

AGENDA

Meeting: Strategic Planning Committee
Place: Council Chamber - County Hall, Trowbridge BA14 8JN
Date: Wednesday 22 October 2014
Time: 10.30 am

Please direct any enquiries on this Agenda to Kieran Elliott, of Democratic Services, County Hall, Bythesea Road, Trowbridge, direct line 01225 718504 or email kieran.elliott@wiltshire.gov.uk

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

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Briefing Arrangements:	Date	Time	Place
PARTY SPOKESMEN	Wed 22.10.14	9.30am	Council Chamber

Membership:

Cllr Glenis Ansell	Cllr David Jenkins
Cllr Trevor Carbin	Cllr Bill Moss
Cllr Terry Chivers	Cllr Christopher Newbury
Cllr Andrew Davis (Chairman)	Cllr Tony Trotman (Vice Chairman)
Cllr Stewart Dobson	Cllr Fred Westmoreland
Cllr Charles Howard	

Substitutes:

Cllr Ernie Clark	Cllr Paul Oatway
Cllr Bill Douglas	Cllr James Sheppard
Cllr Mary Douglas	Cllr Nick Watts
Cllr Dennis Drewett	Cllr Ian West
Cllr George Jeans	Cllr Jerry Wickham
Cllr Howard Marshall	Cllr Graham Wright

PART I

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

1 **Apologies for Absence**

2 **Minutes of the Previous Meetings** (*Pages 1 - 40*)

To confirm and sign the minutes of the meetings held on 16 & 30 July 2014.

3 **Declarations of Interest**

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

4 **Chairman's Announcements**

5 **Public Participation and Councillors' Questions**

The Council welcomes contributions from members of the public.

Statements

Members of the public who wish to speak either in favour or against an application or any other item on this agenda are asked to register in person no later than 10.20am on the day of the meeting.

The Chairman will allow up to 3 speakers in favour and up to 3 speakers against an application and up to 3 speakers on any other item on this agenda. 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.

Questions

To receive any questions from members of the public or members of the Council 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 on the front of this agenda (acting on behalf of the Corporate Director) no later than **5pm on Wednesday 15 October 2014**. Please contact the officer named on the front of this 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 **14/07284/FUL - The Poplars Residential Park, Poplars Tree Lane, Southwick, Trowbridge, BA14 9NB - Change of use of agricultural land to extend an existing Gypsy and Traveller site to accommodate two additional pitches and associated landscaping. Erection of two additional day rooms and retrospective permission for entrance gate and walls**
(Pages 41 - 56)

A report by the Case Officer is attached.

- 7 **14/07652/FUL - Beversbrook Sports Facility, Beversbrook Road, Calne, SN11 9FL - All-Weather Sports Pitch with Floodlighting and fencing, New Pavilion Entrance, Reception & Cafe** *(Pages 57 - 68)*

A report by the Case Officer is attached.

- 8 **Army Basing Programme - Salisbury Plain Masterplan** *(Pages 69 - 142)*

A report by the Army Basing Planning Manager is attached.

- 9 **Date of Next Meeting**

To note that the next meeting is due to be held on Wednesday 12 November 2014 in the Council Chamber at County Hall, Trowbridge, starting at 10.30am.

- 10 **Urgent Items**

Any other items of business which, in the opinion of the Chairman, should be considered as a matter of urgency. Urgent items of a confidential nature may be considered under Part II of this agenda.

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

STRATEGIC PLANNING COMMITTEE

DRAFT MINUTES OF THE STRATEGIC PLANNING COMMITTEE MEETING HELD ON 16 JULY 2014 AT COUNCIL CHAMBER - COUNTY HALL, TROWBRIDGE BA14 8JN.

Present:

Cllr Ernie Clark (Substitute), Cllr Andrew Davis (Chairman), Cllr Stewart Dobson, Cllr Charles Howard, Cllr David Jenkins, Cllr Howard Marshall (Substitute), Cllr Bill Moss, Cllr Tony Trotman (Vice Chairman), Cllr Fred Westmoreland and Cllr Graham Wright

Also Present:

Cllr Christine Crisp, Cllr Alan Hill, Cllr Philip Whalley, Cllr Roy While and Cllr Jerry Wickham

55 Apologies for Absence

Apologies for absence were received from Councillors Christopher Newbury, Terry Chivers and Glenis Ansell.

Councillor Chivers was substituted by Councillor Ernie Clark.

Councillor Ansell was substituted by Councillor Howard Marshall.

56 Minutes of the Previous Meeting

The minutes of the meeting held on 18 June 2014 were presented for consideration and it was,

Resolved:

To APPROVE as a true and correct record and sign the minutes.

57 Declarations of Interest

There were no declarations.

58 Chairman's Announcements

Attention was drawn to the late list of observations presented at the meeting, to be attached as an agenda supplement.

59 **Public Participation and Councillors' Questions**

There were no questions or statements submitted.

60 **14/03118/OUT: Hawkeridge Business Park, Land North and South of Mill Lane, Hawkeridge, Westbury, BA13 4LD**

Public Participation

Mr John Masson spoke in objection to the application.

Mr Jon le Galloudec spoke in objection to the application.

Mr Daniel McGinn spoke in objection to the application.

Mr Lindsay Holdoway, applicant, spoke in support of the application.

Mr Len Turner spoke in support of the application.

Mr Chris Beaver, agent, spoke in support of the application.

Cllr Francis Morland, Heywood Parish Council, spoke in objection to the application.

The Senior Planning Officer presented their report which recommended that the application be delegated to the Area Development Manager to approve permission, subject to the completion of a section 106 legal agreement and prior advising the Secretary of State of the intention of grant permission, owing to the application being a departure from the policies of the adopted development plan.

It was stated the other sites that had been considered had not been judged to be sufficient for the purposes of improving employment needs identified in the emerging Wiltshire Core Strategy for the area, and the harmful impacts to the Listed Building and its setting was not felt by officers to be significant enough to outweigh the public benefits of the application. Other key issues included highways and access impacts, impact more generally on the character and appearance of the area and local ecology.

Members of the Committee then had the opportunity then had the opportunity to ask technical questions of the officers. In response to queries on which development plan should take precedence if there was a conflict between the policies of different materially relevant plans, it was stated that in such a situation the most up to date adopted plan should be given more weight.

In response to queries on the emerging Wiltshire Core Strategy, it was stated the Planning Inspector who had been assessing the Strategy and recommended changes to the Council, had raised no concerns about the strategic employment policies with the Strategy. Clarity was also sought on the restriction of specific types of business activity on the site, and the restriction of permitted development rights so that Class B1 industrial use could not be changed to residential use without additional planning consent.

Members of the public then had the opportunity to present their views to the Committee, as detailed above.

The Local Member, Councillor Jerry Wickham, then spoke in objection to the application, and requested that members undertake a site visit prior to any

determination. Another Local Member, Councillor Gordon King, supported the suggestion of a site visit.

The legal officer then clarified for the Committee the necessary balancing exercise in how much weight to give to specific development plans, that in the absence of a neighbourhood plan, policies plans to consider were the West Wiltshire District Plan, the emerging Wiltshire Core Strategy and the National Planning Policy Framework, there was a need first to consider the strategic importance of the application, and then at the local issues which might require more weight on more locally focused plans.

The Committee then debated the application, noting the extensive scale of the site and the jobs creation potential, although without specific employment use designations at the outline stage, it was acknowledged the predictions of employment opportunities remained as general estimates only, although the need for more employment opportunities was raised, particularly given the planned and already permitted housing developments in the Westbury area.

The Committee considered the impact of the development on the highways and the setting of the Listed Building, with some raising concerns that this would be excessive. Details were also sought whether the site would be suitable for fibre optic broadband connection given the planned roll-out across the county, and that the developers be asked to take this into consideration should permission be granted. Members did not feel a site visit would be necessary, stating that the extensive presentation and report, including a great many maps and photos, as well as the comments of local residents and members, provided sufficient information on which to base a decision.

At the conclusion of debate, it was,

Resolved:

To defer and delegate to the Area Development Manager to advise the Secretary of State that the Council is minded to grant outline planning permission subject to the conditions set out below, and subject to the prior completion of a Section 106 Legal Agreement to secure the planning obligations set out in section 9.13 of this report. The Area Development Manager to issue the planning permission on these terms if the Secretary of State advises the Council that he does not wish to determine the application himself.

Subject to the following Conditions:

- 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 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 An application for the approval of all of the reserved matters shall be made to the Local Planning Authority before the expiration of five years from the date of this permission.**

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

- 3 No development shall commence on site until details of the following matters (in respect of which approval is expressly reserved) have been submitted to, and approved in writing by, the Local Planning Authority:**

**The scale of the development;
The layout of the development;
The external appearance of the development;
The landscaping of the development;
The development shall be carried out in accordance with the approved details.**

REASON: The application was made for outline planning permission and is granted to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 3(1) of the Town and Country Planning (General Development Procedure) Order 1995.

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting or amending that Order with or without modification), the site shall be used solely for purposes within Classes B1, B2 and B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended by the Town and Country Planning (Use Classes) (Amendment)(England) Order 2005 (or in any provisions equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification).**

REASON: The proposed uses are acceptable but the Local Planning Authority wish to consider any future proposal for a change of use, other than a use within the same classes, having regard to the circumstances of the case.

- 5 The floorspace occupied by Class B1 (a) and (b) land uses, as defined in The Town and Country Planning (Use Classes) Order 1987 (as amended), shall not exceed 12,000m² and the total floorspace shall not exceed 45,520m², unless otherwise agreed in writing by the local planning authority.**

REASON: In order to ensure that traffic associated with the development can be satisfactorily accommodated on the road network.

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

REASON: To ensure a satisfactory landscaped setting for the development, to protect the setting of heritage assets and existing important landscape features and to manage biodiversity.

- 7 Other than the site access roundabout and associated works, no other development on the site hereby approved shall be commenced until the roundabout access works on Hawkeridge Road and the alterations to Mill Lane have been completed in accordance with drawing number IMA-13-051-005A received by the local planning authority on 19th March 2014. Access to the properties served by Mill Lane shall be secured at all times during the works.**

REASON: In order to ensure that a satisfactory access is provided to serve the site, and the existing properties accessed from Mill Lane

- 8 There shall be no vehicular access points to the site other than via the proposed roundabout on Hawkeridge Road, and a cycle access point to the north of the roundabout. The existing agricultural access to the site north of Mill Lane shall be closed to all traffic before the commencement of development.**

REASON: In the interests of highway safety

- 9 Prior to the commencement of the development a Construction Traffic Management Plan shall be submitted to and approved in writing by the local planning authority. The Plan shall include, inter alia, details of the proposed routing of lorry traffic to and from the site, on-site facilities to ensure that detritus from the site is not transferred onto the highway, road sweeping proposals, and construction lorry and worker traffic minimisation proposals. The development shall then be carried out in accordance with the approved details.**

REASON: In the interests of highway safety.

- 10** No development shall commence on site until a written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority. The proposal shall then be carried out in accordance with the approved details.

REASON: To enable the recording of any matters of archaeological interest.

- 11** No development shall commence on site until an Ecological Mitigation Plan demonstrating how the commitments for ecological protection, mitigation and management measures will be implemented in accordance with the Site Mitigation Strategy (Keystone Ecology, November 2013) and details of when vegetation will be removed has been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details

REASON: In the interest of ecology.

- 12** No development shall commence on site until a Landscape and Ecology Management Strategy setting out the management aims and objectives of the site, ownership and management responsibilities and a five year long term management plan to ensure planting meets the objective of maximising habitat for bat SAC species in perpetuity has been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

REASON: In the interest of landscape management and ecology

- 13** No development shall commence on site until details of a foul water drainage strategy and a timetable including appropriate arrangements for the agreed points of connection and the capacity improvements required has been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

REASON: To ensure that proper provision is made for sewerage of the site and that the development does not increase the risk of sewer flooding to downstream properties.

- 14** No development shall commence on site until a site lighting strategy shall be submitted to and approved in writing by the Local Planning Authority. The Strategy shall include detailed measurements of existing light levels across the whole site and details of proposed lighting installation in communal areas. The development shall then be carried out in accordance with the approved details.

REASON: In the interest of ecology

- 15 **The development hereby approved shall be carried out in strict accordance with the Parameters Plan Revision C received by the Local Planning Authority on 23rd June 2014.**
- REASON: In the interest of neighbouring amenity, to protect the setting of heritage assets and ecology**
- 16 **There shall be no development, groundraising or other alteration on land with an existing ground level of 47.51mAOD or below. This land shall remain undeveloped and shall form unobstructed open space with associated landscaping.**
- REASON To minimise impact on the fluvial floodplain and flood risk to the surrounding area.**
- 17 **Any Development and associated works shall be carried out in accordance with all the recommendations of the, undated (noise measurements carried out in July 2013), Entran Noise and Vibration Assessment for land at Hawkeridge submitted as part of planning application ref 14/03118/OUT**
REASON: In the interest of neighbouring amenity
- 18 **No burning shall take place on site during the construction phase.**
- REASON: In the interest of neighbouring amenity**
- 19 **Demolition or construction works shall not take place outside the hours of 08:00hrs to 18:00hrs Mondays to Fridays and from 08:00hrs to 13:00hrs on Saturdays and at no time on Sundays or Bank Holidays.**
- REASON: In the interest of neighbouring amenity.**
- 20 **Prior to the occupation of any building on site, evidence that all building services, plant and fixed machinery are sited and designed to achieve a Rating Level LArTr of 30dB between the hours of 07:00 hrs and 23:00 hrs and Rating level LArTr 25db (subject for the scope of BS4142 for low background noise and therefore the rating level) between the hours of 23:00hrs and 07:00 hrs as measured at the nearest noise sensitive receptor shall be submitted to and approved in writing by the Local Planning Authority. Measurements and assessments shall be carried out in accordance with BS4142.1997. The development shall be carried out in accordance with the approved details.**
- REASON: In the interest of neighbouring amenity**
- 21 **No building or component thereof shall be constructed on site until details and samples of the materials to be used for the external walls,**

windows and roofs of that building have been submitted to and approved in writing by the Local Planning Authority. The Development shall then be carried out in accordance with the approved details.

REASON: In the interest of the visual amenity, the impact upon the character and appearance of the area and to protect the setting of heritage assets

- 22** No building shall be constructed on site until there has been submitted to and approved in writing by the Local Planning Authority, a plan indicating positions, design, materials and type of boundary treatment to be erected and soft landscaping. The boundary treatment shall be completed, before the buildings are occupied, in accordance with a timetable agreed in writing by the Local Planning Authority and the soft landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

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

- 23** No building shall be constructed on site until there has been submitted to and approved in writing by the Local Planning Authority, a sustainable energy strategy statement including how details of provision for sustainable energy of the building will be achieved. The buildings shall then be carried out in accordance with the approved details.

REASON: In the interest of renewable energy

- 24** No building shall be constructed on site until there has been submitted to and approved in writing by the Local Planning Authority a transport assessment relating to the particular use including details of car and cycle parking spaces. The buildings shall then be carried out in accordance with approved details

REASON: In the interest of highway safety and in order to ensure a satisfactory level of provision of operational car and cycle parking within the site, and to support sustainable travel.

- 25** No building shall be constructed on site until details of the estate road, internal roads, footways, footpaths, cycle routes, verges, junctions, street lighting, sewers, drains, retaining walls, service

routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, access gradients, car parking and street furniture, and a phasing plan for provision of such works have been submitted to and approved by the local planning authority. No building shall be first put into use until the approved items serving that building have been carried out in accordance with the approved details. .

REASON: To ensure that the roads are laid out and constructed in a satisfactory manner and at an appropriate time whilst protecting ecological concerns

- 26** Prior to the occupation of each and every building on the site, operational parking required for that site shall be provided in accordance with details which shall first have been submitted to and approved in writing by the local planning authority.

REASON: To ensure adequate provision is made for loading, offloading and site storage of commercial and heavy goods traffic.

- 27** No development shall commence on each individual plot until details of the storage of refuse including recycling facilities, including details of location, size, means of enclosure and materials, have been submitted to and approved in writing by the Local Planning Authority. The development serving that plot shall not be first brought into use until the approved refuse storage has been completed and made available for use in accordance with the approved details and it shall be subsequently maintained in accordance with the approved details thereafter.

REASON: In the interests of public health and safety.

- 28** No building shall be occupied until a lighting scheme for the associated plot has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be so designed as to control glare, spillage and intrusion and include details of lighting appliance positions, lux plots showing effects of proposed lighting in combination with other approved developments. All schemes should comply with guidance issued by the Institution of Lighting Engineers for an E2 Zone and be in accordance with the Parameters Plan received by the Local Planning Authority on 23rd June 2014, section 6.3 of the Design and Access Statement and section 5.16 of the Site Mitigation Strategy (Keystone Ecology, November 2013) received on 19th March 2014. The development shall then be carried out in accordance with the approved details.

REASON: In the interest of neighbouring amenity and ecology

- 29** No development shall commence on each individual plot until a detailed surface water run-off limitation scheme for each plot, phase or parcel of land, together with supporting calculations, has been

submitted to, and approved in writing by the Local Planning Authority. The submitted details shall clarify the intended future ownership and maintenance for all drainage works serving the site. The approved scheme shall be implemented and maintained in accordance with the approved programme and details.

REASON To prevent any increased risk of surface water flooding associated with the development.

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

Site Context Plan, Site Location Plan, Topographical Plan 866/6113/1A, Topographical Plan 866/6113/1B, Topographical Plan 866/6113/2, Topographical Plan 866/6113/3 received on 19th March 2014

IMA-11-078 - 028A, IMA-13-051-005A received on 19th March 2014

Parameters Plan Rev C received on 23rd June 2014

REASON:

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

INFORMATIVES

- 1** **INFORMATIVE:** The developer should be aware that any reserved matters application should include detailed scheme of measures to minimise noise generation due to traffic arising from the development. The road networks and loading area of each unit shall also be located and designed to minimise impact to noise sensitive dwellings.
- 2** **INFORMATIVE:** When discharging the condition regarding surface water run off the Environment Agency will expect the following:
- A clearly labelled drainage layout plan showing the pipe networks and (where appropriate) any attenuation ponds, soakaways and drainage storage tanks. This plan should show any pipe node numbers referred to in the drainage calculations and the invert and cover levels of manholes;
 - A manhole schedule;
 - Model runs to demonstrate that the critical storm duration is being used;
 - Confirmation of the appropriate discharge rate (where appropriate), with any flow control devices indicated on the plan with the rate of discharge stated;
 - Calculations showing the volume of attenuation provided and that parity on rate and volume of runoff will be achieved, demonstrating how the system operates during the 1 in 100 critical duration storm event;
 - The run-off from the site during the critical 1 in 100 year storm

plus an allowance for climate change must be contained (must not be permitted to run un-attenuated overland to areas off site) within the site and must not reach unsafe depths on site. If there is any surcharge and flooding from the surface water drainage system, overland flood flow routes and "collection" areas on site (e.g. car parks, landscaping) must be shown on a drawing. CIRIA good practice guide for designing for exceedance in urban drainage (C635) should be used.

- An appropriate allowance for climate change should be incorporated into the scheme in accordance with NPPF;
- Where infiltration forms part of the proposed storm-water system such as infiltration trenches and soakaways, soakage test results and test locations are to be submitted in accordance with BRE digest 365. Seasonal ground water level fluctuations should be assessed to gain appropriate base level for any soakaways (base must be at least 1m above ground water level).
- Specification of how the scheme will be maintained and managed after completion.

3 **INFORMATIVE** There must be no interruption to the existing surface water and/or land drainage arrangements of the surrounding land as a result of the operations on the site. Provisions must be made to ensure that all existing drainage systems continue to operate effectively.

4 **INFORMATIVE** Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws, the prior written consent of the Environment Agency is required for any proposed (permanent or temporary) works or structures in, under, over or within 8 metres of the top of the bank of the Bitham Brook, designated a 'main river' at this location. The need for Flood Defence Consent is over and above the need for planning permission. To discuss the scope of our controls and to obtain an application form please contact Daniel Griffin on 01258 483421.

5 **INFORMATIVE** Safeguards should be implemented during the construction phase to minimise the risks of pollution from the development. Such safeguards should cover: - the use of plant and machinery - oils/chemicals and materials - the use and routing of heavy plant and vehicles - the location and form of work and storage areas and compounds - the control and removal of spoil and wastes. The applicant should refer to the Environment Agency's Pollution Prevention Guidelines at: <http://www.environment-agency.gov.uk/business/topics/pollution/39083.aspx>.

6 **INFORMATIVE:** It is important for the applicant to note that if the development is to be connected to the existing water main in Link Road, an application should be submitted to Wessex Water. Non domestic supplies required for fire fighting or commercial use will require an assessment with network modelling subject to design requirements. Wessex Water would recommend the use of storage

tanks where the network capacity is not available or where off site reinforcement is necessary to provide the stated demand. For further information please contact Wessex Water on 01225 526000 or at www.wessexwater.co.uk

- 7 **INFORMATIVE:** It is important for the applicant to note that if surface water is proposed to be discharged into a nearby ditch/watercourse, then an application for land drainage consent would also be required.
- 8 **INFORMATIVE:** It is important for the applicant to note that details of the ground gas risk assessment for the site confirming whether any ground gas mitigation is required for the development. This should be submitted to the Environmental Health Team at Wiltshire Council prior to any works commencing on site
- 9 **INFORMATIVE:** The developer will need to ensure that any alterations to Mill Lane are in accordance with legal requirements, and any areas of Mill Lane to be stopped up or subject to changed status will be required to have a formal stopping-up order made under the provisions of s247 TCPA 1990 before development commences. A legal agreement under the provisions of s278 Highways Act 1980 shall be completed with the Council in relation to the access works prior to any access works being undertaken.
- 10 **INFORMATIVE:** There are public rights of way crossing the site, intended to be diverted; the appropriate legal procedures for diversion, both temporary and permanent shall be followed.
- 11 **INFORMATIVE:** Car and Cycle parking spaces shall be provided on the site in accordance with the Wiltshire Transport Plan LTP3 2013-2026 Car Parking Strategy and Cycle Strategy respectively or such standards contained in any superseding document.

61 **14/03182/FUL: Land North of Mill Lane, Hawkeridge, Westbury, BA13 4LD**

Public Participation

Mr Chris Beaver spoke in support of the application.

Cllr Francis Morland, Heywood Parish Council, spoke in objection to the application.

The Senior Planning Officer presented a report which recommended that the application be delegated to the Area Development Manager to grant permission subject to the granting of approval to application 14/03118/OUT, as the application is for a foul drainage pumping station to serve the larger Hawkeridge Business Park site. Key issues were stated to include the ecology, drainage and highways impacts, of which officers had raised no objections.

Members of the Committee then had the opportunity to ask technical questions of the officers.

Members of the public then had the opportunity to present their views to the Committee, as detailed above.

A debate followed, where it was confirmed in response to queries that the issue of the developers having the necessary permission to access to a private piece of land for access was a civil matter for the developers to resolve. If this could not be resolved, a separate application with a different access would be required.

It was then,

Resolved:

To defer and delegate to the Area Development Manager to issue planning permission subject to the conditions and informatives below and subject to the approval of 14/03118/OUT outline application for the employment site at Hawkeridge, Westbury.

Subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**

REASON:

To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

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

IMA-13-054-002-Rev C received by the Local Planning Authority on 28th March 2014, Angus Meek Site Plan 2272 L03 Rev B received by the Local Planning Authority on 3rd June 2014, Angus Meek Parameters Plan Rev C received by the Local Planning Authority on 23rd June 2014

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

- 3 The development shall not be commenced until a foul water drainage strategy is submitted and approved in writing by the local Planning Authority. The drainage scheme shall include appropriate arrangements for the agreed points of connection and the capacity improvements required to serve the proposed development phasing the drainage scheme shall be completed in accordance with the approved details and to a timetable agreed with the local planning authority.**

The development shall then be carried out in accordance with the approved details.

Reason: To ensure that proper provision is made for sewerage of the site and that the development does not increase the risk of sewer

flooding to downstream property.

- 4** Prior to the commencement of the development hereby approved details of the access and vehicle turning/standing area shall be submitted to and approved by the local planning authority, and the access and vehicle turning/standing area shall be completed in accordance with the approved details prior to the pumping station being first put into use.

REASON: In order to ensure that an appropriate access and turning space is available before the pumping station is first brought into use

- 5** 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
- location and current canopy spread of all existing trees and hedgerows on the land;
 - full details of any to be retained, together with measures for their protection in the course of development;
 - a detailed planting specification showing all plant species, supply and planting sizes and planting densities;
 - finished levels and contours;
 - means of enclosure;
 - hardsurfacing;
 - other vehicle and pedestrian access and circulation areas;
 - minor artefacts and structures (e.g. storage units, signs, lighting etc);
 - proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines etc indicating lines, manholes, supports etc);
 - retained historic landscape features and proposed restoration, where relevant.
 - tree(s), of a size and species and in a location to be agreed in writing with the Local Planning Authority, shall be planted in accordance with BS3936 (Parts 1 and 4), BS4043 and BS4428

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

- 6** All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first use of the development hereby approved 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.

- 7 Prior to the commencement of the development a condition survey of such parts of Mill Lane and footpath HEYW9 as shall have been agreed with the local planning authority shall be undertaken to record the present condition of the road and footpath, highlighting areas of failure or concern. The survey shall be undertaken in accordance with a methodology which shall previously been agreed with the local planning authority, and no work on site shall commence until the local planning authority has confirmed its acceptance of the survey findings.

REASON: In order to help identify structural and surface damage caused to the road and footpath as a consequence of the development.

INFORMATIVES

- 1 **INFORMATIVE TO APPLICANT:** If the developer proposes to discharge into a nearby ditch/watercourse, then an application for land drainage consent would also be required.
- 2 **INFORMATIVE TO APPLICANT:** The proposed pumping station will be subject to a Section 104 application which will require detailed design and technical review. For further information please contact Wessex Water.

Councillor Graham Wright left the meeting after this item.

62 **13/01956/WCM: Land at Thingley Junction, Easton Lane, Chippenham, SN14 0RW**

Public Participation

Mr Paul Joliffe, Neil Pearson Associates, spoke in support of the application.
Mr Chris Miles, FMW Consultancy, spoke in support of the application.

The Senior Planning Officer presented a report which recommended the application be delegated to the Area Development Manager to grant permission subject to the completion of a section 106 legal agreement. Key issues were stated to include the visual, highways and environmental impact, and impact on residential amenity.

Members of the Committee then had the opportunity to ask technical questions of the officers. It was confirmed that although the site lay close to the railway

line, there were no plans to move materials on or off site by rail in the future. Details were sought on the noise barrier than was to be installed for the protection of residential amenity with some concerns of intrusiveness, and it was confirmed this would be up to 6m high and any cladding could be covered by a condition. Clarity was also sought on the robustness of conditions restricting hours of operation, and whether these could be strengthened further.

Members of the public then had the opportunity to present their views to the Committee, as detailed above.

The Local Member, Councillor Phillip Whalley, then spoke in objection to the application, highlighting traffic concerns and the scale of vehicles still permitted down narrow C roads even with a traffic order in place.

A debate followed, where the noise barrier's proximity to a residential caravan site was raised, and whether the landscaping to shield this was sufficient to offset concerns about its impact on residential amenity. The potential impact of the site in operation as a waste transfer station was assessed, along with the impact on the road network, and the need to clarify that loading and unloading from vehicles, even when not in motion, should be included as prohibited works during the suggested hours of no operation.

At the end of debate, it was,

Resolved:

To delegate to the Area Development Manager to grant planning permission, subject to the prior completion of a Section 106 legal agreement to secure the highway matters outlined in section 9.5 in the report (i.e. improvements to C159 and provision of TRO), and subject to the following conditions:-

- 1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2. The development hereby permitted shall be carried out in accordance with the following approved plans, unless otherwise required by conditions contained within this schedule:**

Plan Ref: VL.2012/60/11 Rev. B - Site Layout Plan, dated 6 November 2013.

Plan Ref: VL.2012/60/12 - Proposed Buildings - Plans, dated June 2013.

Plan Ref: VL.2012/60/13 - Proposed Buildings - Elevations, dated June 2013.

Plan Ref: NPA 10589 301 Rev. P4 - General Arrangement, dated 25 June 2013.

Plan Ref: VL.2012/60/20 – Site Functions Plan, dated April 2014.

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

3. No development shall commence on site until full detail of the improvements to the C159 have been submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for the provision of passing bays and installation of traffic priority road markings and signage. Those improvements shall be completed in accordance with the approved details before the development hereby permitted is commenced and shall be maintained throughout the duration of the development.

REASON: In the interests of highway safety and to ensure that adequate highway capacity is available to accommodate the additional traffic generation by the proposed development.

4. Prior to the commencement of any other part of the development the new access to the site shall have been completed in accordance with the detailed plans to be approved by the Local Planning Authority. There shall be no other access to the site other than from the approved access. Access to the land to the east of the approved site (the blue edged land) shall be provided only via the new site access road.

REASON: In the interests of highway safety.

5. Notwithstanding the proposed access details shown on the submitted drawings, any gates to the site shall be set back from the new carriageway edge by a minimum distance of 18 metres, and shall be designed to not open towards the highway.

REASON: In the interest of highway safety, and to accommodate the longest lorries likely to visit the site clear of the carriageway.

6. The site access road, car parking areas and yard servicing areas shall be completed in accordance with details which shall first have been submitted to and approved by the Local Planning Authority prior to the development being brought into beneficial use.

REASON: To ensure that traffic using the site access does not prejudice the safety of highway users by way of muck being dragged off the site.

7. 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 2.4 metres back from the edge of the carriageway, measured along the centre line of the access, to the

points on the edge of the carriageway 160 metres to the west and 160 metres to the east from the centre of the access in accordance with detailed plans to be submitted to and approved by the local planning authority. Such splays shall thereafter be permanently maintained free from obstruction to vision above a height of 600mm above the level of the adjacent carriageway.

REASON: In the interests of highway safety.

8. No development shall commence on site until a Green 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.

9. No development shall commence on, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:

- the anticipated number, frequency and types of vehicles to be used during construction;
- the means of access to and from the site and routing of vehicles during construction;
- the parking of vehicles by site operatives and visitors clear of the highway,
- the loading and unloading of plant, materials and waste clear of the highway,
- the storage of plant and materials used in construction of the development clear of the highway and trees;
- the erection and maintenance of security hoarding clear of the highway;
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway;
- measures to control the emission of dust and dirt during demolition and construction, lighting for construction and security clear of the highway;
- details of public engagement both prior to and during construction works;

- A traffic management plan for the public highway;
- Details of advance warning signage (highway and/or otherwise);

The approved Plan shall be implemented and adhered to throughout the entire construction period.

REASON: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase.

10. No development shall commence on site until details and samples of the materials to be used for the external walls and roofs of buildings and the acoustic wall have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

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

- indications of all existing trees and hedgerows on the land;
- details of any to be retained, together with measures for their protection in the course of development;
- 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;
- finished levels and contours of the land;
- means of enclosure;
- car parking layouts;
- other vehicle and pedestrian access and circulation areas;
- hard surfacing materials;
- biodiversity enhancement proposals
- minor artefacts and structures (e.g. refuse and other storage units, signs, lighting etc);

All hard and soft landscape works shall be carried out in accordance with the approved details and shall be completed prior to the occupation of any part of the development or in accordance with a programme agreed in writing by the Local Planning Authority. 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.

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

12. No development shall commence on site until an Ecological Management Plan for the post-construction management of all habitats within the site has been submitted to and approved in writing by the Local Planning Authority. The Plan shall be implemented as approved.

REASON: In order to ensure that appropriate measures are taken to protect wildlife and promote biodiversity and to safeguard the special character of the area.

13. No development shall commence until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include details of how the scheme shall be maintained and managed after completion.

REASON: To prevent the increased risk of flooding and prevent pollution of the water environment.

14. No development approved by this planning permission shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:

[1] A preliminary risk assessment which has identified:

- a) all previous uses;
- b) potential contaminants associated with those uses;
- c) a conceptual model of the site indicating sources, pathways and receptors;
- d) potentially unacceptable risks arising from contamination at the site.

[2] A site investigation scheme, based on [1] to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

[3] The results of the site investigation and detailed risk assessment referred to in [2] and, based on these, an options appraisal and remediation strategy giving full details of the

remediation measures required and how they are to be undertaken.

- [4] A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in [3] are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the Local Planning Authority. The scheme shall be implemented as approved.

REASON: To protect controlled waters from pollution by contaminants (due to past site uses as a railway yard) mobilised by construction.

15. If, during development, 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 an amendment to the Method Statement detailing how this unsuspected contamination shall be dealt with.

REASON: To prevent pollution of the water environment.

16. The development shall only be carried out in accordance with the Ecological Mitigation Strategy by Nicholas Pearson Associates, entitled 'Proposed Metal Salvaging, Recycling and Waste Facility at Thingley Junction, Chippenham - Mitigation Strategy' and dated July 2013.

REASON: In order to ensure that appropriate measures are taken to protect wildlife and promote biodiversity and to safeguard the special character of the area.

17. No external lighting shall be installed on site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage 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.

18. No operations shall take place on the site, including the movement and loading and unloading of vehicles within the site, except between the hours of:

07:00 - 18:00 Monday to Friday
07:00 - 14:00 Saturdays

No operations, including the movement of vehicles, shall be carried out at any time on Sundays, Bank or Public Holidays.

REASON: In the interests of highway safety and amenity.

- 19. The total number of HGV vehicle movements associated with the development hereby permitted shall not exceed the following limits:**

30 movements [15 in and 15 out] per day Monday to Friday
16 movements [8 in and 8 out] per day Saturdays

No HGV movements shall take place outside the hours of operation stated in condition 18 of this permission.

REASON: To secure the level of traffic assessed as acceptable in the Transport Statement and to reduce the potential for disturbance caused by vehicular movements.

- 20. A written record shall be maintained at the site office of all movements in and out of the site by HGVs. Such records shall contain the vehicle's registration and operating company's identity and time/date of movement. The records shall be made available for inspection by the Local Planning Authority on request and retained for a duration of not less than three months.**

REASON: To enable the Local Planning Authority to monitor the operations and ensure vehicle movements do not exceed that stated in condition 19.

- 21. Any facilities above ground for the storage of oils, fuels or chemicals shall be sited on an impervious base and surrounded by impervious walls. The volume of the bunded compound shall be at least equivalent to the capacity of the tank plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. Associated pipe work should be above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge into the bund. Such facilities shall be constructed and completed in strict accordance with plans approved by the Waste Planning Authority prior to the first use of the development.**

REASON: To prevent pollution of the water environment.

INFORMATIVE

The applicant is reminded that no vehicles with a maximum gross weight of more than 7.5 tonnes are permitted to gain access to or egress from the

site along the section of C159 between the site entrance and the A350 at Notton. Movements of vehicles to/from the site may be monitored by the Council without prior warning.

63 **14/04903/WCM: Land off Abberd Lane, Calne, SN11 8TE**

Public Participation

Mr Simon Chambers, agent, spoke in support of the application.

The Senior Planning Officer presented a report which recommended the change of use permission be reissued with an amended condition to permit to stocking of waste materials to a height of up to 5m instead of 3m. Key issues were stated to include the visual impact of the proposals.

Members of the Committee then had the opportunity to ask technical questions of the officers. In response to queries it was stated the change had been requested by the applicants to permit greater flexibility and efficiency of operation at the site. It was also confirmed the site was currently in breach of the existing condition and had been storing materials at 6m and higher in the past.

Members of the public then had the opportunity to present their views to the Committee, as detailed above.

Local Members Councillors Alan Hill and Christine Crisp then spoke in objection to the application, stating that since the granting of the original permission the wider area had become much more residential, with the unofficial waste transfer station therefore having a more significant visual impact while in breach of the current condition and at the proposed amendment height, along with concerns of safety of such large piles, with the original reasons to restrict the piles to 3m even more valid than when it was initially granted.

A debate followed, where the extent to which the piles of stored materials at 5m or more could be seen from the wider area or the Bridleway alongside the site was assessed, considering the distance to residential areas and increased numbers using the areas which would have sight of the stored materials should the proposed increase be permitted. Although no site visit was undertaken, the extensive presentation and report, including many maps and photos, as well as the local knowledge of multiple local members, was felt to be sufficient to determine the application on the information included.

At the conclusion of debate, it was,

Resolved:

To refuse planning permission for the following reason:

The increase in height of the stockpiles/stacks of reclaimed or salvaged materials from 3 metres to 5 metres would have an adverse impact on the appearance of the area, contrary to policies WDC2 and WDC7 of the

Wiltshire and Swindon Waste Development Control Policies Development Plan Document.

Councillors David Jenkins, Howard Marshall and Fred Westmoreland left the meeting after this item.

A recess was taken from 1335-1340.

64 13/06739/FUL: Land East and North of Melksham Oak Community School

Public Participation

Mr Patrick Holton, Chairman of Melksham Town Rugby Club, spoke in support of the application.

Mr David Wiltshire, Chairman of Melksham Town Football Club, spoke in support of the application.

The Senior Planning Officer presented a report which recommended that planning permission be granted. Key issues were stated to include the principle of the application, flood risk and drainage, impact on neighbouring amenity and impact on a Listed Building.

Members of the Committee then had the opportunity to ask technical questions of the officers.

Members of the public then had the opportunity to present their views to the Committee, as detailed above.

The Local Member, Councillor Roy While, then spoke in support of the application, noting the benefit of providing substantial additional services in particular for young people.

A debate followed, where councillors welcomed the provision of significant number of new pitches for the Football and Rugby clubs, and supported the proposed expansion on a new site.

Resolved:

That planning permission be GRANTED subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**

REASON:

To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 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. The development shall then be carried out in accordance with the approved details.

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

- 3** No development shall commence until a written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority. The development shall then be carried out in accordance with approved details.

REASON: In the interest of archaeology

- 4** No development shall commence on site until an Ecological Construction Method Statement is submitted for approval by the Local Planning Authority. This should take account of all sensitive receptors within or immediately adjacent to the site and should also include a précis of, or reference to the method statement submitted to Natural England in support of the Great Crested Newt development licence application. The development shall then be carried out in accordance with the approved details.

REASON: In the interest of ecology

- 5** No development shall commence on site until an ecological management plan for the site has been submitted to and approved in writing by the Local Planning Authority. This should be based on the existing management principles for the site in relation to the Melksham Oak Community School management plan but should also prescribe suitable management for new or replacement ecological mitigation and enhancements in relation to the current application. The development shall then be carried out in accordance with the approved details.

REASON: In the interest of ecology

- 6** No development shall commence until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, in accordance with the Flood Risk Assessment (PFA Consulting, Issue 4, dated 29 /11/13) and 'Preliminary Drainage Strategy' document (Halcrow Group Limited, dated 7 November 2013) has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include details of how the scheme shall be maintained and managed after completion.

REASON: To prevent the increased risk of flooding, and ensure future maintenance of the surface water drainage system.

- 7 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:**
- location and current canopy spread of all existing trees and hedgerows on the land;**
 - full details of any to be retained, together with measures for their protection in the course of development;**
 - a detailed planting specification showing all plant species, supply and planting sizes and planting densities;**
 - finished levels and contours;**
 - means of enclosure;**
 - car park layouts;**
 - other vehicle and pedestrian access and circulation areas;**
 - all hard and soft surfacing materials;**
 - minor artefacts and structures (e.g. furniture, play equipment, refuse and other storage units, signs, lighting etc);**
 - proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines etc indicating lines, manholes, supports etc);**
 - retained historic landscape features and proposed restoration, where relevant.**

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

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

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

- 9 No development shall commence on site until a landscape management plan, including long-term design objectives, management responsibilities and maintenance schedules for all**

landscape areas has been submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out as approved in accordance with the approved details.

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

- 10** No development shall commence on site until details of the floodlights including materials and how they reduce glare and light spillage into the open countryside have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the submitted details.

REASON: To reduce the amount of glare and light spillage into the open countryside and to protect ecology.

- 11** No development shall commence until details of the access road, carriageway (5.5m), footway (2m), overflow car parking and associated signing / lining from site access to stadium has been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied until the details has been completed in accordance with the approved details and shall thereafter remain available for this use at all times thereafter.

REASON: To enable vehicles to enter and leave the site in forward gear in the interests of highway safety.

- 12** No part of the development hereby permitted shall be first brought into use until the ghost right hand turn lane has been completed in accordance with the outline drawing numbered 10154/HL/08 Rev B, received by the Local Planning Authority on 11th June 2014 , titled 'Access road to sports club junction layout Thyme Road - Right hand turn lane'. A full package of construction details, safety audit, visibility splays, swept path analysis, provision for swales, provision for relocation of bus stops, provision for pedestrian crossing facilities / Right of Way shall be submitted and approved in writing prior to commencement of the ghost right hand turn lane works/ access works by the Local Planning authority.

REASON: In the interests of highway safety

- 13** No part of the development hereby approved shall be first brought into use until details outlining sufficient space for the temporary car parking associated with tournaments/events has been submitted to and approved in writing by the Local Planning Authority. Prior to tournaments/events the approved car parking shall be made available for car parking in accordance with approved details.

REASON: To ensure that adequate provision is made for parking within the site for peak events in the interests of highway safety.

- 14** No part of the development hereby approved shall be first brought into use until the main parking area shown on the approved plans has been consolidated, surfaced and laid out in accordance with the approved details. This area shall be maintained and remain available for this use at all times thereafter.

REASON: To ensure that adequate provision is made for parking within the site in the interests of highway safety.

- 15** The development shall not be brought into use until an updated Travel Plan (in accordance with the submitted 'Interim Travel Plan, Relocation of Melksham Town Football and Rugby Club dated November 2013) 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.

- 16** The Floodlighting hereby approved will not be operated before 07:00 hrs or after 22:00 hrs on any day, to ensure disturbance to wildlife from light spill is minimised.

REASON: In the interest of neighbouring amenity and ecology

- 17** The rating level for any plant associated with the development hereby approved shall be lower than the existing background noise level by at least -5dB when measured at 1 metre from the façade of any noise receptor. The measurement and assessment shall be made in accordance with BS4142.1997.

REASON: In the interest of neighbouring amenity

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

8385/: 1A Rev B, 1B Rev B, 1C Rev A, 1D Rev A, 1E Rev A, 1F Rev A, 1G Rev B, 1H Rev B, 1J Rev B, 475001 E 080 P2, 475001 E 081 P2, S1-150 Rev B, SE-310 Rev A, SE 311 /, 02 N received by the Local Planning Authority on 10th December 2013

MTFC 01 received on 19th December 2013
201 Rev F, SI 101 Rev E, S1-122 Rev G, GA 146 Rev H, GA 147 Rev E, GA 148 Rev F, GA 149 Rev C, 149 C, EL 200 F, EL 201 F, SE 300, 475001 E 082 P3, 475001-C01 P2- received by the Local Planning Authority on 3rd February 2014

475001-001-B Rev A, 10154/HL/08 Rev B, received by the Local Planning Authority on 11th June 2014

10154/HL/08 Rev B received by the Local Planning Authority on 18th June 2014

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

1 INFORMATIVE TO APPLICANT:

The Environmental Health department have advised the developer to contact the Local Planning Authority with their proposals for dealing with any unexpected land contamination should this be encountered. Also where any soils are to be imported to the site for use in sports pitch surfaces, these must be accompanied by chemical analysis which confirms their suitability, details of which must be submitted to the Planning Authority prior to their use.

If any surface water is to be discharged into an ordinary water course, an application for Land Drainage Consent would be required.

Due to a small population of great crested newts being found on the site a further licence will be required from Natural England

65 Date of the Next Meeting

The date of the next meeting was confirmed as 30 July 2014 at 1400 at the Salisbury City Hall.

(Duration of meeting: 10.30 am - 2.00 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

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STRATEGIC PLANNING COMMITTEE

DRAFT MINUTES OF THE STRATEGIC PLANNING COMMITTEE MEETING HELD ON 30 JULY 2014 AT SALISBURY CITY HALL AUDITORIUM.

Present:

Cllr Glenis Ansell, Cllr Trevor Carbin, Cllr Andrew Davis (Chairman), Cllr Stewart Dobson, Cllr Charles Howard, Cllr Bill Moss, Cllr Tony Trotman (Vice Chairman), Cllr Fred Westmoreland, Cllr Ian West (Substitute) and Cllr Graham Wright (Substitute)

Also Present:

Cllr Mark Connolly, Cllr Tony Deane, Cllr Richard Gamble, Cllr Fleur de Rhé-Philippe, Cllr Jonathon Seed and Cllr Christopher Williams

66 **Membership and Apologies for Absence**

It was noted that following the Council meeting on 29 July 2014, Councillor Graham Wright had been removed as a full member of the Committee and added as a substitute member. Councillor Trevor Carbin had been added as a full member of the Committee.

Apologies had been received from Councillors David Jenkins and Terry Chivers.

Councillor Chivers was substituted by Councillor Wright, and Councillor Jenkins was substituted by Councillor Ian West.

67 **Declarations of Interest**

Councillor Fred Westmoreland declared a non-pecuniary interest in the Army Rebasing Masterplan item by virtue of his military career, but that he was able to consider army items on their merits and would debate and vote on the item.

68 **Chairman's Announcements**

The Chairman announced that with the agreement of the Committee the items on the agenda would be switched in order, with the Tisbury application taken first.

69 **Public Participation and Councillors' Questions**

The rules on public participation were noted. A question from Mrs Dawn Taylor-Cox was received, with a written response included within Agenda Supplement 2.

Further late observations and comments would be published as part of Agenda Supplement 3.

70 **14/04907/FUL: Nadder Hall, Weaveland Road, Tisbury, SP3 6HJ**

Public Participation

Mr Sam Lowings spoke in objection to the application.

Mr Paul Colebourne spoke in objection to the application.

Mrs Jacqueline Bertie spoke in support of the application.

Cllr Lacey, West Tisbury Parish Council spoke in objection to the application.

Cllr Patrick Duffy, Chairman of Tisbury Parish Council spoke in support of the application.

The Senior Planning Officer presented the application which recommended the application be approved. Key issues were stated to include the scale and design of the new build, parking and the access arrangements. Attention was drawn to the late list of observations and changes to the recommendation contained in Agenda Supplement 3.

Members of the Committee then had the opportunity to ask technical questions of the officer. In response to queries it was confirmed that should items of archaeological interest be discovered on site during the course of any new building, work would be halted for further investigation. Details were also sought on how close the nearest dwellings would be, particular to the accesses, and for details of the landscape plan.

Members of the public then had the opportunity to present their views to the Committee, as detailed above.

The Local Member, Councillor Tony Deane, then spoke in support of the application, highlighting the benefits to the wider community area, extent of consultation on the proposals, and efforts to mitigate those concerns which had been raised.

A debate followed, where the provision on parking on the site was raised in light of concerns from the parish council, and it was stated officers felt that the current proposed level was sufficient, but details were sought for proposed materials used for the proposed meadow space which might permit, on rare occasions, overflow parking if required. The footprint of the new build was discussed, with the elimination of current structures meaning it was comparable or even smaller than that currently on the site. Drainage issues and the consultation on the campus proposals were also discussed.

At the conclusion of debate, it was,

Resolved:

That the application is delegated to the Area Development Manager (South), to Approve subject to the conditions set out below:

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 details of the following matters have been submitted to, and approved in writing by, the Local Planning Authority:

- (a) The means of access to the site (specifically the alignment at the access point).**

The development shall be carried out in accordance with the approved details.

REASON: In the interest of highway safety and pedestrian access.

3. No development shall commence on site until details and samples of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

4. No development shall commence on site until details of the finish to external timber, including any paint or stain to be used on the exterior of the buildings have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the development being first brought into use / occupied

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

5. No development shall commence on site until details of the design, external appearance and decorative finish of all railings, fences, gates, walls, bollards and other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the development brought into use

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

6. 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(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in

accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

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

7. The development will be constructed in strict accordance with the Construction Method Statement by Ecosulis Ltd.,

Reason: to ensure that no wildlife species are harmed as a result of the works.

8. Management of the site following construction will incorporate the prescriptions given in the Ecological Management Strategy by Ecosulis Ltd.

Reason: to ensure that the site is managed for the benefit of biodiversity, in line with the requirements of the NPPF.

9. The development hereby approved shall be carried out between the hours of 0730 to 1800hrs Monday to Friday, 0800 to 1300hrs Saturdays, and at no time on Sundays and Bank Holidays.

Reason: In the interest of the amenity of the area.

10. No part of the development hereby permitted shall be first brought into use until the access, turning area and parking spaces have been completed in accordance with the details shown on the approved plans. The areas shall be maintained for those purposes at all times thereafter.

REASON: In the interests of highway safety.

11. No development shall commence on site until a Green 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

12. The development hereby permitted shall not be first brought into use until the cycle parking facilities shown on the approved plans have been provided in full and made available for use. The cycle parking facilities shall be retained for use in accordance with the approved details at all times thereafter.

REASON: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car.

13. No external lighting shall be installed on site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication “*Guidance Notes for the Reduction of Obtrusive Light*” (ILE, 2005)”, have been submitted to and approved in writing by the Local Planning Authority. The approved lighting shall be installed and shall be maintained in accordance with the approved details and no additional external lighting shall be installed.

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

14. No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access/driveway), incorporating sustainable drainage details, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first brought into use until surface water drainage has been constructed in accordance with the approved scheme.

REASON: To ensure that the development can be adequately drained.

15. No development shall commence on site until a scheme of water and energy efficiency measures to reduce the water and energy consumption of the development hereby approved has been submitted to and approved by the Local Planning Authority. Before any of the dwellings are occupied, the approved measures shall be implemented and brought into operation in accordance with the approved scheme and thereafter retained.

REASON: In the interests of the conservation of water and energy resources.

16. The development hereby approved shall be carried out in accordance with the detailed documents plans and specifications listed below:

Design & Access Statement, April 2-14, received 13/05/14

Flood risk Assessment, May 2014, received 13/05/14

Transport Statement, April 2014, received 13/05/14

Construction Method Statement, April 2014, received 13/05/14

Ecological Mitigation and Enhancement Strategy, April 2014, received 13/05/14

Phase 1 habitat survey, Bat Surveys September 2013, received 13/05/14

Arboriculture Report, November 2013, received 13/05/14

Landscape & Visual Appraisal, April 2014, received 13/05/14

Desk study and Ground Investigation – Final report, December 2013, received 13/05/14

Mechanical & Electrical Building Services Stage 1 Report, November 2013, received 07/07/14

Low or Zero Carbon Technologies Feasibility Report, November 2013, received 07/07/14

Plan ref No: P (0) 01 Site Location Plan, dated 29/11/2013, received 13/05/14

**Plan ref No: 5111858-LA-DR-100-007, Rev P1 Proposed External Works
Preschool and Sure Start General Arrangements, dated 23/04/2014, received
13/05/14**

**Plan ref No: 5111858-LA-DR-100-004 Proposed External Works Planting Plan
and Schedules, Rev P1, dated 23/04/2014, received 13/05/14**

**Plan ref No: 5111858-LA-DR-100-003, Rev P1 Proposed External Works Site
Clearance and Tree Protection, dated 23/04/2014, received 13/05/14**

**Plan ref No: 5111858-LA-DR-100-001, Rev P1 Proposed External Works General
Arrangements, dated 23/04/2014, received 13/05/14**

**Plan ref No: 5111858-LA-DR-100-005, Rev P1 Proposed External Works Site
Sections – 1 of 2, dated 30/04/2014, received 13/05/14**

**Plan ref No: 5111858-LA-DR-100-006, Rev P1 Proposed External Works Site
Sections – 2 of 2, dated 30/04/2014, received 13/05/14**

Plan ref No: P (0)11, Indicative Site Plan, received 13/05/14

Plan ref No: P (0)14, Proposed Elevations (Sheet 01), received 13/05/14

Plan ref No: P (0)13, Proposed Roof Plan, received 13/05/14

Plan ref No: P (0)12, Indicative Layout Reduced Scope Plan, received 13/05/14

Plan ref No: P (0)19, Proposed GA Sections, received 13/05/14

Plan ref No: P (0)17, Proposed elevation (Sheet 04), received 13/05/14

Plan ref No: P (0)16, Proposed Elevations (Sheet 03), received 13/05/14

Plan ref No: P (0)15, Proposed Elevations (Sheet 02), received 13/05/14

**Plan ref No: P (0)18, Proposed Elevations & Section Workshop, received
13/05/14**

**Plan ref No: 5111858-LA-DR-100-001, Rev P1 General Arrangements received
13/05/14**

Reason: in the interest of clarity

**17. No development shall commence on site until details of the proposed
access link at the western end of the site have been submitted to and approved
in writing by the local planning authority. No part of the development shall be
first brought into use until the new access link has been provided in
accordance with the approved details.**

**Reason: To provide a satisfactory access to the site in the interests of highway
safety.**

INFORMATIVE:

Surface Water Drainage

**The applicant proposes to direct all surface water to soakaways. This is the
preferred option, providing ground conditions permit and percolation tests
demonstrate that they are appropriate.**

INFORMATIVE:

**The surface water soakaways may require the approval of the Local Authority's
Building Control Department and should be constructed in accordance with the
BRE Digest No 365 or CIRIA Report 156 "Infiltration Drainage, Manual of Good
Practice". Only clean, uncontaminated surface water should be discharged to
soakaway.**

Pollution Prevention During Construction

INFORMATIVE

Safeguards should be implemented during the construction phase to minimise the risks of pollution from the development. Such safeguards should cover:

- the use of plant and machinery
- oils/chemicals and materials
- the use and routing of heavy plant and vehicles
- the location and form of work and storage areas and compounds
- the control and removal of spoil and wastes.

The applicant should refer to the Environment Agency's Pollution Prevention Guidelines at:

<https://www.gov.uk/government/collections/pollution-prevention-guidance-ppg>

Sustainable Construction

Sustainable design and construction should be implemented across the proposed development. BREEAM standards should be used in the design and construction of the development. This is important in limiting the effects of and adapting to climate change. Running costs of the buildings can also be significantly reduced.

71 Army Basing Masterplan

A presentation was received from Lt Col John Fox and Mr David Alderson for the Defence Infrastructure Organisation (DIO) on the Army Rebasing Masterplan (ABP), noting the vital strategic importance of the Salisbury Plain areas as a training and housing area for the army for its restructure plans, and the necessary work to assess, prepare for and mitigate the impact of thousands of additional soldiers and service families not just on the military bases in the area, but infrastructure and housing in the immediate and wider areas around those bases, including transport assessments and improvements, education facilities to be constructed and some limited additional employment opportunities. The level of consultation with local communities and stakeholders was noted, and it was emphasised that the most specific concerns relating to individual areas would need to be addressed in detail at the stage when applications were to be submitted, beginning in late 2014.

The Area Development Manager also delivered a presentation, drawing the attention of the Committee to the additional documents and alterations that had been received since the publication of the agenda, and which would also be available on the council's website. The planning policy considerations were detailed, and it was highlighted that by receiving the Masterplan and encouraging resolution in specific areas, the council would not fetter its discretion when considering future applications in relation to the Masterplan.

Members of the Committee then had the opportunity to ask technical questions of the officers and the team from the DIO. In response to queries it was stated that at the current time details of how many troops and service families would be moved at what stages could not be provided, which was in part a commercial decision and requiring

MoD approval, though it was intended that where possible families would be moved during school holiday's to ensure a simpler transition.

Details were also sought on the continuing work of officers and the DIO with stakeholders such as the NHS to ensure adequate services for the preferred sites. It was also confirmed that the additional housing required for service families did not count towards meeting the housing requirement of the emerging Wiltshire Core Strategy as it was not arising from growth of the Wiltshire population.

Local Unitary Members Councillors Chris Williams, Mark Connolly and Graham Wright then spoke in turn regarding the Masterplan, highlighting the importance of civilian-military integration and meeting the infrastructure needs arising from the plan, as well praising the level of consultation that had taken place, although there would be a need to continue to monitor the situation closely and work with local MPs such as Claire Perry MP to apply pressure where it was needed moving forward.

A debate followed, where members of the Committee discussed the presentations that had been received and the great significance of military ties to Wiltshire's settlements and people, and recognising the situation was changing rapidly as the DIO continued to resolve remaining issues, as could be seen in the supplement papers.

At the conclusion of debate, it was,

Resolved:

That the Strategic Planning Committee notes the evolving Army Basing Programme Master Plan as foreshadowed by the emerging Wiltshire Core Strategy.

That the Strategic Planning Committee recognises the work done to date and encourages the DIO to reach agreement with the Associate Director for Economic Development and Planning on the following matters of principle before finalising the Master Plan:

- **The outstanding issue relating to the impact of additional water abstraction arising from ABP being addressed to the satisfaction of the Council, in consultation with the Environment Agency and Natural England;**
- **The outstanding issue relating to the impact of foul water discharge from ABP on phosphate levels in the River Avon being addressed to the satisfaction of the Council in consultation with the Environment Agency and Natural England;**
- **The outstanding issue relating to the potential impact of increased recreational pressure on Salisbury Plain from ABP on protected species being addressed to the satisfaction of the Council;**

That the Strategic Planning Committee encourages the DIO to resolve the following matters prior to the submission of planning applications:

- The outstanding issue relating to the potential need to provide additional STW capacity from ABP at Larkhill being addressed to the satisfaction of the Council in consultation with English Heritage;
- The outstanding issue relating to the potential impact of the Larkhill SFA on the setting of Stonehenge and the WHS being addressed to the satisfaction of the Council in consultation with English Heritage;
- The outstanding issue relating to unknown underground archaeology being addressed to the satisfaction of the Council;
- The outstanding issues relating to the design of the mechanisms required to ensure delivery of essential infrastructure made necessary by ABP being addressed to the satisfaction of the Council.
- The Highways Agency raising no material objections;
- Veolia raising no material objection to water supply and foul water processing capacities at Tidworth and Ludgershall.

72 **Date of Next Meeting**

The date of the next meeting was confirmed as 17 September 2014.

(Duration of meeting: 2.00 - 4.20 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

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REPORT TO THE STRATEGIC PLANNING COMMITTEE

Date of Meeting	22 October 2014
Application Number	14/07284/FUL
Site Address	The Poplars Residential Park, Poplar Tree Lane, Southwick Trowbridge BA14 9NB
Proposal	Change of use of agricultural land to extend an existing Gypsy and Traveller site to accommodate two additional pitches and associated landscaping. Erection of two additional day rooms and retrospective permission for entrance gate and walls
Applicant	Mr L Cash
Town/Parish Council	SOUTHWICK
Ward	SOUTHWICK
Grid Ref	382273 154598
Type of application	Full Planning
Case Officer	Matthew Perks

Reason for the application being considered by Committee

This application is brought to Committee at the request of Councillor Prickett for consideration of the scale of development, the visual impact upon the surrounding area, relationship to adjoining properties, environmental and highway impact and parking.

1. Purpose of Report

To consider the above application and to recommend that planning permission be granted.

2. Report Summary

The key issues to consider are the principle of the proposed development in this locality and the current situation regarding progress towards the allocation of sites within Wiltshire in terms of the Gypsy and Traveller Development Plan Document.

Southwick Parish Council - Objects to the proposals for the reasons cited within section 7 below.

Neighbourhood Responses: Four letters of objection were received.

3. Site Description

The application site is a rectangular parcel of land of approximately 0.52 ha in extent. It is situated on the north-western side of Frome Road to the east of the junction with Poplar Tree Lane. The land falls in the open countryside without any special statutory designation, some 1.2km from Southwick Village Policy Limits. Access to the existing single-pitch gypsy site is

off of Poplar Tree Lane, approximately 50m from the intersection between the Lane and the A361 Trowbridge to Frome road.

4. Planning History

W/05/01922/FUL: Construction of steel portal frame, general purpose agricultural building

W/07/00568/FUL: Change of use of land to horse keeping and erection of stable block and store

W/07/01707/FUL: Change of use of land to horse keeping and erection of stable block and store

W/08/00953/FUL: Change of land to horse keeping and erection of stable block and store

W/10/03149/FUL: Change of use to equestrian and erection of stable block

W/11/00895/FUL: Change of use of land to equestrian and erection of stable block and associated ancillary development

W/12/00537/FUL: Erection of mobile home, utility dayroom and siting of one touring caravan. This application was refused by the Council on highway and landscape grounds but was allowed on appeal.

W/13/00722/FUL: Extension of hardstanding

5. The Proposal

The proposal is for the extension of an existing Gypsy and Traveller site, to provide for an additional two pitches to include the erection of two day rooms. The application simultaneously seeks retrospective approval for the erection of walls and a gate at the entrance to the site.

6. Planning Policy

West Wiltshire District Plan 1st Alteration (2004) - CF12 Gypsy Caravan Sites

National guidance

National Planning Policy Framework, 2012

Planning Policy for Traveller Sites: (PPfTS) DCLG, March 2012

Wiltshire Core Strategy Pre-Submission Document: Core Policy C47: Meeting the needs of Gypsies and Travellers

7. Consultations

Southwick Parish Council

Objects to the proposal on the following grounds:

- The proposed enlargement of the site is an additional intrusion into open countryside and away from 'existing settlements' contrary to Government policy "Planning policy for traveller sites" (March 2012) which requires that 'Local planning authorities should strictly limit new traveller site development in open countryside that is away from existing settlements.....' and 'Local planning authorities should ensure that sites in rural areas respect the scale of, and do not dominate the nearest settled community.....'

- There has been no engagement with the settled community and advertising has been very poor. Only one site notice was placed remote from the settled community, where neighbours would feel embarrassed having to stop to read a public notice. This is contrary to the 'Planning policy for traveller sites' which requires that the LPA should pay attention to early and effective community engagement with the settled and traveller communities.
- The proposal is contrary to Policy CF12 of the West Wiltshire District Plan, 2004 where residences in the vicinity have already suffered from smoke pollution and there is the potential for further nuisance (noise, pollution etc) if the site is extended. The proposal furthermore represents further alien encroachment into open countryside. The adjacent A361 makes for an unsafe and unhealthy environment for children and the road is highly trafficked with a large proportion of HGV and a national speed limit of 60 mph. It is at a junction that has experienced serious road vehicle collisions and the entrance to the site is around 50m from that junction. Vehicles have a very restricted view when using this junction. The ingress and egress of additional traffic that would result from this proposed enlargement of the existing site would exacerbate the existing safety problems. There are furthermore very few local services available within reasonable proximity of the proposed site and finally there would be a loss of valuable and versatile agricultural land.
- The Retrospective Application for Erection of Walls and Gates and the illuminated sign is also objected to since they harm the rural setting due to the high walls and pillars, urban-style gates and the large illuminated sign.

In the event of the objections above being dismissed and the application permitted, Southwick Parish Council request that conditions imposed on the existing site (via the Appeals Process) are also applied to this application.

Wiltshire Council Highways

The officer notes that, whilst residential development in this location would usually result in highway objections on the grounds of highway safety and sustainability, the Inspector's Appeal decision allowing the gypsy/traveller use for the existing pitch must be considered. A further consideration is the fact that the additional pitches are intended for members of the family currently occupying the site. Providing any permission granted has a personal condition or a condition limiting the occupation of the proposed pitches to members of the same family that occupy the existing pitch, the officer would have no objection.

Wiltshire Council Planning Policy

The officer advises that a full Gypsy and Traveller Accommodation Assessment (GTAA) including an update of the evidence base supporting the Core Strategy remains under preparation. This will lead to a Gypsy and Traveller Development Plan Document that allocates sites. The officer advises that, in the absence of an adopted DPD, any proposals should be considered under the locational criteria applicable to Policy CF12 to the West Wiltshire District Plan and the emerging Core Policy 47 under the Core Strategy. The officer evaluates the proposal under these criteria and is of the view that it would meet the requirements of the traveller household for the foreseeable future, and complies with the locational criteria in the adopted and emerging development plan. The officer's assessment is discussed in further detail in Section 9 (Planning Considerations) below.

Wessex Water

No objections raised, the site is outside of a sewerage area and new connections would be required. Plan showing water supply in the vicinity provided

8. Publicity

Grounds of objection in neighbour comments were as follows:

- Over two years since original permission granted. Council should by now have identified new sites;
- Sons cannot be classified as dependants, contrary to previous permission;
- 2 x additional mobile homes, 2 x touring caravans and 2 further day rooms is excessive and not a modest extension;
- Sons could be accommodated in caravan on existing site;
- Clarification needed on additional vehicles. A three-fold increase has highway safety implications;
- The access onto the A361 is not safe, contrary to claim in supporting document;
- Application not based on need and therefore contrary to Policy;
- Harmful impact on the countryside with three bungalow sized structures;
- Already sufficient traveller sites in Wiltshire;
- Original conditions applicable to Appeal decision should apply;
- Large walls and gates out of keeping with countryside;
- Suspicions about very fast procedures by Council and advertising to coincide with holidays;
- Plans on website incorrect;
- Residents in Poplar Tree Lane should have been consulted;
- Letters to neighbours requiring responses in impossible time-frame;
- Notice outside site is clearly inadequate;
- Enforcement issues still outstanding (sign on gate, location of caravan on site);
- Only gates applied for retrospectively, when other breaches of permission have occurred – application incorrect;
- Clarification on site area needed, especially in relation to 0.5 ha. threshold for affordable housing;

- Site location in Design and Access statement is incorrect;
- No evidence that sons will be resident on site or are to be married;
- overwhelming evidence to the effect that the applicant and his family do not, nor do they intend to reside on any part of the application site. Application appears to be simply a property development exercise for future sale;
- applicant has recently applied to the Camping and Caravanning Club to use the part of the application site as a caravan site suggesting actual intent is commercial use;
- size of day rooms is excessive;
- Reference to Inspector criticism of Core Strategy is irrelevant where sons could easily be accommodated on the existing site;
- Application for extension only two years after Planning Inspector's clear decision with conditions undermines democratic process and planning system;
- Proposal not in a sustainable locality;
- Should be refused but if granted, scale should be reduced and enforceable strong conditions imposed;
- Appeal condition restricts occupancy to Mr and Mrs Cash and their resident dependants. Two older sons with their families outside of this condition where they are no longer dependants;
- Condition 2 to Appeal restricted no of caravans/static units on site and this should remain the case;
- Statement that there will be no increased highway hazard disputed. There will be an increase in traffic to and from the site;
- There has already been impact on neighbouring amenity with issues such as smoke and commercial activity.

9. Planning Considerations

9.1 Principle of the proposed use and current status of the Gypsy and Traveller DPD

Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

Planning application W/12/00537/FUL was considered under the West Wiltshire District Plan, 1st Alteration, 2004 (including Policy CF12 (Gypsy Caravan Sites)) read in conjunction with the NPPF, The Planning Policy for Traveller Sites (2012) and the emerging Core Strategy. At the time of writing Policy CF12 of the WWDP remains in effect, albeit that the Core Strategy has further progressed towards adoption.

The use of a portion of the application site land as a gypsy/traveller site comprising three caravans of which one may be static has been established by virtue of Condition 2 to the

Enforcement Appeal decision (Ref. APP/Y3940/C/12/2178840), albeit with a tie to Mr & Mrs Cash and their resident dependants under Condition 1. The principle of a gypsy/traveller site in this locality at Poplar Tree Lane, on the existing approved area, has thus been confirmed. The current application proposes the addition of two new pitches on adjacent land under the applicant's ownership, each to accommodate a mobile home, touring caravan, and a day room to address the needs of two adult sons currently sharing the existing site. The applicant's justification for the extension is the family's need for further accommodation for the two eldest sons who currently live on the permitted site, and are to be married soon.

The Spatial Planning Officer advises that *"...in terms of overall need the council's latest position for the North and West Housing Market Area is that for the period 2011-16, an additional 26 pitches are required. This is set out in the modifications to Core Strategy CP 47, and the addendum to Topic Paper 16. The council's monitoring data suggests that as of July 2014, this need has been met."* Importantly however, Council is currently undertaking a full Gypsy and Traveller Accommodation Assessment (GTAA) to update the evidence base supporting the Core Strategy, towards a post-adoption review and the development of the Gypsy and Traveller DPD which would provide for site allocations.

As noted by the Spatial Planning Officer the GTAA is not yet complete so the evidence can't form the basis of a recommendation at this point. In this situation, Paragraph 10 to Planning Policy for Gypsies and Travellers applies: *"Criteria should be set to guide land supply allocations where there is identified need. Where there is no identified need, criteria-based policies should be included to provide a basis for decisions in case applications nevertheless come forward. Criteria based policies should be fair and should facilitate the traditional and nomadic life of travellers while respecting the interests of the settled community."* The seven locational criteria applicable to Policy CF12 (Criteria A to H) of the WWDP thus apply.

Criteria (A), (B) and (C) relate to impact on neighbouring amenity and on the countryside and to the needs and safety of future occupants and their children:

In this instance the site has one neighbouring property occupied by a dwelling unit that is in fairly close proximity, on the opposite side of Frome Road at some 35m distance. This property is separated from the application site by screening vegetation under the control of the owner of the dwelling, the road itself and substantial hedge screening on the boundary to the application site. Other dwellings in the area are set at distances a minimum of 200m away from the site. Objectors have raised issue of nuisance arising from burning of materials on site, and other alleged breaches of the Appeal permission. (This matter is further addressed below, where Planning Enforcement officers have provided a separate and detailed response to objector observations). Neighbour objections included references to the advertising procedures for the case. It is acknowledged that initial neighbour letters and the Parish consultation had incorrect response dates, but this was rectified with new notices being sent out. With regard to the extent of advertising, standard procedures were followed with the notice posted to the front of the site in Poplar Tree Lane. There are no neighbouring properties with physical dwellings or business addresses immediately abutting the red-line application site (the basis on which letters are normally sent out) but the nearest immediate neighbour on the opposite side of Frome Road was consulted. Boundary treatments include the retention of existing hedging and additional planting, close board timber fencing and a bund and 1.5m high stone walling within the existing hedge to the Frome Road boundary.

With regard to visual impacts on the countryside, it is acknowledged that the proposals would extend the use beyond the currently permitted area into the open land to the east. The Inspector, in the Appeal decision on the previous application observed that: *“The land ... is flat with mature hedgerows running along the boundaries with the Frome Road and Poplar Tree Lane which provide a significant level of screening, even in winter (as I observed) when not in leaf. The caravans on the site can be glimpsed through the hedges but they are not dominant or intrusive features in the landscape. Moreover, they are seen in the context of the existing permitted timber stable building, which provides additional screening from Poplar Tree Lane, and another partly constructed building (which I understand is stabling) on land in separate ownership immediately to the north...”*

The potential visual impact of the extension to the use nevertheless remains a material consideration. The level of screening described by the Inspector remains in place. Further, following negotiation with the agent with regard to the proposed size of the day rooms, the applicants recognised that the large day-room previously permitted was granted only due to the exceptional circumstances that applied to Mr and Mrs Cash and their dependant children. The proposals for a further two day rooms of this size (also the subject of objections) were then withdrawn. The site plan was simultaneously updated to accurately reflect the red-line area defining the site and its size.

Revised plans approximately matching dayrooms recently granted by Council under reference 14/04847/FUL were submitted. Although Council does not have any policy laid down that guides dayroom sizes, these revisions are more representative of those granted elsewhere in Wiltshire, comprising a kitchen/dayroom area, utility room and bathroom. It is considered that the revised proposals at 48m² per unit to a ridge height of 4m overcome the issue of cumulative visual impact that would potentially have arisen with the originally proposed 90m² units.

The application includes details of a gate, pillars and adjacent walls for retrospective approval. A boundary wall of 2.8m in length and 1.8m in height abuts gate pillars of 2.2m in height topped by 0.2m orbs. Objections include these being inappropriate to the rural setting. The gate and pillars are set back from the highway and are not prominently visual in the wider landscape, which has no protected status such as AONB or Green Belt. The presence of substantial walls and gates is not alien to the surrounds, with an example of a wall of greater length, similar height and also containing iron gates, at the other end of Poplar Tree Lane. It is not considered that this part of the development results in unacceptable harm indicating refusal.

The Appeal inspector's decision letter contained multiple references to the particular needs of the Cash family children, confirming that the site is acceptable in terms of considerations of needs and safety for occupants. This is also related to the sustainability (Criterion F to CF12) of the locality for the proposed extension of the site to accommodate two additional pitches, the Inspector further observed in the Appeal decision that : *“The land in question is outside any settlement boundary in open countryside. Nevertheless, it is only a short distance from the village of Southwick, which contains a number of local services and on a regular bus route along the A361 Frome Road. It is about 2 miles from the centre of Trowbridge, a large town with a comprehensive range of shops, services and schools. On this basis I find that the land is not in an unsustainable location, distant from services.”* The proposed new pitches would be immediately adjacent to the approved site, and be served by

the same access and it is considered that the needs, safety and sustainability criteria identified by the Inspector apply equally to an extension to the site.

Criterion D to Policy CF12 relates to highway safety, access, pedestrian safety, the impact of traffic on local roads & access to public transport. The previous application was initially refused on Highway safety grounds, and subsequently granted in the Appeal. The highway officer has commented on the current application acknowledging the Inspector's Appeal decision, and noting that the additional pitches are intended for members of the family currently occupying the site. The officer raises no objection subject to a condition limiting the occupation of the proposed pitches to members of the same family that occupy the existing pitch. The NPPF (Par 32) states "*Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.*" The highway officer has not raised any concerns with the cumulative effect of an additional two pitches on this site.

Criterion G relates to the retention of best and most versatile agricultural land. The land concerned is Grade 3 agricultural land, with the proposed extension onto an area with equestrian use rights immediately adjacent to the existing approved traveller site.

With regard to availability and adequacy of infrastructure e.g. electricity, drinking water, sewerage or on-site treatment or storage of effluent Criterion H to CF12, services are in place to the existing pitch and would be added to by the provision

Criterion H refers to potential flood risk or potential increase in flood risk. The site falls outside of the Environment Agency's risk zones 2 and 3 and is below the threshold of 1ha. in extent that would have required a Flood Risk Assessment.

9.2 Other matters

Enforcement of existing conditions and lawful use of the site – further neighbour objections.

A number of objections related to lack of compliance with conditions of the Appeal application and alleged unlawful use on the site as reasons why the current application should not be supported.

The Enforcement Team Leader has responded to objector statements as follows: "Appeals against the Council's refusal of planning permission and issuing of an enforcement notice in respect of the residential use of this site, were allowed by the Planning Inspector on 8th March 2013. Seven conditions were attached, which in summary and amongst other things: limited occupation of the site to the applicants (Mr. and Mrs Cash) and their resident dependants; restricted the number of caravans on site to a maximum of three (of which no more than one should be a static caravan); required submission and approval of a site development scheme (addressing matters such as the internal layout of the site, design of the utility day room, foul and surface water drainage, external lighting and landscaping) together with a timetable for implementation of the scheme; restricted commercial activities including burning of materials; restricted vehicles over 3.5 tonnes on the site; required provision and maintenance of visibility at the Poplar Tree Lane/A361 Frome Road junction, and; required removal of unauthorised hardcore deposited on the site and its restoration.

Following the appeal decision, the enforcement team undertook proactive monitoring of the above conditions and amongst other things, secured the submission and approval of the site development scheme together with its implementation in accordance with the approved timetable, secured provision of the required visibility along Frome Road and removal of unauthorised hardcore and restoration of the site.”

Interested party representations received in respect of the current application, in summary make reference to the following alleged breaches of planning control occurring at the site:

- There are four touring caravans on site. The caravans are not in their approved positions.
- Mr. and Mrs. Cash no longer live at the site, which is now occupied by their relatives and/or foreign workers.
- A site development scheme was not approved within the required timescale.
- Commercial activities are taking place on the site including the burning of materials.
- The existing hardstanding has been extended.
- The stable block on the site is being used for habitable purposes.
- An illuminated sign has been erected at the entrance without advertisement consent.

In response, following further investigations your officers advise as follows:

- There has been no evidence obtained to support the claim that Mr. and Mrs. Cash are not living on the site, when officers have investigated this issue on this and previous occasions. Officers from the enforcement team as well as other services and other professions have visited the site without prior appointment and interacted with Mr. and Mrs. Cash and their resident dependants, from when their appeal was allowed up to the present day. The nature of these interactions means that it would be very difficult for them to be resident elsewhere. There is also no evidence of any occupation by persons other than members of the Cash family.
- There are currently two touring caravans on the site and one static caravan, in accordance with the planning permission. The touring caravans are sited within the area shown on the approved site development scheme. A third touring caravan on site (which was not occupied) was recently sold and removed. The static caravan is currently sited in a different, but less obtrusive position within the site, pending construction of the approved dayroom.
- The site development scheme was approved by the Council and to date, the development has been carried out in accordance with the approved details (save the location of the static mobile home above). A change to the approved scheme in respect of the new wrought iron gates (in lieu of solid wood) is being sought as part of this application, the gate piers being new development separate and unrelated to the scheme.
- There is little evidence of any commercial activity at the site. The building materials on site are apparently stored there to build the approved day room. When officers have visited recently, no more than two or three parked vehicles have been observed within the site. The photograph in the interested party's representations clearly shows four vehicles (one or two of which could be regarded as work vehicles) and possibly part of another. The site is currently occupied by up to eight adults and it is not unreasonable to expect each of them to have access to a vehicle, which could

include trade vehicles. It is not the purpose of the condition to prevent a worker keeping his/her work vehicle and some plant/equipment at their home address in the same way persons in the settled community might.

- There was no evidence of commercial burning of materials during recent visits; officers have however observed where small -scale domestic bonfires appeared have taken place. The purpose of the condition is to prevent the burning of commercial or trade waste causing a nuisance, not to prevent domestic bonfires. Mr. and Mrs Cash have also attributed what may be taken to be burning at this site for burning taking place on adjacent/nearby open land.
- Some new hardcore material has been brought onto the site, apparently in advance of determination of the current application. This is entirely at the applicant's own risk and will have to be removed if planning permission is not forthcoming.
- A recent site visit established that the stable block is used for purposes ancillary to the residential use of the site, providing a dayroom/ recreation area, domestic storage, toilet and utility room facility. It is not used as primary living accommodation. As planning permission was granted by the Inspector for the residential use of the site, the use of the building for ancillary residential purposes does not require further planning permission and is not in breach of planning control.
- The sign at the front of the site forms part of the fabric of the wall and falls within the provisions of deemed consent, not requiring an application for advertisement consent. An external light illuminating the sign was removed following negotiations.

In addition to the above and whilst not queried in the representations, the approved visibility along Frome Road is being maintained, as the roadside hedge has recently been cut back.

In conclusion and in summary, the conditions attached to the planning permission were originally complied with. The available evidence is that where subsequent allegations of breaches of conditions at this site have been substantiated, they have been minor and resolved by negotiations (i.e. extra touring caravan, maintenance of visibility), are the subject of regularisation through the current application (wrought iron gates, hardcore), or; are not deemed expedient to pursue at the present time as there are no planning objections (siting of static mobile home).

Officers would of course review their conclusions above, including those regarding occupancy, commercial use of the site and burning of materials, on production of robust and credible evidence to support the allegations.”

10. Conclusion

The proposed development is considered to be acceptable in principle as it meets the Policy CF12 criteria in the WWDP, 2004 plan and CP47 of the emerging core strategy applicable to gypsy and traveller sites. The Appeal history confirms that the location is sustainable. In the absence of an adopted DPD and site allocations, Government guidance makes it clear that even if the need for accommodation is met, further traveller sites may be permitted subject to meeting detailed locational criteria. Subject to appropriate conditions the proposal would not cause any harm to acknowledged planning interests and would meet the applicable criteria to policy CF12 and the emerging criteria at Policy CP47 of the draft Core Strategy.

Where the application includes the existing pitch and the extensions, any permission would effectively be a new permission replacing the Appeal decision. It would therefore be reasonable and appropriate to re-state the conditions applicable to that approval, but updated where necessary.

RECOMMENDATION

Permission, subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON:

To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The occupation of the site hereby permitted shall be carried on only by the Mr Laurence (Lawrence) Cash and Mrs Theresa Cash and their immediate family and their resident dependants. Should the land cease to be occupied by these persons the use hereby permitted shall cease and all caravans, structures, materials and equipment brought on to or erected on the land, or works undertaken to it in connection with the use, shall be removed and the land shall be restored to its condition before the development took place.

REASON: Planning permission has only been granted on the basis of the personal circumstances and status of the applicant.

- 3 No more than 7 caravans, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968 (of which no more than 3 shall be a static caravans) shall be stationed on the land at any time.

REASON: In order to define the terms of this permission and avoid proliferation of caravans at the site.

- 4 No commercial activities shall take place on the land, including the storage of materials, and no burning of materials shall take place on open ground.

REASON: In order to define the terms of the permission and in the interests of neighbouring amenity and the protection of the rural scene.

- 5 No vehicle over 3.5 tonnes shall be stationed, parked or stored on the land.

REASON: To prevent the stationing of commercial vehicles on site and to safeguard the appearance of the countryside and the living conditions of those residing in the locality.

- 6 The visibility splay of 215m at the Poplar Tree Lane and A361 Frome Road junction in a north-easterly direction at a set back distance of 2.4m from the carriageway edge measured along on the centreline of Poplar Tree Lane shall be maintained free from obstruction over a height of 0.9m above the level of the carriageway.

REASON: In the interests of highway safety.

7 No development on the two new pitches hereby granted shall take place until the following details have been submitted to and approved in writing by the local planning authority:

- i) materials to be used for the external walls and roofs of the day rooms;
- ii) the internal layout of the site including the siting of static caravans, touring caravan and car parking areas, bin storage and collection points;
- iii) the design and appearance of all walls and other means of enclosure;
- iv) details of landscaping, including details of the protection of hedgerows to be retained on the site during development construction works, and new tree, hedge and shrub planting, including details of species, plant sizes and proposed numbers and densities;
- v) finished levels and contours;
- vi) all hard and soft surfacing materials;
- vii) external lighting; and
- vii) means of foul and surface water drainage;

The development shall be carried in accordance with the approved details and the caravan(s) shall only be positioned in the approved locations.

REASON: In the interests of visual amenity, the character and appearance of the area and the living conditions of adjacent occupier

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

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

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

TP01 REV A received on 23 September 2014;
TP02 REV A received on 23 September 2014. And
TP05 REV A received on 23 September 2014.

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

Appendices:

Background Documents Used in the Preparation of this Report:

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REPORT TO THE STRATEGIC PLANNING COMMITTEE

Date of Meeting	22 October 2014
Application Number	14/07652/FUL
Site Address	Beverbrook Sports Facility Beverbrook Road Calne SN11 9FL
Proposal	All-Weather Sports Pitch with Floodlighting and Fencing. New Pavilion Entrance, Reception and Cafe.
Applicant	Calne Town Council
Town/Parish Council	CALNE WITHOUT
Ward	CALNE RURAL
Grid Ref	399935 172844
Type of application	Full Planning
Case Officer	Mathew Pearson

Reason for the application being considered by Committee

The application forms part of the Wiltshire Council Campus Project.

1. Purpose of Report

To grant planning permission subject to planning conditions.

2. Report Summary

The main issues in the consideration of this application are as follows:

- Principle of development
- Impact on the character and appearance of the area
- Design and Layout
- Ecology
- Access and Highway safety
- Archaeology

3. Site Description

This site is located to the north of Calne on the bypass. The site is known as the Beaverbrook Sports Facility which comprises of a large modern pavilion (where the Town Council meet) incorporating a function room and ancillary maintenance sheds. The outdoor sporting and social facilities are vast and comprise of a cricket pitch, nets, tennis facilities and football pitches. To the west of the site is a number of allotments.

There is a single access into the site which is shared by the users of the sporting facilities and allotments. The allotments and sports facilities are well screened from view by mature hedging and trees alongside the bypass.

4. Planning History

13/03090/PREAPP	New Entrance Lobby Extension, Refurbishment of Reception, New Cafe & Artificial Football Pitch
N/04/02625/COU	CHANGE OF USE OF AGRICULTURAL LAND TO SPORTS PITCHES
N/06/01839/FUL	Detailed Layout Of Sports Pitches And Erection Of Pavilion And Associated Car Parking

5. The Proposal

An all-weather sports pitch (AWP) with floodlighting and fencing. New pavilion entrance, reception and cafe

6. Planning Policy

Relevant Planning Policies:

North Wiltshire Local Plan 2011 (NWLPL)

C1: Sustainability

C3: Development Control Core Policy

NE10: Managing Nature Conservation Features

NE11: Conserving Biodiversity

NE14: Trees, Site Features and the Control of New Development

NE15: The Landscape Character of the Countryside

CF1: Local Community and Education Facilities

CF2: Leisure Facilities and Open Space

HE5: Scheduled Ancient Monuments and Nationally Important Features

Wiltshire Pre-Submission Core Strategy (WCS)

Core Policy 51: Landscape

Core Policy 57: Ensuring high quality design and place shaping

Core Policy 62: Development impacts on the transport network

National Planning Policy Framework (NPPF)

Section 7- Requiring good design

Section 8- Promoting healthy communities

7. Consultations

Archaeologist (WC) – Noted that this is an area of archaeological sensitivity, as outlined in the desk assessment submitted with the application. Archaeological work in advance of the earlier development on this site have uncovered the remains of Bronze age, Iron age and Roman and medieval features. The officer advised that an archaeological condition is attached to any grant of consent to allow for archaeological strip, map and record excavation prior to the start of any further construction on site. The officer recommended that the standard WL26 archaeological condition be applied.

Calne Town Council – Support the application

Calne Without Parish Council – No response

Ecology (WC) – Noted that the proposals will impact upon hedgerows and trees that cannot be retained. However, these are of limited ecological value due to their context, management and mitigation should be able to be secured through suitably worded conditions. Also noted that there is a low risk that great crested newts could be present locally and affected by the works, particularly the translocation of the hedgerow, therefore a suitably worded condition is recommended to avoid any such risk, is also necessary.

Government Pipeline and Storage System (GPSS) – Commented that the development may affect the apparatus of the GPSS. The development therefore requires a Section 16 Consent under the Land Powers (Defence) Act 1958 and other legislation such as the Pipeline Safety Regulations 1996.

Landscape (WC) – Did not raise any ‘in principle’ reasons which would support a landscape recommendation for the refusal. However, requested that a suitable planning condition was attached to any grant of consent in regard to further information of the felling of trees and the removal of a section of existing hedge and ditch to be replanted and re-dug along an adjusted alignment to the northern edge of the proposed AWP, and details of the planting of an additional tree and shrubs as mitigation.

The applicant subsequently supplied a revised ecological survey (including information about the tree to be removed) and plans showing the realigned hedge in advance to the satisfaction of the landscape officer

Public Health (WC) - Considered that there were no noise and light impacts and had no adverse comments in this regard. The officer requested that a condition was attached to ensure that the facility was used during the hours stated in the application.

Transport (WC) - Recommended that no highway objection be raised. However, any permission will need to be subject to highway conditions around the proposed toucan crossing. The highways officer has requested further details and justification for the scheme.

8. Publicity

The application was advertised by site notice.

The applicant has undertaken a series of public events and consultations and these are detailed in the Design Statement.

9. Planning Considerations

Principle of the development

National and local plan policy recognises that high quality open spaces for sport and recreation make an important contribution to the health and well-being of communities, and that the needs of the community can be best achieved through the co-location of shared facilities at accessible locations. The site is an established sports and recreation facility with a number of other community facilities located within the existing site and facilities.

Previously approved planning applications have established the site as a sustainable location for community facilities and in accordance with paragraph 70 of the NPPF and policy C1 of the NWLP the principle of development on the site is compliant with policy. Furthermore, the site is adjacent to the settlement boundary of Calne and in accordance with policies for provision of community facilities (CF1) and leisure facilities and open (CF2) sports facilities of the NWLP the location of this facility is considered a sustainable pattern of development.

Impact on the character and appearance of the area

The all-weather pitch (AWP) has been positioned to take account of the existing contours of the land and site constraints such as the existing landscaping and the scheduled monument. It is considered to be well positioned in terms of the site and the existing facilities. The most significant potential impact of the scheme on the surrounding area is likely to come from the visual effects of proposed floodlighting on the landscape.

The development includes the provision of 8no. x 15 metre high floodlighting columns to illuminate the AWP. The development will be seen against the backdrop of existing sports complex and existing highway lighting along and lining Beaversbrook Road, and also against other lighting evident within the industrial areas on the opposite side of this road from the more sensitive countryside directions and receptors. It is also noted from the submitted information that there are existing floodlights within the existing sports complex, which would also form part of the existing landscape baseline situation.

The application was accompanied by a full lighting assessment that considered light spill, the position of lights, height and cowlings. Overall this results in a lighting scheme that will see only small amounts of light spillage from the pitch into the surrounding countryside. The landscape officer is of the opinion that 'the existing landscape baseline situation is unlikely to experience a high magnitude of change effects resulting from these development proposals, which would be likely to result in any significant harmful effects to any particularly sensitive landscape or residential receptors, which would be considered to be particularly harmful to interests related to local landscape character or visual amenity.

The AWP will be enclosed by a weld mesh fence, which will be colour coated epoxy or polyester powder coated with intermediate steel posts of a matching colour. The heights of the enclosure will be 4.5M high to the west and east (end of the AWP) and 3.0M high to the north and south (sides of the AWP). The size of the mesh grid will be maximised to ensure the visual transparency. However, the centres of these posts are to be determined. While the fence will see some interruption to views across the surrounding fields, it will not have the same visual effect as a solid building and should not harm to the overall appearance of the site.

Overall it is considered that proposals will not adversely affect the overall character of the area in line with policies NE15 of the NWLP and Core Policy 51 of the WCS.

Design and Layout

As previously stated, the AWP has been positioned to enable it to maximise the existing topography and layout of the site. The proposed extension to the existing building is modest in comparison to the previous approval. The design, size and visual appearance of the proposed extensions are considered to have a positive impact on the appearance of the existing property.

As such, it is considered the proposed AWP and extension to the existing building is in accordance with C3 of the NWLP, Core Policy 57 of the WCS and paragraphs 56 and 57 of the NPPF.

Ecology

The proposals will relocate a 'quality' hedgerow and two native aged trees. However, as noted by the ecology officer these features are of limited ecological value due to their context and existing management. The updated ecology report submitted includes measures which will limit the ecological impacts upon these features, and a suitable condition will ensure the implementation of these measures. Any permission will also require a condition for an updated landscape management plan for the site to address the maintenance of the translocated hedgerow and additional landscaping. This will ensure that any impacts upon

BAP habitats and landscape features are mitigated against in accordance with NE10, NE11 and NE14 of NWLP.

The landscape officer also noted that there is a low risk that great crested newts could be present locally and affected by the works, particularly the translocation of the hedgerow, therefore a suitably worded condition is recommended to avoid any such risk.

Access and Highway safety

The Transport Statement for the application includes proposals for a new toucan crossing to be installed to the west of the access. However, the proposed site plan illustrates a pedestrian crossing point located to the east of the site access before Stanier Road.

The Transport Statement does not provide any technical evidence for upgrading of the crossing facilities such as likely pedestrians and cyclist movements attracted to the site. The highways officer has requested that any permission for approval will need a condition for the need to include further technical details of any scheme for upgrading pedestrian and cyclist access to the site, and the full construction details to be submitted and approved in writing by the Local Planning Authority prior to construction taking place.

It is clear that the proposed development is giving priority to sustainable forms of transport and making the site accessible in accordance with Core Policy 62 of the WCS. Nevertheless the technical details will be required in advance of construction secured by a suitable condition.

Archaeology

The sports ground is adjacent to a Scheduled Ancient Monument. In accordance with HE8 of the NWLP adequate archaeological investigation and recording will be required prior to commencement of construction on the site to ensure the preservation of any potential remains. It is recommended by the archaeological officer that this is conditioned to ensure that the development would not have an adverse effect on the Scheduled Ancient Monument therefore ensuring the development conforms to policy HE5 of the NWLP.

Other Considerations

As noted by the GPSS the development therefore requires a Section 16 Consent. An informative should be added to the application to ensure the applicant is aware of their legal duties.

The public health officer has noted that the hours of use should be conditioned to ensure the ongoing amenity of the facility. It is considered appropriate to ensure the site is used in line with the programmes and hours on operations as set out in the application.

10. Conclusion

The proposed development is considered a suitable and sustainable location for the proposed development. The proposal will not result in significant harm to the natural or built environment or otherwise adversely affect highway safety. The proposal is therefore compliant in policy terms with the North Wiltshire Local Plan, emerging Wiltshire Core Strategy and the National Planning Policy Framework.

RECOMMENDATION

Approve with conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 Prior to the proposal being brought into use the applicant shall provide a scheme of pedestrian and cyclist access & crossing improvements in the vicinity of the site. Full technical details to support the scheme will be required (please see attached Wiltshire Pedestrian Crossing Practice Note - V2), including likely pedestrian and vehicular movements. Full construction details shall be submitted to and approved in writing by the Local Planning Authority prior to construction taking place. The approved scheme shall be constructed in accordance with the approved details prior to the proposal being brought into use and shall be completed to the satisfaction of the Local Planning Authority.

REASON: To ensure that adequate provision is made for pedestrian and cyclists to the site in the interests of highway safety.

- 3 No development shall commence within the area indicated until:
- a) A written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and
 - b) The approved programme of archaeological work has been carried out in accordance with the approved details.

REASON: To enable the recording of any matters of archaeological interest.

- 4 No development shall commence until such time as hedgerows within the site have been completely translocated in full accordance with the submitted Hedge and Ditch Relocation Plan (Ref: 5111858/L/P/725/0001/1).

REASON: To mitigate impacts upon BAP habitats and landscape features in accordance with NE10, NE11 and NE14.

- 5 Prior to commencement of development, including the translocation of any hedgerow, a Precautionary Method of Working to avoid impacts upon great crested newts shall be submitted to and approved in writing by the Local Planning Authority. All development, including all hedgerow translocation works, shall be carried out in full accordance with the approved Precautionary Method of Working.

REASON: Avoiding impacts upon protected species

- 6 No part of the development hereby approved shall be first brought into use until the parking area shown on the approved plans has been consolidated, surfaced and laid out in accordance with the approved details. This area shall be maintained and remain available for this use at all times thereafter.

REASON: To ensure that adequate provision is made for parking within the site in the

interests of highway safety.

- 7 No development shall commence on site until details of the design, external appearance and decorative finish of fences and other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the development being brought into use

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

- 8 The materials to be used in the construction of the development hereby permitted shall match in material and design as those outlined in the submitted plans.

GA-1000 B

GA-1001 B

GA-1002 E

GA-1003 D

EL-1004 B

EL-1005 C

GA-1006 D

GA-1007 E

GA-1008 C

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

- 9 The use of the floodlit pitches hereby permitted shall only take place between the hours of 8am and 9pm from Mondays to Sundays.

REASON: To ensure the ongoing amenity of the area.

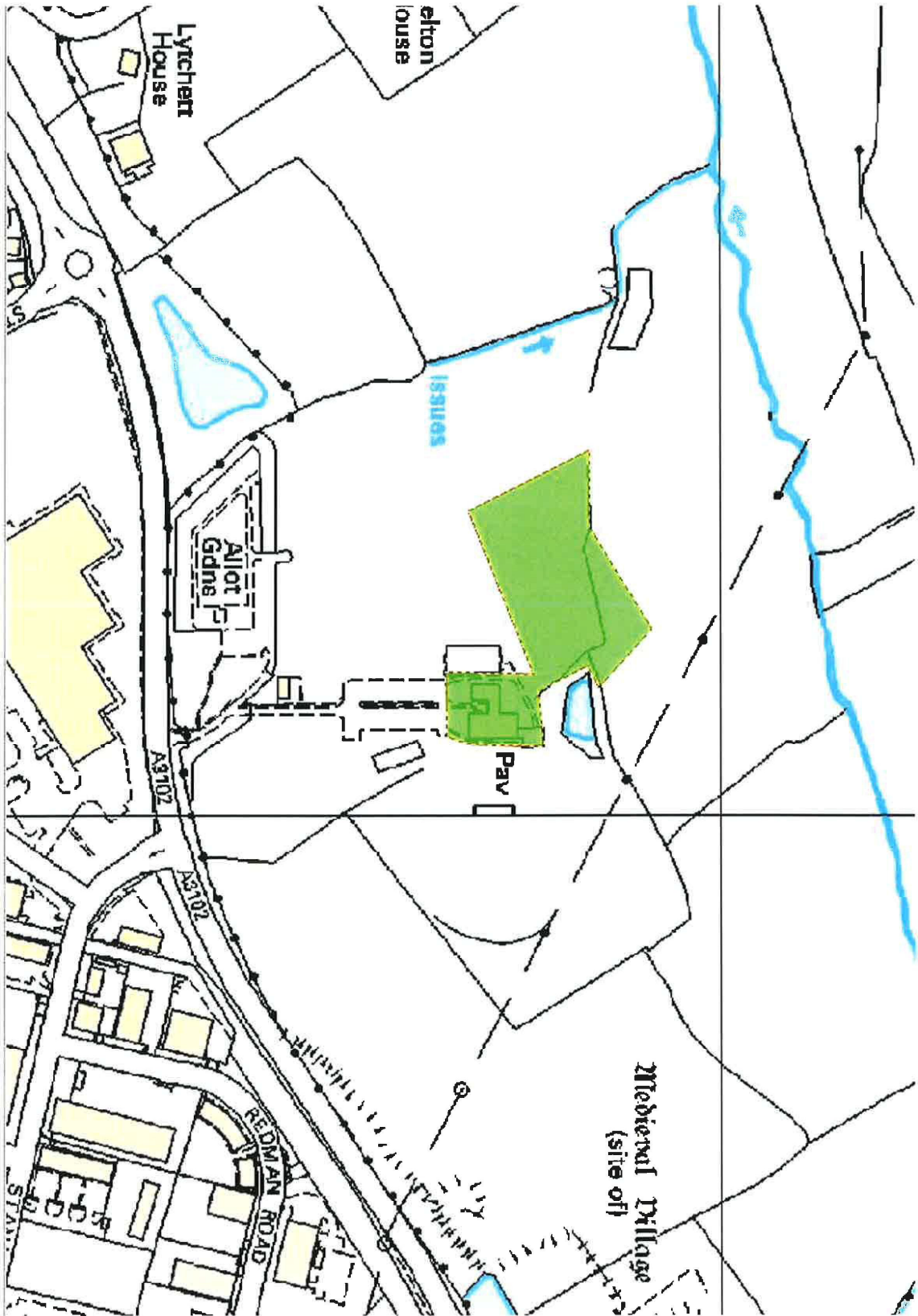
INFORMATIVE TO APPLICANT: Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

INFORMATIVE TO APPLICANT: The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

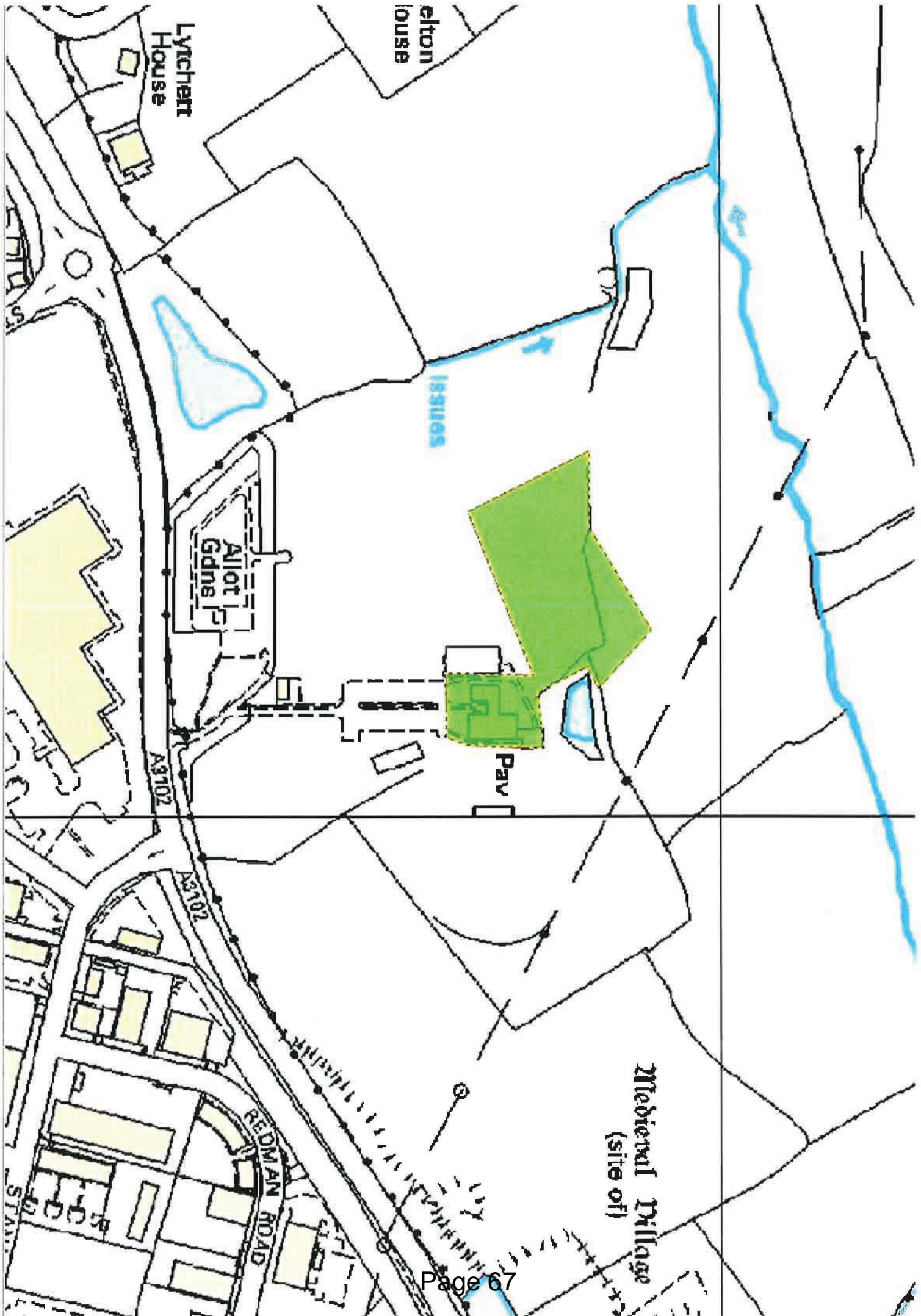
If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the

requirements of the Party Wall Act 1996.

INFORMATIVE TO APPLICANT: The applicant should note that the grant of planning permission does not include any separate permission which may be needed for Section 6 approval in relation to the Land Powers Defence Act 1958. Such permission should be sought direct from OPA Central Services, Ashdon Road Saffron Walden, Essex, CB10 2NF



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REPORT TO THE STRATEGIC PLANNING COMMITTEE

Date of Meeting	22 nd October 2014		
Proposal	Army Basing Programme – Salisbury Plain Masterplan Report for information		
Applicant	Defence Infrastructure Organisation		
Electoral Divisions	Bulford, Allington and Figheldene	Unitary Members	Councillor John Smale
	Ludgershall and Perham Down		Councillor Christopher Williams
	Tidworth		Councillor Mark Connolly
Case Officer	Simon T Smith		

Reason for the application being considered by Committee

Report for information only.

Following the Strategic Planning Committee of 30th July 2014 when the Salisbury Plain masterplan was considered and recognised by the Committee, agreement has now been reached on the matters of principle set out within the recommendation. Following agreement being reached on those issues, this report to the Strategic Planning Committee notifies the Committee of the finalisation of the Masterplan.

1.0 Background

- 1.1 In March 2013, the Secretary of State for Defence announced the Regular Army Basing Plan. This set out the future lay down of Army units in the UK as units move back from Germany and restructure to deliver the Army 2020 future operating Model. The Army Basing Plan has transitioned into a delivery as Army Basing Programme (ABP). This proposes an optimisation of the UK estate including greater concentration of the Army on Salisbury Plain Training Area (SPTA), where three high readiness Reaction Force Brigades will be based. It is anticipated that the unit moves to Wiltshire are to occur in the 2015 – 2019 period.
- 1.2 This reorganisation of the Army will involve significant new development in the locality to accommodate the additional activity, personnel and their families as well as the infrastructure to support them.
- 1.3 Policy CP37 of the emerging Wiltshire Core Strategy (eWCS) acknowledges that the provision of new housing on MOD land for military personnel and other operational facilities will be required as a result of the ABP across the SPTA. CP37 envisages that a single master plan should be developed, thereby front loading consultation and partnership

working with the local community and other stakeholders. The master planning process could ensure that the infrastructure needs arising from the proposed development are established and can be delivered as well as enabling the cumulative impact of development arising from the programme to be addressed.

- 1.4 In the context of CP37, the Defence Infrastructure Organisation (DIO) has been liaising closely with Wiltshire Council on preparing and planning for the expected new development in the County. As envisaged by Policy CP37, the work has culminated in the preparation of the Army Basing Programme Salisbury Plain Masterplan. The Masterplan brings together the key conclusions of the various technical background studies and has enabled the full engagement of the local community over the proposals. Critically, the Masterplan identifies the additional infrastructure requirements that will be needed to support the unit moves in the context of the resulting planning applications that it will be necessary to submit to the Council in the next few years.

2.0 Strategic Planning Committee resolution 30/07/14

- 2.1 In considering the Masterplan prepared by the DIO, in the meeting of 30th July 2014, the Council's Strategic Planning Committee resolved the following:

That the Strategic Planning Committee notes the evolving Army Basing Programme Master Plan as foreshadowed by the emerging Wiltshire Core Strategy. That the Strategic Planning Committee recognises the work done to date and encourages the DIO to reach agreement with the Associate Director for Economic Development and Planning on the following matters of principle before finalising the Master Plan:

- The outstanding issue relating to the impact of additional water abstraction arising from ABP being addressed to the satisfaction of the Council, in consultation with the Environment Agency and Natural England;*
- The outstanding issue relating to the impact of foul water discharge from ABP on phosphate levels in the River Avon being addressed to the satisfaction of the Council in consultation with the Environment Agency and Natural England;*
- The outstanding issue relating to the potential impact of increased recreational pressure on Salisbury Plain from ABP on protected species being addressed to the satisfaction of the Council;*

That the Strategic Planning Committee encourages the DIO to resolve the following matters prior to the submission of planning applications:

- The outstanding issue relating to the potential need to provide additional STW capacity from ABP at Larkhill being addressed to the satisfaction of the Council in consultation with English Heritage;*
- The outstanding issue relating to the potential impact of the Larkhill SFA on the setting of Stonehenge and the WHS being addressed to the satisfaction of the Council in consultation with English Heritage;*

- *The outstanding issue relating to unknown underground archaeology being addressed to the satisfaction of the Council;*
- *The outstanding issues relating to the design of the mechanisms required to ensure delivery of essential infrastructure made necessary by ABP being addressed to the satisfaction of the Council.*
- *The Highways Agency raising no material objections;*
- *Veolia raising no material objection to water supply and foul water processing capacities at Tidworth and Ludgershall.*

2.2 In the build up to, and following the resolution of, the Strategic Planning Committee the DIO have continued to work upon the 3 matters of principle set out in the first part of the resolution reached above: those being (i) water abstraction issues; (ii) impact of foul water discharge on phosphate levels in River Avon; and (iii) impact upon protected species.

2.3 To address those matters of principle, the DIO have prepared a schedule of “Environmental Commitments”, a final draft of which has now been submitted to the Council to support the Masterplan. The DIO Environmental Commitments can be found in appendix 1 to this report.

3.0 Statutory Consultee responses

3.1 Following receipt of the DIO Environmental Commitments, the final comments of the three relevant consultees were sought.

Natural England –

Confirm that they are satisfied with the final version of the DIO environmental commitments.

Environment Agency –

“I can confirm the Environment Agency would be happy to endorse the Army Basing Programme Salisbury Plain Masterplan, based on the attached draft DIO environmental commitments (note: now finalised). Please note I have provided some amendments to your draft document to hopefully further clarify the discussion held during our meeting on Monday. I have also had a brief discussion with Dianne Matthews (NE) regarding the draft commitments document. We are happy with their proposed amendments, which Dianne will send to you separately”

The EA makes specific comment on two aspects of the submitted DIO Environmental Commitments:

- In relation to Joint Nature Conservation Committee (JNCC) flow targets and monitoring of impacts as well as long-term mitigation measures that may be required to

meet the conservation objectives of the River Avon SAC (para. 1.4) – the EA comment that they would need a time commitment or conditioned planning response stating that agreed mitigation should be in place before development takes place. The DIO rightly point out that the JNCC flow charts referred to by the EA have not yet been adopted and it may not therefore be practicable to put mitigation in place prior to development, particularly for the early works. In any event, given the broad agreement reached on this issue, it is not thought to be a barrier to the finalisation of the Masterplan.

- In relation to water abstraction and the proposed implementation of water efficiency improvements and demand management programme to significantly reduce leakage (para. 1.6) – the EA comment that if the net abstraction volume increases a reduction in leakage and abstraction will not necessarily reduce the impact on receptors. The EA go on to suggest that the expressed DIO commitment may form part of the solution but additional mitigation such as pond/stream support etc. may also be required. In the final draft of the Commitments, the DIO have confirmed that they will provide a back-up water supply if required to offset an increased abstraction requirement.

Council Ecologist –

“Thank you for consulting me on DIO’s environmental commitments to support the Salisbury Plain Masterplan. The commitments are welcomed and set out a clear path to support both the decision making process and the sustainable operational phase of the development. The vast majority of commitments will need to be met prior to determination of relevant planning applications with the exception of a number of other issues which will be dealt with post-determination; these relate to monitoring of the water environment (1.5), biodiversity enhancement and management (3.2 – 3.4) and planning obligations (10.1 – 10.2). While the commitments do not in themselves fully address the outstanding issues previously highlighted in the Strategic Planning Committee report, they do provide reassurance to the Council that those issues can and will be addressed prior to an application being determined.

With regards to the Habitats Directive, given that the masterplan would not constitute an adopted plan, it is considered that the statutory need for the Council to carry out a Habitats Regulations Assessment (HRA) of the plan is not triggered. Nonetheless, as a competent authority the Council must in exercising any of its functions, have regard to the requirements of the Habitats Directive so far as they may be affected by the exercise of those functions. Having reviewed the masterplan and its supporting documentation including the Overarching Environmental Appraisal and the draft Overarching Habitats Regulations Assessment, having regard to the views of the relevant statutory consultees and the DIO Environmental Commitments, I am satisfied that the masterplan can be delivered without having any adverse effects upon the Natura 2000 network. I therefore consider that further HRA is not required at this stage for the ABP masterplan to move forward, and in the circumstance it would be appropriate that such detailed assessment work is carried out at the planning application stage, which would be a statutory requirement of Regulation 61.

It is recommended that in moving the masterplan forward, that the Council also recognise the importance of the DIO environmental commitments, and that it be ensured that all relevant commitments are fully met before issuing planning permissions for the ABP development.”

4.0 Conclusion

- 4.1 The finalised DIO “Environmental Commitments” are considered to provide the necessary reassurance that the three outstanding issues (as set out in the resolution of Strategic Planning Committee of 30th July 2014) can be addressed during the planning application process.
- 4.2 Further, there is every expectation that the points raised in the consultees responses, as set out above, can be comprehensively addressed to all parties’ satisfaction during the planning application process.
- 4.3 The finalised Masterplan will be regarded as an important and critical background document informing the assessment of the expected planning applications. The Master Plan will be embedded within each of those planning applications by defining the wider context and assessing the cumulative impacts and thereby demonstrating, in the broadest terms, how and where development can, and cannot, take place. It follows that the Master Plan will be a material consideration in the determination of those planning applications, providing contextual understanding and consistency for decision-making.
- 4.4 The Master Plan is a necessary first step in the preparation of proposals for development and the successful determination of planning applications, as is called for in Core Policy 37 of the emerging Wiltshire Core Strategy.
- 4.5 As the Masterplan has been prepared outside of the statutory Local Plan process, it will remain the case that the content and conclusions of the Master Plan will necessarily be without prejudice to how the Council chooses to determine the planning applications.
- 4.6 **Accordingly, when read in conjunction with the “Environmental Commitments”, the Army Basing Programme Salisbury Plain Masterplan can now be regarded as being finalised and a sound basis upon which the Council can have confidence that forthcoming development will be planned in a comprehensive manner and deliver the necessary infrastructure.**

APPENDIX 1

DIO Environmental Commitments for Salisbury Plain Masterplan Final Draft – 11th September 2014

1. Hydrology and Water Resources

- 1.1 DIO will ensure that its assessment approach, including the results of groundwater modelling, is clearly stated in the HRA, which will be submitted to Wiltshire Council in October 2014.
- 1.2 DIO will continue to work with the Environment Agency (EA), Natural England (NE) and Wiltshire Council to address the issues regarding additional water abstraction from Army Basing and support forthcoming planning applications for Salisbury Plain infrastructure (the first of which are planned for the last Quarter of 2014).
- 1.3 DIO (in agreement with EA and NE) has re-run the regional groundwater model with Wessex Water sustainability reductions in place to reassess the in-combination impacts on natural flows and groundwater levels. DIO will update Annex 9A of the OEA with an assessment of the individual and in-combination abstraction impacts of supplying the existing network and the proposed development against the Review of Consent flow targets and methodology. The update to Annex 9A will also provide a narrative on the merit/ feasibility of doing further work using the JNCC methodology.
- 1.4 In due course, as a separate exercise, DIO will also assess the implications of the JNCC flow targets and methodology with NE and EA, and will identify and agree any additional long-term mitigation measures that may be required to meet the conservation objectives of the River Avon SAC.
- 1.5 DIO will agree and implement appropriate monitoring measures for the Nine Mile River with the EA and NE as soon as possible to inform forthcoming planning applications. These may include pump testing, pond level and groundwater monitoring. Appropriate mitigation and habitat management measures will then be agreed and taken forward.
- 1.6 DIO will mitigate the abstraction impacts of supplying both the existing network and the proposed developments through a combination of water efficiency improvements, demand management (including implementation of a comprehensive water infrastructure management programme to significantly reduce leakage) and providing a back-up supply from Wessex Water and/or other sources. The mitigation options and implementation timelines will be agreed with NE and EA as soon as possible to support planning applications for Salisbury Plain infrastructure.
- 1.7 DIO is assessing the provision of additional sewerage treatment capacity, and will include options for phosphate and nitrate removal in the design of its STW effluent systems for when policy has been confirmed by NE and the EA. The location of any new STW infrastructure at Larkhill will be agreed with Wiltshire Council and English Heritage (EH).
- 1.8 DIO will ensure that WFD assessments for planning applications are updated, as required, once more detailed water resource and water quality modelling/investigations are completed.

2. Nine Mile River Crossing, Bulford

- 2.1 DIO will assess the potential effects of the new crossing on the Nine Mile River and River Avon downstream, including on water quality and stream flow. Appropriate mitigation, which may include further surveys and monitoring during operation, will be developed and agreed with EA and NE.
- 2.2 Mitigation/ compensation measures developed for the planning application will take due account of the various habitats in the context of their connection with the river (rather than in isolation).

3. Habitat Mitigation and Enhancement

- 3.1 DIO and Industry Partners are completing seasonal ecological surveys and will undertake all further studies as required in support of planning applications.

- 3.2 DIO is developing an overall biodiversity mitigation and enhancement strategy for Army Basing on Salisbury Plain. The details will be agreed with Wiltshire Council and relevant conservation bodies through an agreed form of voluntary undertaking. The strategy will include consideration of a wide range of habitat types, including woodland and arable land. Compensation measures (including consideration of priority species) will then be developed for individual planning applications where required.
- 3.3 DIO is developing a specific Habitat Management Plan for the Nine Mile River. Appropriate references to the river, plus protected species (such as great crested newt) being notified features of Salisbury Plain SSSI will be included in relevant planning applications.
- 3.4 DIO will look into opportunities for wider improvements at garrison sites with relevant Industry Partners.

4. Stone Curlew Disturbance

- 4.1 DIO will work with Wiltshire Council and NE to address the potential impact of increased recreational pressure from Army Basing on Stone Curlew and will develop a range of additional mitigation measures beyond the Wiltshire Council Stone Curlew Mitigation Strategy. As well as updating the MOD Stone Curlew Management Plan, these measures may include provision of additional recreational green space close to/ within SFA sites; development of walking/ cycle routes to encourage use away from sensitive parts of the training area; continuing adaptive management and exploring measures to positively influence recreational access (particularly for dog walking) on SPTA.

5. Habitats Regulations Assessment

- 5.1 DIO will finalise the Habitats Regulations Assessment for the Salisbury Plain Masterplan in October 2014. This will incorporate consultation comments, including those on stone curlew disturbance and hydrology. Any mitigation required will be agreed with relevant authorities and will include full details and timescales where appropriate.
- 5.2 The HRA will be used to inform individual project-level HRAs, where required, to support individual planning applications.

6. Training Infrastructure

- 6.1 The potential environmental effects associated with new training infrastructure will be further assessed, as more detail becomes available, for the SPTA planning applications.

7. Pollution Prevention and Waste Management

- 7.1 DIO / Industry Partners will produce Construction Environment Management Plans for all developments in line with industry best practice.

8. Visual Impact

- 8.1 DIO will liaise with the North Wessex Downs AONB Unit and will undertake further assessment of the visual impacts of the Perham Down and Upavon proposals as part of individual planning applications.

9. Heritage Assessment

- 9.1 DIO/ Industry Partners will undertake appropriate archaeological and heritage assessments to support individual planning applications, and will implement any mitigation measures as agreed with Wiltshire Council and EH. As part of this, DIO will address any remaining issues regarding the setting of the Larkhill SFA in relation to Stonehenge World Heritage Site.

10 Planning Obligations

- 10.1 DIO will seek to agree appropriate conditions/ undertakings with Wiltshire Council; it is envisaged that these will be in a similar form to those developed as a result of the 2002 Environmental Appraisal of the Strategic Defence Review; they will be specific and include timescales where appropriate.
- 10.2 DIO recommends that a forum with relevant parties be set up to enable ongoing and future discussion on progress of the conditions/ undertakings. This could be by inclusion in the existing Environmental Steering Group or another format to be agreed.

APPENDIX 2

ARMY BASING PROGRAMME – SALISBURY PLAIN MASTERPLAN

Army Basing Programme Salisbury Plain Masterplan



Page 77

Final 20th June 2014



Defence
Infrastructure
Organisation

Salisbury Plain Masterplan

Final 20th June 2014

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Defence
Infrastructure
Organisation

Contents

Page 81

Executive Summary	1	4	Service Family Accommodation (SFA)	23	7.3 Consultation	48
1 Introduction	3	4.1 Analysis	23	7.4 Development	48	
1.1 Army Basing Programme	3	4.2 Larkhill.....	27	7.5 Summary	48	
1.2 The Area Today.....	3	4.3 Bulford.....	29	8 Local Services and Facilities	49	
1.3 Planning Policy Framework.....	3	4.4 Tidworth.....	31	8.1 Local Facilities and Amenities	49	
1.4 Timeline and Key Dates.....	4	4.5 Ludgershall.....	33	8.2 Population and Age Profile	49	
1.5 Planning and Design Process.....	4	4.6 Summary.....	33	8.3 Education	50	
1.6 Community Engagement.....	5	5 Transport and Movement	35	8.4 Healthcare	51	
1.7 Sustainability	6	5.1 Introduction	35	8.6 Employment.....	53	
2 The Camps	7	5.2 Impact on the Road Network.....	35	9 Delivery Strategy	57	
2.1 Summary of Changes	7	5.3 Transport Mitigation	36	9.1 Management and Coordination of Delivery	57	
2.2 Larkhill.....	9	5.4 Sustainable Transport Infrastructure	37	9.2 Planning Application Process	57	
2.3 Bulford.....	11	6 Cultural Heritage	39	9.3 Public Consultation	58	
2.4 Tidworth	13	6.1 Introduction	39	9.4 Training and Employment	58	
2.5 Perham Down.....	15	6.2 Assessment	39	Appendix	59	
2.6 Upavon.....	17	6.3 Consultation	39			
3 The Training Estate	19	6.4 Camp Issues	41			
3.1 Existing Activities	19	6.5 Training Issues	45			
3.2 Proposed Activities.....	19	7 Natural Environment	47			
3.3 Proposed New Developments.....	20	7.1 Introduction.....	47			
3.4 Other Training Development.....	21	7.2 Overarching Environmental Appraisal	47			

Executive Summary

Page 83

In March 2013, the Secretary of State for Defence announced the Regular Army Basing Plan. This set out the future laydown of Army units in the UK as units move back from Germany and restructure to deliver the Army 2020 future operating model, designed around an Adaptable Force capability at home and overseas and a Reaction Force that is ready for the most demanding scenarios, both of which will be supported by specialist Force Troops. The Government has committed £1.644 billion to the new basing plan nationally, of which over £800 million will be spent on new accommodation. The Army Basing Plan has transitioned into a delivery programme, known as Army Basing Programme (ABP).

This includes better optimisation of the UK estate including greater concentration of the Army on Salisbury Plain Training Area (SPTA), where three high readiness Reaction Force Brigades will be based. The Defence Infrastructure Organisation (DIO) has been liaising closely with Wiltshire Council since mid 2012 on preparing and planning for this increase in unit numbers and for the associated unit moves, programmed for implementation in the period 2015 to 2019.

As required under the emerging Wiltshire Core Strategy, the Salisbury Plain Masterplan has been prepared to set out, in one document, an overview of the proposed changes to SPTA. It brings together the key conclusions of the: Assessment Studies for each Garrison and the Training Estate; the Planning Context Report; the Overarching Environmental Appraisal (OEA); and, the Outline Transport Assessment (OTA).

It identifies the additional infrastructure requirements that are needed to support these moves and the associated planning applications that will be required to be submitted over the next few years. DIO has sought to engage relevant stakeholders at every phase of Masterplan preparation through a large number of meetings, formal and informal presentations, and a series of public consultation events designed to capture comments on ABP proposals for Salisbury Plain. Feedback received from stakeholders has helped to shape the proposals contained in the Masterplan.

The planning policy context within which Salisbury Plain Masterplan is being brought forward, is set out in the Wiltshire Core Strategy, through Core Policy 37: Military Establishments which allows new development at operational facilities. Paragraph 6.23 clarifies and refers to the Army 2020 rebasing project, and indicates that operational facilities include Service Families Accommodation (SFA) [See inset box]. Particular emphasis is placed on the infrastructure needs arising from the proposed development to be an integral part of the planning development. This paragraph also explains the need for the Masterplan and that the requirement for military housing is over and above the general strategic housing total set out in Core Policy 2 of the emerging Wiltshire Core Strategy.

The proposals for Salisbury Plain provide a unique opportunity to balance the military and civilian communities. The integration of both the existing and incoming military

communities with the existing civilian population is a key component underpinning the Army Basing proposals, whilst recognising the advantages of locating service personnel close to their places of work. The scale of incoming personnel at Larkhill is especially recognised as an opportunity to reinvigorate existing communities.

'Wiltshire Core Strategy'

Para 6.23

Applications for the development of operational facilities which conflict with other policies in the Core Strategy must be accompanied by a reasoned justification as to why the development should nonetheless be considered suitable. During the plan period, provision of new housing on MOD land to accommodate military personnel including service family accommodation and other operational facilities will be required as a result of the Army Rebasing on Salisbury Plain (Army 2020)^[1]. A single master plan should be developed with the Council including front loaded consultation and partnership working with the local community and other stakeholders. The master plan should address these requirements and ensure that infrastructure needs arising from the proposed development is an integral part of any planned development in accordance with Core Policy 37, as well as other policy requirements within the plan.

[1] New housing provision will be in addition to the housing requirement in Core Policy

It provides potential for the greater viability of existing and new commercial services. Moreover, the civilian settlement at Durrington will benefit from the sharing of open spaces for informal recreation and the potential shared use of new facilities where feasible. Cycle paths will improve connectivity between all communities and new primary schools should provide a focus for wider community interaction.

The Masterplan establishes the constraints and opportunities for new development, as well as providing an overview of where development will take place. This will include expansion of current army camps, additional training facilities, new housing for service families, and all supporting infrastructure. The Masterplan will be presented to Wiltshire Council for endorsement as a material consideration in the determination of forthcoming planning applications.

The key deliverables of the Army Basing Programme in Salisbury Plain are:

- new build for single living accommodation (SLA);
- conversion of existing SLA blocks;
- additional messing facilities;
- new build and some conversion of existing technical accommodation, including workshops, garages, armouries, stores and offices; and
- approximately 1200 new houses for military personnel and their dependants, referred to henceforth as Service Families Accommodation (SFA).

The total number of SFA required is 1,217 and comprises:

- 100 No. to be purchased from the market to de-risk the Army Basing Programme supply, as this number of SFA are required by April 2015 and cannot be procured for construction in time available;
- 36 No. Required to replace existing stock in Bulford; and
- 1,081 No. Remaining requirement for AB Programme to be included in the Masterplan.

The conclusion of the Planning Context Report is that the SFA will be sited in the following ways:

Location	SFA Units
Larkhill	540 new
Bulford	277 new
Tidworth	0 100 purchased
Ludgershall	300 new
Totals	1217

The Army have confirmed that after taking account of planning and site constraints, the SFA should be located as close as is practical to the camp where the soldiers will be based. This principle is extremely important to the Army in maintaining unit cohesion, decreasing secondary living expenses for Army Families and reducing the need to travel. It will also provide benefits to the wider community by reducing the traffic impact across SPTA and through the existing communities. This approach helps further the aims

of emerging Core Strategy Policy 2, and para. 4.18 which seeks to strengthen communities, where possible by allowing appropriate growth to provide the most sustainable pattern of development within Wiltshire which seeks to reduce the need to travel.

The proposals for rebasing in and around SPTA raise a number of issues regarding the local socio-economic infrastructure and creating “balanced communities”. The Masterplan identifies the demand for key social, education and economic infrastructure and the need for new infrastructure which is required to support Army Basing.

The Masterplan sets out an overview of what needs to be delivered to translate the Army Basing Programme into reality. Over the next five years a large number of Service personnel and their families will move in and out of Salisbury Plain, resulting in an extra 4300 Service personnel. The planned building works will require a coordinated set of planning applications, supporting information and continued consultation with the local stakeholders.

The DIO will work with Wiltshire Council and local stakeholders to translate these proposals into sustainable developments that assist in creating balanced communities for those living and working on Salisbury Plain.

1 Introduction

1.1 Army Basing Programme

In March 2013, the Secretary of State for Defence announced the Regular Army Basing Plan. This set out the future laydown of Army units in the UK as units move back from Germany and restructure to deliver the Army 2020 future operating model, designed around an Adaptable Force capability at home and overseas and a Reaction Force that is ready for the most demanding scenarios, both of which will be supported by specialist Force Troops. The Army Basing Plan has transitioned into a delivery Programme, known as the Army Basing Programme (ABP).

This includes better optimisation of the UK estate including greater concentration of the Army on Salisbury Plain Training Area (SPTA), where three high readiness Reaction Force Brigades will be based. The Defence Infrastructure Organisation (DIO) has been liaising closely with Wiltshire Council since mid 2012 on preparing and planning for this increase in unit numbers and for the associated unit moves. DIO is an operating arm of the Ministry of Defence (MOD), responsible for their rural and built estate.

This Salisbury Plain Masterplan has been prepared to set out the context for the additional infrastructure requirements that are needed to support these moves and the associated planning applications that will be required to be submitted over the next few years. It has taken into consideration all the responses and feedback received following a series of public consultation events designed to capture comments on the proposals for Salisbury Plain.

The Masterplan will establish the constraints and opportunities for new development, as well as providing an overview of where development will take place. This will include expansion of current army camps, additional training facilities, new housing for service families, and all supporting infrastructure. It is intended that the Masterplan is presented to Wiltshire Council for endorsement through the Strategic Planning Committee, as a material consideration in the determination of forthcoming planning applications.

This document is supported by the Planning Context Report (PCR), Overarching Environmental Appraisal (OEA), Outline Transport Assessment (OTA) and Framework Travel Plan (FTA) which form the technical background to the Masterplan.

The key proposals of the ABP on Salisbury Plain are:

- New construction and refurbishment work will be undertaken mostly “behind the wire” on existing MOD sites. This will include Single Living Accommodation (SLA), catering and extensive new build and some conversion of existing technical accommodation, including workshops, garages, armouries, stores and offices.
- Outside these camps approximately 1,200 new houses, constructed by MOD, on MOD land, are needed to accommodate Service families, referred to henceforth as Service Families Accommodation (SFA). The aim is to provide integrated and sustainable communities for both military and civilian families in line with local strategic planning guidance. The changes will be centred around

existing camps at Bulford, Perham Down/Ludgershall and Larkhill, and to a lesser extent on Tidworth and Upavon

- Proposed development in SPTA includes a new Electronic Target Range, a new Individual Battle Shooting Range, an enhanced ‘backdoor access’ to SPTA at Bulford and an extension to the Royal Engineers Training Area.

1.2 The Area Today

SPTA is the largest military training area in the UK and consists of around 390 square km of land owned by the MOD. The Plain is a protected habitat of international value and renowned as an historic landscape with many designated heritage assets. The area in and around Salisbury Plain hosts a number of camps, many of which are adjacent to settlements - these include Warminster, Bulford, Tidworth, Perham Down, Upavon and Larkhill.

1.3 Planning Policy Framework

The Wiltshire Core Strategy underwent examination between May and July 2013 and is likely to be adopted later in 2014.

The planning policy context within which Salisbury Plain Masterplan is being brought forward is set out in the Wiltshire Core Strategy, through Core Policy 37: Military Establishments which allows new development at “operational” facilities. Paragraph 6.23 clarifies and refers to the Army 2020 rebasing project, and indicates that operational facilities include SFA. Particular emphasis is placed on the infrastructure needs

arising from the proposed development to be an integral part of the planning development. This paragraph also explains the need for the Masterplan and that the requirement for military housing is over and above the general housing policy set out in Core Policy 2 of the emerging Wiltshire Core Strategy.

As part of the relocation of units, around 4,300 extra Service personnel and their families will be relocated to SPTA between now and 2020. To support this move, significant investment will be undertaken to provide new and refurbished facilities to support the units, service personnel and their families. Other MOD sites across the Plain are unlikely to see significant changes.

1.4 Timeline and Key Dates

Some of the moves can be undertaken without significant changes to existing camps by using existing facilities. A number of early moves have already taken place through 2013. More significant moves as announced by the Defence Secretary in March 2013 will begin in 2014, with the final moves planned within 2019.

Construction work is expected to commence in mid-2016. In the longer term, the likely timescales for key elements of the programme are:

Design of new facilities and Service Families Accommodation	May 2014 to October 2015
Prepare and submit planning applications for early works (camp development)	June 2014 onwards
Submit planning application(s) for SFA and other development within the camps	September 2014 to January 2015
Construction periods	June 2016 to 2019

1.5 Planning and Design Process

This Masterplan brings together the key conclusions of a number of separate studies that combine to form the planning, assessment and initial design process for the Salisbury Plain Army Basing Programme, which will take place within the Camps, the Training Estate and new SFA within the wider community. During the last twelve months DIO and their consultant teams have been preparing a wide range of supporting studies to inform the selection of development sites and the constraints which will need to be addressed.

Assessment Studies have been undertaken on Larkhill, Bulford, Tidworth, Perham Down and Upavon Camps to identify the location and type of new buildings and the facilities that are needed to accommodate the increase of service personnel. A separate Assessment Study has also been undertaken on the Training Estate, which surrounds the Camps, identifying the location and type of new training facilities that are needed. In parallel to the proposals for 'inside the wire' a Planning Context Report (PCR) has been prepared

in a number of distinct phases to address the planned changes 'outside the wire', related to new SFA and achieving 'balanced' communities.

In order to inform the issues affecting the choice of development sites an Overarching Environmental Appraisal (OEA) has been prepared covering the Camps, Training Estate and the SFA sites. The OEA reviewed the following topics: Ecology and nature conservation; Cultural heritage; Soil, groundwater and surface water; Landscape and visual; Ground conditions; Noise and vibration; Air quality; Socio economics and community effects; and, Transport and access.

The conclusions from these assessments have been taken into account and have informed the selection process for the SFA sites. Further cultural heritage and landscape and visual assessments will be needed to refine the designs for the SFA sites in Larkhill and Bulford. The output from the OEA will also be taken into account during the detailed design and planning stage for the work in the Camps and Training Estate.

The impact on the transport network of all the planned changes has been reviewed in an Outline Transport Assessment (OTA), which identifies the strategic transport mitigation proposals.

1.6 Community Engagement

Stakeholder Engagement

Stakeholder and Public Consultation have been carried out as an integral part of the planning and master planning process.

Early engagement of key stakeholders was necessary to ensure that local issues were taken into account at the first opportunity. This was particularly important due to the sensitive environmental context of Salisbury Plain which is characterised by a high number of designated sites (both ecological and heritage). Full details of the consultation process are set out in the Statement of Community Involvement (SCI).

Engagement with Local Authority

The DIO has been liaising closely with Wiltshire Council since mid 2012 on preparing and planning for these moves. A dedicated Army Basing Steering Group was set up to ensure that Wiltshire Council can respond to the impact of the Army's rebasing plans to enable effective military integration with civilian communities throughout Wiltshire. Dedicated sub-groups were also set up to address planning and environmental matters.

Initial Public Consultation

The initial public consultation on the scope of the Masterplan took place between November and December 2013.

The consultation process entailed meetings with local bodies, drop in exhibitions at key locations and targeted

questionnaires. Consultation material was made available on the Wiltshire Council and Government Websites. There was a facility for the public to leave comments, either through a comments box or via the ABP email mailbox, which was set up by DIO expressly for engagement purposes. Comments were collated and captured in a schedule of representations and recorded for the Statement of Community involvement.

Formal Public Consultation

A formal six week public consultation period took place between 19th February and 1st April 2014. Prior to the public consultation commencing, an initial stakeholder meeting was held on 29th January 2014 at Wellington Academy in Ludgershall, to brief Ward Councillors, Parish Councillors and local community groups on the feedback received following the initial public consultation. The consultation was crucial in explaining, in general terms, the MOD's basing plans for the Army as well as presenting the preferred/potential SFA development sites on SPTA, the proposals for the camps, and the various considerations that were taken into account to reach this stage.

Static information boards were concurrently exhibited at four locations for the six week period. The locations for these static exhibitions were Amesbury Library, Tidworth Library, Durrington Library and Salisbury Library. In addition, the exhibitions were staffed on the following dates:

- Amesbury Library (24 February & 18 March);
- Tidworth Library (25 February & 19 March);

- Durrington Library (24 February & 19 March); and
- Salisbury Library (25 February & 18 March).

Consultation material was made available through the gov.uk and Wiltshire Council websites. Over 300 responses were received from the public. A summary of the responses is set out below, and discussed in more detail in the subsequent chapters.

Key concerns/issues raised during consultation:

- Sufficient social infrastructure such as schools and retail facilities needs to be delivered in conjunction with new SFA;
- Development would impact on the A303, exacerbating the issue with 'rat running' on local roads;
- The local community expressed concerns about coalescence between Larkhill and Durrington, and that a green buffer between the two should be maintained;
- There was strong support for development on brownfield land close to existing amenities south of the Packway in Larkhill. Durrington Town Council submitted a petition with over 700 signatures in support of this;
- The public voiced concerns about the threat of development to the sun gap view from Stonehenge at Larkhill; and
- There was a strong desire for the strip of woodland north of sites B6 and B23 in Bulford to be retained.

On completion of the public consultation, a review of the outcomes was undertaken by DIO. The proposals in the Masterplan have been informed by the findings of the various consultation exercises listed above.

Comment Stage

A four-week period for final comments on the Masterplan, in addition to the PCR and OEA, took place between 20th May and 17th June 2014. Comments received during this period have been recorded and will be addressed, where appropriate, at planning application stage.

1.7 Sustainability

A key objective of the ABP is to deliver balanced and sustainable communities. Consideration has been given to a wide range of factors which contributes to the delivery of sustainable communities. The following sustainability measures will be implemented:

Travel Plan

The MOD is fully committed to minimising the impact of travel on the environment. To this end, DIO have prepared a Salisbury Plain Framework Travel Plan (FTP), which sits alongside the OTA, containing guidance which would apply to both existing and future Service personnel based in the Masterplan area. Generally the FTP will:

- encourage the use of alternative modes of transport to the private car and to better manage private car usage in

order to reduce environmental impacts for all journeys associated with the rebasing proposals;

- to deliver long-term commitment to changing travel habits by minimising the percentage of single occupancy car journeys associated with the rebasing proposals and maximising the proportion of trips made by public transport, by car share, on foot and by cycle;
- identify and achieve the support of stakeholders for the FTP, and set in place the foundations and culture;
- provide a sustainable transport policy, which will develop and grow with time;
- to educate people regarding the health benefits of walking and cycling;
- to seek to reduce traffic generated by the rebasing proposals to a significantly lower level of car trips than would be predicted without the implementation of a Travel Plan; and
- promote healthy lifestyles and vibrant communities.

New community facilities for the military and civilians

New SFA will need to be supported by appropriate community infrastructure to enable it to become part of a balanced community. The potential provision of further school places, retailing, community facilities and public open space will take account of the level of facilities currently available at each location. The emphasis is on building places and not just houses. The provision of additional central government funding for new community facilities is the subject of ongoing discussion.

New employment space

DIO will work with Wiltshire Council to identify opportunities to support the 'Strategic Economic Plan' (SEP) initiatives by the Swindon and Wiltshire Local Enterprise Partnership (LEP). Opportunities could include creating new employment space, and MoD providing land to facilitate incubation (start-up) facilities and small enterprises. An example of existing development is the Castledown Business Centre at Ludgershall and Wiltshire Council have aspirations for a similar development in the Larkhill area. The Swindon & Wiltshire City Deal aims to improve the skills of local workforce and identify where appropriate economic growth can develop, including on redundant military sites. The SEP will investigate unlocking the economic potential of areas with military presence by utilising the skills of military personnel, and a large number of the incoming spouses, to support business growth and by bringing military sites that have been declared surplus into use.

2 The Camps

2.1 Summary of Changes

The requirements for Army Basing within Larkhill, Tidworth, Bulford, Perham Down and Upavon camps, include new build and refurbishment of existing facilities for:

- SLA;
- Messes for both Officers and Senior Ranks;
- Catering and Dining facilities;
- Regimental and Company HQs and Offices;
- Stores;
- Garages and Workshops;
- Education and Training buildings and facilities;
- Physical training and recreational sports facilities; and
- Medical and Dental facilities.

The plans overleaf show the types of existing and proposed facilities, divided into the following master planning zoning categories:

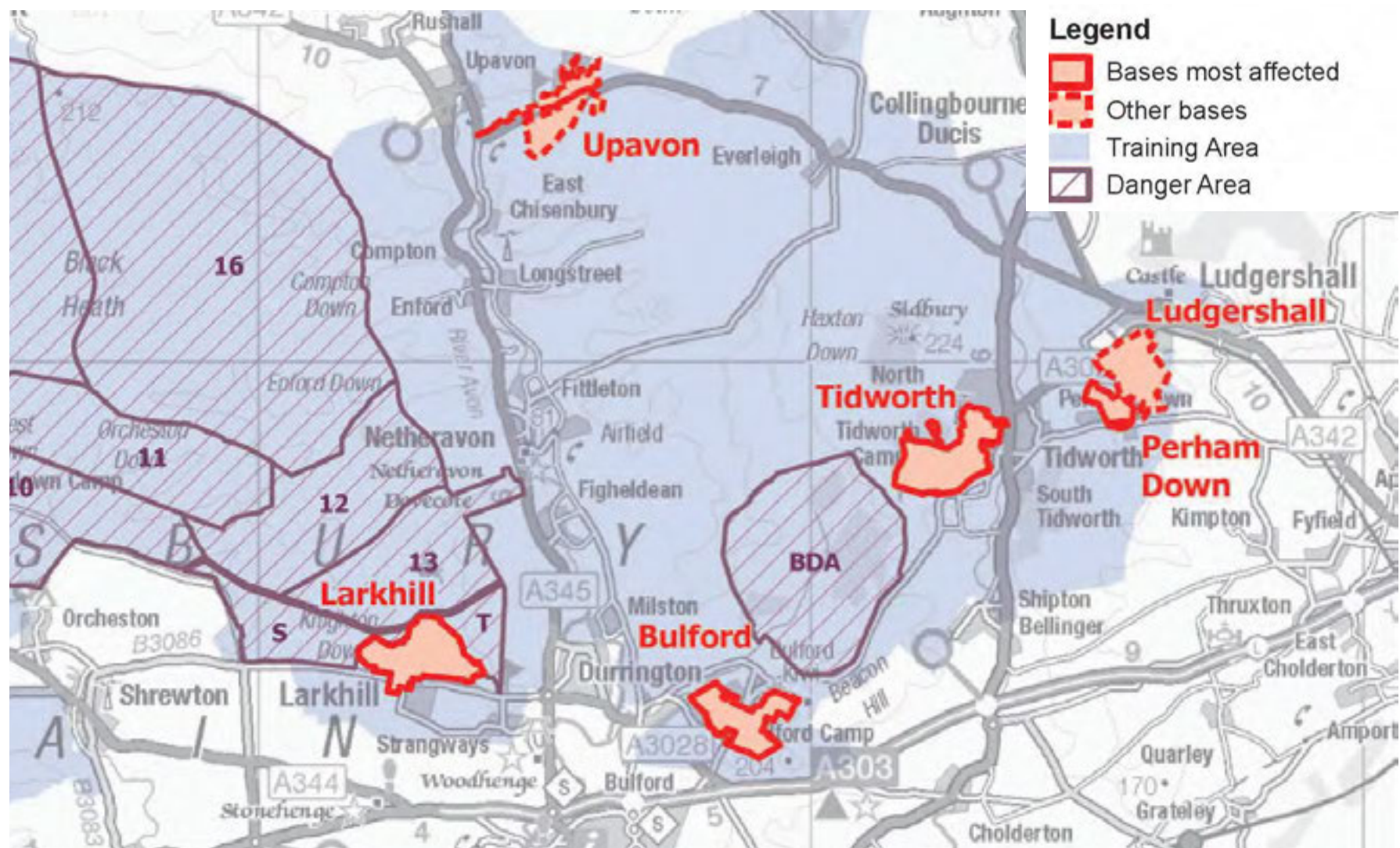
- Living;
- Technical;
- Office-Training; and
- Welfare.

At the planning application stage the level of detail provided for development within these zones will be much greater as necessary for such applications. The following table shows the uplift in personnel figures, together with the total number of personnel stationed at each military camp in 2020.

Changes at unit locations and A2020 Liability

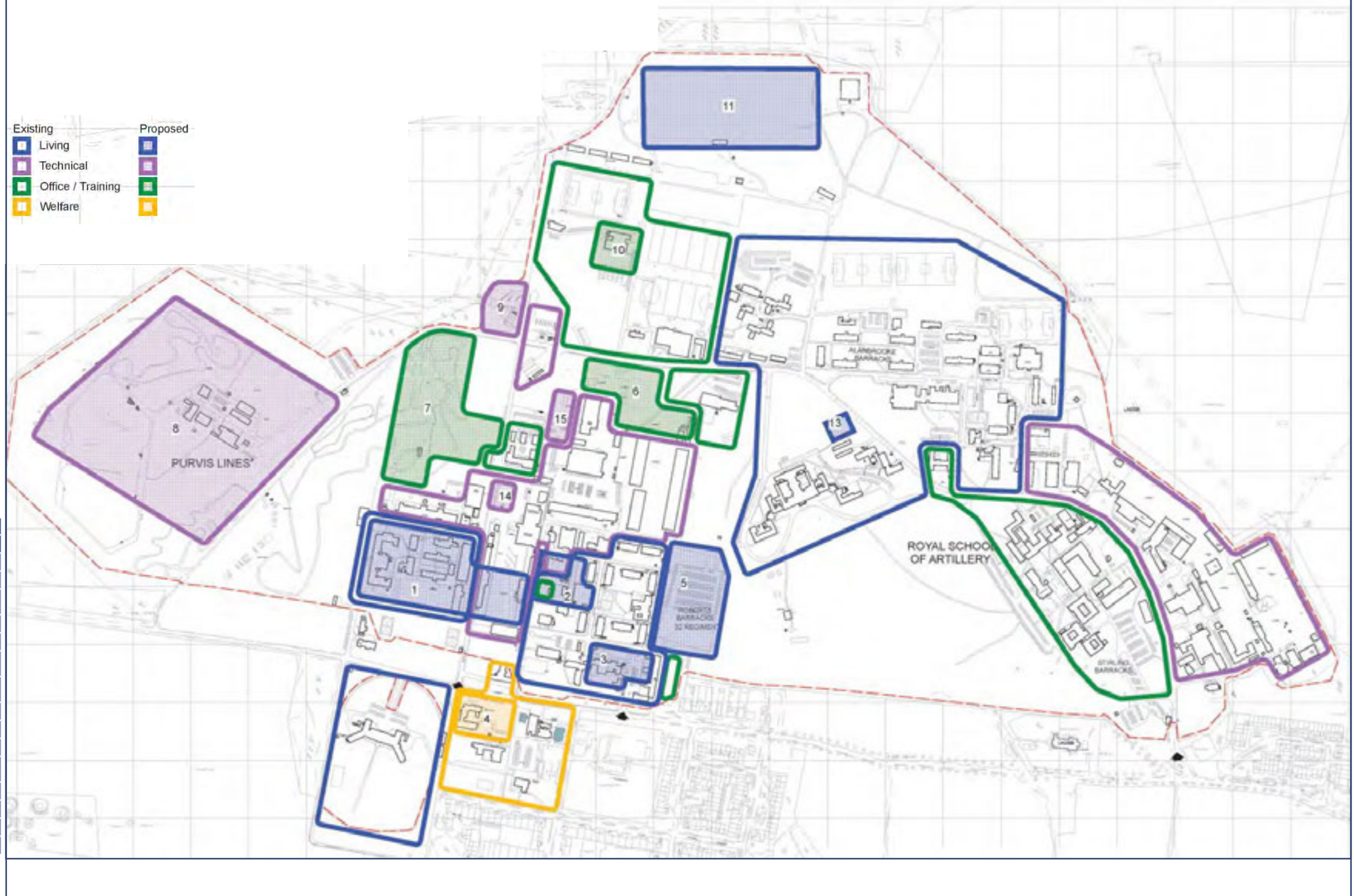
Location	Outcome	
	Change	A2020 Liability
Larkhill	+2053	3955
Bulford	+735	3453
Tidworth	+609	4143
Perham Down	+627	1254
Upavon	+254	531
Salisbury Plain	+4278	13336

Aspire Defence Ltd., manages the camps at Bulford, Larkhill, Perham Down and Tidworth. Since April 2006 these camps have been part of a major construction programme known as Project Allenby/Connaught (PAC). It is anticipated that a similar palette of colours and materials to those used in PAC will be used for the new buildings and similar construction methods will be adopted for the ABP works.



Above: SPTA Keyplan

Larkhill Camp Development Zoning



Proposed New Accommodation			
Zone	Description	No. of Buildings	Heights
1	Living	13 (plus demolitions)	3 storey
2	Living	5 (plus demolitions)	3 storey
3	Living	2	1 & 2 storey
4	Welfare	1 (plus demolitions)	2 storey
5	Living	9	3 storey
6	Offices/Training	4	1 & 2 storey
7	Offices/Training	7	1 & 2 storey
8	Technical	10 (plus demolitions)	1 storey
9	Technical	1	1 storey
10	Offices/Training	1 (plus demolitions)	2 storey
11	Living	6	1 & 2 storey
12	Not used		
13	Living	1	2 storey
14	Technical	1	1 storey
15	Technical	1	1 storey

2.2 Larkhill

The following table shows the proposed unit moves in and out of Larkhill, which is the location likely to experience the greatest net change as a consequence of the ABP, with an estimated net increase of 2,053 service personnel.

Out	Estimated date of move
Military Stabilisation Support Group – to Hermitage	Not before 2014
In	
1st Regiment Royal Horse Artillery – from Tidworth	Not before 2017
19th Regiment Royal Artillery – from Tidworth	Not before 2017
26th Regiment Royal Artillery – from Gütersloh, Germany	Not before 2017
47th Regiment Royal Artillery – from Thorney Island	2013-2014
No change	
32nd Regiment Royal Artillery	N/A
Royal School of Artillery	N/A

Proposed development at Larkhill Camp includes living accommodation, amenity space, welfare facilities, administration / training resources as well as the construction of ‘technical’ facilities.

The majority of single living accommodation will be to the north of the camp, with other development clustered around the centre and west of the site.

Demolition

Camp buildings will be demolished, in Areas 1, 2, 4, 8 and 10

Single Living Accommodation

SLA will be constructed as follows:

- Thirteen three-storey blocks in Area 1;
- Five three-storey blocks in Area 2;
- Two one-storey and two-storey blocks in Area 3;
- Nine three-storey blocks in Area 5; and
- Six one-storey and two-storey blocks in Area 11.

Other Construction

Other construction includes the following:

- New one-storey and two-storey offices / training facilities in Areas 6, 7 and 10 ;
- New one-storey technical facilities in Areas 8, 9 , 14 and 15; and
- A new two-storey welfare facility in Area 4.



Above: RA Officers Mess at Larkhill



Proposed New Accommodation			
Zone	Description	No. of Buildings	Heights
1	Living	7	3 storey
2	Living	2	3 storey
3	Not used		
4	Living	3	1 & 3 storey
5	Not used		
6	Offices/Training	2	2 storey
7	Offices/Training	1	2 storey
8	Technical	3 (plus demolitions)	1 storey
9	Technical	8 (plus demolitions)	1 storey
10	Technical	1	1 storey
11	Living	1	3 storey
12	Welfare	2	1 & 3 storey
13	Living	1	3 storey
14	Living	-	1 storey
15	Technical	1 (plus demolitions)	1 storey
16	Offices/Training	-	2 storey
17	Living	1	2 storey
18	Living	-	2 storey
19	Living	-	1 storey
20	Living	-	1 storey
21	Welfare	Demolition and reprovision within other zones	
22	Welfare	-	1 storey

2.3 Bulford

The table below shows the proposed unit moves in and out of Bulford, with an estimated net increase of 735 service personnel at Bulford.

Out	Estimated date of move
1st Battalion The Royal Anglian Regiment - to Woolwich	2014
4th Battalion The Rifles – to Aldershot	2015
Land Intelligence Fusion Centre - to Hermitage	Not before 2015
In	
Headquarters 20th Armoured Infantry Brigade – from Sennelager, Germany	Not before 2017
1st Battalion The Princess of Wales’ Royal Regiment – from Paderborn, Germany	Not before 2017
1st Battalion The Mercian Regiment – from Catterick	2014
5th Battalion The Rifles – from Paderborn, Germany	Not before 2016
No change	
Headquarters 3rd (United Kingdom) Division	N/A
Headquarters 12th Armoured Infantry Brigade	N/A
3rd Signal Regiment	N/A
3rd Regiment Royal Military Police	N/A
Special Investigation Branch Regiment Royal Military Police	N/A
4 Military Intelligence Battalion	N/A

Proposed development at Bulford camp includes SLA, welfare facilities, administration / training resources as well as the construction of technical facilities such as workshops and garages.

The majority of SLA will be to the east of the camp, with other development to the west of the site.

Demolition

Several existing camp buildings will be demolished, in Areas 8, 9 15 and 21

Single Living Accommodation

SLA will be constructed as follows:

- Seven three-storey blocks in Area 1;
- Two three-storey blocks in Area 2;
- Three one-storey and three-storey blocks in Area 4; and
- A single two-storey block in Area 17.

In addition, refurbishment and extension of existing buildings in Areas 18, 19 and 20 is proposed to provide the balance of the SLA requirement at Bulford.

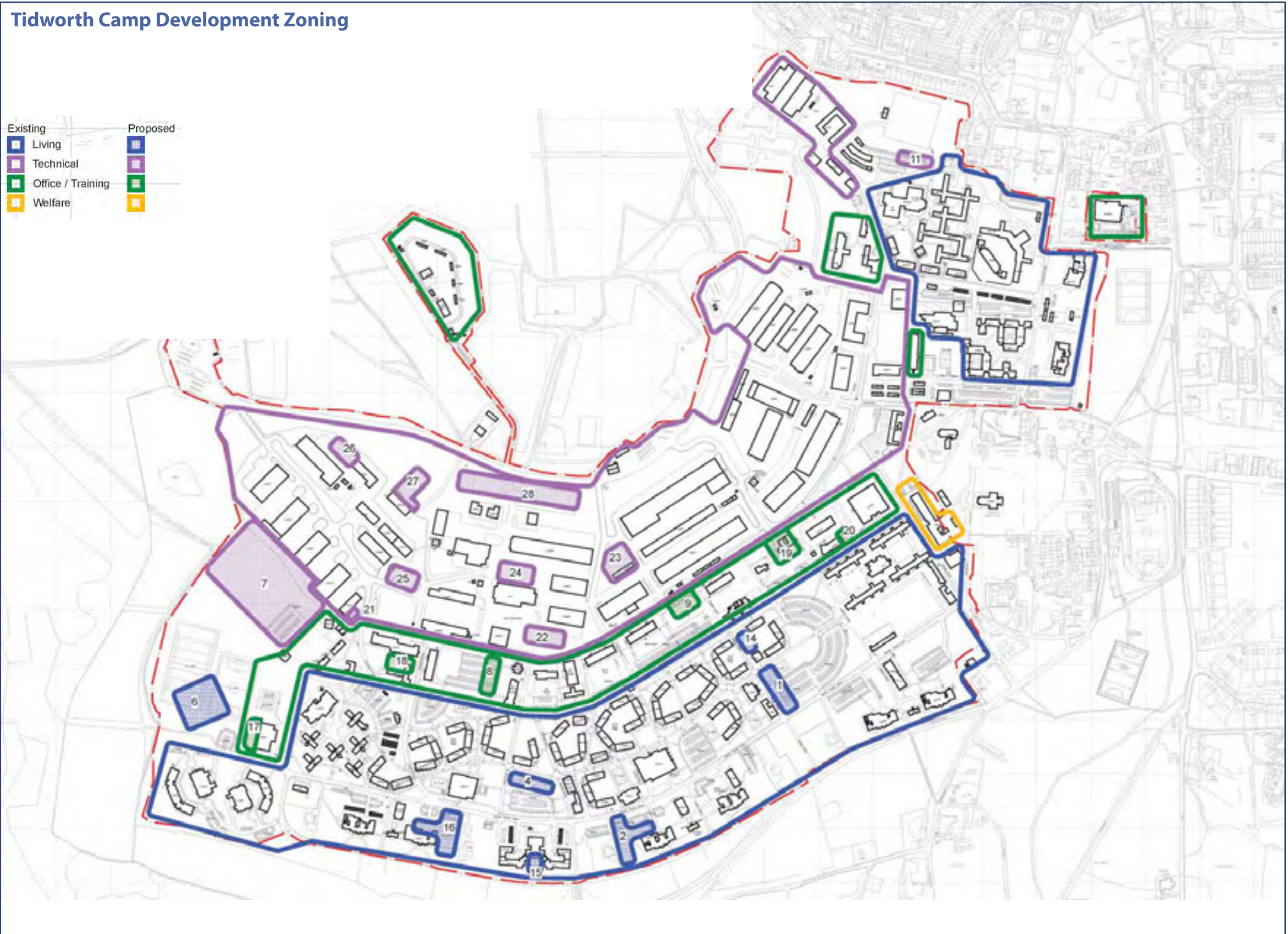
Other Construction

Other construction includes the following:

- New two-storey offices / training facilities in Areas 6, 7 and 16
- New one-storey technical facilities in 8, 9 , 10 and 15; and
- New one-storey and three-storey welfare facilities in Areas 12 and 22.



Above: SLA accommodation at Bulford



Proposed New Accommodation			
Zone	Description	No. of Buildings	Heights
1	Living	2	3 storey
2	Living	2	1 & 3 storey
3	Not used		
4	Living	2	3 storey
5	Not used		
6	Living	2	1 & 2 storey
7	Technical	3	1 storey
8	Offices/Training	1	2 storey
9	Offices/Training	1	1 storey
10	Not used		
11	Technical	1	1 storey
12	Not used		
13	Not used		
14	Living	1	3 storey
15	Living	-	1 storey
16	Living	2	1 & 3 storey
17	Offices/Training	-	1 storey
18	Offices/Training	-	1 storey
19	Offices/Training	1	1 storey
20	Offices/Training	-	1 storey
21	Technical	-	1 storey
22	Technical	1	1 storey
23	Technical	1	1 storey
24	Technical	1	1 storey
25	Technical	1	1 storey
26	Technical	1	1 storey
27	Technical	1	1 storey
28	Technical	1	1 storey
29	Technical	2	1 storey

2.4 Tidworth

The following table below shows the proposed unit moves in and out of Tidworth. The exact number of service personnel to be stationed at Tidworth is yet to be determined, however it is estimated that there will be a net increase of 1,236 service personnel at Tidworth and Perham Down.

Proposed development at Tidworth camp includes living accommodation, administration / training resources as well as the construction of technical facilities.

The majority of living accommodation will be around the southern and western boundaries of the camp, with other development in the centre of the site.

Demolition

Some existing camp buildings in Area 19 will be demolished.

Single Living Accommodation

SLA will be constructed as follows:

- Two three-storey blocks in Area 1;
- Two one-storey and three-storey blocks in Area 2;
- Two three-storey blocks in Area 4;
- Two one-storey and two-storey blocks in Area 6; and
- One three-storey block in Area 14.

In addition, refurbishment and extension of several existing buildings in Areas 2, 15 and 16 is proposed to provide the balance of the SLA requirement at Tidworth.

Other Construction

Other construction includes the following:

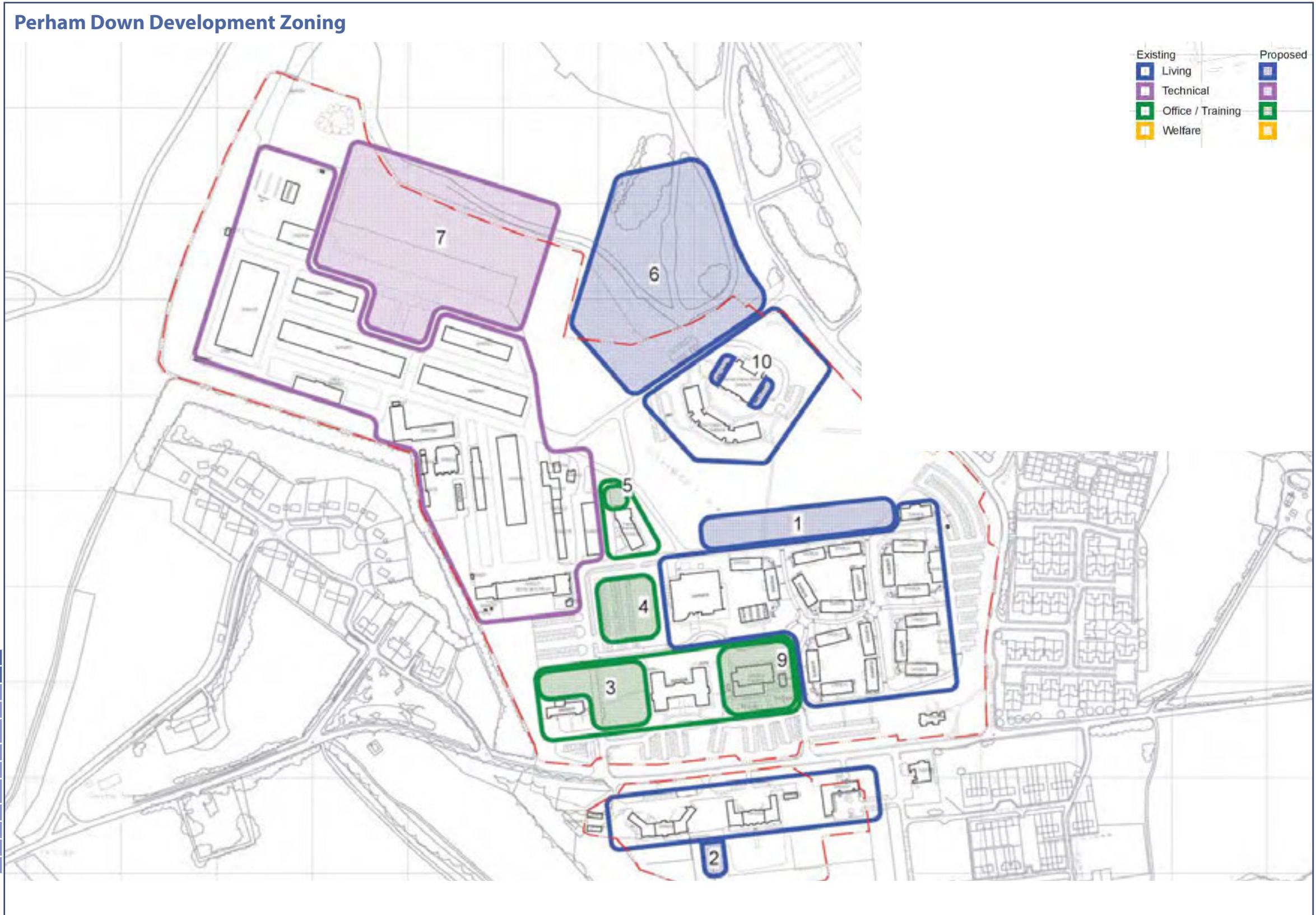
- New offices / training facilities in Areas 8, 9 and 19; and

Out	Estimated date of move
1st Regiment Royal Horse Artillery – to Larkhill	Not before 2017
19th Regiment Royal Artillery – to Larkhill	Not before 2017
5 FS Battalion Royal Electrical and Mechanical Engineers – to Cottesmore	Not before 2015
In	
Headquarters 1st Artillery Brigade and Headquarters South West - from Upavon	Not before 2014
The Queen's Royal Hussars (Queen's Own and Royal Irish) – from Sennelager, Germany	Not before 2017
Royal Tank Regiment – from Honington	2014
1 Armoured Medical Regiment – from Sennelager, Germany	Not before 2017
5 Armoured Medical Regiment – from Catterick	Not before 2017
3 Armoured Close Support Battalion, REME – from Paderborn, Germany	Not before 2017
No change	
Headquarters 1st Armoured Infantry Brigade	N/A
The King's Royal Hussars	N/A
1st Battalion The Royal Regiment of Fusiliers	N/A
1st Battalion The Royal Welsh	N/A
4 Armoured Close Support Battalion, REME	N/A
6 Armoured Close Support Battalion, REME	N/A

- New technical facilities in Areas 7, 11, 22, 23, 24, 25, 26, 27 and 28.



Above: Training facilities at Tidworth



2.5 Perham Down

The table below shows the proposed unit moves in and out of Perham Down. An additional regiment of engineers is moving to Perham Down.

Out	Estimated date of move
None	N/A
In	
35 Engineer Regiment – from Paderborn, Germany	Not before 2017
No change	
22 Engineer Regiment	N/A
26 Engineer Regiment	N/A

Proposed development at Perham Down camp includes living accommodation, amenity areas, administration / training resources as well as the construction of technical facilities.

It is currently envisaged that the majority of new-build living accommodation will be around the centre and southern boundary of the camp, with other development to the north and west of the site.

Demolition

Demolition of some existing camp buildings within Area 9 will be required.

Single Living Accommodation

SLA will be constructed as follows:

- Four three-storey blocks in Area 1;
- A single two-storey blocks in Area 2; and
- Three one-storey and two-storey blocks in Area 3.

In addition, refurbishment and extension of an existing building in Area 10 is proposed to provide the balance of the SLA requirement at Perham Down.

Other Construction

Other construction includes the following:

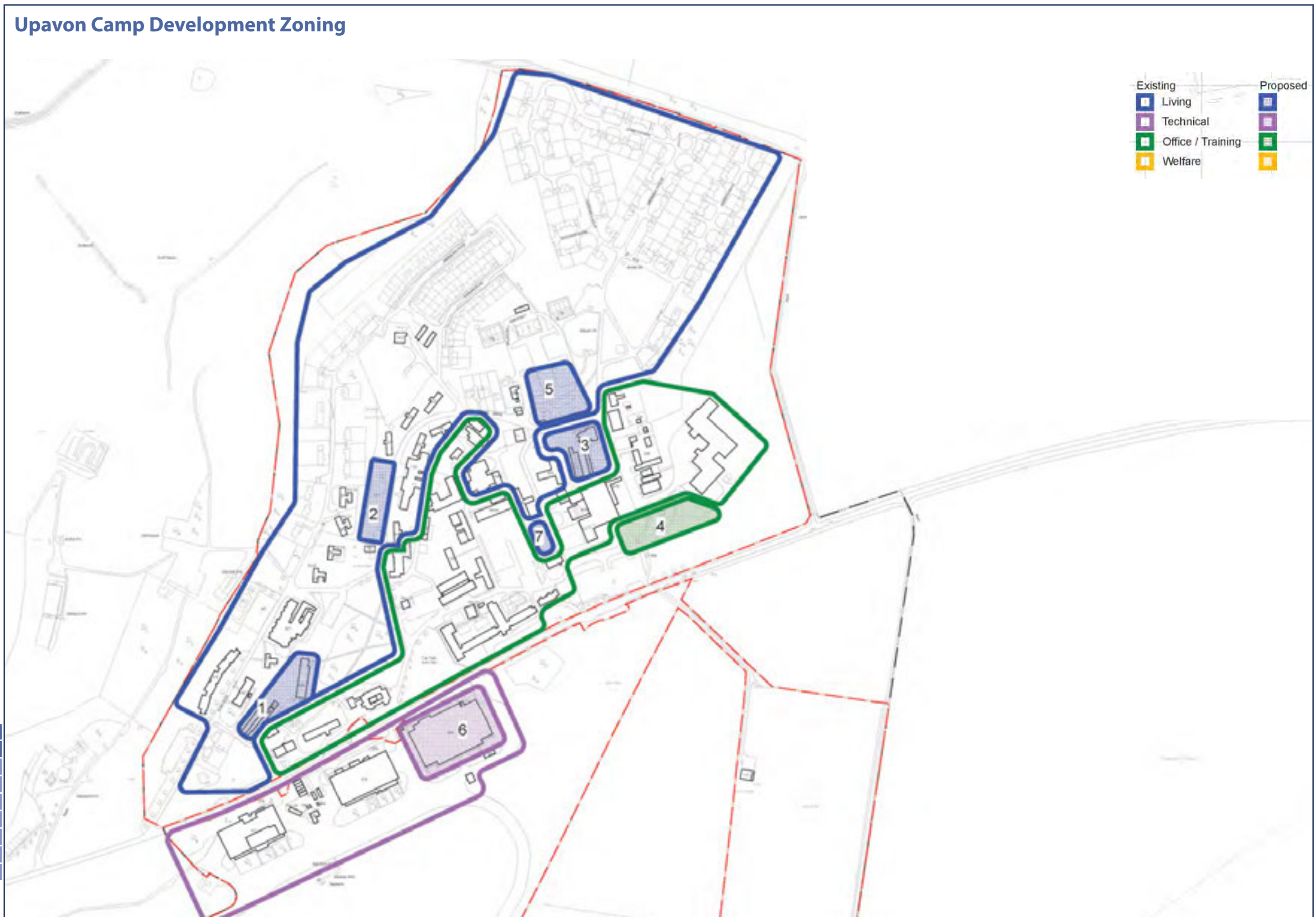
- New one-storey and two-storey offices / training facilities in Areas 3, 4, 5 and 9; and
- A new one-storey technical facility in Area 7.



Above: Example of Junior ranks SLA



Above: Mess facilities



Proposed New Accommodation			
Zone	Description	No. of Buildings	Heights
1	Living	2	2 storey
2	Living	2	2 storey
3	Living	1	3 storey
4	Offices/Training	1	3 storey
5	Living	1	2 storey
6	Technical		
7	Living	1	3 storey

2.6 Upavon

No new units are moving into Upavon, although there will be a small uplift in the numbers of personnel in units remaining on the camp. An increase of 254 service personnel is anticipated at Upavon. There will be no new SFA at Upavon, the slight increase in service families will be accommodated in existing military houses.

Out	Estimated date of move
Headquarters 8 Engineer Brigade - to Minley	Not before 2014
Headquarters 1st Artillery Brigade and Headquarters South West – to Tidworth	Not before 2014
In	
None, although a small uplift to headcount in existing units	N/A
No change	
Headquarters 1 Intelligence & Surveillance Brigade	N/A
2 Military Intelligence Battalion	N/A

Proposed development at Upavon camp includes construction of living accommodation and office facilities. It is currently envisaged that the majority of development will be in the southern half of the camp.

Demolition

No demolition is currently anticipated at Upavon.

Single Living Accommodation

SLA will be constructed as follows:

- Two two-storey blocks in Area 1;
- Two two-storey blocks in Area 2;
- A single three-storey block in Area 3;
- A single two-storey block in Area 5; and
- A single three-storey block in Area 7.

Other Construction

Other construction includes the following:

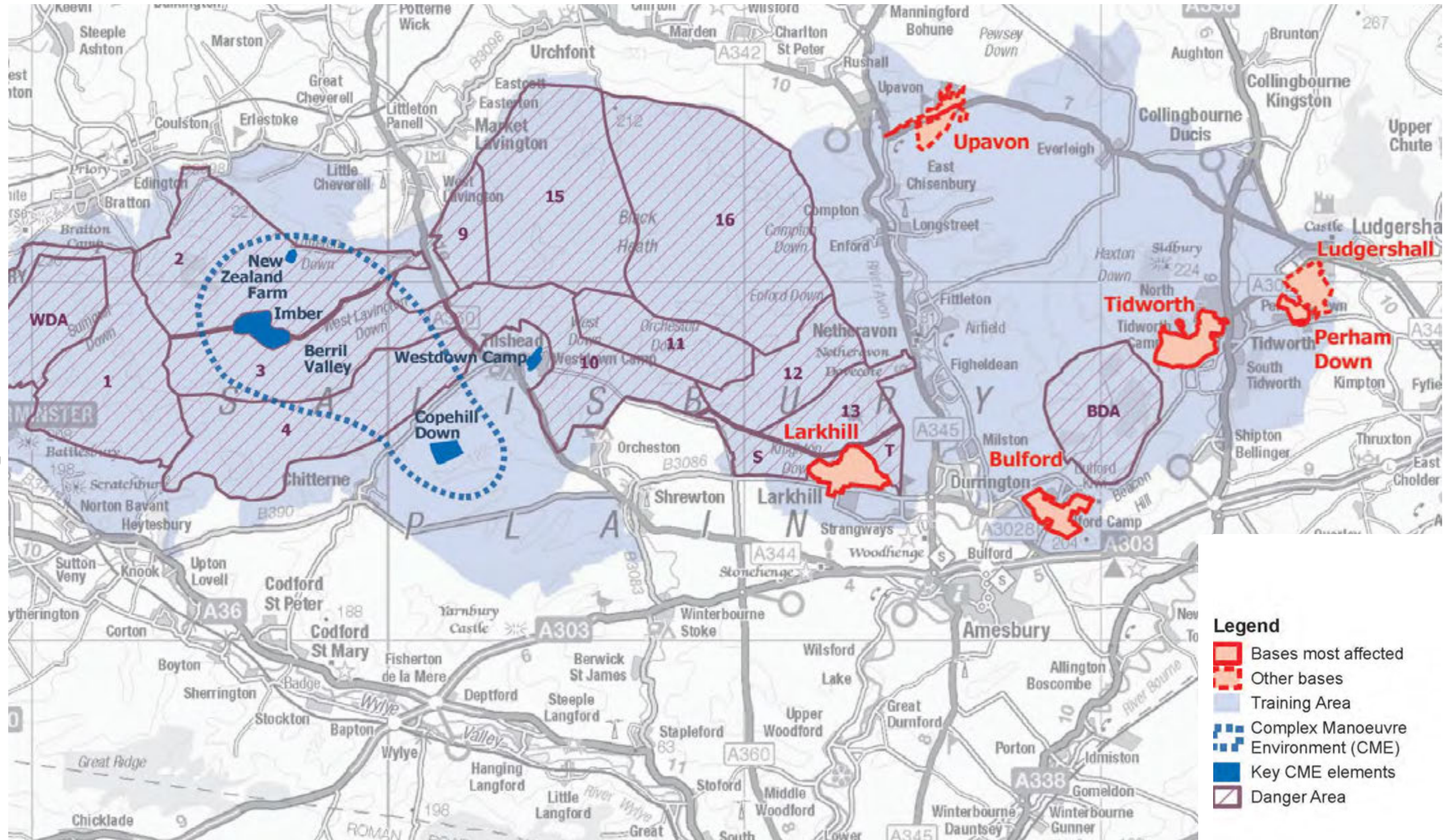
- A new office / training facility in Area 4; and
- Reconfiguration of an existing hanger in Area 6 to provide new technical accommodation.



Above: Example of Junior ranks SLA



Above: Dining facilities



- Legend**
- Bases most affected
 - Other bases
 - Training Area
 - Complex Manoeuvre Environment (CME)
 - Key CME elements
 - Danger Area

Above: SPTA Keyplan

3 The Training Estate



3.1 Existing Activities

Salisbury Plain Training Area is divided into the west, central and eastern sections. Across this template, the land is divided into some 33 areas (not counting the Bulford and Warminster Danger Areas) to facilitate the most efficient allocation for military training, taking into account the varying characteristics of the areas and military capability of the units in training. Typically, 10 to 20 units utilise SPTA at any one time, although at times this can rise to as many as 40 units.

Within the training area boundary there are four specific danger areas used for live firing:

- Bulford Danger Area (BDA) is a Small Arms complex, comprising eight rifle ranges, located in the East of the training area.
- The central impact area (comprising Areas 15 and 16) is used for the majority of direct and indirect weapons systems, including air gunnery.
- Areas 1-4 located in the West are used primarily for armoured manoeuvre; in addition, the areas are used for live firing as required for major exercises.
- Warminster Danger Area (WDA) is a small arms complex located in the West of SPTA comprising eight rifle ranges and a grenade range.

3.2 Proposed Activities

The OEA accompanying this Masterplan addresses the military training element on SPTA. The OEA provides baseline information on topics including the management of training, training infrastructure, dry training and live firing. The OEA also reviews the future likely training demand for SPTA arising from the Army Basing Programme and other unrelated, training change proposals, together with the key impact upon SPTA.

The capacity limits for the training impact on SPTA are agreed via a unilateral undertaking between the Secretary of State for Defence, relevant Statutory Bodies and Local Authorities.



Above: New electronic target range (ETR) in the Bulford danger

3.3 Proposed New Developments

Electronic Target Range

A new electronic target range (ETR) is required to complement the existing small arms ranges in the Bulford Danger Area. This range occupies a footprint of 100m by 600m. A range danger area will extend beyond this footprint, covering an area of 376 Ha. The ETR will have three rows of twelve electrically operated targets.

Individual Battle Shooting Range

A new Individual Battle Shooting Range will be constructed within the Central Impact Area. This is a special purpose ETR for practising individuals or pairs of firers.

Bulford 'backdoor' access, and Nine Mile River Crossing

A new direct access point onto the training SPTA is proposed for Bulford. The new access will allow vehicles to enter SPTA directly from the garrison without using the public highway, thereby reducing the impact of military traffic movements on the local highways. The new entrance will be linked to the stone track network on SPTA via a new track from the garrison gate. The track will cross the Nine Mile River by means of a ford or bridge.

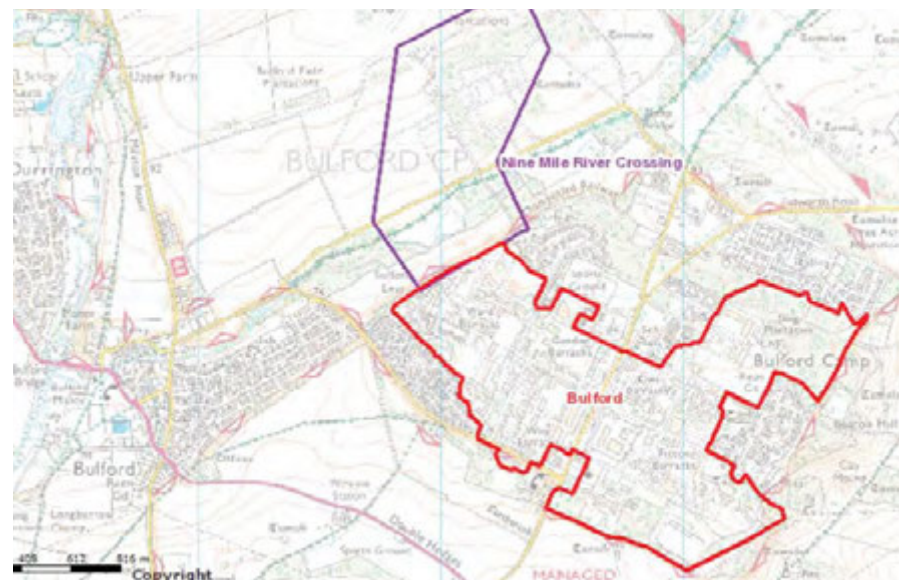
Royal Engineers Training Area

The Royal Engineers Training Area (RETA) at Perham Down will be enhanced within its current footprint. Additional areas will be made available for use to practice ploughing if required. This will not incorporate any new buildings.

Below: Individual battle shooting range



Below: Nine Mile River crossing incorporating Bulford 'backdoor access'



Below: A typical Electronic Target Range (source: JSP403)



3.4 Other Training Development

A number of new training features not directly connected to Army Basing are to be delivered within a similar timeframe, so are captured within Salisbury Plain Masterplan to provide a complete picture of anticipated changes across SPTA. These features planned as a part of the 'Return to Contingency' training, will take place following the withdrawal from Afghanistan and the transition of the Army to the New Operating Model. These training features are known collectively as the Complex Manoeuvre Environment (CME) intended to create a connected series of simulated settlements.

Copehill Down

The facility at Copehill Down will be modified to introduce new training features. These will include additional buildings, construction of 'rat runs', tunnels, market stalls, rubble and abandoned vehicles to increase the complexity of the urban space. A new target range will be built within one of the existing buildings, although this range will not be used for live firing.

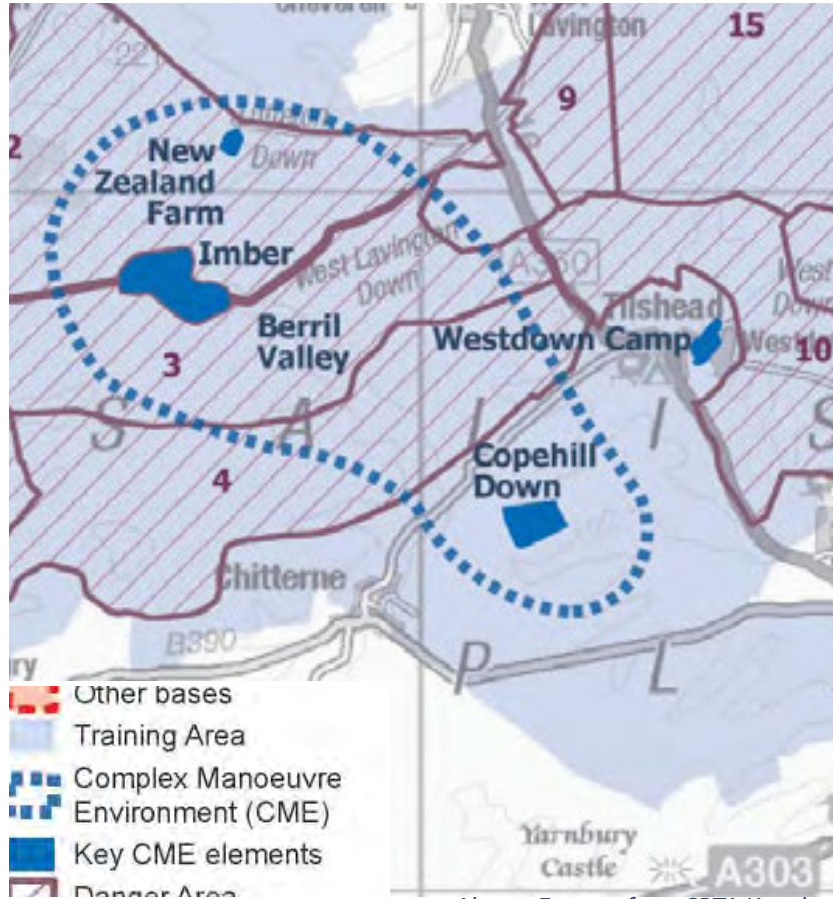
Imber village

Changes to Imber village within the existing boundary of the settlement, will include several new buildings as infill between existing buildings. Repairs will be made to the existing structures, which have become potentially unsafe through wear and tear. Rooms will be built within some buildings which are currently empty shells.

Berril Valley

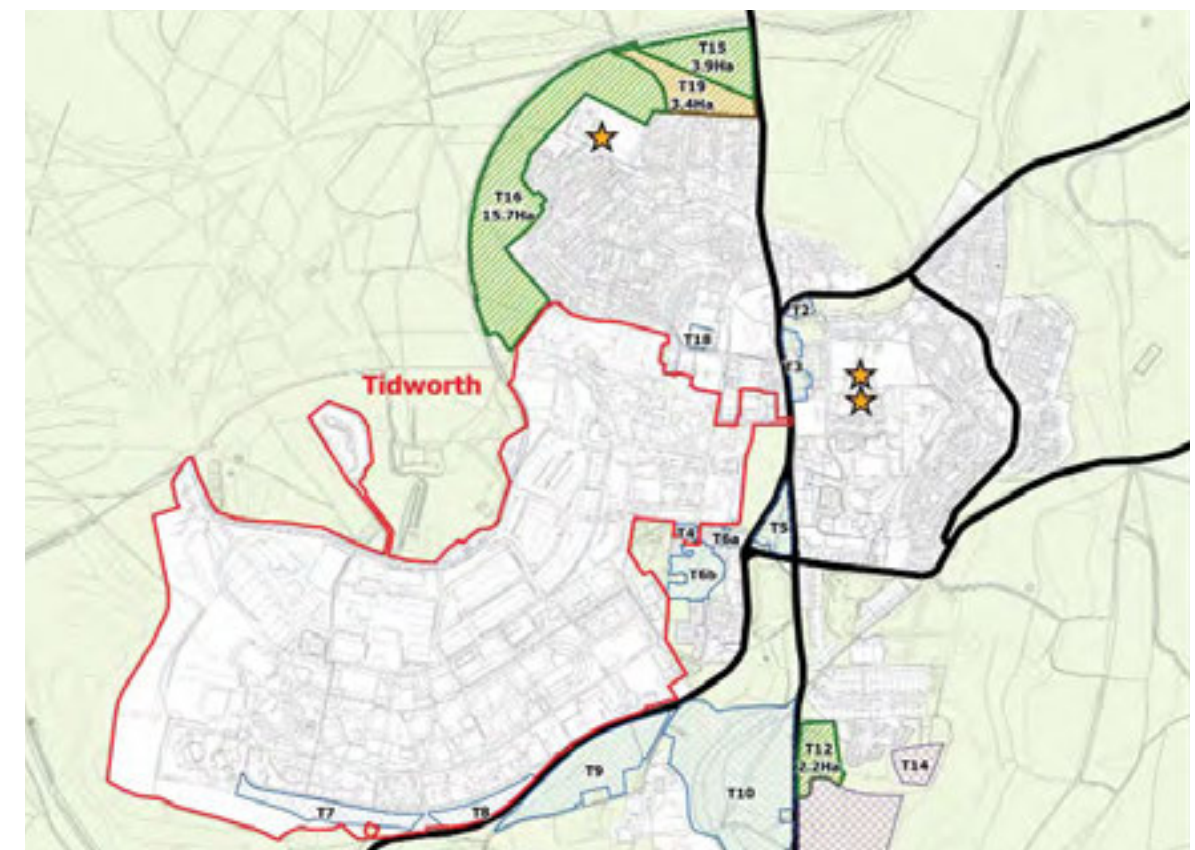
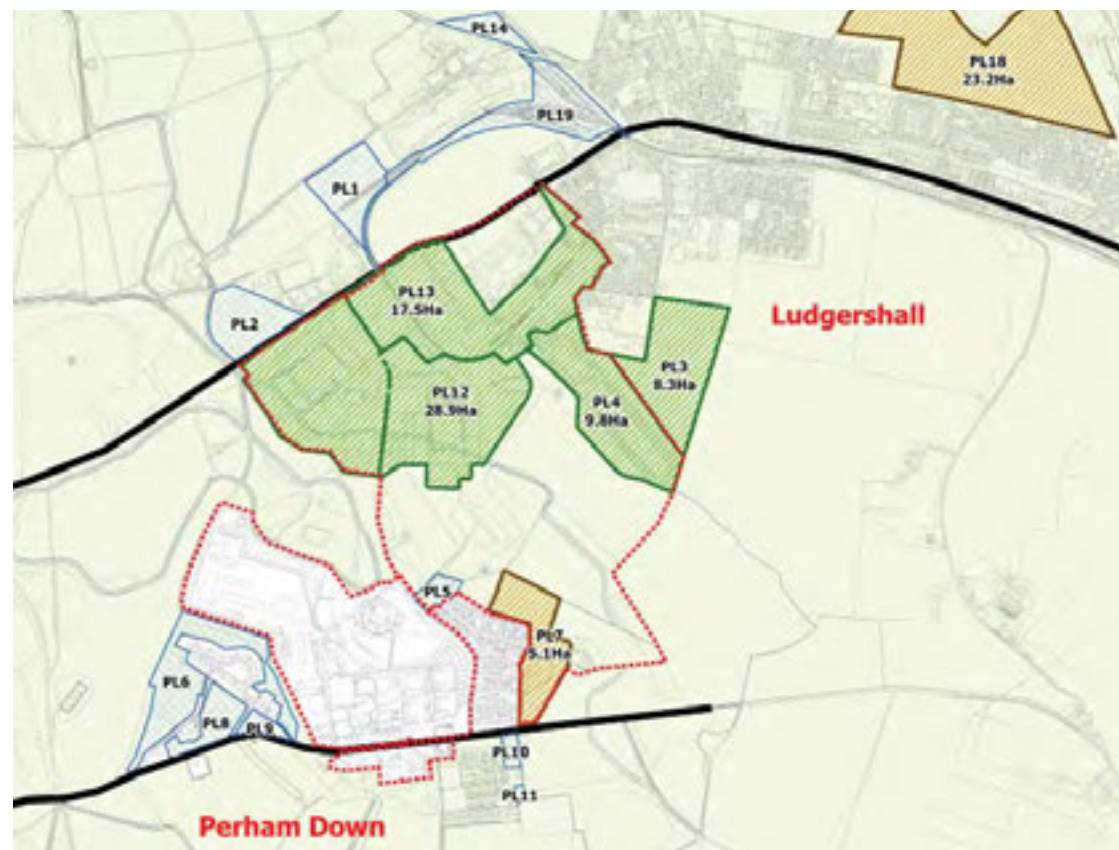
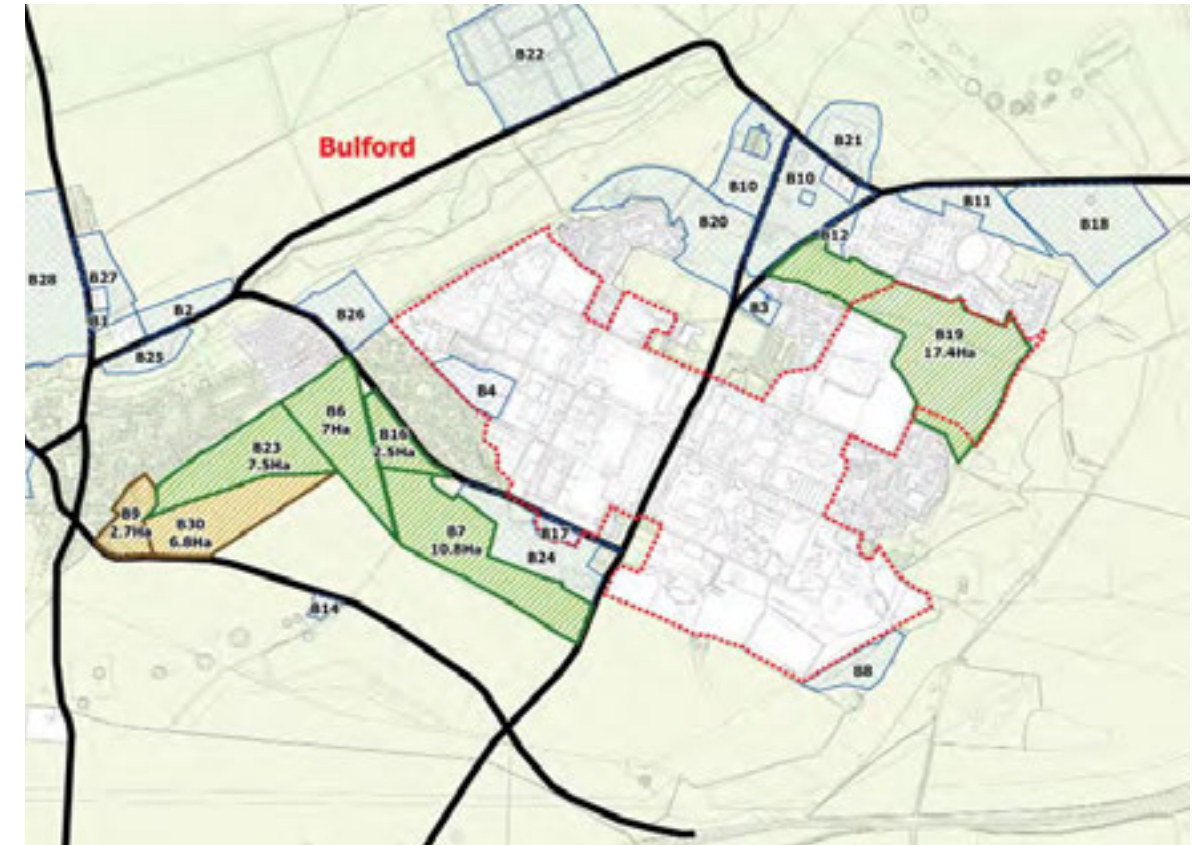
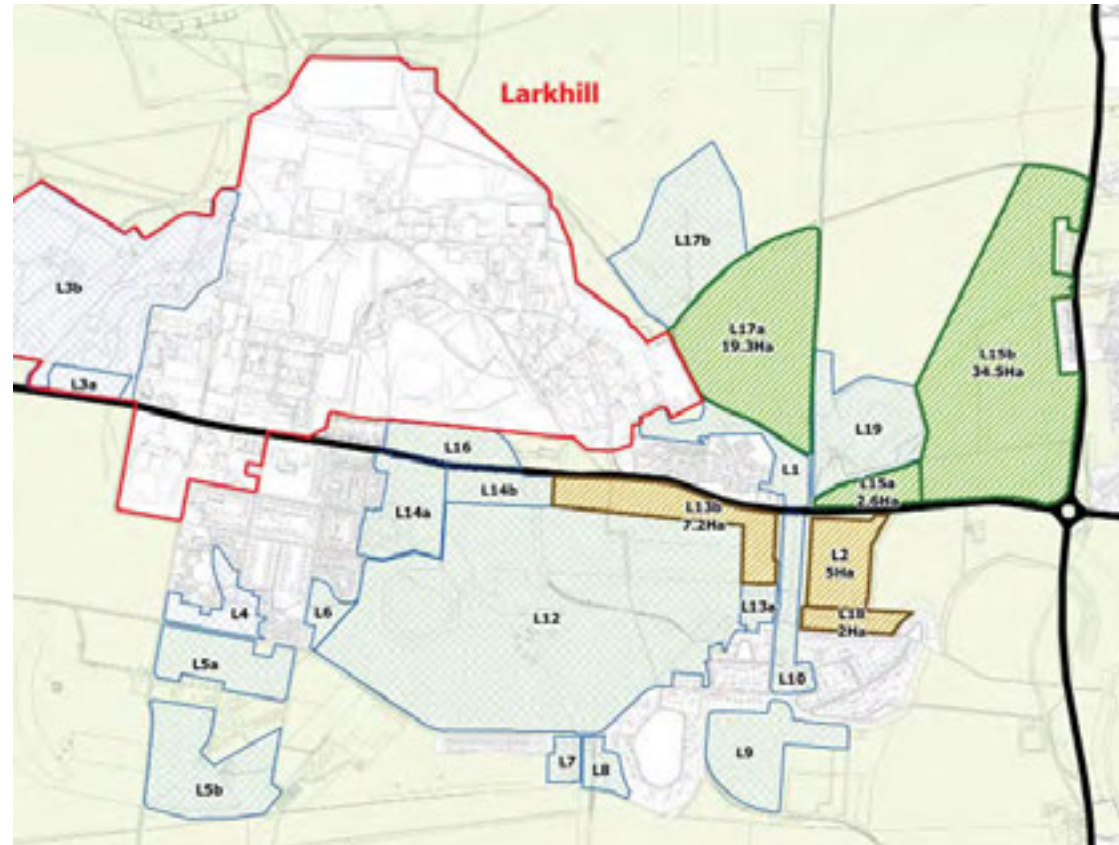
It is proposed that the CME will be created as a linear training feature along the Berril Valley track between Copehill Down and Imber village. This will comprise a number of small movable, structures to simulate buildings lining a highway. These would not require foundations or hard standing.

Further consultation will be undertaken with Wiltshire Council and other statutory bodies to determine which of these operations requires planning or other consent.



Above: Excerpt from SPTA Keyplan





- LEGEND**
- ▭ Army Base
 - ▭ Preferred Sites
 - ▭ Potential Sites
 - ▭ Sites Omitted
 - Key Roads

top Left: Preferred and Potential sites located around Larkhill

Top Right: Preferred and Potential sites located around Bulford

Bottom Left: Preferred and Potential sites located around Ludgershall

Bottom Right: Preferred and Potential sites located around Tidworth

4 Service Family Accommodation (SFA)



4.1 Analysis

The Phase 3 Planning Context Report (Consultation Draft) identified “preferred and potential” sites for SFA in Larkhill, Bulford, Tidworth and Perham Down/Ludgershall (see plans on the previous page). Those sites have been assessed in more detail and the output of the Overarching Environmental Appraisal has been used as part the refining process for the selection of the final sites for SFA that are identified in this chapter.

The Army have confirmed that after taking account of planning and site constraints, the SFA should be located as close as is practical to the camp where the soldiers will be based. This principle is extremely important to the Army in maintaining unit cohesion, decreasing secondary living expenses for Army Families and reducing the need to travel. It will also provide benefits to the wider community by reducing the traffic impact across Salisbury Plain Training Area and through the existing communities. This approach is consistent with emerging Core Strategy Policy 2, and para. 4.18 which seeks to strengthen communities, where possible, by allowing appropriate growth to provide the most sustainable pattern of development within Wiltshire and reducing the need to travel.

A key objective of the ABP is to deliver balanced and sustainable communities. This is especially important in the context of the ‘New Employment Model’ which will offer greater domestic stability to Service personnel and their dependants. It is envisioned that personnel will be stationed

in Salisbury Plain area for longer periods of time than was previously the case, thus allowing the incoming population better opportunities to integrate with existing communities. The purpose of the Masterplan is to provide the framework to facilitate the delivery of balanced and sustainable communities.

The SFA will be supported by appropriate community infrastructure as part of a sustainable community. The provision of further school places, retailing, community facilities and public open space will form part of the proposal for each location, taking account of the facilities currently available at each location. The Army have identified a total of 1217 SFA to serve the following camps:

Larkhill	540
Bulford	241
Bulford	36 (to replace 36 removed from Bulford Barracks)
Tidworth	100 (to be purchased)
Ludgershall	300

The Phase 3 Planning Context Report (Consultation Draft) identified preferred and potential sites that are more than four times the amount of land needed for the SFA development. The process of reducing these sites to a final list of sites has been undertaken in a holistic way, so that all the constraints in an area around the preferred and potential sites have been assessed. This approach means that land adjacent to the preferred and potential sites has been included in the assessment process.

The key issues identified from the site analysis and consultation process, with Larkhill sites generating the majority, include

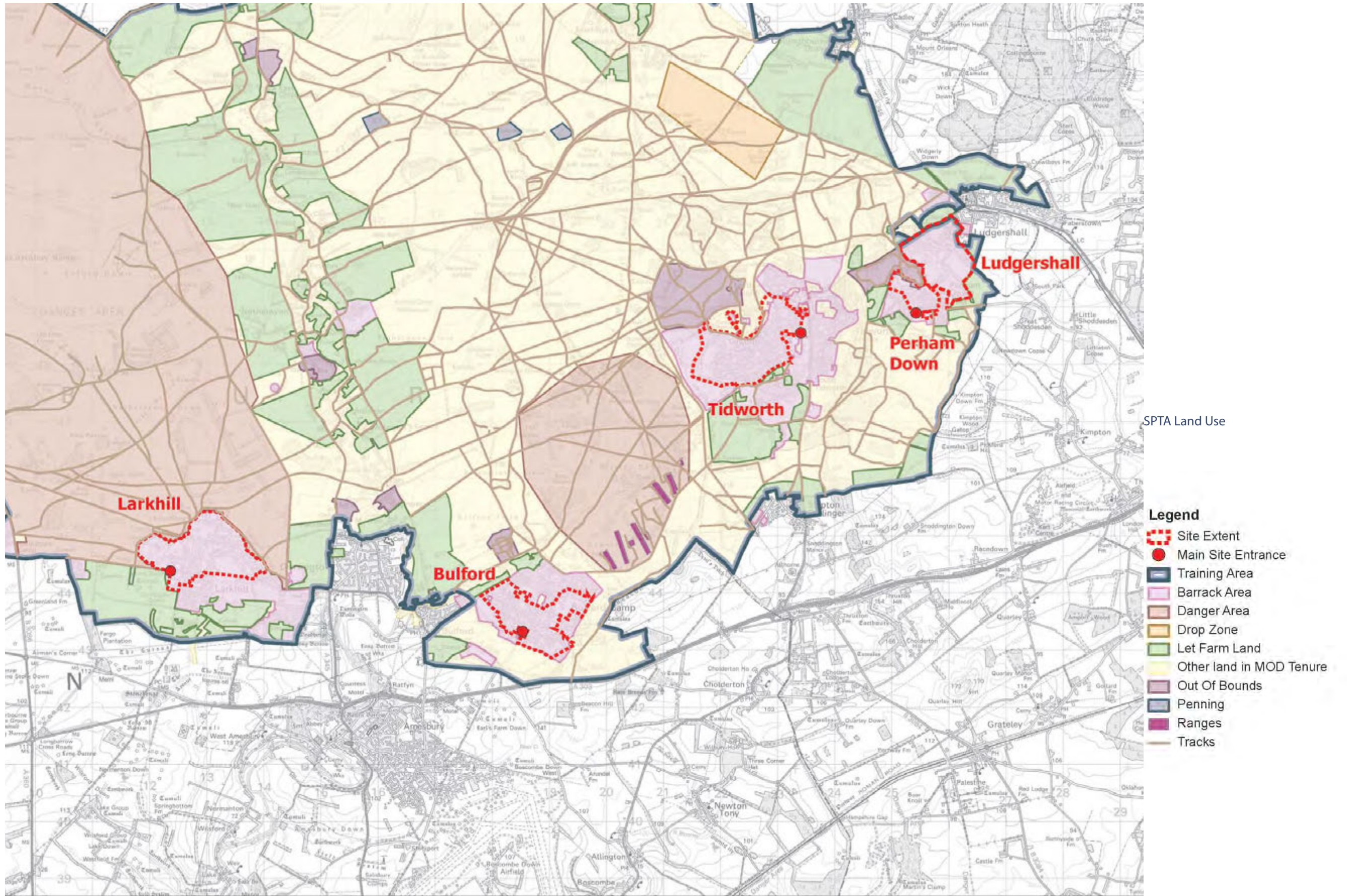
- Importance of the Stonehenge World Heritage Site designation and archaeological assets in the area;
- English Heritage’s objection to the expansion or enlargement of the existing Sewage Treatment Works at Larkhill;
- Concordat Agreement related to development south of the Packway (Larkhill);
- Location of the summer solstice sunrise in Stonehenge;
- Landscape impact from the proposed development;
- The ability to deliver 540 SFA in Larkhill and achieve a balanced community;
- Availability of primary and secondary school places in Larkhill and Ludgershall;
- Traffic Impact on A303, exacerbate issue with ‘rat running’, concerns on local network;
- Separation areas between new SFA and transit routes;
- Separation area between new SFA and the AS90 firing area

in Larkhill;

- Concerns about proximity of sites in Tidworth to Stone Curlew nesting sites; and
- Water supply and sewage disposal.

The following sections identify the final SFA sites selected for development; and, other detailed issues that will need to be assessed during the preparation of the outline planning applications.







Larkhill - Proposed development plan

- Key**
- Development boundary
 - Existing woodland
 - Existing hedges
 - Developed areas
 - Undeveloped areas
 - Footpath/byway
 - Proposed Cycleway
 - Conservation area
 - Development block
 - Main vehicular route
 - POS
 - Landscape buffer
 - Retained MoD military transit
 - Solstice sun path

4.2 Larkhill

The principal issues that have been addressed by the Masterplan for the proposed development are:

- Potential impact on Stonehenge, Durrington Walls, Wood Henge and the Stonehenge World Heritage Site;
- Alignment of the summer solstice sunrise onto Stonehenge from the north-east of Larkhill;
- Potential impact on the Stonehenge landscape and the landscape sensitivity of the area;
- Impact on calcareous grassland within site L17a;
- Proximity of new SFA to the AS90 firing area and the need to protect development from noise and vibration;
- Proximity to the floodlighting of the Stonehenge Golf Centre;
- Opposition from Durrington residents to the development of site L15b and the need to retain the separation of Durrington from Larkhill;
- The capacity of the local road network and junctions to serve the development;
- The need to provide a new primary school or expansion of the existing school to serve the new SFA; and
- Adequacy of the local facilities to serve the new development.

Due to the significance of the Stonehenge WHS and the Concordat Agreement it would not be appropriate to build 540 SFA below the Packway. The analysis of the sites concludes that the land between Salisbury Golf Centre and Larkhill Camp has the potential to accommodate 540 SFA.

However, in order to deliver this site the Army has agreed to relocate the firing area for the AS90 guns further north, so that an adequate environmental separation between training and housing can be maintained.

The removal of this constraint, combined with the need to locate SFA as close as is practical to the garrison, and the landscape sensitivity around Durrington, indicates that the area for SFA should be located to the north and west of the Stonehenge Golf Centre. This would enable sites L15a and L15b to be retained as open landscape and maintain the physical separation between Durrington and Larkhill, whilst providing joint use of the open space for the whole community. There would be no development on land on the alignment of the summer solstice sunrise.

The Larkhill Proposal identifies how most of the calcareous grassland can be protected and structure landscape provided to enable the development to be integrated into the wider landscape. The boundary of the proposal area includes land for 540 SFA, public open space, protected grasslands, new school site, community facilities and the existing Golf Centre. The Golf Centre is not included in the suggested SFA development area at the present time, but should it become available it could mean that the northern boundary of housing as presently indicated could be repositioned further south.

The Landscape Visual Impact Assessment (LVIA) chapter of the Overarching Environmental Appraisal includes impact assessments of the preferred sites. The selected site has been the subject of an initial LVIA to support the development, more detailed assessment will be undertaken as part of the landscape assessment to support the subsequent planning

application.

As part of the planning application process, the next steps include detailed assessments of the study area to support delivery of the 540 SFA, additional new primary school and local facilities. It is acknowledged that Wiltshire Council's preference for primary education is for the existing school to be retained and a new two-form entry school provided, accommodating the relocation of Figcheldean Primary School. Further studies will include detailed geophysical survey and, if required, trial trenching to ensure that there are no major historic structures within the proposed site. At the same time an assessment would be undertaken in Larkhill to identify how the local facilities can be improved to complement the development on the north east. If the SFA studies conclude that not all of the 540 SFA can be delivered in this location, the remaining balance of SFA would be provided either in Bulford or by inclusion of the Golf Centre as an area for development.



Above: Aerial image of Larkhill



Bulford Proposed development plan 01

- Key**
- Development boundary
 - Existing woodland
 - Existing hedges
 - Developed areas
 - Undeveloped areas
 - Footpaths
 - Proposed Cycleway
 - Conservation area
 - Development block
 - Main vehicular route
 - POS
 - Landscape buffer

4.3 Bulford

Two sites are identified for SFA in Bulford; a larger site to the south of the Canadian estate off Bulford Road; and, a small site next to existing Officers' accommodation in the north for the Officer accommodation element of the total of 277 SFA.

The principal issues to be addressed by the proposed development are:

- Potential impact on heritage assets to the south of Double Hedges Road;
- Landscape sensitivity;
- The capacity of the local road network and junctions to serve the development, and the location of a southern road access ;
- Adequacy of the local facilities to serve the new development;
- 36 SFA will be replaced, as the site for this old SFA will be re-used for the development of the camp. This is included in the 277 SFA requirement ; and
- Potential ecological and landscape constraints related to the woodland on site B19.

The **Bulford proposals plan 1** identifies a site off Bulford Road which could accommodate all 277 SFA, together with land for a public open space. The plan retains the existing footpaths and provides a landscape buffer around the archaeological assets on the land. Lower density housing would be located on the southern boundary of the site adjacent the open fields. A new road access provided close

to the Canadian Estate off Bulford Road and from the south off Double Hedges Road or through the adjacent site B9, accessed from Newmans Way.

Bulford proposals plan 2 (overleaf) identifies the western part of B19, which is not part of the camp , together with the triangular site on the north (B12) for low density SFA to provide between 30 to 50 Officer SFA. The area requires more detailed, technical landscape and ecological assessment as part of the planning application process to determine the precise area of developable land, ensure a satisfactory relationship with listed buildings and safe road access.

This process would also identify the fallback location of any SFA that has not been possible to deliver in Larkhill (see, 4.2).



Above: Aerial image of Bulford



Bulford - Proposed development plan 02

- Key**
- Development boundary
 - Existing woodland
 - Existing hedges
 - Developed areas
 - Undeveloped areas
 - Footpaths
 - Proposed Cycleway
 - Conservation area
 - Development block
 - Main vehicular route
 - POS

4.4 Tidworth

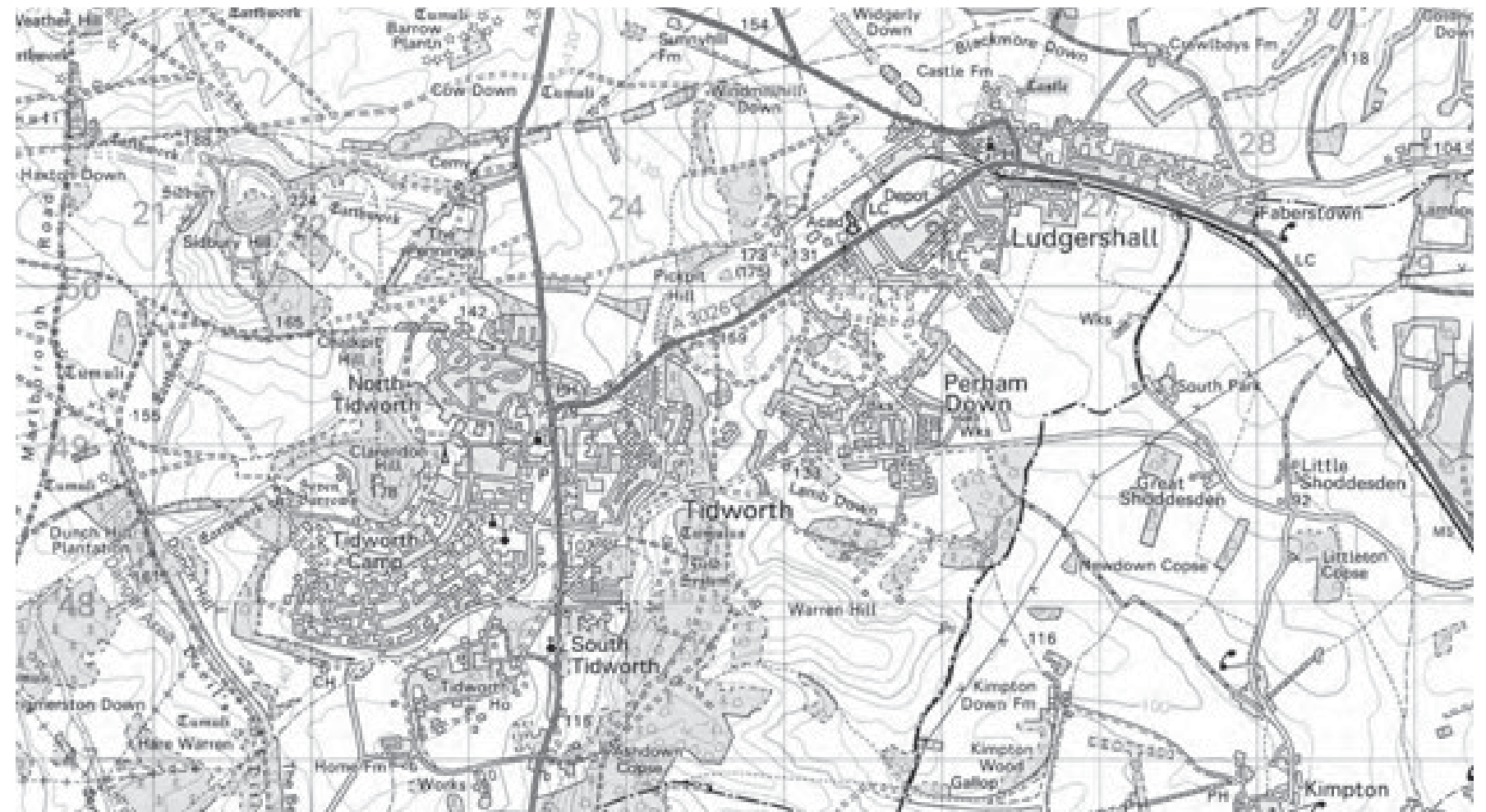
The principal issues that required addressing for a development were:

- Proximity of northern sites to the military transit route and the need to provide a buffer for noise and vibration;
- Landscape sensitivity and impact on the special landscape area to the north of Tidworth;
- Archaeological features;
- Access to the northern sites and connectivity into local facilities;
- An increase in the region of c.400 plus dwellings in Tidworth and Ludgershall would require expansion of the Wellington Academy beyond a maximum tolerable size of c.2000 pupils; and
- Site T12 is being developed by the Army for community facilities.

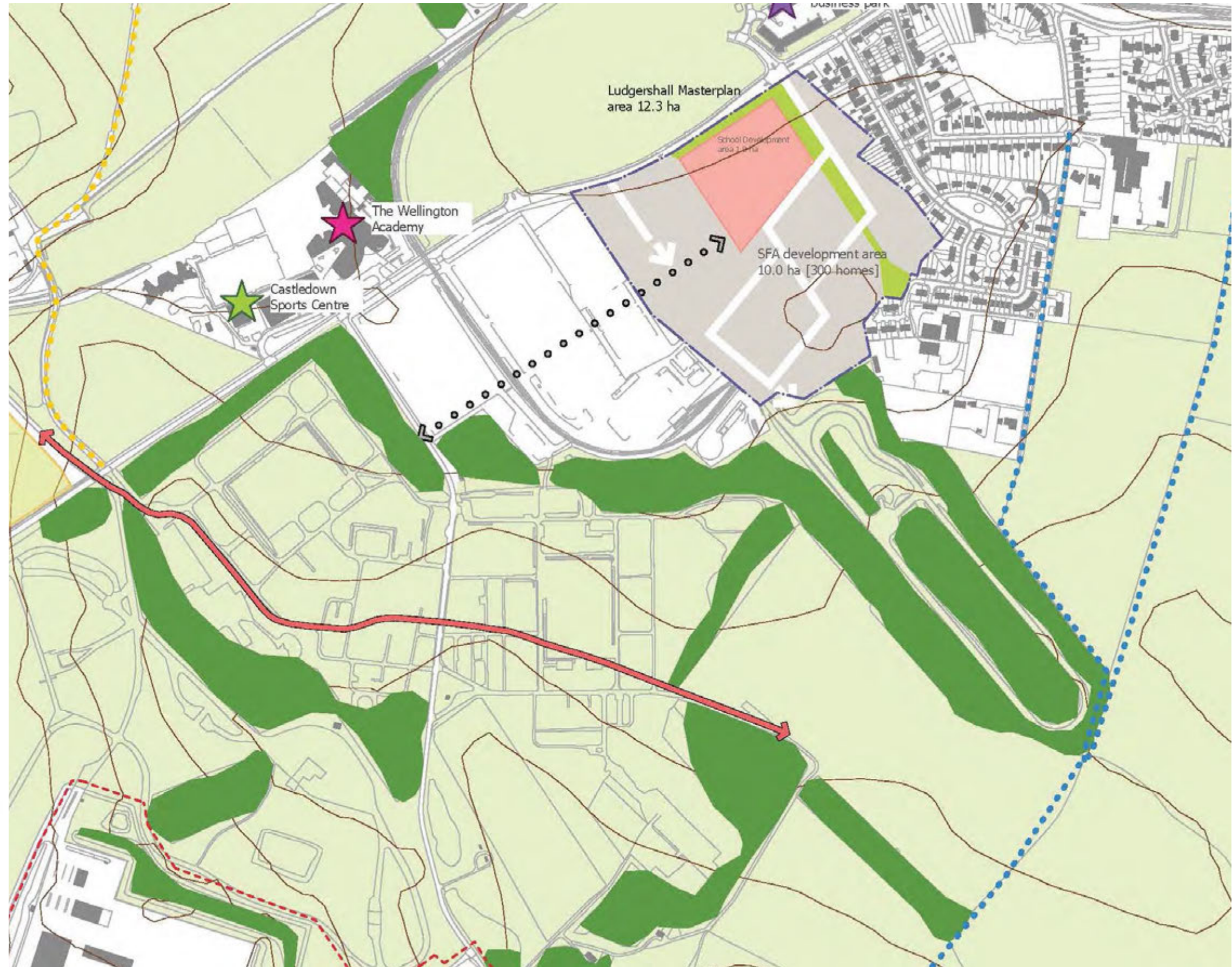
The majority of the preferred and potential sites are all located on the north edge of Tidworth, to the south of the military transit route and around the existing primary school.

The adjacent military transit route, character of the surrounding landscape and proximity to the special landscape area together with the challenge of providing a safe and viable road access economically, severely constrains the use of this land for SFA development. .

Although initial studies indicated that the area may be able to accommodate about 175 houses, due to the above constraints and the proximity of more suitable land for development at Ludgershall, the 100 SFA, originally identified to serve the Tidworth Barracks as part of the total of the 200 required will be provided in Ludgershall. The balance of 100 houses of the 200 required will be purchased on the the Riverbourne Fields development.



Above: Map showing relationship between Tidworth and Ludgershall



Ludgershall - Proposed development plan

Key

-  Development boundary
-  Existing woodland
-  Existing hedges
-  Developed areas
-  Undeveloped areas
-  Footpaths
-  Potential footpath and cycle link
-  Proposed Cycleway
-  Conservation area
-  Development block
-  Main vehicular route
-  POS
-  Landscape buffer
-  Retained MoD military transit
-  Schools
-  Leisure or Sports Centre
-  Health facilities
-  Public house
-  Local centre

4.5 Ludgershall

The principal issues to be addressed by the proposed development are:

- The Army potentially require an area of land on sites PL12 and PL13 for Deep Storage of the Training Fleet close to the rail network, which will reduce the land availability. This will, however, be offset by the release of Corunna Barracks for development;
- Potential contamination from previous use on Corunna Barracks;
- The availability of land in Corunna Barracks will be phased, to enable the existing SLA to be retained until the new SLA within the garrison is provided;
- Potential impact on Ludgershall Castle from development on PL18;
- Relationship with existing woodland and potential ecological interests;
- An increase in the region of c.400 plus dwellings in Tidworth/Ludgershall would require expansion of Wellington Academy beyond a maximum tolerable size of c.2000 pupils; and
- Potential conflict with military transit route across the sites.

Ludgershall proposals plan identifies site land at Corunna Barracks for 300 SFA together with land for a new primary school, public open space and local facilities. The new SFA has been located as close as possible to the existing housing in Ludgershall to enable improved connectivity and community

integration. This site can provide for the SFA requirements for the Tidworth and Perham Down Camps.

4.6 Summary

These proposals for new SFA follow a clear strategy for the delivery of the SFA military housing on Salisbury Plain that is entirely consistent with Wiltshire Council’s Core Strategy and its objectives to create balanced communities that are in sustainable locations where the relationship between living and working is as close as possible.

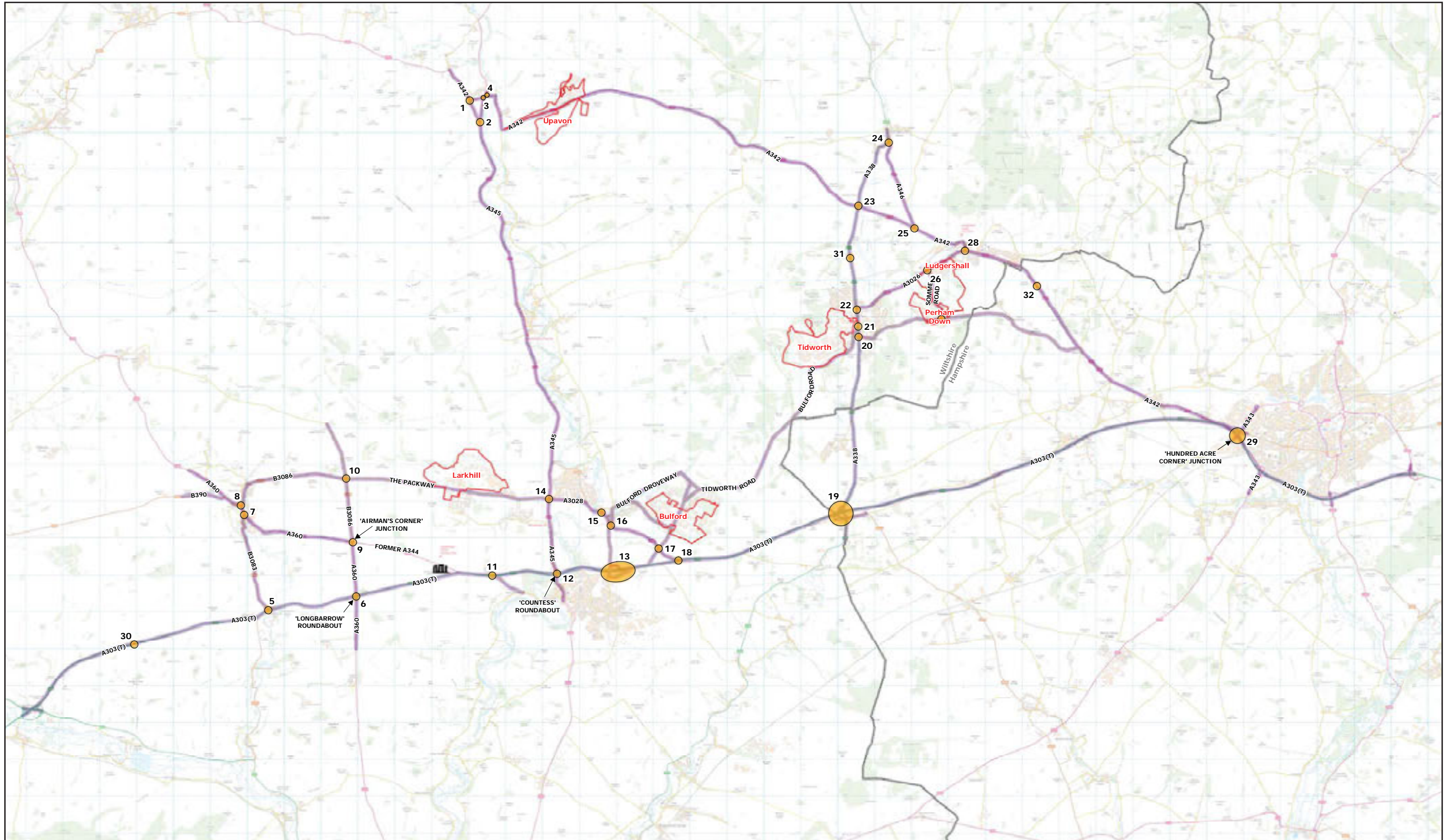
The proposals for Salisbury Plain provide a unique opportunity to balance the military and civilian communities.



Above: Aerial image of Ludgershall

The integration of both the existing and incoming military communities with the existing civilian population is a key component underpinning the Army Basing proposals, whilst recognising the advantages of locating service personnel close to their places of work. The scale of incoming personnel at Larkhill is especially recognised as an opportunity to reinvigorate existing communities. It provides potential for the greater viability of existing and new commercial services. Moreover, the civilian settlement at Durrington will benefit from the sharing of open spaces for informal recreation and the potential shared use of new facilities where feasible. Cycle paths will improve connectivity between all communities and new primary schools should provide a focus for wider community interaction.

Location	SFA Units	Site
Larkhill	540	Site L17a plus land to north Stonehenge Golf Centre.
Bulford	277	Part of site B19 for SFA (officers) and parts of B6, 9, 23 and 30 for the remaining SFA. Includes 36 SFA to replace existing stock in Bulford
Tidworth	0 100	No site allocated for new SFA To be purchased from market
Ludgershall	300	Part of Corunna Barracks
Totals	1217	



OTA study area and traffic survey locations

5 Transport and Movement



Above: Image of bus stop opposite the new Canadian Estate development

5.1 Introduction

An Outline Transport Assessment (OTA) has been prepared in support of the Masterplan. It examines transport implications at a 'high level' and identifies the new/improved strategic transport infrastructure required to mitigate transport impacts due to the rebasing.

The OTA should be read in conjunction with the accompanying Framework Travel Plan (FTP) which sets out the strategies and measures that will be introduced to influence modal choice with a view to reducing dependency upon the private car for all journeys associated with the rebasing proposals, thereby helping to minimise traffic impacts on local roads in accordance with Wiltshire Core Strategy Objective 3.

Separate, site-specific Transport Assessments derived from and enhancing the information in the Outline will follow at the planning application stage in support of the development proposals for individual sites. These will identify the new/improved transport infrastructure required to effectively integrate each site into its immediate surroundings. They will also specifically address the key concerns of the local councils received following their review of the OTA and FTP during the May comment period.

Key Issues/Concerns Raised By Local Councils to be addressed prior to planning application submissions:

- Reducing the speed limit on the A3026
- Use of Salisbury Road to the south of Bulford

- Safe access to/from the proposed new SFA at Bulford
- Safe access to/from the proposed new SFA at Larkhill
- The Ram Public House junction in Tidworth
- Request to amend access arrangement to Tidworth Barracks
- Cycle path linking Ludgershall to Larkhill
- Road improvements within Tidworth
- Military use of public roads
- Safety at Rollestone Crossroads

5.2 Impact on the Road Network

In order to assess the transport implications of ABP, the following elements of the proposals have been factored into the traffic flow calculations:

- Proposed New SFA
- Proposed Development at Garrison Sites
- Construction Traffic

The traffic effect of the proposed development has been assessed at the following junctions:

- A3026 Tidworth Road/A342 High Street/A342 Andover Road
- A3026 Tidworth Road/Somme Road
- Somme Road/Station Road
- A338 Pennings Road/A3026 Ludgershall Road
- A338/St. Andrew's Road
- A338/Ordnance Road
- A338 Pennings Road/Meerut Road

- A338 Park Road/Station Road
- A303(T)/A338
- A303(T)/A3028 Double Hedges
- A303(T)/Amesbury Road
- A303(T)/Salisbury Road/Porton Road
- A3028 High Street/Salisbury Road/Double Hedges
- A3028 High Street/Orchard End
- A345 Countess Road/A3028 Larkhill Road/The Packway
- A303(T)/A345 'Countess Roundabout'
- B3086/The Packway

The calculations in the OTA assume no traffic flow reductions to take into account sustainable travel strategies and can therefore be considered to represent a 'worst case' assessment.

The rebasing will not materially change existing traffic flows on the single carriageway section of the A303(T) past Stonehenge, or contribute towards any existing 'rat running' issues through local villages.

5.3 Transport Mitigation

Potential highway improvements have been identified at 8 junctions on the County highway network (7 in Wiltshire, 1 in Hampshire) and schemes have been indicated in preliminary form within the OTA. The junctions are as follows:

- Junction 13D - Porton Road/ Solstice Park Ave/London Road
- Junction 14 - A345 Countess Road/A3028 Larkhill Road/ The Packway
- Junction 15 - A3028 High Street/Orchard End
- Junction 16 - A3028 High Street/Salisbury Road/Double Hedges
- Junction 19A - A303(T)/A338 (priority junction onto A338)
- Junction 20 - A338 Park Road/Station Road
- Junction 21 - A338 Pennings Road/Meerut Road
- Junction 22 - A338 Pennings Road/A3026 Ludgershall Road

No improvements are required to junctions on the A303 Trunk Road.

The deliverability of all the potential junction improvements is subject to detailed design and confirmation of the location of the highway boundary at each location. Physical improvements may not be required at all 8 junctions if an

effective package of sustainable travel measures can be introduced, as outlined in the FTP.

Further highway improvements may be required at junctions not yet assessed (e.g. the existing mini roundabouts on the A338 in Tidworth). These will be addressed as part of the site-specific Transport Assessments that will follow at the planning application stage.

Subject to delivery of the identified junction improvement schemes, in conjunction with a strategy to reduce dependency upon the private car for all journeys associated with the rebasing proposals, it is considered that the Masterplan proposals are therefore acceptable on transport grounds.



Above: Image of upgraded road network at Durrington

5.4 Sustainable Transport Infrastructure

A Framework Travel Plan (FTP) has been produced to accord with guidance provided in relevant national and local policy documents. It sets out the site strategies and measures that will be introduced to influence modal choice with a view to reducing dependency upon the private car for all journeys associated with the rebasing proposals.

The FTP has the following broad aims:

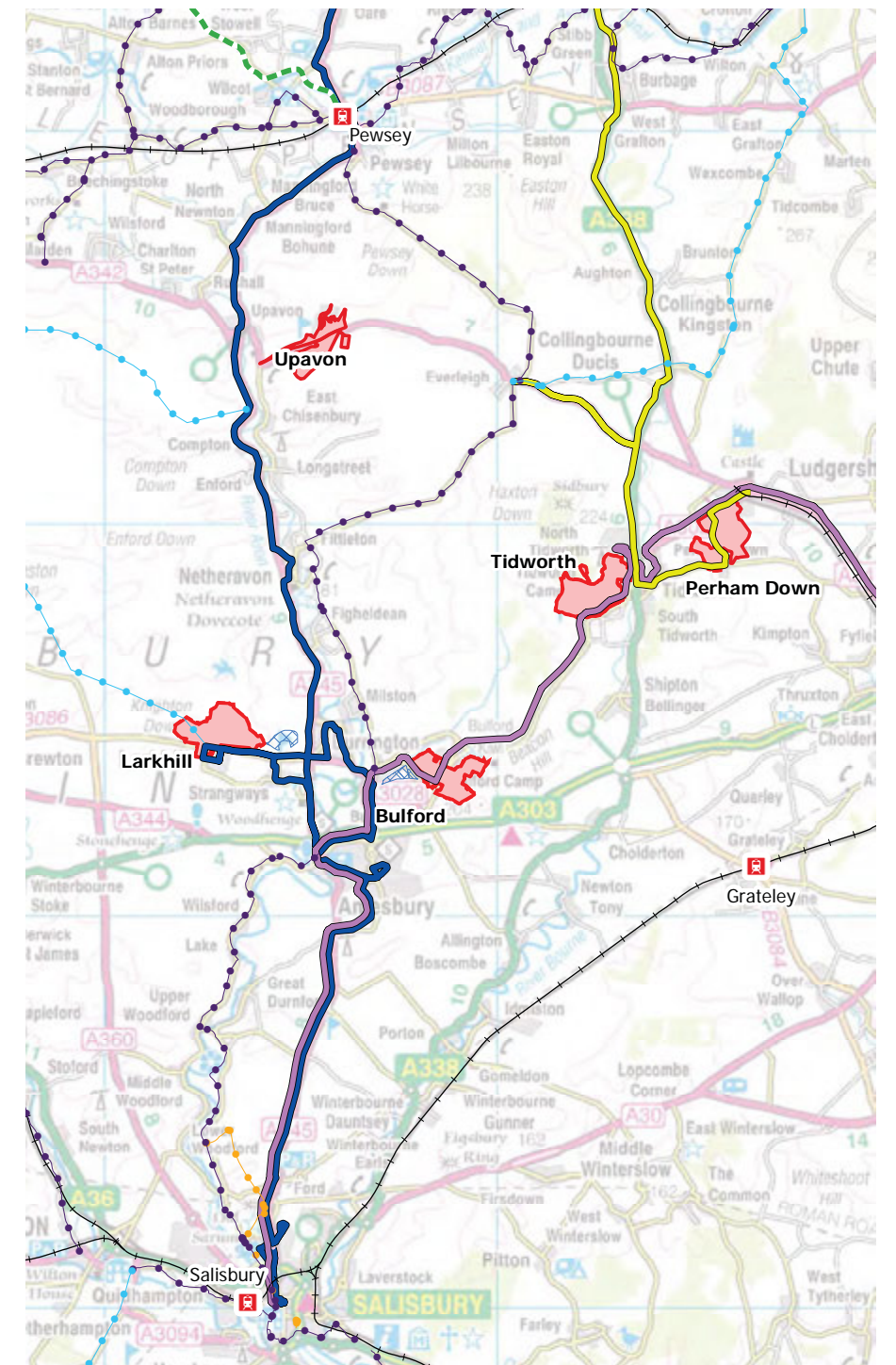
- Encourage the use of alternative modes of transport to the private car and to better manage private car usage in order to reduce environmental impacts for all journeys associated with the rebasing proposals;
- To deliver long-term commitment to changing travel habits by minimising the percentage of single occupancy car journeys associated with the rebasing proposals and maximising the proportion of trips made by public transport, by car share, on foot and by cycle;
- Identify and achieve the support of stakeholders for the FTP, and set in place the foundations and culture for a sustainable transport policy, which will develop and grow with time;
- To educate people regarding the health benefits of walking and cycling;
- To seek to reduce traffic generated by the rebasing proposals to a significantly lower level of car trips than would be predicted without the implementation of a Travel Plan; and
- Promote healthy lifestyles and vibrant communities.

Site specific Travel Plans will be developed and agreed with Wiltshire Council through the planning application process. A number of possible measures have been put forward in the FTP to encourage the use of sustainable modes and to ensure people have sufficient information to make an informed choice on their mode of travel.

The preliminary target for military employees travelling to work is for an average reduction in single-occupancy peak hour car trips of 10% over 5 years across all military employment sites in the SPTA (subject to the findings of baseline travel surveys). This will be achieved by increasing walking, cycling and public transport usage.

Success of the Travel Plan process will require 'buy in' from the army at a senior level and it is recommended that a suitably senior officer assumes overall responsibility for the FTP and nominates a Travel Plan Coordinator (TPC) for each site. It will be critical to the success of the Travel Plan that the TPCs are seen as enthusiastic exponents of the Travel Plan process.













The package of potential measures outlined in the FTP is considered to be robust and appropriate to the development proposals and is expected to reduce forecast development traffic flows. Some of the potential measures would also apply to existing traffic on the local highway network (e.g. trips associated with existing SFA and barrack sites in the study area) and could help to reduce 'background' traffic flows, to the benefit of the network operation. The Framework Travel Plan is therefore considered suitable to support the Masterplan.

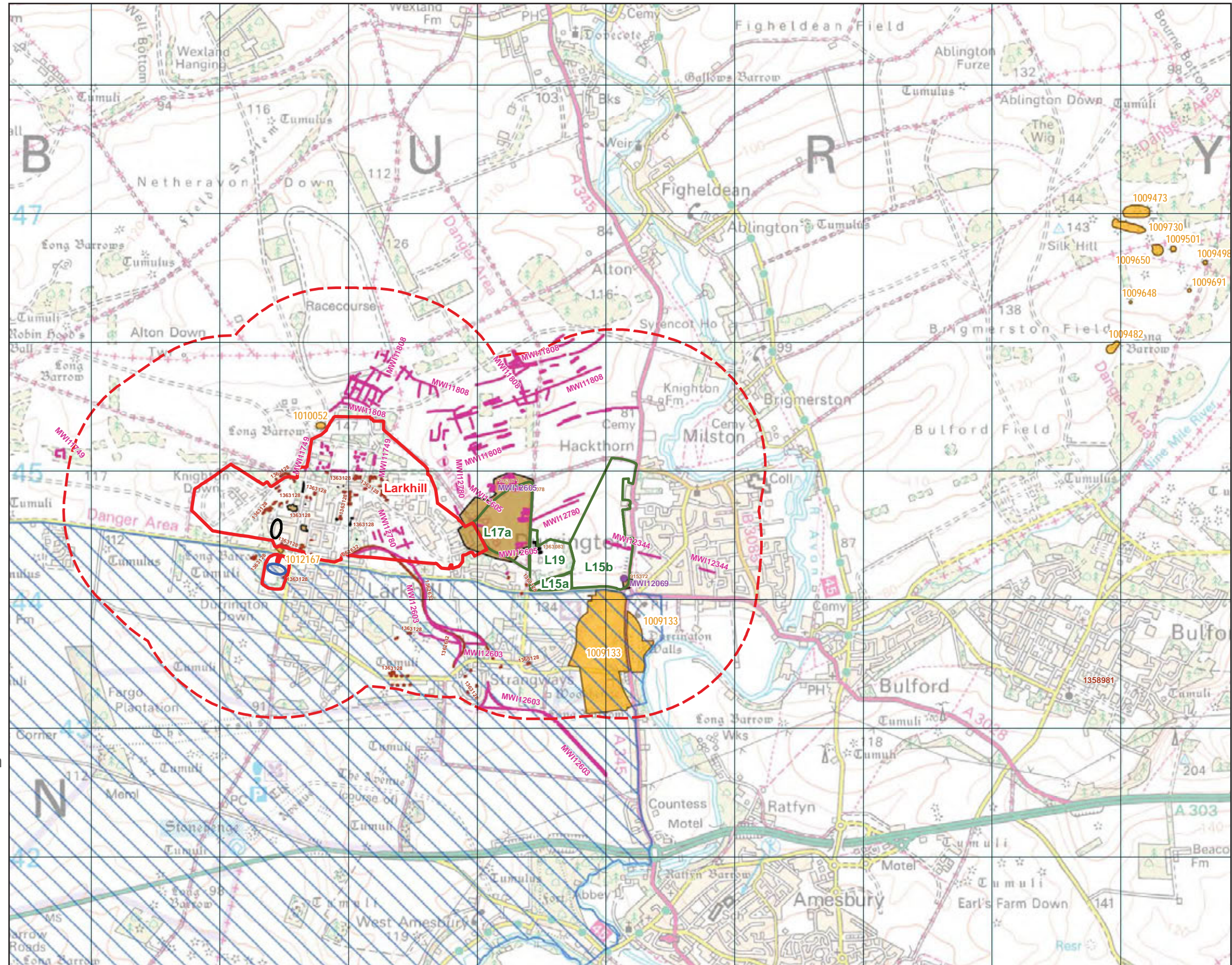


Existing Cycle routes, Bus services and Rail station locations

Larkhill - Potential heritage impact

Legend

-  Garrison
-  SFA Site
-  1km Buffer
-  HER Monument Point
-  HER Monument Line
-  HER Monument Polygon
-  EHA AMIE Monument Line
-  EHA AMIE Monument Polygon
-  World Heritage Site
-  Scheduled Monument
-  WA119
-  WA120



6 Cultural Heritage

6.1 Introduction

DIO has inherited many of its historic environment sites, including the pre-historic archaeology on Salisbury Plain. As the guardian for these important assets, DIO is responsible for their stewardship.

It is DIO policy to sustainably manage and continually improve the estate, including the heritage assets. Heritage plays an important role in improving the quality of life for those who work and live on the estate and its role is recognised in enhancing the ethos of the services. As a government department, the MOD has a duty to be an exemplar in the management of its historic estate and DIO has adopted the DCMS Protocol for the Care of the Government Historic Estate.

6.2 Assessment

The OEA accompanying this Masterplan includes an outline appraisal of the known cultural heritage assets, comprising archaeology, built heritage and the historic landscape, within the various sites that form part of the Army Basing Programme on Salisbury Plain and their study areas. The OEA:

- sets out the relevant legislation and policy, including government duties and English Heritage guidance;
- reviews baseline conditions for each of the camps and the training estate features. This includes a history of the camp and lists of the heritage assets with the potential to be impacted by the proposed developments ('within the

wire', the SFA and the wider training area) including their value in heritage terms;

- describes the historic landscape character of SPTA;
- reviews the potential impacts of proposed developments on heritage assets ('within the wire', the SFA and the wider training area);
- recommends a programme of archaeological evaluation to focus potential mitigation measures and provides initial mitigation measures;
- will assess the residual impacts on the cultural heritage assets;
- provides commentary of the cumulative effects of the proposed development ('within the wire', the SFA and the wider training area) on SPTA; and
- includes a summary of the outline appraisal.

As noted above desk based assessments have been conducted on all preferred site options. Some of the sites have potential for military archaeology. Further assessment works will be undertaken at planning application stage. Such field evaluation will include geophysical survey and if required, evaluation trial trenching.

If archaeological deposits are discovered as part of the evaluation process it may be necessary to undertake further mitigation work such as excavation as a condition on any consent granted. If sites are discovered that are considered of national significance it may be necessary for them to be preserved in situ and the Masterplan may need to be modified to take this into account.

6.3 Consultation














The early engagement of key stakeholders was particularly important due to the sensitive environmental context of Salisbury Plain which is characterised by a high number of designated heritage sites. Full details of the consultation process are set out in the Statement of Community Involvement (SCI) which accompanies this Masterplan.

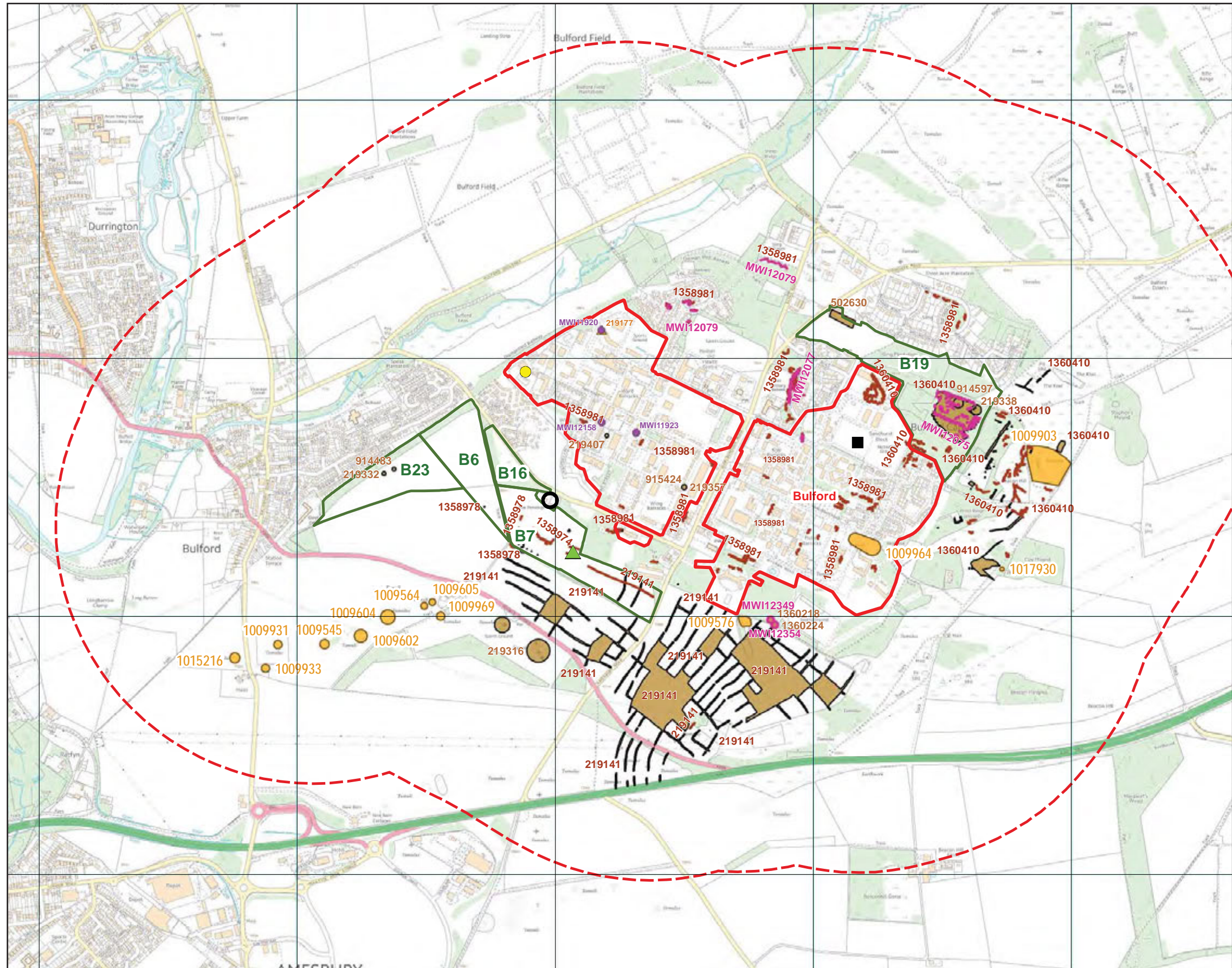
DIO has been liaising with English Heritage and Wiltshire Council throughout the process of developing the Masterplan and the OEA. These bodies provided a detailed response following each stage of SFA site selection which, together with responses from the local community has helped refine sites proposed in the Masterplan. English Heritage have made a general comment on 'within the wire' development; their position will start from these areas being an existing campus development.

Overall proposed development will be sensitive to heritage assets, including their settings, and key considerations have been taken into account as part of the Masterplan formulation which is noted in the next section. There is still a body of assessment and mitigation work which will form part of the planning applications for each proposed development.

Bulford - Potential heritage impact

Legend

-  Garrison
-  SFA Site
-  1km Buffer
-  HER Monument Point
-  HER Monument Line
-  EHA AMIE Monument Point
-  EHA AMIE Monument Line
-  EHA AMIE Monument Polygon
-  Scheduled Monument
-  The Old Bakery
-  Site of Bulford Pennings
-  Site of Old Sandhurst Block
-  The Pennings



6.4 Camp Issues

Larkhill

The strongest weight has been given to the Outstanding Universal Value of the Stonehenge World Heritage Site and its component monuments. At Larkhill no substantial development has been proposed on sites south of the Packway within the WHS or in proximity to scheduled monuments. Every effort will be made to minimise visual impact of new development on the WHS and other designated assets.

The local community supported SFA to be delivered south of the Packway. However, after careful consideration, DIO judged that proposals to develop SFA south of the Packway would pose a very high risk to the programme of delivery due to the World Heritage Site (WHS) designation. To achieve successful delivery of the development within available timescales, DIO has decided to develop SFA in an alternative site, north of the Packway.

English Heritage has not raised any issues over expansion on existing site of the Medical and Dental facility south of the Packway and a review of these works would be carried out as part of the planning process once the detail of the proposed development is confirmed. English Heritage will resist any expansion of the existing Sewage Treatment Works (STW), particularly above ground as it is in full view of Stonehenge, and would prefer to see it removed completely. The STW is adjacent to the Cursus Scheduled Monument.

The proposed development will not have an impact on the sun gap view from Stonehenge at Larkhill. A series of desk-based assessments, site surveys and visual studies have been carried out to document the affect of proposed development.

For the proposed SFA site north of the Packway English Heritage and Wilts Council's Heritage Officers are content with the visual studies provided and agree the site cannot be seen from either Stonehenge or the Durrington Walls areas.

Further analysis required includes:

- the conclusion of the assessment study for the Sewage Treatment Works to the south of Larkhill;
- 'within the wire' a further assessment is required to determine the impact of the proposed works, such as the Messes & SLA, on the setting of the WHS and the mitigation required. This will include testing the intervisibility of the proposed works with the WHS;
- archaeological evaluation and fieldwork for the new SFA site; and
- building assessment and/or recording.

Bulford

None of the sites proposed for development are in the Bulford Conservation Area, located to the west of the camp, within which are a number of listed buildings. The sites that were have been excluded as part of the selection process for the sites.










For the SFA at Bulford English Heritage and Wilts Council's Heritage Officers are content with landscape views around SFA being provided as part of planning application stage. The individual barrow site settings can be negotiated during the planning process as they are not as critical as the WHS. The works within the Camp can be similarly addressed at planning application stage.

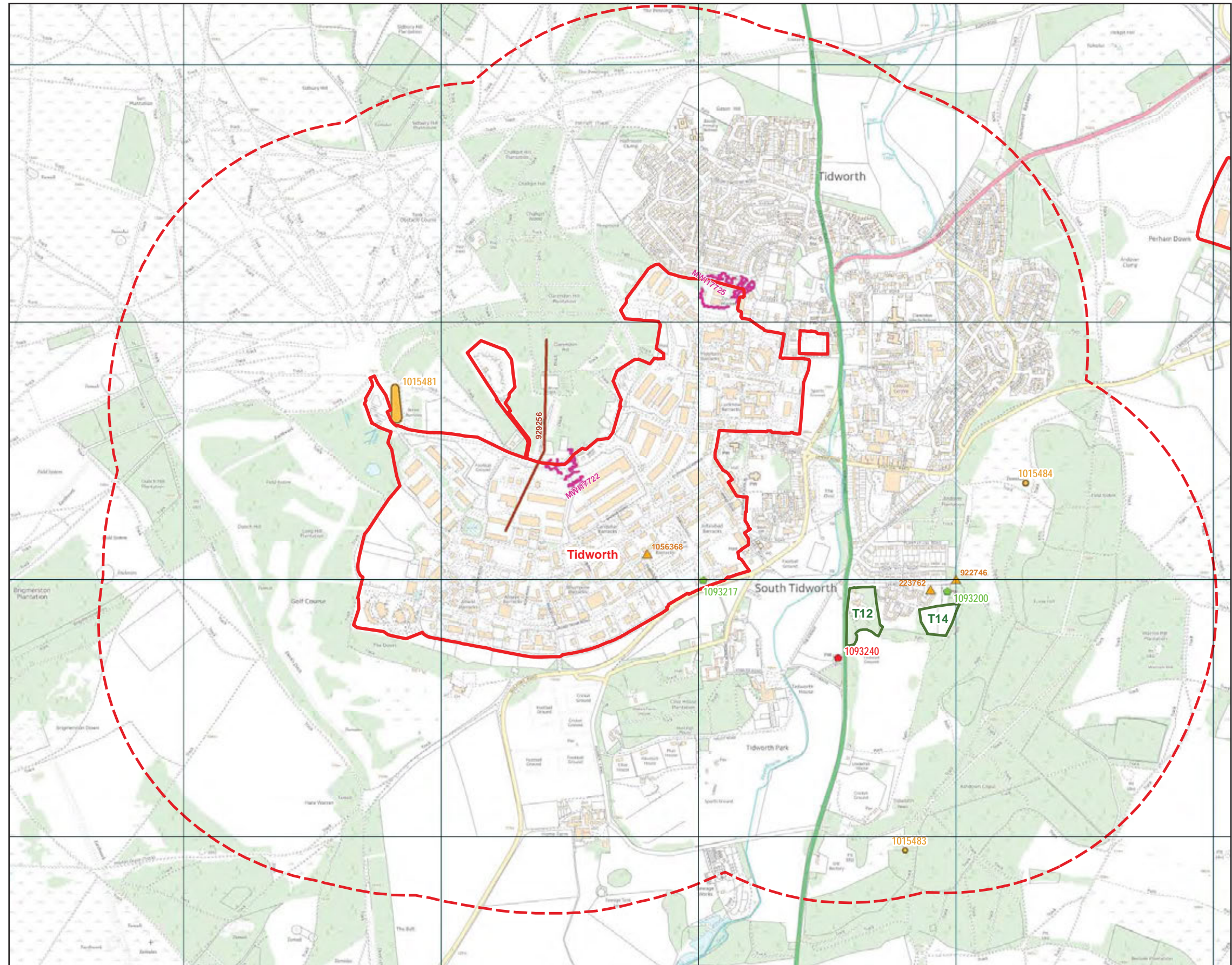
Further analysis required includes:

- 'within the wire' a further assessment is required to determine the impact of the relocated fence on the setting of the adjacent heritage assets;
- a programme of building recording to be undertaken prior to the refurbishment and demolition of any buildings of historic value;
- a further assessment and visualisation of new SFA site to determine the impact on the adjacent heritage assets and the mitigation required. This is particularly important for the barrow cemetery south of the A3028, Double Hedges; and
- archaeological evaluation and fieldwork for the new SFA site and works 'within the wire'.

Tidworth - Potential heritage impact

Legend

-  Garrison
-  SFA Site
-  1km Buffer
-  HER Monument Line
-  EHA AMIE Monument Point
-  EHA AMIE Monument Line
- Listed Building**
- Grade**
-  I
-  II
-  Scheduled Monument



Tidworth

For the Masterplan there are no SFA sites proposed; the SFA for Tidworth has been relocated to the sites in Ludgershall.

Further analysis required includes:

- a programme of archaeological fieldwork and building recording ‘within the wire’ of the camp. This is to address the setting of technical buildings near heritage sites as part of the planning application stage; and
- a further assessment and visualisation of ‘within the wire’ works to determine the impact on the adjacent heritage assets and the mitigation required. This is particularly important for Seven Barrows cemetery.

Perham Down/Ludgershall

No development will take place that will affect the setting of Ludgershall Castle.

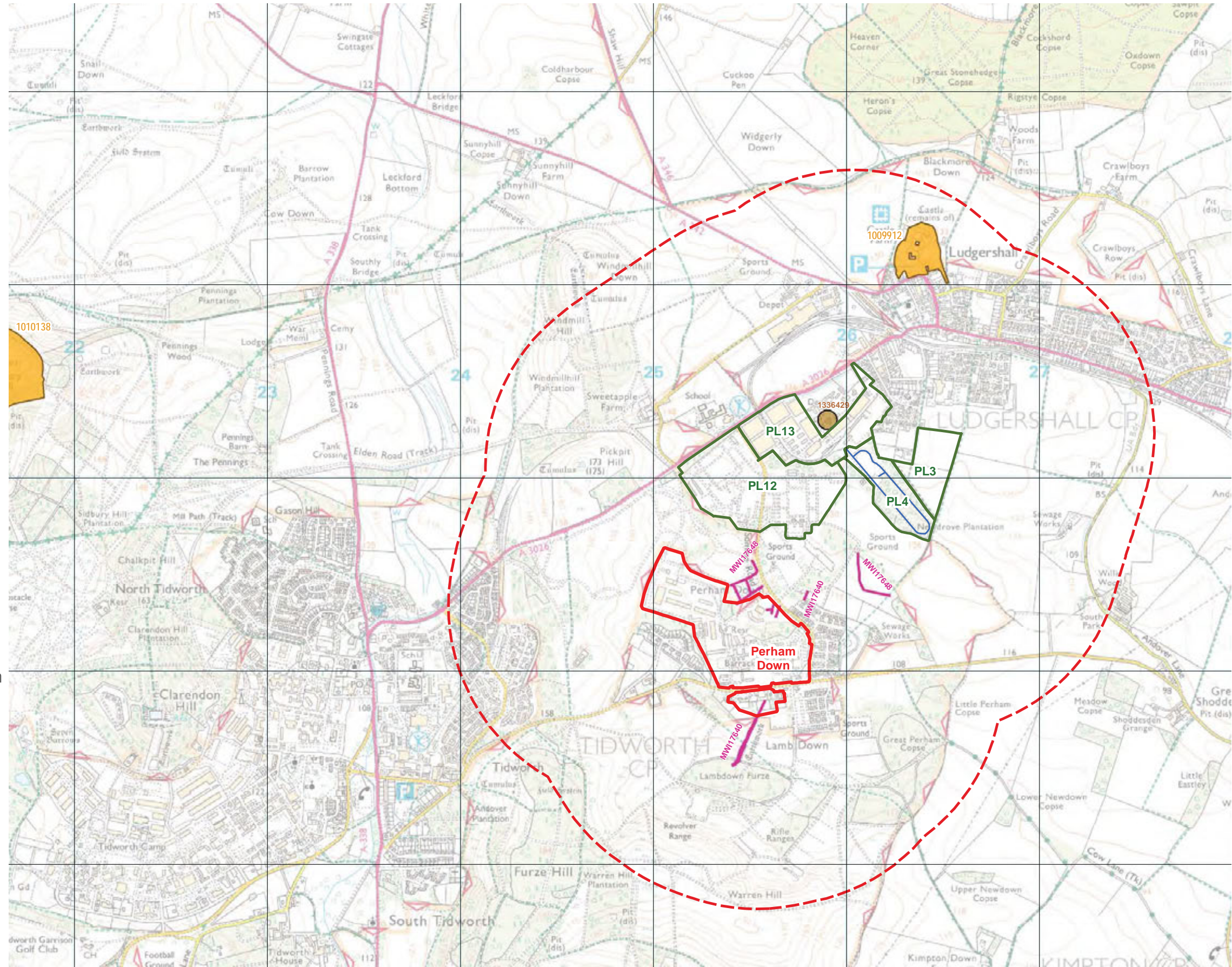
Further analysis required includes:

- a programme of archaeological fieldwork and building recording ‘within the wire’ of the camp. This is to address the setting of technical buildings near heritage sites as part of the planning application stage; and
- a targeted archaeological evaluation in Ludgershall will be required for the Corunna barracks site, proposed for the SFA development as part of the planning application stage. This will include an internal inspection of the buildings in particular the WWII American vehicle sheds and the smaller transport sheds adjacent to the railway line.

Upavon

No SFA development at the Upavon camp, only ‘within the wire’. Further analysis required includes:

- a review of the location two Senior Ranks SLA buildings opposite the Grade II listed Avon Club;
- a design review of the two Officers SLA block in the south-west quadrant of the garrison; and
- review of the refurbishment of buildings of historic interest, either designated or non-designated, to identify potential impacts upon the heritage resource and potential major adverse effects. Following this, a programme of building recording may be required prior to any alteration.



Ludgershall - Potential heritage impact

Legend

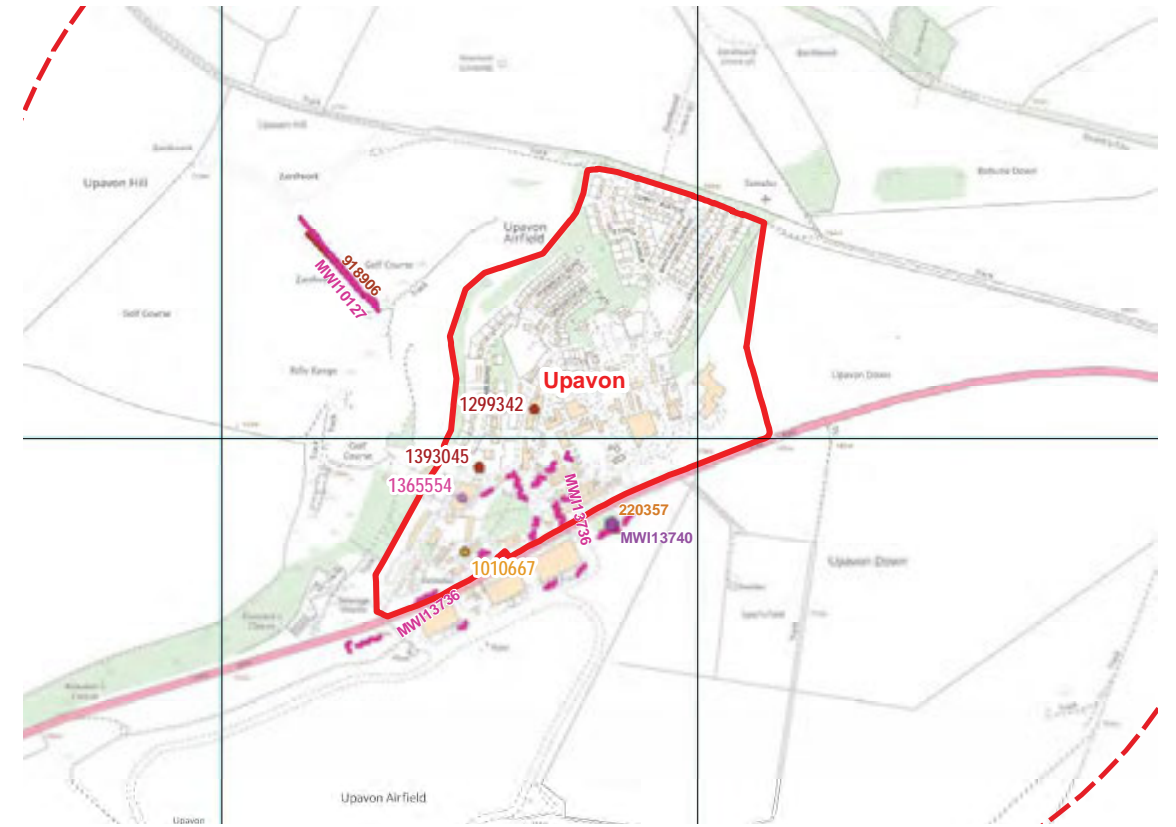
- Garrison
- SFA Site
- 1km Buffer
- HER Monument Line
- EHA AMIE Monument Polygon
- Scheduled Monument
- Test Drive Track

6.5 Training Issues

For the ETR Bulford, IBSR, Nine Mile River Crossing, Complex Manoeuvre Environment, Copehill Down, Berril Valley and Imber a programme of photogrammetry survey has been undertaken.

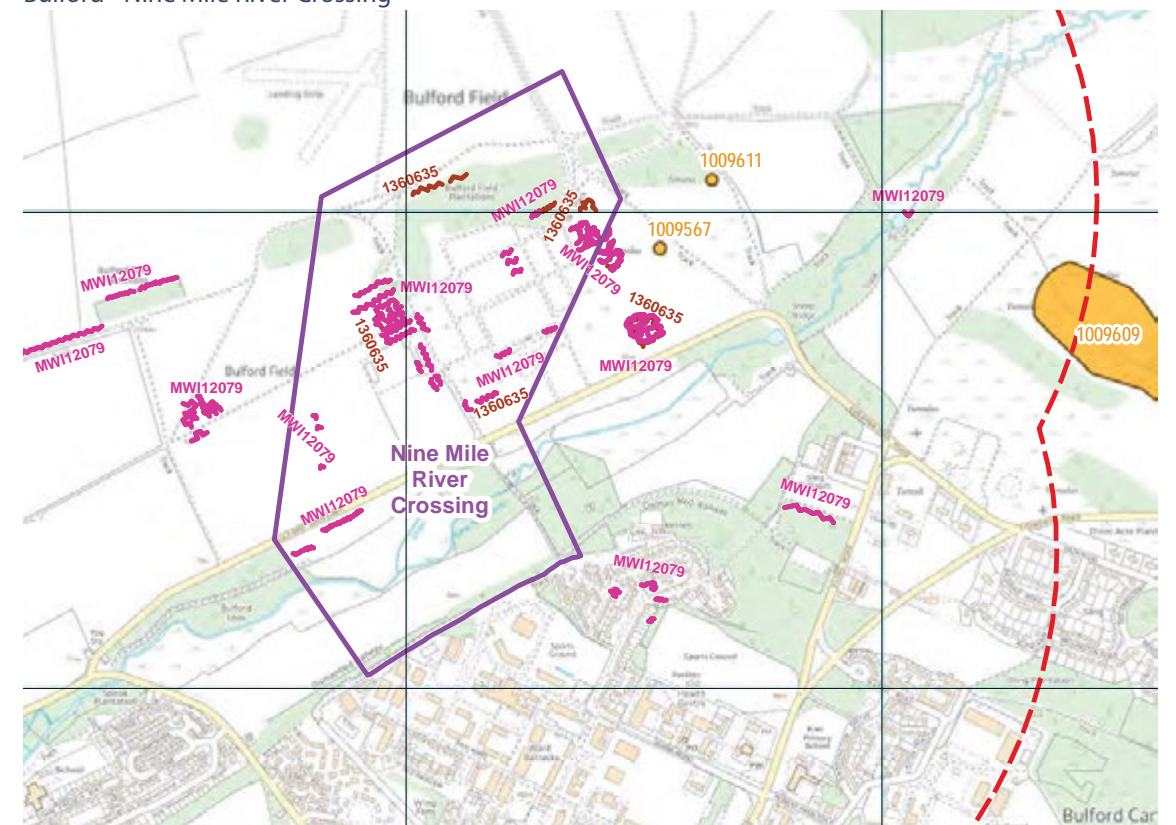
Further analysis required includes a programme of geophysical survey followed by trial trenching where necessary as part of the next stage of works. This will be undertaken in areas where there has been relatively low previous development.

Page 127



Upavon - Potential heritage impact

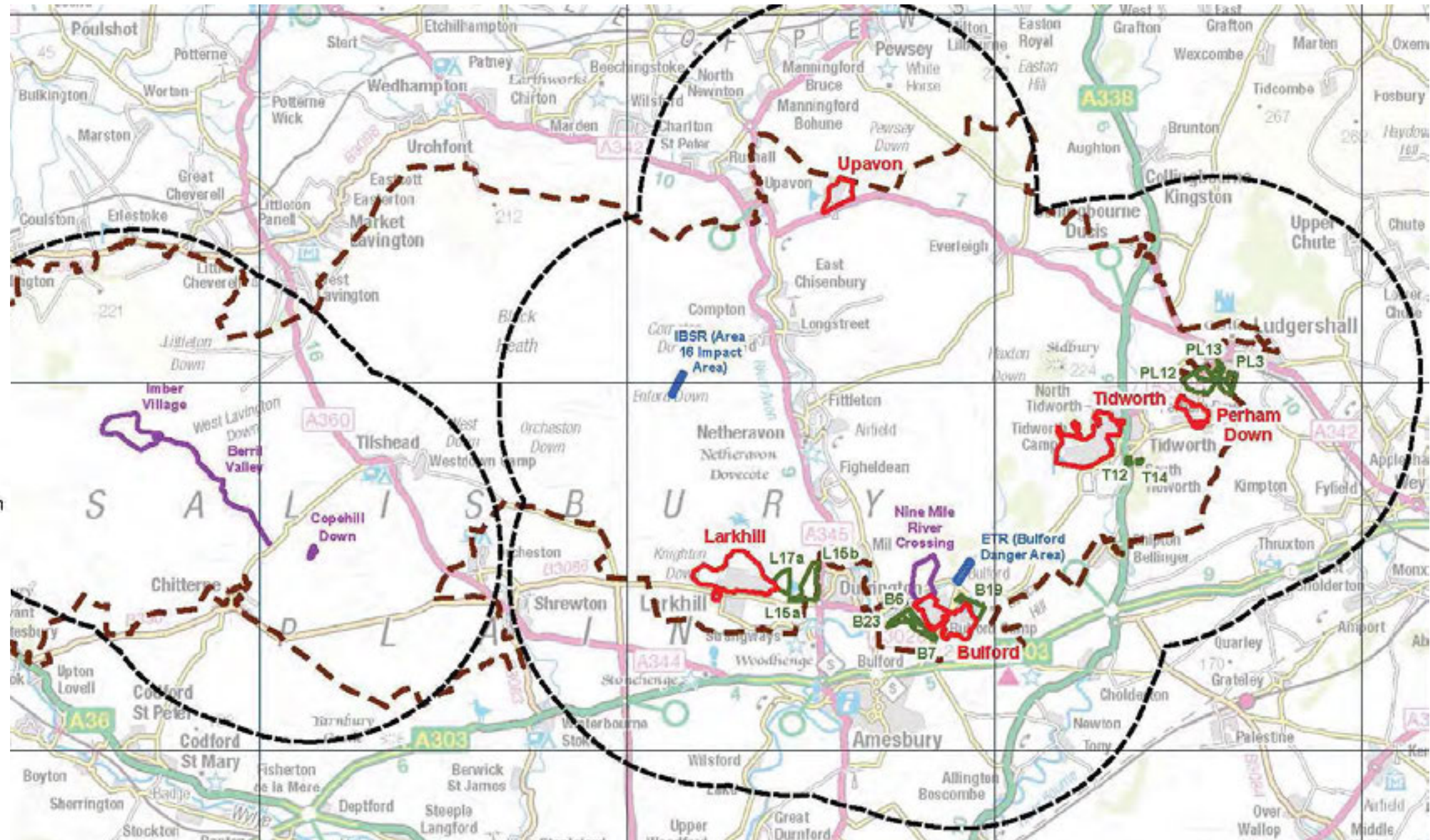
Bulford - Nine Mile River Crossing



Training Area Plan from OEA

Legend

- Garrison
- SFA Site
- Indicative Training Area
- Proposed New Range Location
- MOD Salisbury Plain Training Area
- Study Areas (5km Radius)



7 Natural Environment



7.1 Introduction

As one of the UK's largest landowners, DIO has a major role to play in the conservation of the UK's natural resources. Stewardship of the estate means that the DIO has responsibility for some of the most unspoilt areas in Britain, the largest of which is SPTA. The OEA which accompanies this Masterplan notes the SPTA is "the largest surviving area of unimproved chalk downland in north-western Europe and is a protected habitat of international value". As a government department, the MOD is statutory obligated to protect the habitats and the species that they support.

7.2 Overarching Environmental Appraisal

The Overarching Environmental Appraisal (OEA) has undertaken a high level appraisal of a large number of sites; in the case of the development of Service Family Accommodation (SFA) sites and the camps, this has involved preliminary environmental assessment work to a level of detail which may be used to determine the likelihood of significant environmental effects. This approach has been adopted:

- to ensure that the site selection process, described in the Planning Context Report and underpinning the Masterplan, is appropriately informed and influenced by environmental considerations;
- to identify the need for further survey work or early mitigation;

- to provide a robust foundation for supporting future planning applications at each of the preferred sites; and
- to predict the likelihood of significant environmental effects at each of the sites, based on the information available.

Key elements of the OEA include assessments of:

- **Salisbury Plain Training Area and Surroundings:** Incorporating location, description and current land use, access, landscape character and topography, surface water features/groundwater and surrounding land use/settlements;
- **Ecology and Nature Conservation:** This considers the likely significant ecological impacts associated with the ABP and incorporates policy, legislation, methodology, record of survey activity, habitats and species for the SFA sites, camps and features of the training estate, water resources, mitigation and recommendations;
- **Cultural Heritage:** This is an important part of the natural environment and for the purpose of this Masterplan it is discussed in a stand-alone chapter of this report;
- **Soils, Groundwater and Surface Water:** This reports the findings of an assessment of the likely significant effects on soils, groundwater and surface water associated with the proposed developments; and
- **Landscape and Visual Impact:** This assesses the likely landscape and visual impacts of the areas proposed for development as part of the ABP in SPTA.

7.3 Consultation

DIO has been liaising closely with Wiltshire Council since mid 2012 to prepare and plan for the moves associated with the ABP. An Environment Sub Groups has been formed under the Army Basing Steering Group to address issues specific to environmental matters.

DIO and Wiltshire Council arranged workshops for statutory consultees, including the Environment Agency and Natural England. The first included an introduction to the Army Basing Programme, and a presentation of the initial areas of search for SFA sites. These initial areas excluded major development within designated sites and this is documented in detail in the Planning Context Report. Subsequent meetings with statutory consultees have been held through the Environmental Sub Group, supplemented by ad hoc meetings with individual statutory consultees as necessary.

7.4 Development

The development proposals are noted in Section 2 The Camps, Section 3 Training Estate and Section 4 Service Family Accommodation (SFA) of this Masterplan. Specific environmental issues are highlighted in this Masterplan alongside the proposed developments. The OEA also describes in detail the development, mitigation proposals and residual effects, and in particular the various developments on the Training Area that may have an impact on the River Avon Special Area of Conservation (SAC), the Salisbury Plain SAC and the Salisbury Plain Special Protection Area (SPA).

Key issues include:

- River Avon SAC and Salisbury Plain SAC;
- Salisbury Plain SPA;
- The landscape and visual impact of 540 SFA to the east of Larkhill Camp;
- Impact on calcareous grassland within Larkhill camp and site L17a;
- Landscape sensitivity and views of development site to the west of Bulford Camp from Double Hedges Road; and
- Potential ecological and landscape constraints related to the woodland on site B19.

The planning applications associated with each proposed development will provide the specific detail on how these environmental issues are resolved. This will include individual Habitat Regulation Assessments (HRA) building on the HRA carried out as part of the OEA (Section 18) with mitigation and

mitigation tracking for planning applications. Further survey work and study will be required prior to the application stage and the MOD will be working with Wiltshire Council and Natural England to ensure that all the issues are resolved or mitigated to an acceptable degree.

7.5 Summary

The work carried to date by DIO is to ensure the proposed development will continue to safeguard the natural environment. Specifically:

- Minimising visual impact of development from key vantage points;
- No major development within designated sites;
- Keeping the amount of habitat loss to a minimum, with re-provision in the vicinity where necessary;
- Provision of new open space to minimise pressure on Salisbury Plain; and
- Maintaining a separation between settlements and a suitable transition between man-made and natural landscapes.

8 Local Services and Facilities

8.1 Local Facilities and Amenities

The table below provides a breakdown of local amenities at each location, categorised by retail, public houses and community facilities. The table below is based on information contained in the OEA.

Current Local Facilities and Amenities

In terms of local amenities, Larkhill currently has limited provision. Bulford, Tidworth and Ludgershall all have a reasonable range of existing facilities.

8.2 Population and Age Profile

By 2020 there will be approximately 1,200 new Serviced Family Accommodation (SFA) units built at Salisbury Plain to house the incoming population. This will be in addition to 3,097 new Single Living Accommodation (SLA) units. There will therefore be a total of 4,278 units, resulting in a net increase in population of approximately 7,600 people.

In order to determine the resident population for the SFA units the calculations are based on a series of reasonable assumptions. It is assumed that there will be 1 military personnel per SLA and SFA. It is also assumed that there will be 1 spouse per SFA who is not employed by the military. In practice, there may well be a small number of single parent families, and so this figure could be a small over-estimate.

In recognition that exact numbers of military personnel and their dependants are not known and given that the child figures provide a snapshot of the current child population, it is recommended that a 10% margin of error both ways is applied for all calculations in this section where others wish to use the figures stated.

The table below details the net total of military personnel and their dependants that will be rebased within Salisbury Plain, taking into account the population that will be leaving Salisbury Plain. The child population data is interrogated in more detail on the following pages where the likely education requirements are assessed.

In terms of child population, data has been obtained from the MOD which provides a breakdown (by unit) of the current child population in bases in Germany and other parts of the UK to be relocated to Salisbury Plain. Whilst it is recognised that this data provides only a “snapshot” of the current situation, and that the exact population structure will change over time, this data allows the typical size of a military family to be examined. This assessment has been based upon an average of 1.7 military children per family.

	Larkhill	Bulford	Tidworth	Ludgershall	Upavon
Retail floorspace (within settlement)	Supermarket on The Packway	Supermarket on Salisbury Road	Three superstores on Station Road, Penning Road and Parkhouse Road	Shop at Andover Road	Shop on High Street
Community facilities (within 1km)	Larkhill Community Centre Larkhill Garrison Library	Bulford Army Library Beeches Community Centre Bulford Childrens Centre	Tidworth Community Centre Tidworth Library Tidworth Leisure Centre	Ludgershall Library Castledown Sports Centre	Old School Community Centre
Public Houses	The Packhorse Stonehenge Inn	Rose and Crown	The Ram Inn	The Crown Inn Queens Head	

8.3 Education

Based on MOD data, the table below details the net incoming population by year. It is evident from the data that there will be a net decrease in population to 2016, with a significant net population increase thereafter in the period from 2017 to 2020.

Net Total Incoming Population by 2020

Accommodation	No. of Residential Units	Military Population	Spousal Population	Child Population	Total Population
SLA	3,097	3,097	0	0	3,097
SFA	1,181	1,181	1,181	2,134	4,496
Total	4,278	4,278	1,181	2,134	7,593

Net Incoming Family Population

Date	Children				Total
	Pre-school	Primary	Secondary	6th Form College	
2014	-36	+126	+41	+27	+158
2015	-169	-155	-97	-21	-442
2016	+16	+94	+46	+8	+164
2017+	+867	+942	+403	+43	+2,255
Total	+678	+1007	+393	+57	+2,134

Whilst parental preference is a factor in determining which school a child will attend, it is most likely that a child will attend a school that is close to where they live. The Community Facilities Plans at the end of this section illustrate the existing primary and secondary schools in the vicinity.

Having consulted Wiltshire Council, it is clear that there are issues in terms of education capacity in certain locations. For example, Larkhill primary school will be at capacity by 2017, when the net incoming child population increases considerably, and therefore Larkhill will not be able to accommodate the increase in military primary school children, without a new school. It is acknowledged that Wiltshire Council's preference for primary education in Larkhill is for the existing school to be retained and a new two-form entry school provided, accommodating the relocation of Figcheldean Primary School. Ludgershall would require a new two form entry school to cater for the proposed 300 SFA. Indicative locations for new primary schools are illustrated in the Community Facility Plans.

With regard to secondary schools, concern has been raised about housing service families in the villages of Tidworth and Ludgershall as, depending on numbers, this may result in the need to expand Wellington Academy, which is not a preferred option of Wiltshire Council. A further, in-depth study of potential capacity for new school places in Salisbury Plain will be undertaken in order to assess the investment in supporting infrastructure required in association with the proposed SFA in the various locations indicated in the Masterplan. Wiltshire Council have requested that this study include requirements for future proofing secondary education facilities and the feasibility of the MoD providing additional land in the Tidworth area to accommodate further secondary age provision with associated playing fields.

8.4 Healthcare

Latest Ministry of Defence information suggests that “the majority of military dependants will be registered with a NHS GP practice” (source: Ministry of Defence publication “Quarterly NHS Commissioning Population Statistics”, 1st October 2013, Paragraph 30). The report goes on to note though that “there are a small number of MOD UK medical centres which provide primary healthcare to families of UK Armed Forces personnel. A full list of these practices can be found at Annex F. The medical centres in the UK that treat civilians are training facilities for military healthcare personnel, and exist to offer a full range of training opportunities for the purposes of GP revalidation”. This list includes Bulford, Larkhill and Tidworth.

Military employees have been discounted from the calculations as it is assumed that they would benefit from GP services within the wire. With regard to Table - Net Total Incoming Population by 2020, this leaves a spousal and child population of 3,315 which might require GP services.

Latest figures suggest that there is an average 1,471 population per GP in the UK (source: The NHS in Numbers, 2011). Based on information provided by the army, which confirms that typically, two-thirds of the military dependent population use civilian healthcare services, it is assumed that two-thirds of the 3,315 dependent population will require civilian GP services. This equates to 2,210 potential patients. Dividing this figure into the typical population per GP results in a demand for 1.50 GPs to support that population.

Turning to dental care, published figures for the South West of England suggest that there is an average population of 2,025 per dentist (source: Table 7r, NHS Dental Statistics for England 2010/2011). There is no provision for the dental care of military dependants within the wire, and so it is assumed that the full spousal and child population of 3,315 would require civilian dental care. Dividing this into the NHS average, results in a demand for 1.64 dental practitioners to support that population.

The first table below provides estimates of the population likely to require civilian medical care in each location. This figure has been calculated by applying the percentage of proposed SFA units at each location to the estimated dependent population. The number of GPs and dentists required for each location has also been calculated. It is evident from the table below that Larkhill will have the largest population requiring civilian medical care.

The second table sets out the number of GP surgeries and dental practices each location of the proposed SFA.

Required GPs and Dentists by Location

Location	Estimate population requiring civilian GP medical care (two-thirds of dependent population)	No. of GPs required to meet demand	Estimate population requiring civilian dental care (total dependent population)	No. of dentists required to meet demand
Larkhill	1017	0.69	1525	0.76
Bulford	486	0.33	729	0.36
Tidworth	177	0.12	265	0.13
Ludgershall	530	0.36	796	0.39
Total	2,210	1.50	3,315	1.64

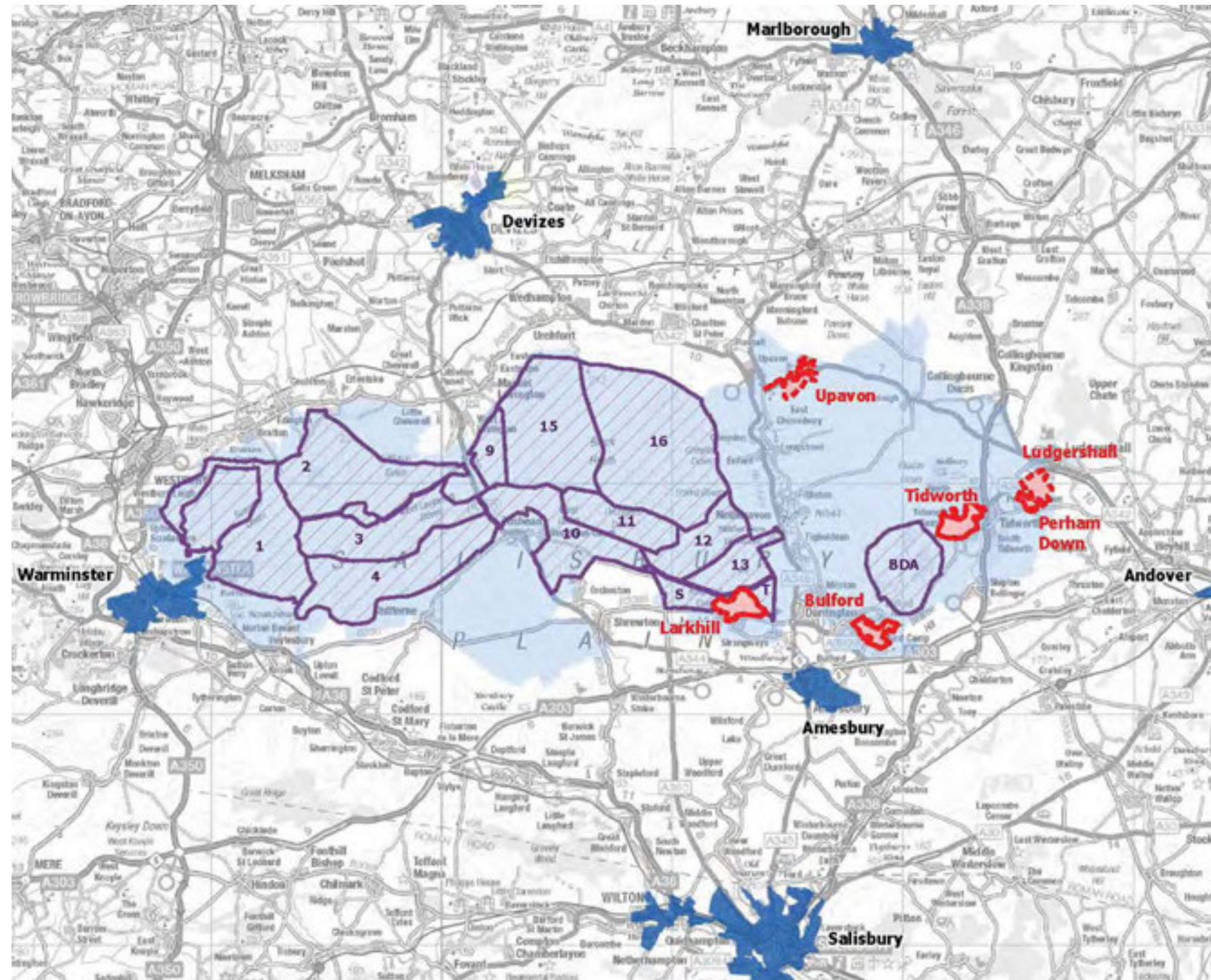
GP and Dental Practices by Location

Location	No. of GP Surgeries	Name of Surgery	No. of Dentists	Name of Practice
Larkhill	4	- Cross Plain Practice (Shrewton) - Barcroft Medical Practice - St Melor House Surgery - Amesbury Health Centre	2	- Amesbury Dental Care - Ivydene Dental Practice
Bulford	2	- Avon Valley Practice - Cross Plain Practice (Durrington)	2	- Amesbury Dental Care - Ivydene Dental Practice
Tidworth	2	- Bourne Valley Practice - The Castle Practice (Tidworth)	2	- Tidworth Dental Care - Whitecross Dental Care
Ludgershall	1	- The Castle Practice (Ludgershall)	3	- Tidworth Dental Care - Whitecross Dental Care - Redenham Park Dental Practice

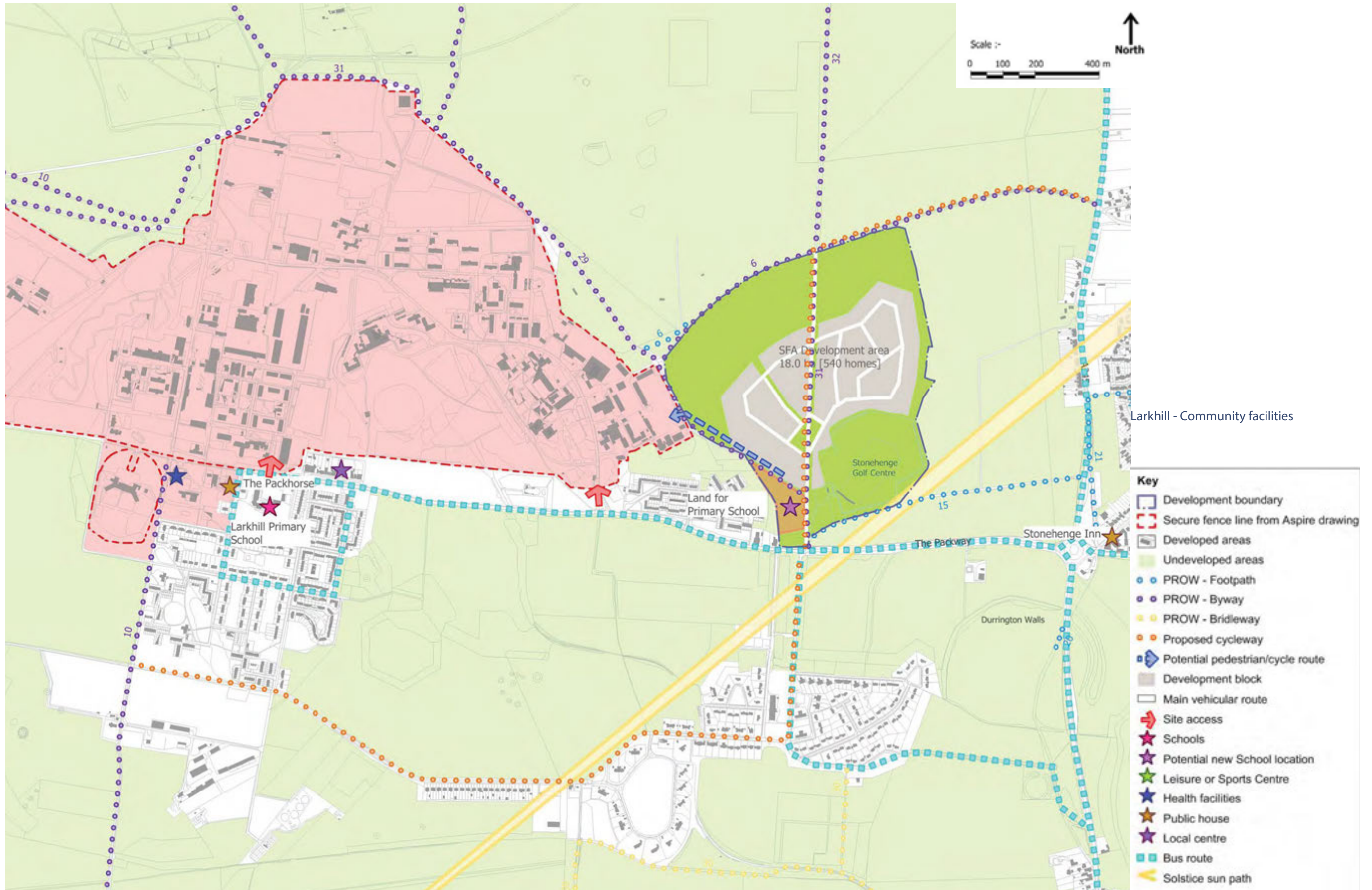
8.5 Employment

DIO will work with Wiltshire Council to identify opportunities to support the 'Strategic Economic Plan' (SEP) initiatives by the Swindon and Wiltshire Local Enterprise Partnership (LEP). Opportunities could include creating new employment space, and MoD providing land to facilitate incubation (start-up) facilities and small enterprises. An example of existing development is the Castledown Business Centre at Ludgershall and Wiltshire Council have aspirations for a similar development in the Larkhill area.

The Swindon & Wiltshire City Deal aims to improve the skills of local workforce and identify where appropriate economic growth can develop, including on redundant military sites. The SEP will investigate unlocking the economic potential of areas with military presence by utilising the skills of military personnel, and a large number of the incoming spouses, to support business growth and by bringing military sites that have been declared surplus into use.

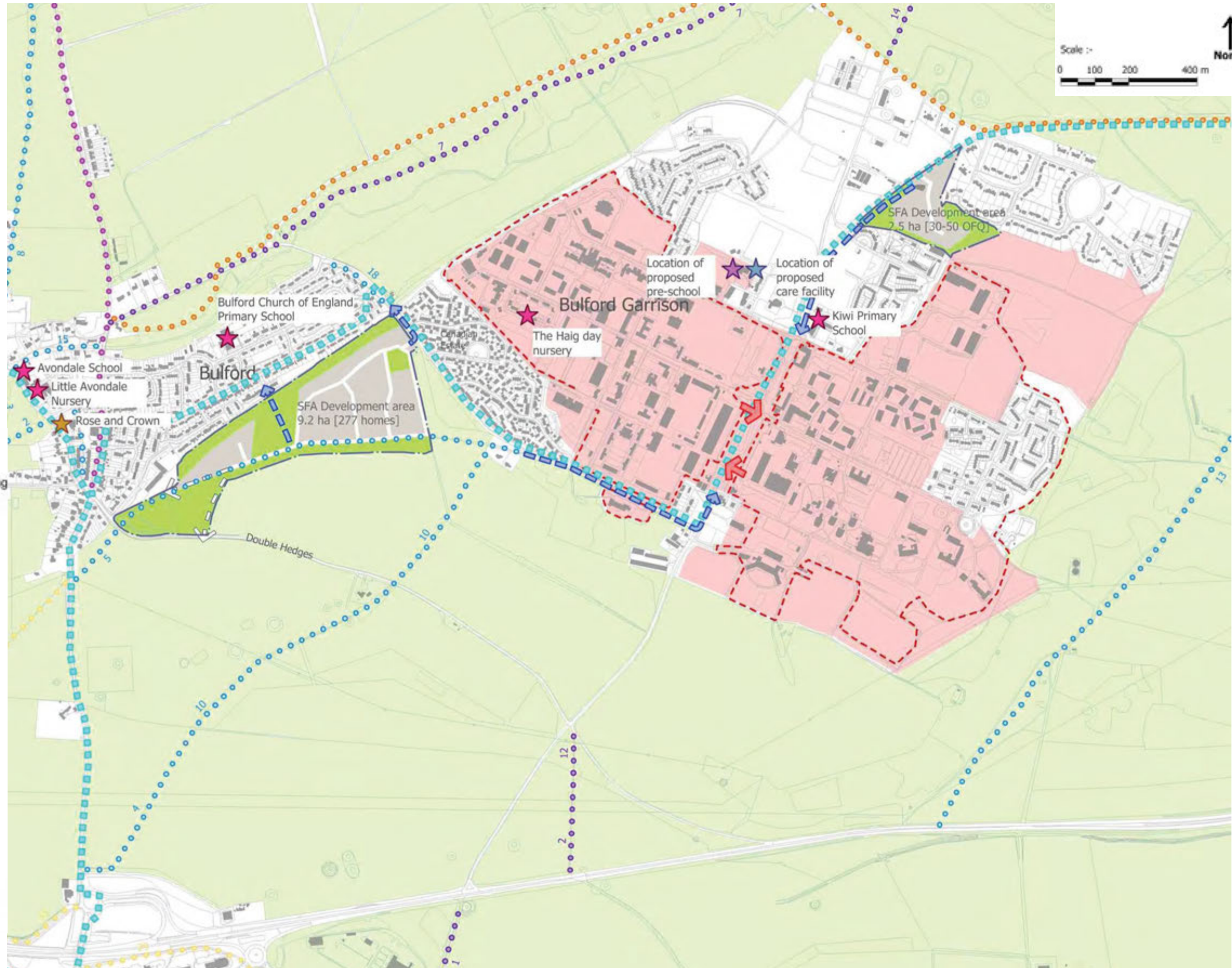


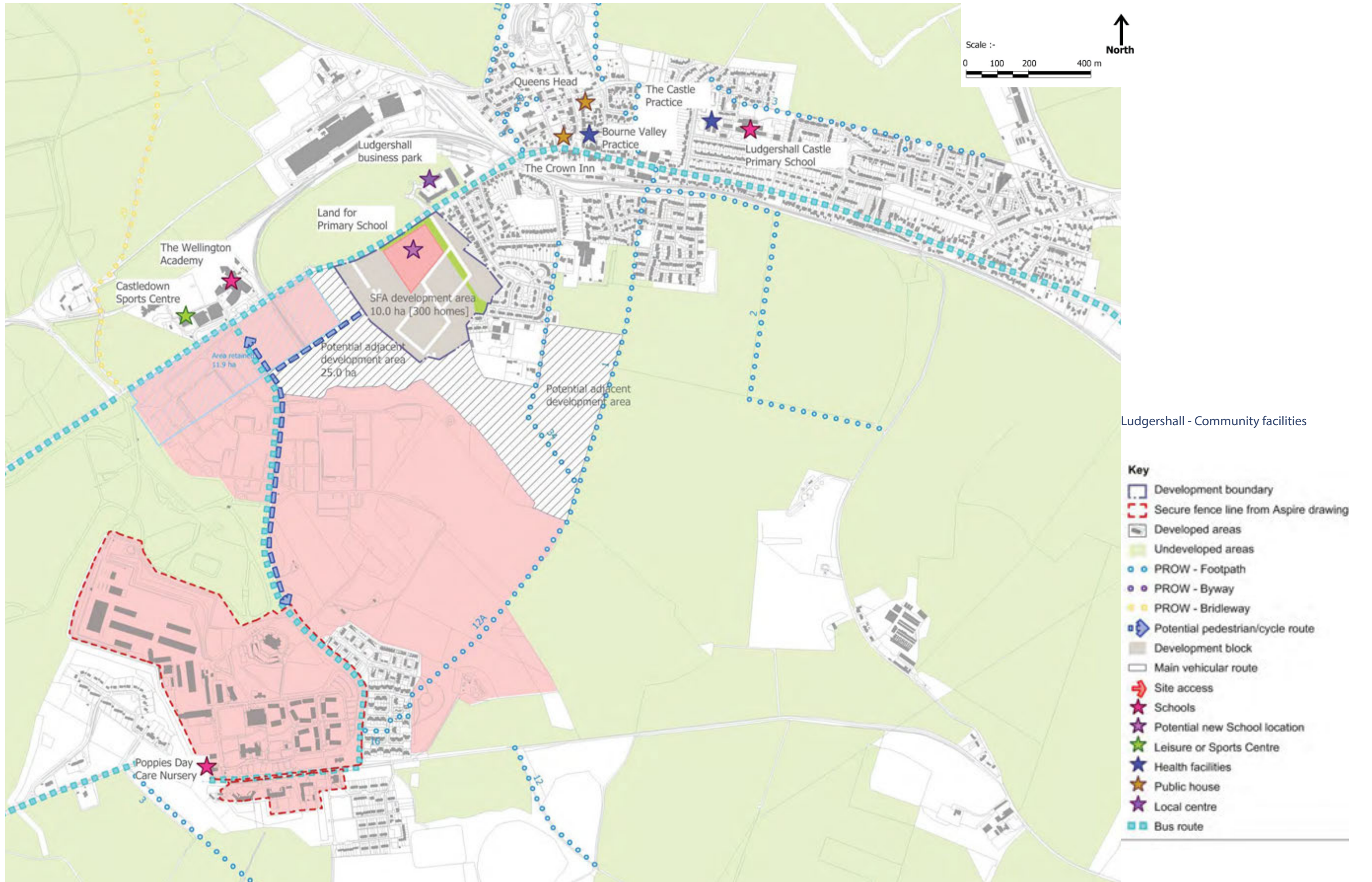
Wider Employment Centres



Bulford -Community facilities

- Key**
- Development boundary
 - Secure fence line from Aspire drawing
 - Developed areas
 - Undeveloped areas
 - PROW - Footpath
 - PROW - Byway
 - PROW - Bridleway
 - National cycle route
 - Proposed cycleway
 - Potential pedestrian/cycle route
 - Development block
 - Main vehicular route
 - Retained MoD military transit
 - Site access
 - School site
 - walking distances
 - School
 - Location of proposed school
 - Leisure or Sports Centre
 - Health facilities
 - Proposed location of health facility
 - Public house





9 Delivery Strategy

9.1 Management and Coordination of Delivery

DIO plays a vital role in supporting our armed forces by building, maintaining and servicing what the men and women who serve our country need to live, work, train and deploy on operations and will manage and coordinate delivery of the masterplan developments by:

- providing effective, coherent and affordable solutions;
- managing and delivering the infrastructure efficiently and effectively;
- providing sustainable, safe and legally compliant infrastructure; and
- providing good quality living accommodation for service personnel and their families.

The delivery of some of the infrastructure, such as schools and non-military health facilities, will be the responsibility of others but DIO will be providing its support and assistance in line with the ongoing partnering relationship with Wiltshire Council and the military and civilian partnerships that have been operating for many years. The provision of additional central government funding for new community facilities is the subject of ongoing discussion.

9.2 Planning Application Process

The detailed applications will explain the landscape, heritage and natural environment protection/enhancement proposals; movement strategy; urban form, massing and design; access proposals and development density for each site. These applications will be subject to a further, statutory stage of the public consultation process. The comments from the stakeholders, the public and Local Planning Authority (LPA) on the Masterplan received during the May/June comments period will also be used to inform the applications and enable the final design proposals to be prepared.

The planning applications will be supported by a full set of supporting documents that explain the design and the key urban design principles. The application information will relate the site proposals to the adjacent neighbourhood, identifying how the new housing is integrated into the existing communities. They will set out the location of road access, pedestrian routes and areas of public open space. The location and scale of new housing will be demonstrated together with the network of streets, landscape and car parking proposals.

Where appropriate, a Design Code will identify the special design characteristics of the local area and the design characteristics that need to be taken into account. This work will consider design solutions for building form, architectural details, features and materials. It will also include proposals for boundary treatments and hard and soft landscaping works.

Applications will be submitted with a full range of technical reports, including an Environmental Statement (ES), if necessary.

It is anticipated further discussions will continue between DIO, Wiltshire Council and other statutory organisations to provide for appropriate new infrastructure that is properly funded and delivered to support the development proposed in this Masterplan. The forthcoming planning applications will include measures to deliver that infrastructure to an agreed timetable and in accordance with arrangements that allow development to proceed in a viable manner.



9.3 Public Consultation

The Statement of Community Involvement (SCI) that accompanies this Masterplan documents the consultation process to date. Points that have already been raised during the consultation process will be addressed, where appropriate, at the planning application stage.

The public will be made aware of opportunities to comment on planning applications through a number of channels, including:

- Gov.uk website; and
- the Local Planning Authority as part of its statutory function.

9.4 Training and Employment

The OEA accompanying this Masterplan reports the findings of an assessment of the likely significant effects on socio-economics and community as a result of the Masterplan proposals for developments in and around Salisbury Plain as part of the Army Basing Programme (ABP). This assessment includes an assessment on employment impact on the labour market and additional local spending.

The OEA also describes the Military Civilian Integration (MCI) Partnership involving Wiltshire Council and 43 (Wessex) Brigade and partners. This notes the “aim of the MCI Partnership, through integration, is to optimise the economic and social benefits of the military presence in the county. In turn, such integration will benefit Armed Forces personnel, their families, veterans, and local communities.”

Further opportunities will be examined as part of the detailed planning application process for each proposed development.

It is assumed that a proportion of adult dependants will fill some of new jobs created as part of Army basing. However, it should be noted that the units relocating to Salisbury Plain are largely self sufficient deployable units which are staffed mainly by military personnel. Job opportunities will not be significant but there will be some civil service support required and actual numbers will be finalised prior to the relocation.

There may be additional opportunities for contractor generated employment in support of the various military bases on the Plain, e.g. Mess staff, cleaning etc, again these details will be finalised prior to the move of the units.

Appendix

Bibliography

Documents that accompany this Masterplan include:

- Planning Context Report (PCR)
- Statement of Community Involvement (SCI)
- Overarching Environmental Appraisal (OEA)
- Outline Transport Assessment (OTA)

Glossary

ABP – Army Basing Programme
CME – Complex Manoeuvre Environment
DIO – Defence Infrastructure Organisation
FTP – Framework Travel Plan
LVIA – Landscape & Visual Impact Assessment
MCI – Military Civilian Integration
MOD – Ministry of Defence
OEA – Overarching Environmental Appraisal
OTA – Outline Transport Assessment
OUV – Outstanding Universal Value
PAC – Project Allenby Connaught
PCR – Planning Context Report
SAC – Special Area of Conservation
SCI – Statement of Community Involvement
SFA – Service Family Accommodation
SLA – Single Living Accommodation
SPA – Special Protection Area
SPTA – Salisbury Plain Training Area
STW – Sewage Treatment Works
TSAR - Tri-Service Accommodation Regulations
URD – User Requirement Document
WC – Wiltshire Council
WHS – World Heritage Site
ZTV – Zones of Theoretical Visibility



Defence
Infrastructure
Organisation