

## REPORT TO THE EASTERN AREA PLANNING COMMITTEE

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

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### **Reason for the application being considered by Committee**

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

### **1. Purpose of Report**

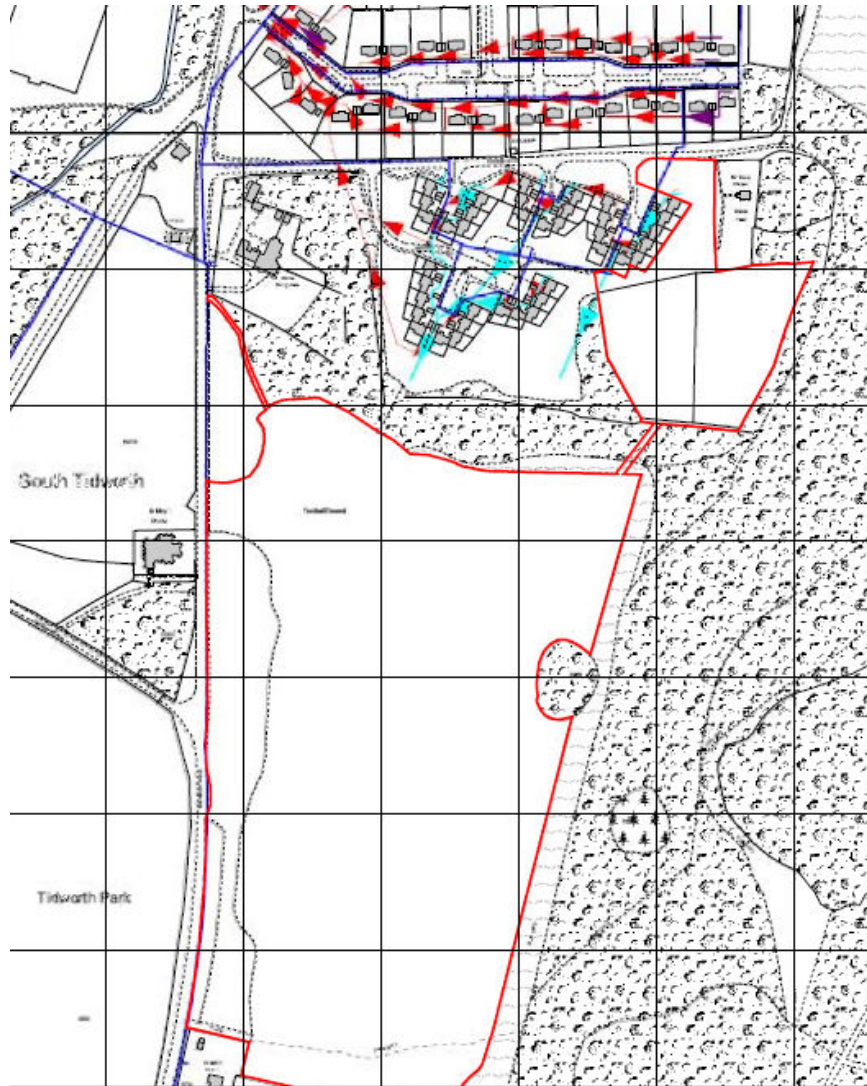
To consider the recommendation that the application should be approved, but with the terms of the legal agreement changed to allow for the updated education requirements generated by the development.

### **2. Report Summary**

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

### **3. Site Description**

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



### **Site Location**

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

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

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

#### **4. Planning History**

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

#### **5. The Proposal**

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

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

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

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

#### **6. Planning Policy**

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

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

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

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

#### **7. Consultations**

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

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

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

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

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

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

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

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

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

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

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

application. Recommend conditions relating to construction works.

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

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

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

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

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

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

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

## **8. Publicity**

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

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

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

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

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

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

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

## **9. Planning Considerations**

### **Update**

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

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

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

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

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

#### Highway Issues

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

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

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

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

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

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

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

### Ecology

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

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



commute.

#### Water Supply/Drainage

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

#### Education

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

#### Public Open Space and Recreation

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

### **10. Conclusion**

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

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

### **RECOMMENDATION**

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

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

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

REASON:

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

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

REASON:

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

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

REASON:

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

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

REASON:

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

5 INFORMATIVE TO APPLICANT:

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

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

REASON:

To ensure a satisfactory landscaping setting for the development.

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

REASON:

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

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

REASON:

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

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

REASON:

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

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

REASON:

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

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

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

REASON:

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

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

REASON:

To ensure a satisfactory landscaped setting for the development.

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

REASON:

To safeguard the character and amenities of the area.

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

REASON:

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

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

REASON:

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

drainage system.

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

REASON:

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

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

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

REASON:

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

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

REASON:

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

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

REASON:

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

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

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

**REASON:**

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

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

**REASON:**

To prevent pollution of the water environment.

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

**REASON:**

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

- 24 **INFORMATIVE TO THE APPLICANT:**

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

- 25 **INFORMATIVE TO APPLICANT**

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

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

**REASON:**

To safeguard the site of archaeological interest.

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

REASON:

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

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

REASON:

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

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

REASON:

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

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

REASON:

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

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

REASON:

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

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