

Date of Meeting	20th November 2014
Application Number	14/06522/FUL
Site Address	Ludgershall Garden Centre, Granby Gardens, 25 Astor Crescent Ludgershall SP11 9RG
Proposal	Full planning application for the residential redevelopment of the site for 181 units and their associated car parking, provision of areas of open space and play, and re-use/enhancement of the existing vehicular access from Astor Crescent, along with another new vehicular access from Simmonds Road, and off-site pedestrian improvements alongside New Drove, following demolition of the Garden Centre and its associated outbuildings at Granby Gardens, Astor Crescent, Ludgershall
Applicant	Mr Steve Carrington
Town/Parish Council	LUDGERSHALL
Division	LUDGERSHALL AND PERHAM DOWN
Grid Ref	426413 150509
Type of application	Full Planning
Case Officer	Adam Madge

Reason for the application being considered by Committee

The application is put before committee in view of the size and scale of the development and the concerns raised by neighbouring properties in surrounding roads

1. Purpose of Report

The purpose of this report is to consider the recommendation that outline planning permission be granted.

2. Report Summary

The main issues to consider are

- a) The principle of development;
- b) Whether the site can accommodate up to 181 dwellings, together with the necessary car parking, public open space and strategic landscaping;
- c) Whether the proposed access arrangements are satisfactory;
- d) Whether the development would make the necessary contributions towards affordable housing, education infrastructure, etc.

3. Site Description

This application relates to land at the Garden Centre, Granby Gardens, Ludgershall. The site covers an area of approximately 5.5 hectares and includes various buildings associated with the garden centre, car park and sales area, together with a pair of dormer bungalows. Approximately two thirds of the site is greenfield land.



Site Location

4. Planning History

- | | |
|-----------------|--|
| 14/04684/FUL | Full planning application for the residential redevelopment of the site for 208 units and their associated car parking, provision of areas of open space and play, and re-use/enhancement of the existing vehicular access from Astor Crescent, along with another new vehicular access from Simonds Road, and off-site pedestrian improvements alongside New Drive, following demolition of the Garden Centre and its associated outbuildings at Granby Gardens, Astor Crescent, Ludgershall – Decision appealed against non-determination. No date yet set for any decision. |
| E/2012/0515/OUT | Outline application for demolition of garden centre and construction of up to 181 dwellings with associated car parking, public open space and play areas. Access to be taken from Astor Crescent with secondary emergency - vehicle - only access from Simmonds Road or Princess Mary Gardens. Offsite pedestrian improvements along New Drive. Application withdrawn. |

- E/2012/1362/FUL Erect a bungalow to the side of the existing development and install boundary fence between and to introduce shared access and off road parking for up to two family sized vehicles for both dwellings. Application refused 2/11/2012 then appealed, Appeal allowed
- E/2012/1395/TPO T1 - Ash tree - crown clean and reduce lower canopy back from telephone wires and reduce branches over drive Approved with conditions 14/11/12
- E/2012/1543/OUT Demolition of garden centre and its associated out buildings. Residential redevelopment of site with up to 181 houses and associated car parking, and provision of areas of public open space and children's play. Vehicular access to be via existing garden centre entrance onto Astor Crescent and new access onto Princess Mary Gardens. – Application appealed and then appeal withdrawn

5. The Proposal

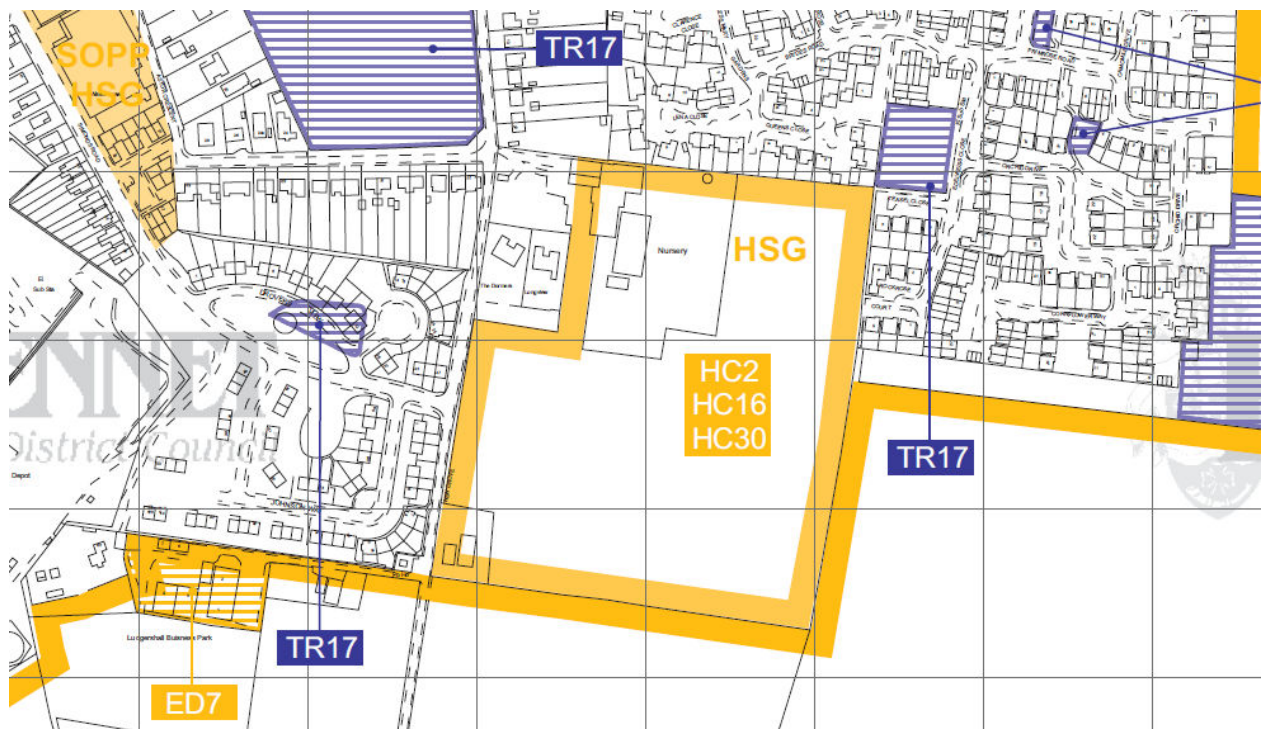
This application seeks full planning permission for the redevelopment of the garden centre with a residential scheme of 181 dwellings, together with associated car parking, public open space and children's play provision.

The application is for full permission. Vehicular access would be primarily via Simonds Road, with an additional access onto Springfield Road. The application submission includes a layout which is shown below -



6. Planning Policy

Kennet Local Plan - Saved **Policies HC2 & HC16** of the Kennet Local Plan 2011 allocate the site for residential development of about 130 dwellings. Policy HC16 stipulates that development should construct the main distributor road to provide an unhindered connection to land to the east and provide a substantial landscape buffer to the south and south-east to minimise the wider landscape impact of the development. The policy supporting text states that the site will need to secure access from two different points.



Extract from Kennet Local Plan 2011 Proposals Map

Saved **Policy HC5** of the local plan states that within the Limits of Development of Ludgershall the net density of residential development on large sites should be at least 30 dwellings per hectare, with the exception of housing sites that are allocated for a lower net density because of site constraints. Residential development with a net density greater than 30 dwellings per hectare will be sought where the location is close to a concentration of employment, a town centre or a public transport service where higher densities can contribute to a more sustainable pattern of development.

Saved **Policy HC7** of the local plan states that residential development must meet sustainable development objectives by:

- a) providing a network of streets, cycle paths and footpaths within the site which are linked to existing streets, cycle paths and footpaths to reduce the need to travel and reduce the distance travelled by private car;
- b) connecting to an existing public transport route to ensure the site is served by alternatives to the private car;
- c) ensuring public and private space is designed to encourage social/ community interaction;
- d) including a mix of uses and house types to introduce variety and interest in the street scene;
- e) using topography and aspect of the site to maximise solar gain and reduce energy consumption; *and*
- f) ensuring that natural resources and materials, which exist throughout the life of the development, are reused and re-cycled whenever possible.
- g)

Saved **Policy PD1** requires a high standard of design in all new developments and also sets out a range of general development and design criteria which all proposals must adequately address:

- 1) Sustainable design principles;
- 2) Scale, height, massing and density of development;
- 3) Relationship to townscape and landscape context and related ecology;
- 4) Layout, servicing and access arrangements, and road safety;
- 5) How the development contributes to the creation of a well used, attractive and safe public realm;
- 6) Landscape proposals;
- 7) Relationship to historic features;
- 8) Elevational treatment;
- 9) Building materials, colour and detailing; and
- 10) The impact on residential amenity, including that caused by reason of noise and disturbance.

Saved **Policy HC30** of the local plan states that the Council will seek to negotiate a 50% contribution of affordable housing on large sites, comprising 30% subsidised and 20% low cost market. (Note: The low cost market element was subsequently re-aligned to intermediate housing following the publication of PPS3.)

Saved **Policy HC34** sets out the requirements for recreation. In schemes of 20 or more dwelling units recreational open space will be required to be provided on the basis of 2.43 ha/1000 people, comprising:

- a. equipped play space
- 0.31ha/1000 people
- b. casual play space
- 0.41ha/1000 people
- c. formal sports/pitches
- 1.71 ha/1000 people

For the purpose of this policy average household size is taken as 2.4. The policy is also amplified by the Supplementary Planning Guidance document “**Community Benefits from Planning**” (March 2005).

Saved **Policy HC37** requires developments involving 25 dwellings or more to ensure that the primary and secondary education needs of the population of the new development can be met either by existing school infrastructure or through improvements to the existing school infrastructure. A developer contribution will be sought in cases where there is evidence that demonstrates that the need for the improvement is a consequence of the new housing development.

Saved **Policy HC42** requires developments involving 25 dwellings or more to ensure that the social and community needs of the residents can be met. Where these cannot be made using existing infrastructure appropriate provision may be sought from individual developments. Advice on the application of this policy is contained in the SPG document 'Community Benefits from Planning'.

A **Planning Brief** has also been prepared to guide development of the Granby Gardens site. This identifies the potential for the site to accommodate up to 150 dwellings.

The **interim development control policy regarding On-site Renewable Energy**, adopted by the former Kennet District Council and still extant, is relevant. This policy requires larger-scale developments to provide, as a minimum, sufficient on-site renewable energy to reduce CO₂ emissions from energy use by users of the buildings constructed on site by 10%. Developers will be expected to demonstrate that they have explored all renewable energy options, and designed their developments to incorporate any renewable energy requirements.

Minimum residential parking standards contained in the **Wiltshire Local Transport Plan 2011-2026 Car Parking Strategy** are relevant to the assessment of the indicative site layout.

The **emerging Wiltshire Core Strategy** continues to save local plan policies HC2, HC16, HC34 & HC37. Policies PD1, HC5 & HC7 are due to be replaced by core policy CP57 (Ensuring high quality design and place shaping), policy HC30 by core policy CP43 (Providing affordable homes) and policy HC42 by core policy CP3 (Infrastructure requirements). The interim development control policy regarding on-site renewable energy will be superseded by core policy CP41 (Sustainable construction and low-carbon energy) which moves the emphasis towards sustainable construction. Appeal inspectors are giving the emerging Core Strategy limited weight at present and therefore the local plan policies are the primary consideration, with regard given to the 'direction of travel' of policy where appropriate.

Government policy contained in the **National Planning Policy Framework (NPPF)** is also a material consideration.

7. Consultations

Ludgershall Town Council - Objects

- a) New development parking spaces – a number of designated parking spaces are still a distance from properties and the concern is they may not be used.
- b) Central Play/Amenity area of site is still surrounded by parking spaces and could lead to conflict between vehicle owners and users of the play area and be a possible health and safety issue.
- c) Landscaped boundary/buffer zone – who is responsible for the maintenance of these areas in the future?

- d) Existing property fence of Queens Close properties have 1.5 metre high fence but this will back onto the new properties, as a condition of the application that the developer replaces existing fences to a new height of 1.75 metre for privacy and security.
- e) Astor Crescent Road – due to on street parking the width of the road is still a concern regarding the ability for emergency vehicles and large delivery vehicles to use this as a main access.
- f) Traffic lights at Astor Crescent onto the A.3026 (Tidworth Road) – on street parking near to traffic light censor is causing a road safety issue, as a condition of the this application restricted parking measures be enforced.
- g) Simmonds road – some properties do not have the facility for off street parking so thus restricting the carriage way as a main access.

Environment Agency

Initially objected to the proposal on the grounds that the current flood risk proposal provided contains insufficient detail which cannot be agreed as a condition. Further details have been submitted and the EA comments on these are awaited.

RSPB (No response to this application but on previous application) – *The application site is within 4km of the Salisbury Plain Special Protection Area (SPA) and therefore the Council will need to consider the potential impacts on stone-curlew, a designated interest feature of the SPA. Stone-curlews have been shown to be very susceptible to disturbance, particularly from walkers with dogs, with the effect being a decrease in breeding success. Further housing development is likely to increase recreational activity within the SPA and this has the potential to impact on stone-curlews. If recreational use increases, mitigation measures may be required to ensure that the SPA is not detrimentally affected. A developer contribution towards the Stone Curlew Project would be appropriate in this instance. The RSPB supports the findings of the applicant's ecology report but recommends that suitable provision is made for birds within the fabric of the buildings, not simply via retro-fit bird boxes. For example, certain species prefer locations under the eaves or behind the bargeboards of gable ends, and small groups of nest bricks or cavities may also be appropriate. A Wildlife Management Plan should be provided.*

Veolia Water - No objections or comments on this application

Wessex Water - Subject to application and agreement of flow rates it is envisaged that the development may connect to the existing 150mm DI main in Empress Way. Further appraisal will be required upon receipt of water supply application to determine if modulation of an existing PRV (pressure reducing valve) will be required. The cost of this network reinforcement is not significant and can be incorporated in the Section 41 Agreement (Water Industry Act 1991).

Buildings above two storeys will require on site boosted storage.

Wiltshire Council Archaeology – an archaeological evaluation has been carried out. Nothing requiring the addition of further conditions or work was discovered.

Wiltshire Council Arts Development Officer – An indicative figure for a public art contribution of a site of this size, based on £300 per dwelling, would be £54,300 and we would expect that no more than 10% of this figure to be spent upon the engagement of a public art advisor for the production of a public art plan.

Wiltshire Council Arboricultural Officer - No objection to the principle, which could also include the loss of the mature poor quality conifer hedge on the eastern boundary, subject to replacement planting.

Wiltshire Council Drainage Officer – no objection subject to a condition to secure a scheme for surface water drainage, based on sustainable drainage principles, and an assessment of the hydrological and hydro geological context of the development. The submitted Flood Risk Assessment is acceptable.

Natural England – As the proposal is within close proximity to the North Wessex Downs AONB suggest that they are consulted. No objection to impact on the Salisbury Plain and SPA subject to a contribution being sought for habitat mitigation.

The applicant should Follow Natural England's Standing advice with regard to protected species. The local authority should consider the opportunity to provide biodiversity enhancements with this application.

Wiltshire Council Ecologist – Requests further reports in respect of the following –

- Updated Extended Phase I Habitat Survey Report – to include bat activity/building use by bats/use of tree roosts, comprehensive reptile survey and Phase II bird survey, as recommended in the Lizard Landscape Design Report.
- A mitigation and enhancement strategy relevant to the site ecology (as updated above) and to the proposal.
- Design layout and landscaping plan drawings should include the mitigation and enhancement measures as annotations.

Wiltshire Council Education – £1,340,000.00 requested towards the provision of both primary and secondary facilities

Wiltshire Council Environmental Health Officer – no objection subject to two conditions – one relating to hours of construction on site and one relating to the burning of waste on site.

Wiltshire Council Highways – No objections subject to conditions and the following obligation in a section 106 agreement –

A planning obligation to secure:-

A contribution of £100,555 ((£250k / 450) x 181) time limited to 10 years, index linked for, congestion relief in Ludgershall.

Wiltshire Council Housing officer – Request for 30% affordable housing received

Wiltshire Council Landscape Officer – No objections received

Wiltshire Fire and Rescue – No objections but advice offered on Access, water supplies and Fire Safety legislation.

8. Publicity

32 letters of objection have been received - primarily to the access proposed along Simmonds Road. But also including the following points –

- A) Consideration should be given to having the roadway as a one way system
- B) Request for bollards to be placed in Simmonds road splitting the road in half and introducing a 20mph speed limit. There is speeding currently on Simmonds road which ignores the 20mph speed limit
- C) Council should build an access road out to Perham Down
- D) Why were residents in Simmonds road not consulted initially? (*note neighbours in Simmonds road have now been consulted*)
- E) Consider site plan is invalid as it does not contain all the land necessary to carry out development (*note on legal advice the site plan has been amended to include all the land necessary to carry out the development*)
- F) Draft unilateral undertaking is not available on the web (*this has since been published on the councils website*)
- G) Considers the proposal does not comply with Kennet policy HC16 as the access does not extend to the Eastern boundary.
- H) The amount of traffic on Simmonds road would be excessive and would lead to accidents.
- I) Concern about the amount of vehicles going through Astor crescent.
- J) Access should be available via Edelweiss Close and Princess Mary Gardens
- K) The development should provide several safe play areas for children.
- L) Concern that there is insufficient infrastructure being provided for this development including new schools and a doctors surgery.
- M) Questions whether application takes account of all the extra troops that will be moved back to Ludgershall?
- N) No objection to the need for extra housing but object to the access points in and out.
- O) Suggest that the new estate gets split into three and that each road has it's own access road via Simmonds road/Astor Crescent/Princess Mary Gardens this will mean that no one road will have to cope with the traffic.
- P) Concern that the hedgerow bordering Lena Close and Queens Close will be destroyed and that there will be a lack of security along this hedgeline.

- Q) Query the housing figures put forward by the councils spatial planning department as neighbour considers that the 1750 dwelling target will be exceeded by at least 165 dwellings by the end of 2026 which is another 12 years away.
- R) Concern expressed about the landscaping strip adjacent Lena Close and how this will be maintained.
- S) Consider that sewage for the proposal will not be adequate.
- T) Consider that there are bats and other forms of biodiversity on the site which need to be protected.
- U) Consider that the number of dwellings on site is excessive/too dense
- V) 40% affordable housing is too high.
- W) A concern has been raised about the removal of asbestos from the site.
- X) Concerns are raised about the Annexe at 7 Queens Close in relation to fire risk the proximity of the window to the planting strip and other issues,

9. Planning Considerations

9.1 Principle of Development

The principle of residential development on this site has been established by its inclusion as an allocation in the Kennet Local Plan 2011. The relevant local plan policy (HC16) has been saved under the emerging Wiltshire Core Strategy so the site allocation for residential development remains extant.

9.2 Site Capacity

One of the key issues under the current application is whether the site has the capacity to accommodate up to 181 dwellings. Policy HC16 of the local plan does not refer to a specific number of dwellings but policy HC2 includes the figure of “about 130”. The planning brief states that “there may be an opportunity to achieve in excess of 130 dwellings and potentially closer to a figure of 150 dwellings”.

The application includes a layout to show how the number of dwellings being sought (181) could be accommodated on the site. The drawing submitted with the application meets the Council's requirements:

- Private gardens meet the minimum size (50sqm) set out in supplementary planning guidance on ‘Community Benefits from Planning’.
- The dwellings maintain back-to-back spacing of 21m with each other and with existing dwellings. This meets the minimum requirements set out in the supplementary planning guidance document ‘Community Benefits from Planning’.
- The layout and dwelling mix ensures that in the majority of cases wheelie bins and recycling boxes can be stored out of view to the side and rear of the property.

- The level of children's play provision complies with policy HC34 of the Kennet Local Plan and the space is well overlooked for security purposes.

Strategic landscaping is provided on the south and south-east site boundaries, as required by the planning brief. Development is two storey throughout and buildings are set back from the boundaries with surrounding countryside.

On this basis of the above it is considered that the site is capable of accommodating up to 181 dwellings (this view is also confirmed by the Urban Designer's comments). In density terms this would equate to a gross density of approximately 32.9 dwellings per hectare which is by no means excessive. The site is sustainably located with good links to the town centre and therefore there is no objection to the number of dwellings being proposed. There are no highway objections to this amount of development on the site.

9.3 Access Arrangements

The current outline application includes access for consideration and this is one of the main reasons why the application has taken so long to reach determination stage. The local plan policy requirement is for the development to provide two points of access and for the main distributor road to provide an unhindered connection to land to the east. Appendix 2 of the planning brief includes a Concept Plan which shows access points from Simmonds Road / Roberts Road to the west and Astor Crescent to the north-west. The planning brief confirms that these access arrangements have been agreed in principle by the highway authority.

Earlier applications by the same applicant (E/2012/0515/OUT and E/2012/1543OUT) sought approval for a scheme of up to 181 dwellings with a sole access from the existing garden centre access off Astor Crescent. These schemes were considered unacceptable by the Council's highway team and they attracted a high level of objection from local residents. This resulted in the applications being withdrawn.

The current application seeks approval for a scheme of up to 181 dwellings with primary access from Simmonds Road and secondary access from Astor Crescent. This meets the policy requirement for two points of access. The Council's highway Officer has recommended approval to the principal of access along Simmonds road although he has a number of concerns about the detailed layout of the site.

The current plan follows successful negotiations with the Council. The current site layout would work well with the new access arrangements because only a small number of dwellings (20 approx) would find it easier and more convenient to use Astor Crescent. The vast majority would naturally use Simmonds Road / Roberts Road to reach Tidworth Road as it is a straighter, wider and more direct route. The primary/secondary arrangement can be reinforced using traffic calming on the secondary spur.

Various suggestions have been made by residents in Simmonds Road of alternative ways to access the site. However whilst traffic in Simmonds Road will inevitably increase as a result of this development it is not considered that the extent of harm to amenity or traffic safety in Simmonds Road is sufficient to refuse planning permission. Splitting traffic three ways between

other roads will merely cause amenity and more significantly highway safety issues in two locations that would not be caused by this scheme.

It is not considered necessary by the highways officer to introduce Bollards or a 20mph speed limit in Simmonds Road in order to calm traffic in this location. Speeding in Simmonds road if it occurs is not a matter to be dealt with by this application it should be reported to the relevant authorities to deal with.

9.4 Contributions

The Planning Brief lists the contributions required from this development and provides a framework for assessing the current application. The applicants initially indicated that the pot of money available for making developer contributions was limited by viability considerations, with the monies being requested for education being a particular sticking point. However, the applicants have recently indicated verbally that they are prepared to sign up to the Council's requested S106 heads of terms:

- **Affordable Housing** – 30% affordable housing across the site.
- **Education** - Financial contribution of £1,340,000 towards improvements to existing education infrastructure, in accordance with policy HC37 of the Kennet Local Plan 2011.
- **Highway Contributions** –
A contribution of £100,555 ((£250k / 450) x 181) time limited to 10 years, index linked for, congestion relief in Ludgershall.
- **Children's Recreation** - Installation of play equipment and a trim trail (and commuted payments for maintenance if the applicants want to offer the equipment for adoption).
- **Adult Recreation** – Off-site contribution of £72,599.00 towards pitch provision, in accordance with policy HC34 of the Kennet Local Plan 2011.
- **Social and Community Infrastructure** - £100,000 towards Memorial Hall roof repairs, in accordance with policy HC42 of the Kennet Local Plan 2011 and the planning brief.
- **Ecology** - £19,877.42 towards the Stone Curlew Project within the Special Protection Area for Birds, to mitigate for the impact of increased use of Salisbury Plain for recreational activity by residents of the development.
- **S106 Monitoring Fee** – £3,000.

The biggest discrepancy with the planning brief is on the subject of affordable housing. The local plan policy requirement is for 50% affordable housing but this figure was set on the basis that social housing grant would be available. This is no longer the case and therefore it is unreasonable to expect schemes to be viable with 50% affordable housing. The emerging Core Strategy requires schemes to provide 30% affordable housing so this is the 'direction of travel' of planning policy. Officers have therefore agreed that 30% affordable housing contribution is appropriate.

It should be noted that certain contributions listed in the brief have not been requested from the applicant. These include:

- £40,000 towards the Ludgershall Link Road (this is no longer a viable scheme).
- Off-site commuted sum to support existing household recycling facilities (the Council now operates a kerbside recycling scheme so this contribution is no longer required).

Public Art contribution (the local plan policy requiring a contribution was not saved so there is no longer any policy basis).

The planning brief makes reference to the need for development proposals to address water supply and sewage capacity requirements. It is clear that network reinforcement may be required for water supply and additional off-site sewers for foul drainage. This would come at a cost to the developer; however, it can be secured through the Water Industry Act rather than the S106 agreement.

9.5 Issues raised by objectors

The primary cause for objection by neighbours to this application is the access which is to be mainly from Simmonds Road. This is discussed at 9.3 above.

- The planning brief stipulates that there must be a landscape buffer on the south and south-east boundaries of the site. There is no requirement for a buffer along the northern boundary and providing that development maintains minimum 21m back-to-back distances then there should be no issue with loss of amenity for existing residents. Having said this a buffer strip is shown on the Northern boundary and the applicants have raised no objections to the residents along Lena Close being given part of this Buffer strip in the future where it adjoins their gardens to maintain as residents are otherwise concerned the Buffer strip will not be maintained.
- It is not considered that there would be any loss of privacy arising from the siting of plots adjacent to the eastern site boundary. The affected properties in Lena Close, Queens Close and Edelweiss Close are already overlooked by their neighbours. The perception of being overlooked can be mitigated by the retention of existing tree belt along this boundary or, more likely, the planting of new trees along this boundary.
- The Ash trees adjacent to the garden centre access (and adjacent 23 Astor Crescent) would not be harmed by the development. This area is already hard surfaced and appropriate construction techniques can be used to prevent harm to the trees.
- The existing line of conifer trees along the northern boundary is unattractive and is likely to create future maintenance issues. Removal and replanting is therefore a better option.

In relation to other matters raised by objectors:

- This is an allocated housing site and therefore the principle of development is acceptable. Developer contributions will be taken for improvements to existing school infrastructure but there are no local plan policies to address the impact upon health service infrastructure.
- The Medical Supplies Depot is an unforeseen windfall site. The army rebasing programme is separate to this application. The Granby Gardens site is still allocated for residential development and therefore planning permission cannot be refused simply because another site has become available or other sites for housing are likely to come forward.
- Concerns are raised regarding the impact upon ecology, but the applicant has supplied an ecology survey and the Council's ecologist has been consulted on this.
- The Council's policies require 40% affordable housing. However this has now been reduced to 30% across the development because of viability issues.
- Policy H16 requires that the access for this site extends to the Eastern boundary. The applicants have shown the access to extend as far as they can towards the Eastern boundary although there is a ransom strip in this location. Any future development on the Eastern boundary will need to deal with this in the same way this development has dealt with the ransom strip on the Western boundary.
- The application will provide and fund a play area in the middle of the site as required by policy. It is considered that this adequate to serve the needs of the development.
- With regards to Bats and other wildlife on the site ecological reports have been prepared and at the time of writing were due to be assessed by the councils ecologist once available members will be brought an update on this.
- The removal of asbestos from the site is covered under separate legislation and laws which will need to adhered to by the future developers of this site.
- The issues with regard to the window on the annexe at no 7 Queens Close have been resolved by moving the buffer strip away from the boundary at this point.

10. Conclusion

The principle of residential development on this site has been established by its inclusion as an allocation in the Kennet Local Plan 2011. It is considered that the site can accommodate the number of dwellings being proposed together with the necessary private gardens, strategic landscaping, public open space, children's play areas and car parking as shown in the plans. This revised scheme using Simmonds Road/Roberts Road as the primary access and Astor Crescent serving as the secondary access, is considered acceptable and would not give rise to any highway safety issues.

RECOMMENDATION To delegate to the Area Development Manager to approve subject to the signing of a Section 106 legal agreement in respect of the following –

Affordable Housing - 30% contribution

Highways – A planning obligation to secure a contribution of £100,555 (£250k / 450) x 181) time limited to 10 years, index linked for, congestion relief in Ludgershall.

Education - Financial contribution of £1,340,000 towards improvements to existing education infrastructure, in accordance with policy HC37 of the Kennet Local Plan 2011.

Children's Recreation - Installation of play equipment and a trim trail (and commuted payments for maintenance if the applicants want to offer the equipment to the Council for adoption).

Adult Recreation – Off-site contribution of £72,599.00 towards pitch provision, in accordance with policy HC34 of the Kennet Local Plan 2011.

Social and Community Infrastructure - £100,000 towards Memorial Hall roof repairs, in accordance with policy HC42 of the Kennet Local Plan 2011 and the planning brief.

Ecology - £19,877.42 towards the Stone Curlew Project within the Special Protection Area for Birds, to mitigate for the impact of increased use of Salisbury Plain for recreational activity by residents of the development.

S106 Monitoring Fee – £3,000

and 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. 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.

3) 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 being occupied.

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 proposed ground floor slab levels have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved levels details.

REASON: In the interests of visual amenity.

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

Proposed Site Plan – 11.026.128 rev.B

HA Allocation Plan – 11.026.129 rev.B

Location Plan – 11.026.100

House Type A – 11.026.103

House Type B – 11.026.104

House Type C – 11.026.105

House Type Ch – 11.026.106

House Type D – 11.026.107

House Type E – 11.026.108

House Type Eh – 11.026.109

House Type F – 11.026.110

House Type G – 11.026.111

House Type H – 11.026.112

House Type I – 11.026.113

House Type J – 11.026.114

House Type K – 11.026.115

House Type L – 11.026.116

House Type M – 11.026.117

House Type Mh – 11.026.118

House Type N – 11.026.119

House Type Nh – 11.026.120

House Type O – 11.026.121

House Type Oh – 11.026.122

House Type P – 11.026.123

House Type Ph – 11.026.124

House Type Q – 11.026.125

Existing Street Scenes – 11.026.126

Proposed Street Scenes – 11.026.130

Garage – 11.026.131

Landscape Plans – FOR 19182 11A/12A/13A/14A/15A/16A/17A/18A

Topographical Survey – ENC-151112-9M9

Tree Protection Plan – J472.07.181

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

6) No construction or demolition work shall take place at the site on Sundays or Public Holidays or outside the hours of 07:30 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays.

REASON: In the interests of neighbouring amenity

7) Prior to occupation of the 50th dwelling the Astor Crescent north footway (between the site entrance and Empress Way) shall be planed off 30mm and resurfaced in accordance with details to be first submitted to and approved by the Local Planning Authority.

REASON: In the interests of providing safe and convenient pedestrian access to the development.

8) Prior to occupation of the 50th dwelling Astor Crescent north (between the site entrance and Empress Way) shall have had its street lighting improved to current residential standards in accordance with details to be first submitted to and approved by the Local Planning Authority.

REASON: In the interests of providing safe and convenient access to the development.

9) Prior to occupation of any of plot numbers 1 to 25 the access to Astor Crescent including a junction table shall have been laid out and constructed in accordance with details to be first submitted to and approved by the Local Planning Authority.

REASON: In the interests of providing safe and convenient access to the development.

10) No construction traffic shall use Astor Crescent to access the site at any time.

REASON: In the interests of protecting the amenity and environment of residents of Astor Crescent which is considered unsuitable to cater for construction traffic movements.

11) Prior to occupation of any dwelling, the access to Simmonds Road shall have been laid out and provided included associated local footway alterations and road markings, in accordance with details to in accordance with details to be first submitted to and approved by the Local Planning Authority.

REASON: In the interests of providing safe and convenient access to the development.

12) 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.

13) Prior to the commencement of development a scheme detailing how the buffer strip along the Northern boundary with Lena Close and Queens Close will be managed, shall be submitted to and approved in writing by the local planning authority. Such a scheme shall include details of how those parts of the buffer strip adjacent properties in Lena Close and Queens Close shall be transferred to those properties where they request transfer of the land and how the remaining parts of the buffer strip shall be managed.

REASON: In the interest of maintaining in the long term the buffer strip between the existing residential properties and the new homes.

INFORMATIVE

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 [INSERT].

INFORMATIVE

Please note that Council offices do not have the facility to receive material samples. Please deliver material samples to site and inform the Planning Officer where they are to be found.