Council is satisfied that there is an overriding need for this residential development to meet the requirements of the military garrison and that this site is a suitable and sustainable location for such a development. Accordingly, although the proposal is a departure from the development plan, it is justified and is considered acceptable.

1 The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

REASON:

To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

2 Approval of the details of the layout, scale and appearance of the building(s), the access thereto and the landscaping of the site (hereinafter called the "reserved matters") shall be obtained from the local planning authority in writing before any development is commenced.

REASON:

This is an outline application, submitted in accordance with Article 3 of the Town and Country Planning (General Development Procedure) Order 1995.

3 Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.

REASON:

To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

4 This permission relates to the scheme of development as submitted except insofar as amended by the revised plans number ***** and letter from ***** received on the *****.

REASON:

For the avoidance of doubt as to the development authorised since the proposal originally submitted has been amended during the course of its consideration.

5 INFORMATIVE TO APPLICANT:

This permission shall be read in conjunction with an Agreement made under Section 106 of the Town and Country Planning Act, 1990 and dated the *****.

6 All hard and soft landscaping comprised in the approved landscaping scheme shall be carried out in accordance with a scheme of phasing to be agreed in writing by the local planning authority before development commences on the site. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the local planning authority.

REASON:

To ensure a satisfactory landscaping setting for the development.

- 7 No work shall commence on site, including any site clearance works, until there has been submitted to and approved in writing by the local planning authority a scheme giving details of all retained trees and hedgerows on or overhanging the site together with details of their protection during the course of construction. The scheme shall include details of the method of protection and locations of the protective fencing. The protective fencing shall be maintained in accordance with these approved details during the course of the construction on the site.

REASON:

To ensure the retention of existing trees and hedgerows on the site in the interests of visual amenity.

- 8 Within the protective fencing around the retained trees and retained hedgerows there shall be no storage of equipment, materials or machinery; grounds levels shall not be altered and no excavation shall be carried out without the written agreement of the local planning authority.

REASON:

To ensure the adequate protection of the retained trees and hedgerows in the interests of visual amenity.

- 9 The detailed landscaping plans to be submitted shall include a 1/200 scale plan showing the position of any existing, retained and proposed trees and landscaped areas and of all existing and proposed pipes, drains, sewers, and public services, including gas, electricity, telephone, water and cable. Once approved there shall be no departure from these positions without the prior approval of the local planning authority. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, 1995 (or of any Order revoking and re-enacting or amending that Order) no such runs or services shall be dug or laid into the ground subsequently without the prior written consent of the local planning authority.

REASON:

To ensure the retention of trees on the site in the interests of visual amenity.

- 10 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved by the local planning authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.

REASON:

To ensure the proper management of the landscaped areas in the interests of visual amenity.

- 11 Prior to the commencement of any work on the site, including any site clearance works, a Reptile Mitigation Method Statement shall be submitted to and approved in writing by

the local planning authority. The development shall be carried out in accordance with that approved method statement.

REASON:

To ensure the existing reptile population, which is protected under the Wildlife & Countryside Act 1981 (as amended), is protected.

- 12 No development shall take place until details of earthworks have been submitted to and approved in writing by the local planning authority. These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of proposed mounding to existing vegetation and surrounding landform. Development shall be carried out in accordance with the approved details.

REASON:

To ensure a satisfactory landscaped setting for the development.

- 13 Before any temporary storage compound is placed, sited or constructed within the site, details of them, together with access routes to them, shall be submitted to and approved in writing by the local planning authority.

REASON:

To safeguard the character and amenities of the area.

- 14 The development shall make provision for open space, amenity areas and play areas in accordance with the former Kennet District Council's adopted guidance on 'Recreation Space, Public Open Space and Private Amenity Spaces in Residential Areas'. The plans shall define the boundaries and shall include details of the intended future uses of each area, in particular the user age groups of play areas together with the features and items of play equipment it is proposed to install.

REASON:

To ensure a satisfactory provision of different forms of open space throughout the development in the interests of the amenity of future residents.

- 15 Prior to the commencement of development a surface water management scheme for the site based on the sustainable drainage principles and assessment of the hydrological and hydrogeological context of the development set out in the FRA (Entec, October 2008), and including site designing for event exceedence, shall be submitted to an approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details in accordance with the timescales set out in the submitted scheme. There shall be no infiltration of surface water drainage into the ground unless it has been demonstrated through appropriate risk assessments that there is no resultant unacceptable risk to controlled waters. The scheme shall also include details of how the scheme shall be maintained and managed after completion and over the lifetime of the development.

REASON:

To prevent the increased risk of flooding, to prevent pollution of controlled waters, to improve habitat and amenity and ensure future maintenance of the surface water

drainage system.

- 16 Prior to the commencement of development impact studies of the existing water supply infrastructure have been submitted to and approved in writing by the local planning authority. The studies should determine the magnitude of any additional capacity required in the system and a suitable connection point. The necessary works required by the studies shall be completed in accordance with the timescales set out in the studies.

REASON:

To ensure that the water supply infrastructure has sufficient capacity to cope with the additional demand.

- 17 **INFORMATIVE TO THE APPLICANT:**
Thames Water have advised that they will aim to provide customers with a minimum pressure of 10 metres head (approximately 1 bar) and a flow rate of 9 litres per minute at the point where it leaves Thames Water pipes. The developer should take account of this minimum pressure in the design of the proposed development.

- 18 Prior to the commencement of development a scheme for foul drainage provision shall be submitted to and approved in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details.

REASON:

To ensure appropriate drainage for the site which does not cause pollution of controlled water.

- 19 Prior to the commencement of development full details of how sufficient on-site renewable energy will be provided to reduce CO2 emissions from energy use by users of the dwellings on the site by 10% shall be submitted to and approved in writing by the local planning authority. Those details shall include the phasing of the renewable energy provision and shall accord with the details set out in the 'Tidworth Housing - Sustainability Statement October 2008' submitted with the application. The development shall be carried out fully in accordance with those details.

REASON:

To ensure that the use of renewable energy is satisfactorily integrated into the development to assist in the reduction of CO2 emissions.

- 20 No external construction or demolition work shall be carried out before 0800 on weekdays and on Saturdays nor after 1800 on weekdays and 1300 on Saturdays, nor at any time on Sundays or Bank Holidays.

REASON:

To protect the living conditions of the occupiers of nearby houses.

- 21 Prior to the commencement of development a Water Management System, to include water efficiency measures and a water metering scheme, should be submitted to and

approved in writing by the local planning authority. The development shall be implemented in accordance with the approved plans.

REASON:

Water from the site is currently obtained from a single supply source of the Tidworth Borehole. The scheme will ensure a long understanding of the developments water usage on the source, reduce leakage and encourage water efficiency. The scheme is necessary in the interests of sustainable development, prudent use of natural resources and nature conservation.

- 22 Prior to the commencement of development a Construction Environmental Management Plan, incorporating pollution prevention measures and phasing, shall be submitted to and approved in writing by the local planning authority. The plan shall subsequently be implemented in accordance with the approved details and agreed timetable.

REASON:

To prevent pollution of the water environment.

- 23 Prior to the commencement of development the finished floor levels of all buildings on the site shall be submitted to and agreed in writing by the local planning authority. The finished floor levels shall be set at least 600mm above the adjacent future design flood level (being that derived from the flow for a flood with a 1% annual probability increased by 20% as set out in table B.2 of PPS25. The development shall be carried out in accordance with the approved details.

REASON:

In the interests of visual amenity and to reduce the risk of flooding to the proposed development and future occupants.

- 24 INFORMATIVE TO THE APPLICANT:

The applicant should note that the upper levels of the scale parameters provided in the amended Design and Access Statement may not be suitable when detailed building designs are being considered at the Reserved Matters stage. At that stage particular attention should be made to the ridge heights and gable depths of the buildings proposed.

- 25 INFORMATIVE TO APPLICANT

The attention of the applicant is drawn to the contents of the attached letter from the Environment Agency dated the 15th January 2009..

- 26 No development shall take place within the application site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

REASON:

To safeguard the site of archaeological interest.

27 No development shall take place until detailed schemes for the layout of the site accesses shown indicatively on drawings 23464-L28 Rev B, 23464-L-12 Rev A and 23464-L27, which for the avoidance of doubt shall include the necessary street lighting, highway drainage and having been safety audited have been submitted to an approved in writing by the local planning authority. The works shall be carried out in accordance with the scheme approved by condition 29.

REASON:

In the interests of highway safety and satisfactory servicing of the development.

28 No development shall take place until detailed schemes for the off-site highway works shown indicatively on drawings 23464-L26 and 23464-L41, including any traffic signal's processing software to link or optimise traffic signal installations, together with street lighting, highway drainage and having been safety audited have been submitted to and approved in writing by the local planning authority. The works shall be carried out in accordance with the scheme approved by condition 29.

REASON:

In the interest of ensuring that the site accesses and off-site highway works are provided at the appropriate time.

29 No development shall commence until a comprehensive programme for the undertaking of the site access works and the off-site highway works, as agreed by conditions 27 and 28, has been submitted to and approved in writing by the local planning authority. All those approved works shall be provided and undertaken strictly in accordance with the approved programme or any changes as any subsequently have been agreed with the local planning authority.

REASON:

In the interests of ensuring that the site access and off-site highway works are provided at the appropriate time.

30 Prior to the commencement of development full details of the provision of pedestrian access from the site to St Mary's Church shall be submitted to and approved in writing by the local planning authority. The details submitted shall include a timescale for the provision of the pedestrian access. The pedestrian access shall be provided in accordance with the approved details.

REASON:

To enable pedestrian access to be provided to this community building.

31 No development shall commence until a Travel Plan has been submitted to and approved in writing by the local planning authority. The travel plan shall include details of implementation and monitoring and shall be implemented in accordance with these agreed details. The results of the implementation and monitoring shall be made available to the local planning authority on request, together with any changes to the plan arising from those results.

REASON:

In the interests of road safety and reducing vehicular traffic to the development.

- 32 **INFORMATIVE TO THE APPLICANT:**
Prior to any works within the public highway starting a S278 Agreement(s) will be required by the highway authority.

REPORT TO THE EASTERN AREA PLANNING COMMITTEE

Date of Meeting	24th November 2011
Application Number	E/2011/1157/FUL
Site Address	23 Stokke Common Great Bedwyn Marlborough Wilts SN8 3LL
Proposal	Demolition of existing covered car parking area. Existing single storey extensions to become double storey with an additional proposal to match existing.
Applicant	Mr & Mrs Charles Bailey
Town/Parish Council	GREAT BEDWYN
Grid Ref	426110 164636
Type of application	Full Planning
Case Officer	Rachel Yeomans

Reason for the application being considered by Committee

This application is brought to committee at the request of Divisional Member, Councillor Wheeler.

1. Purpose of Report

To consider the recommendation that the application be refused planning permission.

2. Report Summary

It is considered the key issues for consideration are:

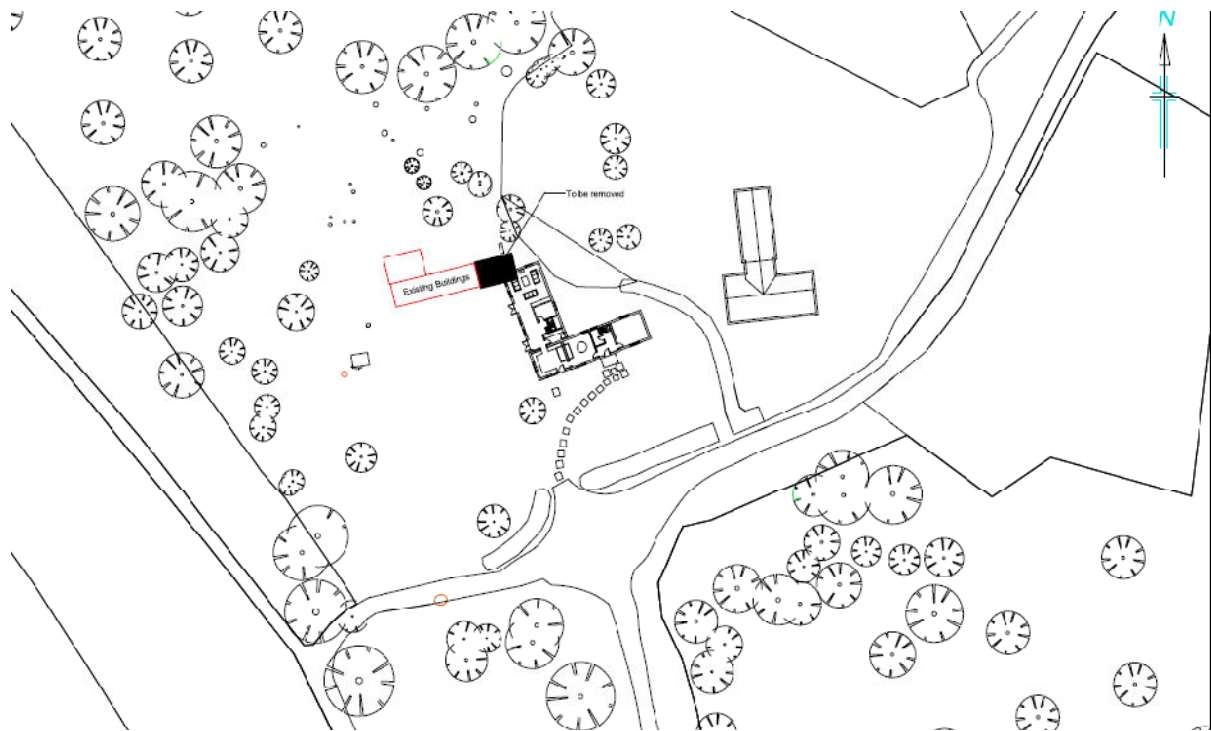
- Design – scale, height, massing, elevational treatment and building details.
- Impact of the proposals on an heritage asset located within a listed Historic Park and Garden and adjacent a listed building.
- Impact on neighbour amenity

3. Site Description

The application site is situated in a remote, rural position within the listed Historic Park and Garden of Tottenham Park and is located within the North Wessex Downs Area of Outstanding Natural Beauty. From Marlborough, proceed east on the A4 and take the first main right turning signed Great Bedwyn. Follow the road round to the right and past the left hand turning towards Durley/ St Katherine's. Proceed for about a further ¼ of a mile and as the road bends round to the right, take the right hand turning onto an unmade track. At the farm junction, follow the lane round to the right and keep going. The lane shortly comes to an end after passing a few dwellings on the right hand side and the application site is the final dwelling on the right.

The access track winds its way past a number of former estate cottages/ farm buildings. Each of these is of architectural merit in their own right, many being traditional, modest, thatched cottages, each set within their own 'green' space, characterised by hedging, mature trees and open grassy clearings/ fields. Although a number of bridleways run close to the application site, because of its woodland setting, the application site is not prominent from public rights of way; however public access is permitted across much of the Savernake Forest/ Tottenham Park Estate including many of the tracks. One such track passes along the lane across the front of the application site and then turns left 90 degrees. When proceeding along this track from the south, the cottage is visually prominent above the

beech hedge to the front.



Location of extension

4. Planning History

The current application follows three rounds of pre-application submissions by the applicant. The first was for two storey extensions, similar to those currently proposed but also with an addition of a 'fourth' two-storey wing proceeding in a westerly direction from the back of the proposed rear wing, on a similar footprint to the existing outbuilding. A detailed response was provided which included that the resulting elevations would appear incredibly bulky, and that the proposed extensions appeared tantamount to several cottages with a very large unsympathetic link between the two main runs of buildings, which would be wholly unacceptable. The second set of plans omitted the wing over the footprint of the existing outbuilding however the concerns about the dominance, scale and design of the proposed extensions were reiterated; the scaling down of the extensions had not overcome the concerns previous expressed.

An indication was given that it may be possible to add a two storey rear wing in the order of 4 metres from the rear of the original cottage, without completely dominating the modest proportions of the original dwelling. However, it became clear that the applicant was seeking substantially larger scale additions to the property than was considered could be supported by officers. This application follows on these discussions, since the applicant was advised pre-application discussions had been exhausted.

K/86/0432 Extension – approved

The following applications at the neighbouring, larger listed building, number 21/22 Stokke Common are also of some relevance;

K/59003/F New rear two storey extension - Withdrawn

K/59004/LBC New rear two storey extension – Withdrawn

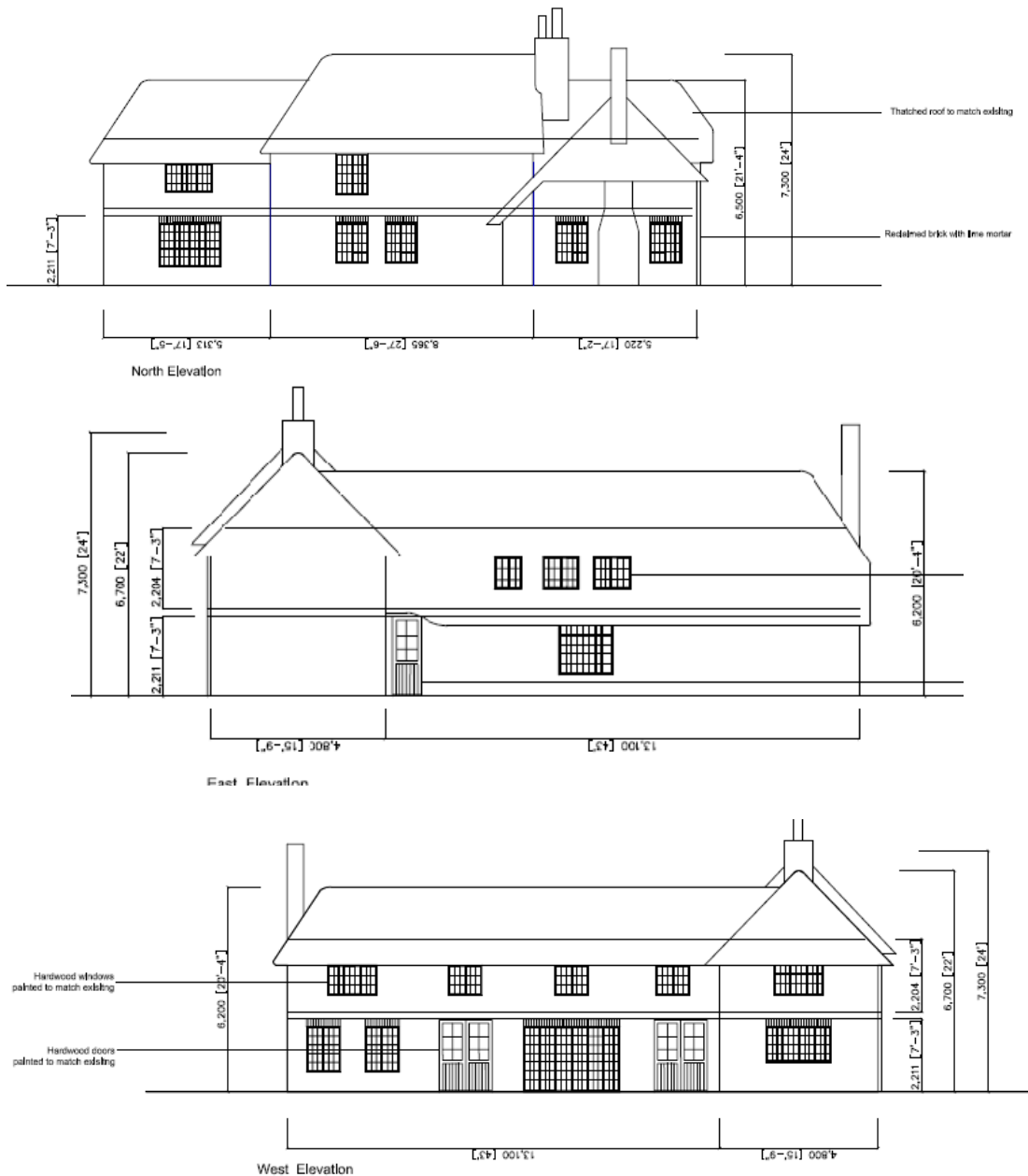
K/59521/F Two storey rear extension – Refused 12th December 2008

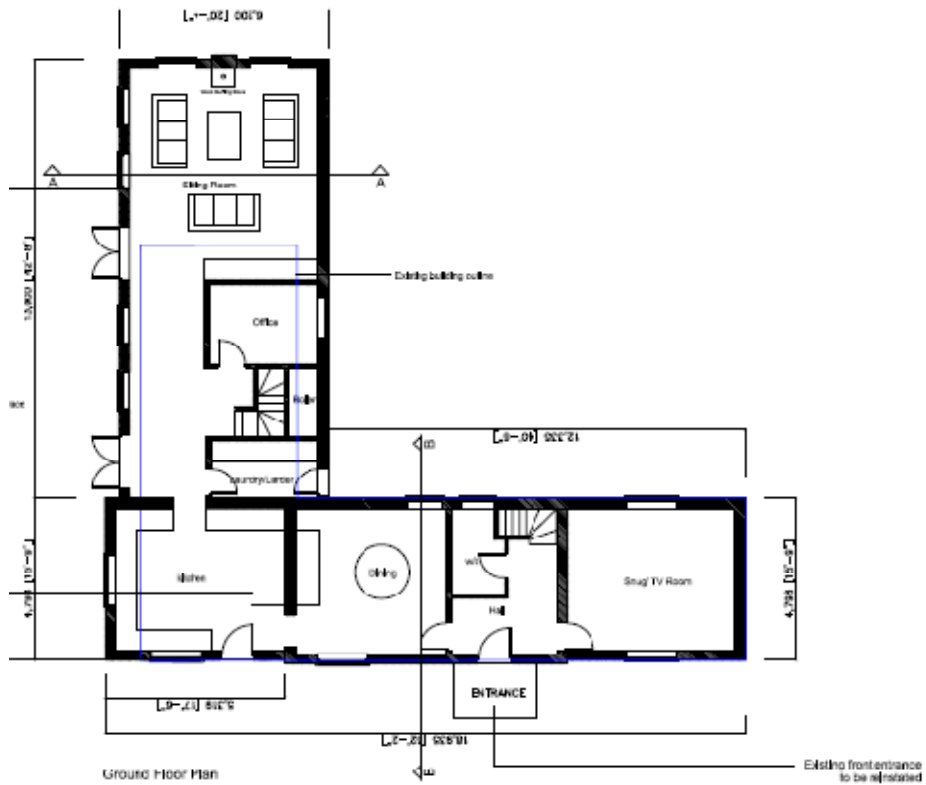
K/59520/LBC Two storey rear extension – Refused 12th December 2008

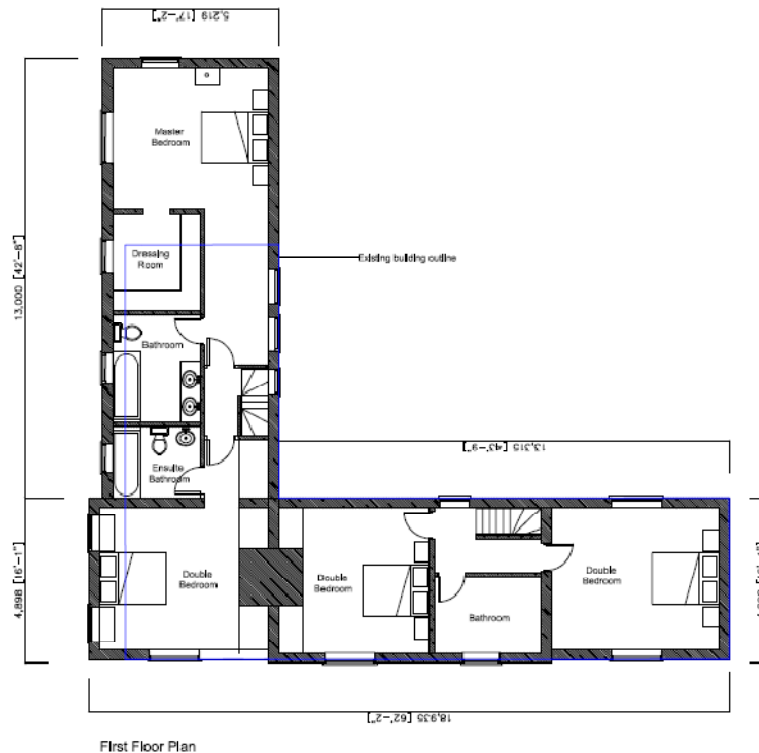
E/09/0182/FUL & E/09/180/LBC Demolition of outbuildings and erection of two storey extension - Approved with conditions 22nd April 2009.

5. The Proposal

The application proposes the replacement of existing single storey side extensions with two storey side extensions to both ends of the property, resulting in a c.19m frontage and the replacement of the single storey 7.4 metre rear wing with a 13 metre long two storey rear wing. The application also includes the demolition of the low rise stable block/ car port structure.







6. Planning Policy

National Planning Policy Statement 5: Planning for the Historic Environment, Planning Policy Statement 7: Sustainable Development in Rural Areas, Policy HE3 of the adopted Wiltshire and Swindon Structure Plan 2016 and Policies PD1 & NR6 of the adopted Kennet Local Plan 2011 are relevant.

7. Consultations

Great Bedwyn Parish Council – No comments received

English Heritage – Do not wish to offer specific comments but application should be determined in accordance with national and local planning policy and in accordance with your own conservation advice.

One letter from nearby neighbours has been received which expresses some concerns about the submitted proposals. These comments can be summarised as follows;

1. The boundary, hedges and tracks shown on the submitted plans are not accurate.
2. The plans do not include details of other associated development such as septic tank or fuel storage
3. The plans do not clearly show how much of the existing fabric and character will be retained and could be improved to allow ease of comparison between existing and proposed schemes, including the labelling of the elevations with the orientation and to illustrate the proposals with the neighbouring dwelling in order to allow assessment of massing. A design and access statement is also suggested.
4. The design could be improved by lowering the eaves line to the first floor north, south and west elevations to the head of the windows, creating a surround or sculpted dormer within the thatch, punctuating the windows or recessing them into the roofline to create a break in the eaves line and adding contouring to the thatched roof. This would be beneficial to the reading of scale and proportion to the principle external facades.
5. Concern is also raised about the impact on the existing forest tracks and trails

including by construction traffic and construction noise.

6. This cottage is a typical example of woodland cottages seen across the Savernake Forest, most of which are listed. The proposed design should be integrated harmoniously and sympathetically incorporating the character traits and maintain the integrity of the original cottage.

Wiltshire Council Conservation Officer – has provided advice and background on the existing dwelling as an heritage asset, detailed comments have been incorporated into the response below. Objects to the application on the basis that the proposed development would completely dominate the original building, leading to the loss of much of its historic fabric and fundamental alteration to its scale, proportions and form. The significance of the building and its contribution to the setting of the neighbouring listed building and the wider historic landscape would largely be lost and the requirements government and local policy would therefore not be met.

8. Publicity

The application has been advertised by way of a site notice and consultations with the neighbours and parish council.

9. Planning Considerations

No. 23 is a modest cottage located in a clearing at the edge of woodland which is today on the boundary of the Tottenham Estate. The land was almost certainly within the once larger medieval royal forest of Savernake and later part of the common lands of Great Bedwyn parish, possibly associated with the documented village of Stock, the precise site of which is unknown. The cottage is of vernacular scale, proportions and materials typical of many in the area and was probably constructed as a modest two cell structure with an outbuilding to the west (later incorporated into the living accommodation) and later extensions to the east and rear. The current core is in brick at a full two storeys and may have been built in this format in the C18 although the substantial external stack (to the main accommodation), and knowledge of the neighbouring property, suggest that the brick may possibly encase an earlier timber framed structure.

The building was probably not included on the statutory List at the time of the area re-survey in 1986 due to significant and intrusive re-fenestration work undertaken during the C20. Otherwise, however, the building would appear to meet many of the criteria for listing. It remains a typical example of vernacular construction in the area which makes a significant contribution to the setting of the neighbouring listed property, to the setting of the registered Tottenham Park and to the wider historic landscape. The relationship between the main core and former outshut to the west is especially characteristic of forms in the area.

PPS 5 Annex 2 defines an heritage asset as “a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are the valued components of the historic environment.” The PPS advises that assets may include those subject to statutory designation and those identified by the local planning authority during the process of decision-making (as here). The annex advises that the heritage interest of an asset may be archaeological, architectural, artistic or historic – in this case the building can be considered as having significant architectural and historic interest in its reflection of the people, their way of life and the events of the area in the past.

Policy HE7 relates to all heritage assets. HE 7.4 requires that local planning authorities should take into account the desirability of sustaining and enhancing the significance of heritage assets. HE7.5 requires that local planning authorities should take into account the

desirability of new development making a positive contribution to the character and local distinctiveness of the historic environment and that the consideration of design should include scale, height, massing, alignment, materials and use.

Policy HE8 advises that the effect of an application on the significance of such a heritage asset or its setting is a material consideration in determining the application. The accompanying practice guide notes in this respect that “Some non-designated assets, such as buildings of good local character or sites of archaeological interest, are of heritage significance but not at a level that would pass the threshold for national designation. Such assets can, singularly and collectively, make an important, positive contribution to the environment. The desirability of conserving them and the contribution their setting may make to their significance is a material consideration, but individually less of a priority than for designated assets or their equivalents (HE8.1).”

In light of the above, it is considered that the 23 Stokke Common is an heritage asset and consequently, assessment against the above criteria in addition to general design criteria set out in policy PD1 of the adopted Kennet Local Plan 2011 is necessary.

Taking first, the proposed replacement of the existing single storey additions with two-storey extensions to each end of the cottage, these would necessitate the demolition of the existing single storey extension to the west including loss of associated historic fabric, and would also likely result in the demolition of the existing single storey extension to the east. Each two storey side extension would measure c.5.3m in width, over half the width of the frontage of the original principle cottage which measures c. 8.3m. Although attempts have been made to make the additions appear subservient to the main dwelling through the reduction in eaves and ridge height and the use of the hipped roofs, the widths and heights of these extensions, when viewed both individually but especially when viewed cumulatively, would completely dominate the modest proportions and character of the host dwelling and would not respect its modest scale, traditional proportions or massing. This is contrary to both the requirements applicable to all development set out in Policy PD1 and would detrimentally affect the character and local distinctiveness of the historic environment, contrary to PPS5.

Secondly, the application proposes a substantial two storey rear wing measuring some 13.1m. This is grossly out of proportion with the original cottage and results in very bulky side elevations. The fenestration to the front and west elevations, whilst broadly following the design of that in the existing cottage, is poor and is not of a traditional style, nor is it sympathetic to the design of the original building. In particular, the soldier coursing above the window headers, the proportions of the openings, the two sets of double doors and enlarged window on the west elevation and the dormer windows in the east elevation are considered incongruous with the design of the host dwelling. The lack of fenestration to the east elevation of the rear extension exacerbates the bulk of this bland elevation, which does not benefit from any visual breaks in the design. This is symptomatic of an extension which is simply too large for the original building. Again, the extension is considered contrary to PD1 of the adopted Kennet Local Plan 2011 and PPS5.

Excluding the outbuilding, the footprint of the proposed dwelling would exceed the footprint of the original cottage by more than 2.8 times whilst comparison of floor area reveals that the proposed floor area would represent a 235% increase over the existing floor space, even taking into account the existing floorspace provided in the current extensions.

Furthermore, insufficient and inconsistent details are shown on the submitted plans. The survey is inaccurate and does not reflect the details of the existing building. There are also a number of discrepancies between the elevations, sections and plans such that there can be no certainty as to the intended appearance of the development. These include the lack of details for the form of the roof where the windows are to be inserted in the thatch to the east

elevation, the cross section drawings which show dormer cross sections to the incorrect elevations, the inconsistency of the length of the rear extension between elevation and floorplan, and the inconsistency between the eaves heights shown on the west elevation and the gable end of the rear extension. The agent will be notified of this prior to committee and given the opportunity of rectifying these discrepancies prior to the date of the meeting.

As regards neighbour impact, the proposed extensions are sufficiently distant from the neighbouring property 21/22 Stokke Common, so as not to be overbearing or overshadowing on the enjoyment of their property. The three windows within the thatch at first floor level in the eastern elevation would afford views towards the neighbouring garden above the vegetation however a distance of approximately 29 metres would be maintained between the extension and the neighbouring dwelling. This, together with the positioning of the properties in relation to one another is considered sufficient so as not to cause any significant loss of privacy.

In terms of impact on the wider landscape although a number of bridleways run close to the application site, because of its woodland setting, the application site is not especially prominent from public rights of way and it is not considered that the proposals would result in any particular harm to the Area of Outstanding Natural Beauty Landscape.

Regard has been given to the recently approved rear extension at the neighbouring dwelling, number 21/22 Stokke Common which is a grade II listed building, however it is not considered that this sets a precedent for permitting this particular scheme. The extension was permitted under references E/09/180/LBC and E/09/182/FUL in April 2009. The original building incorporates both 21 and 21 Stokke Common and therefore started with a 14m two storey frontage, as compared with the original two storey frontage of number 21 which measures c. 9.4m (max) with a 3.2m single storey element. It generally follows that the larger the host dwelling, the larger the scale of extensions can be accommodated without dominating the scale of the original. Although the neighbouring extension comprised of an 11 metre long two-storey element, measuring 5.6m to the ridge, with a 2.8m lower 'link' measuring 4.55m to the ridge, when taken separately from the main house it is a well designed addition, notwithstanding that officers expressed concern about the design and scale of this addition in the context of the host listed building. The link, reduced height and alternative but complimentary materials (clay tiles, glazing and timber boarding) each assist in creating visual breaks in the design and a more subservient appearance than the extension proposed at number 21.

10. Conclusion

The previous consents at the neighbouring dwelling are not considered to warrant the approval of the poorly designed and dominant extensions at number 21, which fail to respect the traditional character and proportions of this vernacular building in this important setting. In this case the history and development of the building as reflected in its fabric and appearance is of considerable interest and makes a significant contribution to the character of the area which would be harmed by the proposals.

RECOMMENDATION

Refuse, for the following reasons:

1. The proposed extensions by virtue of their large scale, cumulative massing, resulting poor proportions and poor design would detract from the traditional historic character of this modest vernacular cottage. They would neither accord with high quality design requirements nor would they sustain or enhance this heritage asset which is located in a sensitive location within a listed Historic Park and Garden and adjacent a grade II listed building. Furthermore, the submitted information includes a number of

discrepancies and inaccuracies which do not allow for any certainty as to the extent of development proposed or for a full and proper assessment of the proposals to be made. Consequently the proposals are considered contrary to central Government Planning Policy Statement 5: Planning for the Historic Environment, Policy HE3 of the adopted Wiltshire and Swindon Structure Plan 2016 and policy PD1 of the adopted Kennet Local Plan 2011.

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