

STRATEGIC PLANNING COMMITTEE

DRAFT MINUTES OF THE STRATEGIC PLANNING COMMITTEE MEETING HELD ON 13 APRIL 2016 AT COUNCIL CHAMBER - COUNTY HALL, TROWBRIDGE BA14 8JN.

Present:

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

Also Present:

Cllr Mark Connolly, Cllr Christopher Williams, Cllr Fleur de Rhé-Philippe, Cllr Pip Ridout and Cllr Toby Sturgis

12 **Apologies for Absence**

An apology for absence was received from Cllr Terry Chivers who was substituted by Cllr Graham Wright.

13 **Minutes of the Previous Meeting**

Resolved:

To confirm and sign the minutes of the previous meeting held on 10 February 2016.

14 **Declarations of Interest**

Cllr Andrew Davis declared a non-pecuniary interest in West Warminster Urban Extension Masterplan (Minute No 20 below) as he was a member of Warminster Town Council and, as a member of the Town Council's Planning Advisory Committee, had taken no part in the Committee's consideration of the matter and had left the committee room during the debate.

15 **Chairman's Announcements**

The Chairman referred to the recent sad death of Cllr Jeff Osborn and informed the meeting that a condolences book was available and was being circulated to Members for them to sign.

16 **Public Participation and Councillors' Questions**

No questions had been received from councillors or members of the public.

The Chairman welcomed all present. He then explained the rules of public participation and procedure to be followed at the meeting.

Col Neil Page and Mr David Alderson from the Defence Infrastructure Organisation spoke in support of the three army basing applications in Minute Nos. 17 – 19 below.

17 **15/04006/FUL - Land south west of Bulford Road extending to Double Hedges, Bulford, Wiltshire - Erection of 227 no. dwellings to provide Service Families Accommodation (SFA), public open space, play areas, landscaping, internal roads and all associated infrastructure works**

The Committee received a presentation by the Case Officer which set out the main issues in respect of the application, with a recommendation that the application be approved, subject to all parties entering into a Section 106 legal agreement and also subject to conditions.

Members then had the opportunity to ask technical questions after which they heard the views of Cllr Fred Westmorland who, whilst acknowledging the need for the additional housing, expressed the hope that the Defence Infrastructure Organisation would improve the egress from the site.

During discussion the following points were raised:

Reference being made to the provision of affordable housing within the Section 106 Heads of terms, and

The need for an additional informative relating to speed limits on roads surrounding the development site.

Resolved:

To grant planning permission, subject to:

All parties entering into a Section 106 legal agreement in respect of the following:

- **Off site road junction improvements**
- **Provision of sustainable transport measures**
- **Land and contributions for education provision**

- **Delivery of community facilities at Ludgershall and Larkhill**
- **Access to MoD sports and community facilities**
- **Provision and maintenance of on-site public open space and play facilities**
- **Contributions towards collection of waste**
- **Delivery of the Larkhill medical facility to be made available for NHS GP**
- **Provision for affordable housing contributions in the event of the dwellings being sold to the market**
- **Ecology provisions – including: terms of reference for the Salisbury Plain Environmental Steering Group and Hydrology Steering Group, provision of recreation pressure mitigation in respect of breeding Stone Curlew, detail and implementation of the Recreational Access Action Plan. (Note: the resolution requested seeks flexibility so as to make use of planning conditions in addition to, or instead of s106, so as to secure the ecological provisions).**

The following conditions:

- 01. 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.

- 02. No development of the school and community site shall take place until details of the following matters (in respect of which approval is expressly reserved) in relation to the school and community site have been submitted to, and approved in writing by, the Local Planning Authority:**

- a) **The scale of development**
- b) **The layout of development**
- c) **The external appearance of development**
- d) **The landscaping of development**

REASON: This element of the application was made for outline 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.

- 03. Within of three years from the date of this permission, a Reserved Matters application detailing the design of the 125 SFA dwellings not included within the detailed component of the application shall**

have been submitted to and agreed in writing by the Local Planning Authority. Development of those SFA dwellings shall be carried out in complete accordance with that Reserved Matters application (if approved), as informed by the masterplans listed within condition 46 to this planning permission.

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

04. 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.

Limits of permission

05. The residential element of the development hereby granted planning permission shall not exceed 227 SFA dwellings.

REASON: To define the limits of the planning permission and to set the maximum number of SFA dwellings to be constructed on the application site.

06. The SFA dwellings hereby granted planning permission shall be occupied solely by military service personnel and their dependents.

REASON: For the avoidance of doubt in order to define the limits of the planning permission and in recognition that planning permission has been granted for development on this site on the basis of the particular requirements of the military..

Landscaping and retained trees

07. All soft landscaping comprised in the approved as part of the detailed component of the planning application shall be carried out in the first planting and seeding season following 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.

08. As part of the first Reserved Matters application, an Arboricultural Impact Assessment, a Tree Retention and Removal Plan as well as an Arboricultural Method Statement shall be provided for the entire site. Such documents shall show all retained trees with Root Protection Areas plotted so as to demonstrate the necessary alignment of utilities and drainage so as to retain and respect trees on the site. Development shall take place in complete accordance with the details so agreed.

REASON: In the interests of securing a form of development that retains and respects existing trees on the site.

09. No operations shall commence on site in connection with the development until a scheme showing the position of protective fencing to enclose all retained trees and hedgerows in accordance with British Standard 5837: '2005: Trees in Relation to Construction' has been submitted to and approved in writing by the Local Planning Authority. Protective fencing must be erected in accordance with the approved plans and shall remain in place for the entire development phase and until all equipment, machinery and surplus materials have been removed from the site. Such fencing shall not be removed or breached during construction operations without prior written approval by the Local Planning Authority. In this condition "retained trees" means an existing tree which is to be retained in accordance with the approved plans and particulars; the paragraphs above shall have effect until the expiration of five years from the completion of the development.

REASON: To prevent trees being retained from being damaged during the construction works, in the interest of visual amenity

Construction phase and protection of amenity

10. No development shall commence on site until a construction and environmental management plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall include details of the measures that will be taken to reduce and manage the emission of noise, vibration, dust and other pollution

during the demolition/construction phase of the development. It shall include details of the following:

- a) Loading and unloading of equipment and materials
- b) Storage of plant and materials used in constructing the development
- c) Wheel washing and vehicle wash down facilities
- d) Measures to prevent and control the emission of dust, dirt and other pollution (including that which may affect the water environment) during demolition and construction
- e) A scheme for recycling/disposing of waste resulting from demolition and construction works
- f) The movement of construction vehicles
- g) The cutting or other processing of building materials on site
- h) The location and use of generators and temporary site accommodation
- i) Pile driving (if it is to be within 200m of residential properties)

The construction/demolition phase of the development will be carried out fully in accordance with the construction management plan at all times.

REASON: So as to ensure the construction phase of development is undertaken in a considerate and appropriate manner so as to protect the water environment as well as the amenities of the locality, surrounding residents.

11. No construction or demolition work shall take place 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: So as to ensure the construction phase of development is undertaken in a considerate and appropriate manner so as to protect the amenities of the locality and surrounding residents.

12. No burning of waste or other materials shall take place on the development site during the demolition/construction phase of the development.

REASON: So as to ensure the construction phase of development is undertaken in a considerate and appropriate manner so as to protect the amenities of the locality and surrounding residents.

13. No external lighting other than street lighting shall be installed on site until a scheme of external lighting, including the measures to be taken to minimise sky glow, glare and light trespass, has been submitted to and approved in writing by the Local Planning

Authority. The external lighting scheme shall build upon the details already submitted and shall be designed so as to also meet the criteria for Environmental E3 as defined by the Institute of Lighting Professionals 'Guidance Notes for the Reduction of Obtrusive Light' 2012. The approved scheme shall be implemented in full before the development is first brought into use and shall be maintained in effective working order at all times thereafter.

REASON: So as to ensure the living conditions of existing and future residents is secured through the appropriate design of any new lighting across the site and so as to also ensure adverse impacts upon the ecology of the locality are minimised.

Contamination

14. No development shall commence on site until an investigation of the history and current condition of the site to determine the likelihood of the existence of contamination arising from previous uses has been carried out and all of the following steps have been complied with to the satisfaction of the Local Planning Authority:

Step (i) A written report has been submitted to and approved by the Local Planning Authority which shall include details of the previous uses of the site for at least the last 100 years and a description of the current condition of the site with regard to any activities that may have caused contamination. The report shall confirm whether or not it is likely that contamination may be present on the site.

Step (ii) If the above report indicates that contamination may be present on or under the site, or if evidence of contamination is found, a more detailed site investigation and risk assessment should be carried out in accordance with DEFRA and Environment Agency's "Model Procedures for the Management of Land Contamination CLR11" and other authoritative guidance and a report detailing the site investigation and risk assessment shall be submitted to and approved in writing by the Local Planning Authority.

Step (iii) If the report submitted pursuant to step (i) or (ii) indicates that remedial works are required, full details have been submitted to the Local Planning Authority and approved in writing and thereafter implemented prior to the commencement of the development or in accordance with a timetable that has been agreed in writing by the Local Planning Authority as part of the approved remediation scheme. On completion of any required remedial works the applicant shall provide written confirmation to the Local Planning Authority that the works have been completed in accordance with the agreed remediation strategy.

REASON: To ensure that land contamination can be dealt with adequately prior to the use of the site hereby approved by the Local Planning Authority.

Water environment and drainage

15. Prior to the first occupation of any dwellings hereby granted planning permission, a Water Management Strategy that includes the following components shall have been submitted to, and approved in writing by, the local planning authority. The Strategy shall cover all Army Basing Project developments and the existing MoD water network. The Strategy shall be implemented as approved.

The Water Management Strategy will outline:

- a) Details of water abstraction volumes, specific abstraction sources, where water will be discharged and leakage rates for both existing MoD sites and proposed Army Basing developments. This should include detailing any abstraction conditions and how these conditions will be met, also identifying the link between abstractions and discharge to meet licence and permit conditions.
- b) An overall assessment of individual and combined environmental impacts relating to water resources and how any impacts will be mitigated.
- c) Details of any required mitigation or infrastructure improvements to the water abstraction/ supply or foul drainage network that have been identified in the overall assessment carried out as part of this Water Management Strategy, or that have been identified by other relevant studies.
- d) Any specific water management requirements/ mitigation for the development hereby permitted.

REASON: To ensure the development would be served by an appropriate water supply system and to protect the water environment.

16. No development shall commence on site until a scheme for the discharge of foul water from the site, to include approvals from the sewerage undertaker allowing diversion, abandonment or relocation of public drainage apparatus, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until foul water drainage has been constructed in accordance with the approved scheme.

REASON: To ensure the development would be served by an appropriate foul drainage system and to protect the water environment

17. 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

together with permeability test results to BRE365, has been submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall be informed by a risk assessment to establish the risk to groundwater and to advise on drainage options appropriate for the development, although infiltration systems should only be used where it can be demonstrated that they will not pose a risk to groundwater quality. The development shall not be first occupied until surface water drainage has been constructed in accordance with the approved scheme.

REASON: To ensure that the development can be adequately drained whilst protecting the quality of groundwater and preventing pollution. The National Planning Policy Framework paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution.

Archaeology

18. No development shall commence within the proposed development 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; and

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.

19. No development shall commence on site until such a time that a management plan to ensure the preservation in situ of the archaeological features/remains within any open space, to include the provision of archaeological information panels, and a timetable for the implementation of the management plan has been submitted to and agreed in writing by the Local Planning Authority. The management plan shall thereafter be implemented in accordance with the approved plans.

REASON: To safeguard the identification and recording of features of very high archaeological interest with the planned open space.

Construction standards of buildings

20. Prior to the commencement of development, full details relating to the intended method of fire fighting water supply and hydrant facilities in respect of the building shall have been submitted to and agreed in writing by the Local Planning Authority. Such details shall include measures to ensure the water supply is in place during the construction phase and that hydrants are connected at the right locations. The scheme shall also include a scheme for the maintenance of such water supply and hydrant facilities. Development shall be carried out in complete accordance with details agreed.

REASON: So as to secure a satisfactory water supply and hydrant facilities for fire fighting to meet the needs of the development during the construction and operational phase of development.

Refuse and recycling

21. No development shall commence on site until details of the storage of refuse, 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 shall not be occupied until the approved refuse storage has been completed and made available for use and maintained in that condition thereafter in complete accordance with the approved details.

REASON: In the interests of public health and safety as well as effective and efficient refuse collection.

Highways

22. The pedestrian/cycleway link shown on the submitted Masterplan between the new development and Churchill Avenue shall at no time be used for vehicular traffic.

REASON: So as to ensure the pedestrian/cycleway link to Churchill Avenue is only used as such and is not used by cars or other vehicular traffic as a through route.

23. Prior to the first occupation of the dwellings hereby granted planning permission, full details of the design and construction of the bollards to be installed at either end of the pedestrian/cycleway link between the new development and Churchill Avenue (so as to prevent its use for vehicular traffic) shall have been submitted to and approved in writing by the Local Planning Authority. The bollards shall be installed in accordance with the approved details prior to the first occupation of the dwellings hereby granted planning permission.

REASON: So as to ensure the pedestrian/cycleway link to Churchill Avenue is only used as such and is not used by cars or other vehicular

traffic as a through route.

24. Unless otherwise agreed in accordance with an alternative timescale beforehand, prior to the commencement of any other part of the development a priority junction on Bulford Road shall be completed in accordance with details which shall first have been approved in writing by the Local Planning Authority.

REASON: In order to secure a safe access to the site.

25. Prior to the commencement of the development a site phasing plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved phasing plan. The phasing plan shall include details of road construction, including the provision of a through route between Bulford Road and High Hedges.

REASON: In order to ensure development proceeds in an acceptable manner.

26. Notwithstanding the details submitted, no development other than works to create the site access onto Bulford Road shall commence on site until details of the site access junctions, estate roads, cycletracks, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car parking and street furniture, including the timetable for provision of such works, have been submitted to and approved by the Local Planning Authority. The development shall not be first occupied until the estate roads, cycletracks, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car parking and street furniture have all been constructed and laid out in accordance with the approved details, unless an alternative timetable is agreed in the approved details.

REASON: To ensure that the roads are laid out and constructed in a satisfactory manner.

27. The roads, including footpaths and turning spaces, shall be constructed so as to ensure that, before it is occupied, each dwelling has been provided with a properly consolidated and surfaced footpath and carriageway to at least binder course level between the dwelling and existing adopted highway.

REASON: To ensure that the development is served by an adequate means of access.

28. Car and cycle parking provision shall be made in accordance with the requirements of Wiltshire Council's LTP3 Car Parking Strategy and Cycling Strategy respectively. Garage internal floorspace shall be not less than 3m by 6m per car space if the garage is to be counted towards car parking provision. No dwelling shall be occupied until the car and cycle parking provision, together with access thereto, has been provided in accordance with plans which shall previously have been submitted to and approved by the local planning authority.

REASON: In the interests of highway safety and the amenity of future occupants and, through provision of satisfactory facilities for cycle parking, to help encourage travel by means other than the private car.

29. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), any garages permitted shall not be converted to habitable accommodation.

REASON: To safeguard the amenities and character of the area and in the interest of highway safety.

30. 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 occupied until surface water drainage has been constructed in accordance with the approved scheme.

REASON: To ensure that the development and its associated roads can be adequately drained.

31. Prior to the commencement of the development a Construction Traffic Management Plan (CTMP) shall be submitted to and approved by the LPA, and the site developed in accordance with the approved CTMP. The CTMP shall include, inter alia, proposals for the phasing of the development, and how this might influence construction traffic routing, and proposals to ensure that the adjacent highway is kept clear of site detritus.

REASON: In order to ensure that the amenity of the local highway network is adequately protected.

32. Prior to the first occupation of any dwelling on the site, the 3m cycletrack between the site (plots 31 and 32) and Churchill Avenue

shall be completed to binder course level.

REASON: In order to encourage sustainable transport, and to provide part of a safe route from the site to the local primary school (St Leonards).

35. Prior to the first occupation of the 151st dwelling on the site, a survey shall be undertaken by the developer to assess the crossing pattern of pedestrians and cyclists on Bulford Road between the Canadian Estate area and the site access. The form of survey to be used shall first have been submitted to and approved in writing by the Local Planning Authority. As informed by the results of the approved survey, the crossing facilities, comprising either a single controlled or up to two uncontrolled crossings on Bulford Road, together with local traffic calming facilities as appropriate to the design of the crossing(s), as well as any requisite modifications to the existing highway facilities and furniture, shall be provided prior to the occupation of the 200th dwelling, at locations agreed in writing by the Local Planning Authority. The design and layout of such crossing facilities shall have been submitted to and agreed in writing by the Local Planning Authority prior to its installation.

REASON: In the interests of highway safety.

- 36 Prior to the occupation of the 200th dwelling the surface of PROW Bulford 5, including a connecting path to existing footway at the access to The Sidings shall have been surfaced between Bulford Road and High Hedges to a paved width of 3m in accordance with details which shall first have been submitted to and agreed by the Local planning Authority.

REASON: In order to promote sustainable transport.

37. No part of the development shall be occupied until a full Travel Plan has been submitted to and approved in writing by the Local Planning Authority and implemented. 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.

Air Quality

38. Prior to the first occupation of any dwelling on the site hereby granted planning permission, a low emission strategy shall have been submitted to and approved by the Local Planning Authority.

Development to be carried out in accordance with the approved strategy.

REASON: To build upon the Overarching Travel Plan, in the interests of minimising nitrogen dioxide and fine particulates generated by the development in accordance with CP55 of the Wiltshire Core Strategy.

Ecology

39. A Landscape and Ecological Management Plan (LEMP) shall be submitted to, and approved in writing by, the Local Planning Authority before commencement of the development. The content of the LEMP shall include, but not necessarily be limited to, the following information:

- Description and evaluation of landscape and ecological features to be managed; including location shown on a site map
- Constraints on site that might influence management
- Aims and objectives of management
- Appropriate management options for achieving aims and objectives;
- Prescriptions for management actions;
- Preparation of a work schedule (including an annual work plan capable of being rolled forward over a 5 year period
- Details of the body or organisation responsible for implementation of the plan;
- Ongoing monitoring and remedial measures;
- Details of how the aims and objectives of the LEMP will be communicated to the occupiers of the development.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body responsible for its delivery.

The plan shall also set out (where the results from monitoring show that the conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented.

The LEMP shall be implemented in full in accordance with the approved details.

REASON: To ensure the long-term management of protected and priority habitats and other landscape and ecological features, and to maintain and enhance these habitats and features in perpetuity.

40. No development approved by this permission shall be commenced until a Construction Environmental Management Plan, incorporating the following:

- Pollution prevention measures,**
- Use of protective fences, exclusion barriers and warning signs, including advanced installation and maintenance to protect habitats of ecological value including woodland, grassland and the location of recorded Rough Poppy plants**

has been submitted to and approved 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 and protect habitats and species of ecological value during the construction period.

41. Prior to the first occupation of any dwelling hereby permitted, details of the provision of 10-15 bat roosting features and 10-15 nesting opportunities for birds to be incorporated into building structures shall have been submitted to the local planning authority for approval, including a plan showing the locations and types of features. The approved details shall be incorporated into the development before occupation of the relevant buildings.

REASON: To provide additional roosting for bats and nesting birds as a biodiversity enhancement.

42. Prior to the commencement of development, a Biodiversity Offsetting Strategy shall have been submitted to and agreed in writing by the Local Planning Authority. Development shall take place in complete accordance with the details so agreed.

REASON: to ensure that loss of calcareous habitat is appropriately mitigated.

43. Prior to the commencement of development, a Recreational Access Action Plan shall have been submitted to and agreed in writing by the Local Planning Authority. Development shall take place in complete accordance with the details so agreed.

REASON: So as to ensure the development incorporates measures to mitigate impacts associated with increased recreational pressure resulting from the development upon the Salisbury Plan SPA.

44. Prior to the commencement of development, a Phosphate Offsetting Plan shall have been submitted to and agreed in writing by the Local Planning Authority. Development shall take place in complete accordance with the details so agreed.

REASON: So as to ensure the development incorporates measures to mitigate impacts upon the River Avon SAC associated with development taking place.

45. Prior to the commencement of development, a Nine Mile River Habitat Management Plan shall have been submitted to and agreed in writing by the Local Planning Authority. Development shall take place in complete accordance with the details so agreed.

REASON: So as to ensure the development incorporates measures to compensate for impacts on great crested newts within the River Avon SSSI and SAC.

Approved plans

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

Approved plans

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

SPTA Bulford Design & Access Statement 20.04.2015FINAL.pdf

BU[3]S01 Site Location Plan.pdf

A089116-10 BU[LP] Landscape Proposals LP01-1.pdf

A089116-10 BU[LP] Landscape Proposals LP01-2.pdf

A089116-10 BU[LP]02 to BU[LP]06.pdf

BU[LP]07 Hard landscape details.pdf

BU[3]S04 Finishes Layout.pdf (received 21/03/16)

BU[3]S03 Detailed Site Layout.pdf (received 21/03/16)

BU[3]S02 Outline Site Layout.pdf (received 21/03/16)

BU[3] POS designations.pdf

BU[3]E02 Street scenes.pdf
BU[3]E01 Street scenes.pdf
BU[3]E05 Proposed site sections.pdf
BU[3]E04 Existing site sections.pdf
BU[3]E03 Existing site sections.pdf
BU[LA]01 Site Location_Bulford.pdf
BU[LA]02 Topography_Bulford.pdf
BU[LA]03-01 Designations_Bulford.pdf
BU[LA]03-2 Landscape Character_Bulford.pdf
BU[LA]04 Public Access_Bulford.pdf
BU[LA]05 Zone of Theoretical Visibility.pdf
BU[LA]06 Assessment Photographs.pdf
BU[LA]07 Appraisal Photographs.pdf
BU[LA]08 Site Photographs.pdf
BU [LA]09 Cumulative Site Locations

All date stamped 22nd April 2015 unless otherwise stated.

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

INFORMATIVE TO APPLICANT:

The applicant should note that, under the appropriate legislation, the Council may in the future seek to vary speed limits on the roads surrounding the development site. It is asked that the applicant work with the Council to ensure appropriate measures and speed limits are put in place on the surrounding roads to assist in securing a safe form of development.

- 18 **15/02770/FUL - Land at Tidworth Road, (Corruna Barracks), Tidworth Road, Ludgershall, SP11 9RP - Erection of 246 no. dwellings to provide Service Families Accommodation (SFA), land for a new primary school and community facilities, public open space, play areas, landscaping, internal roads and associated infrastructure**

The Committee received a presentation by the Case Officer which set out the main issues in respect of the application, with a recommendation that the application be approved, subject to all parties entering into a Section 106 legal agreement and also subject to conditions.

Members then had the opportunity to ask technical questions after which they heard the views of Cllr Christopher Williams, the local Member, in support of the application.

Cllr Mark Connolly, an adjoining local Member, expressed the view that the proposed pedestrian crossing at Perham Down Camp between the Officers' mess and the main camp entrance may not be necessary.

During discussion the following points were raised:

- Reference being made to the provision of affordable housing within the Section 106 Heads of terms,
- The need for an additional informative relating to speed limits on roads surrounding the development site, and
- The need for an additional informative relating to the proposed pedestrian crossing at Perham Down Camp requesting that the parties work together to remove the crossing should a future decision be taken that the crossing was no longer required.

Resolved:

To grant planning permission, subject to:

(1) All parties entering into a Section 106 legal agreement in respect of the following:

- **Off site road junction improvements**
- **Provision of sustainable transport measures**
- **Land and contributions for education provision**
- **Delivery of community facilities at Ludgershall and Larkhill**
- **Access to MoD sports and community facilities**
- **Provision and maintenance of on-site public open space and play facilities**
- **Contributions towards collection of waste**
- **Delivery of the Larkhill medical facility to be made available for NHS GP**
- **Provision for affordable housing contributions in the event of the dwellings being sold to the market**
- **Ecology provisions – including: terms of reference for the Salisbury Plain Environmental Steering Group and Hydrology Steering Group, provision of recreation pressure mitigation in respect of breeding Stone Curlew, detail and implementation of the Recreational Access Action Plan. (Note: the resolution seeks flexibility so as to make use of planning conditions in addition to, or instead of s106, so as to secure the ecological provisions).**

(2) The following conditions:

01. 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.

02. No development of the school and community site shall take place until details of the following matters (in respect of which approval is expressly reserved) in relation to the school and community site have been submitted to, and approved in writing by, the Local Planning Authority:

- a) The scale of development
- b) The layout of development
- c) The external appearance of development
- d) The landscaping of development

REASON: This element of the application was made for outline 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.

03. Within of three years from the date of this permission, a Reserved Matters application detailing the design of the 246 SFA dwellings not included within the detailed component of the application shall have been submitted to and agreed in writing by the Local Planning Authority. Development of those SFA dwellings shall be carried out in complete accordance with that Reserved Matters application (if approved), as informed by the masterplans listed within condition 42 to this planning permission.

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

04. 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.

Limits of permission

05. The residential element of the development hereby granted planning permission shall not exceed 246 SFA dwellings.

REASON: To define the limits of the planning permission and to set the maximum number of SFA dwellings to be constructed on the application site.

- 06. The SFA dwellings hereby granted planning permission shall be occupied solely by military service personnel and their dependents.**

REASON: For the avoidance of doubt in order to define the limits of the planning permission and in recognition that planning permission has been granted for development on this site on the basis of the particular requirements of the military.

Landscaping and retained trees

- 07. All soft landscaping comprised in the approved as part of the detailed component of the planning application shall be carried out in the first planting and seeding season following 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.

- 08. As part of the first Reserved Matters application, an Arboricultural Impact Assessment, a Tree Retention and Removal Plan as well as an Arboricultural Method Statement shall be provided for the entire site. Such documents shall show all retained trees with Root Protection Areas plotted so as to demonstrate the necessary alignment of utilities and drainage so as to retain and respect trees on the site. Development shall take place in complete accordance with the details so agreed.**

REASON: In the interests of securing a form of development that retains and respects existing trees on the site.

- 09. No operations shall commence on site in connection with the development until a scheme showing the position of protective fencing to enclose all retained trees and hedgerows in accordance with British Standard 5837: '2005: Trees in Relation to Construction' has been submitted to and approved in writing by the Local Planning Authority. Protective fencing must be erected in accordance with the approved plans and shall remain in place for the entire development phase and until all equipment, machinery and surplus materials have been removed from the site. Such fencing shall not be removed or breached during construction operations without prior written approval by the Local Planning Authority. In this condition "retained trees" means an existing tree which is to be retained in accordance with the approved plans and particulars; the paragraphs above shall have effect until the expiration of five years from the completion of the development.**

REASON: To prevent trees being retained from being damaged during the construction works, in the interest of visual amenity

Construction phase and protection amenity

- 10. No development shall commence on site until a construction management plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall include details of the measures that will be taken to reduce and manage the emission of noise, vibration and dust during the demolition/construction phase of the development. It shall include details of the following:**
- a) Loading and unloading of equipment and materials**
 - b) Storage of plant and materials used in constructing the development**
 - c) Wheel washing and vehicle wash down facilities**
 - d) Measures to control the emission of dust and dirt during demolition and construction**
 - e) A scheme for recycling/disposing of waste resulting from demolition and construction works**
 - f) The movement of construction vehicles**
 - g) The cutting or other processing of building materials on site**
 - h) The location and use of generators and temporary site accommodation**
 - i) Pile driving (if it is to be within 200m of residential properties)**

The construction/demolition phase of the development will be carried out fully in accordance with the construction management plan at all times.

REASON: So as to ensure the construction phase of development is undertaken in a considerate and appropriate manner so as to protect the amenities of the locality and surrounding residents.

- 11. No construction or demolition work shall take place 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: So as to ensure the construction phase of development is undertaken in a considerate and appropriate manner so as to protect the amenities of the locality and surrounding residents.

- 12. No burning of waste or other materials shall take place on the development site during the demolition/construction phase of the development.**

REASON: So as to ensure the construction phase of development is undertaken in a considerate and appropriate manner so as to protect the amenities of the locality and surrounding residents.

- 13. No development shall commence on site until a scheme to protect future residents from road traffic noise on the A3026, Tidworth Road and noise from operations and activities at Ludgershall Business Park has been submitted to and approved in writing by the Local Planning Authority. Measures included in the scheme should include site layout, internal dwelling layout, acoustic insulation measures such as acoustic glazing, trickle ventilation, wall and roof construction, and noise mitigation and screening to be provided for external amenity areas. The approved scheme shall be implemented prior to the dwellings being first occupied and maintained at all times thereafter in accordance with the approved details.**

REASON: So as to ensure the living conditions of future residents are secured through the appropriate design of new dwellings.

- 14. No development of the new school shall commence on site until a scheme for protecting the school against noise from road traffic has been submitted to and approved by the Local Planning Authority. The approved scheme shall be implemented in full before the use commences and maintained at all times thereafter.**

REASON: So as to ensure the performance and use of the new school buildings are not compromised by unreasonably noise from the adjoining road.

- 15. No development approved by this permission shall be commenced until a Construction Environmental Management Plan, incorporating pollution prevention measures, has been submitted to and approved 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.

Contamination

- 16. No development shall commence on site until an investigation of the history and current condition of the site to determine the likelihood of the existence of contamination arising from previous uses has been carried out and all of the following steps have been complied with to the satisfaction of the Local Planning Authority:**

Step (i) A written report has been submitted to and approved by the Local Planning Authority which shall include details of the previous uses of the site for at least the last 100 years and a description of the current condition of the site with regard to any activities that may have caused contamination. The report shall confirm whether or not it is likely that contamination may be present on the site.

Step (ii) If the above report indicates that contamination may be present on or under the site, or if evidence of contamination is found, a more detailed site investigation and risk assessment should be carried out in accordance with DEFRA and Environment Agency's "Model Procedures for the Management of Land Contamination CLR11" and other authoritative guidance and a report detailing the site investigation and risk assessment shall be submitted to and approved in writing by the Local Planning Authority.

Step (iii) If the report submitted pursuant to step (i) or (ii) indicates that remedial works are required, full details have been submitted to the Local Planning Authority and approved in writing and thereafter implemented prior to the commencement of the development or in accordance with a timetable that has been agreed in writing by the Local Planning Authority as part of the approved remediation scheme. On completion of any required remedial works the applicant shall provide written confirmation to the Local Planning Authority that the works have been completed in accordance with the agreed remediation strategy.

REASON: To ensure that land contamination can be dealt with adequately prior to the use of the site hereby approved by the Local Planning Authority.

Water environment and drainage

- 17. Prior to the first occupation of any dwelling hereby granted planning permission, a Water Management Strategy that includes the following components shall have been submitted to, and approved in writing by, the local planning authority. The Strategy shall cover all Army Basing Project developments and the existing MoD water network. The Strategy shall be implemented as approved.**

The Water Management Strategy will outline:

- a) Details of water abstraction volumes, specific abstraction sources, where water will be discharged and leakage rates for both existing MoD sites and proposed Army Basing developments. This should include detailing any abstraction conditions and how these conditions will be met, also identifying the link between abstractions and discharge to meet licence and permit conditions.**
- b) An overall assessment of individual and combined environmental impacts relating to water resources and how any impacts will be mitigated.**
- c) Details of any required mitigation or infrastructure improvements to the water abstraction/ supply or foul drainage network that have been identified in the overall assessment carried out as part of this Water Management Strategy, or that have been identified by other relevant studies.**
- d) Any specific water management requirements/ mitigation for the development hereby permitted.**

REASON: To ensure the development would be served by an appropriate water supply system and to protect the water environment.

- 18. No development shall commence on site until a scheme for the discharge of foul water from the site, to include approvals from the sewerage undertaker allowing diversion, abandonment or relocation of public drainage apparatus, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until foul water drainage has been constructed in accordance with the approved scheme.**

REASON: To ensure the development would be served by an appropriate foul drainage system and to protect the water environment

- 19. 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 together with permeability test results to BRE365, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until surface water drainage has been constructed in accordance with the approved scheme.**

REASON: To ensure that the development can be adequately drained and to protect the water environment.

Archaeology

- 20. No development shall commence within the area indicated (proposed development 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; and**
 - **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.

Construction standards of buildings

- 21. Prior to the commencement of development, full details relating to the intended method of fire fighting water supply and hydrant facilities in respect of the building shall have been submitted to and agreed in writing by the Local Planning Authority. Such details shall include measures to ensure the water supply is in place during the construction phase and that hydrants are connected at the right locations. The scheme shall also include a scheme for the maintenance of such water supply and hydrant facilities. Development shall be carried out in complete accordance with details agreed.**

REASON: So as to secure a satisfactory water supply and hydrant facilities for fire fighting to meet the needs of the development during the construction and operational phase of development.

Refuse and recycling

- 22. No development shall commence on site until details of the storage of refuse, 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 shall not be occupied until the approved refuse storage has been completed and made available for use and maintained in that condition thereafter in complete accordance with the approved details.**

REASON: In the interests of public health and safety as well as effective and efficient refuse collection.

Ecology conditions

23. Ecological mitigation will be provided in complete accordance with the following documents: Ecological Mitigation Strategy, Land at Tidworth Road (Corunna Barracks) Lagershall (DIO March 2015); a statement from WYG headed "Applicant's response to Louisa Kilgallen comments and queries" dated 16 April 2015, received from Chris Meddins, WYG, 11 June 2015), and; Landscape Proposals Drawing number A089116-10 LU[LP]03 Rev A.

REASON: to ensure appropriate and adequate mitigation is provided for ecological impacts.

24. A Landscape and Ecological Management Plan (LEMP) shall be submitted to, and approved in writing by, the Local Planning Authority before commencement of the development. The content of the LEMP shall include, but not necessarily be limited to, the following information:

- a) Description and evaluation of landscape and ecological features to be managed; including location shown on a site map
- b) Constraints on site that might influence management
- c) Aims and objectives of management
- d) Appropriate management options for achieving aims and objectives;
- e) Prescriptions for management actions;
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a 5 year period
- g) Details of the body or organisation responsible for implementation of the plan;
- h) Ongoing monitoring and remedial measures;
- i) Details of how the aims and objectives of the LEMP will be communicated to the occupiers of the development.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body responsible for its delivery. The plan shall also set out (where the results from monitoring show that the conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented.

The LEMP shall be implemented in full in accordance with the approved details.

REASON: To ensure the long-term management of protected and priority habitats and other landscape and ecological features, and to maintain and enhance these habitats and features in perpetuity.

25. No external lighting other than street lighting shall be installed on site until a scheme of external lighting, including the measures to be taken to minimise sky glow, glare and light trespass, has been submitted to and approved in writing by the Local Planning Authority. The external lighting scheme shall build upon details set out within DIO drawing LU[3]S10 “Ludgershall Lighting Buffer” dated 2 June 2015 and shall be designed so as to also meet the criteria for Environmental E3 as defined by the Institute of Lighting Professionals ‘Guidance Notes for the Reduction of Obtrusive Light’ 2012. The approved scheme shall be implemented in full before the development is first brought into use and shall be maintained in effective working order at all times thereafter.

REASON: So as to ensure the living conditions of existing and future residents is secured through the appropriate design of any new lighting across the site and so as to also ensure adverse impacts upon the ecology of the locality are minimised.

26. Prior to the commencement of development, a Biodiversity Offsetting Strategy shall have been submitted to and agreed in writing by the Local Planning Authority. Development shall take place in complete accordance with the details so agreed.

REASON: to ensure that loss of calcareous habitat is appropriately mitigated.

27. Prior to the commencement of development, a Recreational Access Action Plan shall have been submitted to and agreed in writing by the Local Planning Authority. Development shall take place in complete accordance with the details so agreed.

REASON: So as to ensure the development incorporates measures to mitigate impacts associated with increased recreational pressure resulting from the development upon the Salisbury Plan SPA.

28. Prior to the commencement of development, a Phosphate Offsetting Plan shall have been submitted to and agreed in writing by the Local Planning Authority. Development shall take place in complete accordance with the details so agreed.

REASON: So as to ensure the development incorporates measures to mitigate impacts upon the River Avon SAC associated with development taking place.

Highway conditions

- 29. None of the SFA houses shall be occupied until the proposed junction improvement at the A303/A338 junction has been completed and opened to traffic as shown on drawing reference *Figure 11 (Transport Assessment) Possible Junction Improvement for J19A* dated 12 May 2014, unless any variation in the design of the proposals is otherwise agreed in writing by the local Planning Authority in consultation with Highways England.**

REASON: To ensure the safety and free flow of traffic on the Strategic Road Network.

- 30. Prior to the commencement of the development a site phasing plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved phasing plan. The phasing plan shall include details of road construction, including the provision of a through route between the two accesses to Tidworth Road**

REASON: In order to ensure development proceeds in an acceptable manner.

- 31. Notwithstanding the details submitted, with the exception of the site access works, no development shall commence on site until details of the site access junctions, estate roads, cycletracks, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car parking and street furniture, including the timetable for provision of such works, have been submitted to and approved by the Local Planning Authority. The development shall not be first occupied until the estate roads, cycletracks, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car parking and street furniture have all been constructed and laid out in accordance with the approved details, unless an alternative timetable is agreed in the approved details.**

REASON: To ensure that the roads are laid out and constructed in a satisfactory manner.

- 32. The roads, including footpaths and turning spaces, shall be constructed so as to ensure that, before it is occupied, each dwelling has been provided with a properly consolidated and surfaced footpath and carriageway to at least binder course level between the dwelling and existing adopted highway.**

REASON: To ensure that the development is served by an adequate means of access.

- 33. Car and cycle parking provision shall be made in accordance with the requirements of Wiltshire Council's LTP3 Car Parking Strategy and Cycling Strategy respectively. Garage internal floorspace shall be not less than 3m by 6m per car space if the garage is to be counted towards car parking provision. No dwelling shall be occupied until the car and cycle parking provision, together with access thereto, has been provided in accordance with plans which shall previously have been submitted to and approved by the local planning authority.**

REASON: In the interests of highway safety and the amenity of future occupants and, through provision of satisfactory facilities for cycle parking, to help encourage travel by means other than the private car.

- 34. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), any garages permitted shall not be converted to habitable accommodation.**

REASON: To safeguard the amenities and character of the area and in the interest of highway safety.

- 35. Prior to the commencement of the development a Construction Traffic Management Plan (CTMP) shall be submitted to and approved by the LPA, and the site developed in accordance with the approved CTMP. The CTMP shall include, inter alia, proposals for the phasing of the development, and how this might influence construction traffic routeing, and proposals to ensure that the adjacent highway is kept clear of site detritus.**

REASON: In order to ensure that the amenity of the local highway network is adequately protected.

- 36. Prior to the occupation of the first dwelling on the site, full and complete details of a shared footway and cycletrack on the south side of the A3026 between the Eastern site access and the Somme Road junction together with a formal crossing facility on the A3026 in the vicinity of the eastern access to the Wellington Academy shall have been submitted to agreed in writing by the Local Planning Authority. Development shall be carried out in complete accordance with the approved details prior to the occupation of no more than 130 dwellings on the site.**

REASON: In the interests of sustainable transport and highway safety, especially in respect of providing a safe crossing outside Wellington Academy.

- 37.** Prior to the commencement of the development the existing site access traffic signal controlled junction on the A3026 shall be modified in complete accordance with details which shall first have been submitted to and approved by the Local planning Authority. The details shall include for the provision of a footway link between the existing footway to the east of the site access and the proposed western site access.

REASON: In order to secure safe facilities for pedestrian movement associated with the site.

- 38.** Notwithstanding the details shown on Drg No. LU[3]S02, and prior to the occupation of the first dwelling on the site, full and complete details of a footpath/cycletrack link shall be completed between the site and Johnson Way shall have been submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in complete accordance with those details so agreed.

REASON: In order to promote sustainable transport links between the site and adjacent community.

- 39.** No part of the development shall be occupied until a full Travel Plan has been submitted to and approved in writing by the Local Planning Authority and implemented. 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.

Community facilities

- 40.** The community land and building, as identified on the submitted masterplans shall be only used for purposes falling into the B and D use classes of the Town and Country Planning (Use Classes) Order 1987 (as amended) and The Town and Country Planning (General Permitted Development) Order 2015.

REASON: For the avoidance of doubt and so as to protect the amenities of existing and future residents.

Air Quality

41. Prior to the first occupation of any dwellings hereby granted planning permission, a low emission strategy shall have been submitted to and approved by the Local Planning Authority. Development to be carried out in accordance with the approved strategy.

REASON: To build upon the Overarching Travel Plan, in the interests of minimising nitrogen dioxide and fine particulates generated by the development in accordance with CP55 of the Wiltshire Core Strategy.

Approved plans

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

LU[3]S10 Lighting Buffer.pdf
SPTA SFA LVIA Ludgershall v4.pdf
LU[LA]09 Cumulative Site Locations.pdf
LU[LA]08 Site Photographs.pdf
LU[LA]07 Appraisal Photographs.pdf
LU[LA]06 Assessment Photographs.pdf
LU[LA]05 Zone of Theoretical Visibility.pdf
LU[LA]04 Public Access.pdf
LU[LA]03-2 Landscape Character.pdf
LU[LA]03-01 Designations.pdf
LU[LA]02 Topography.pdf
LU[LA]01 Site Location.pdf
Ludgershall-LU3S06 Topographical
survey.pdf
Ludgershall-LU[3]S05 Advanced demolition
plan.pdf
Ludgershall-LU[3]HT issue 15.03.13.pdf
Ludgershall-LU[2]S30 rev C Framework.pdf
Ludgershall-LU[2]S20 rev C Concept.pdf
Ludgershall-LU[2]S12 rev C Sketch Layout
SK03.pdf
Ludgershall-LU[2]S07rev A Pedestrian_cycle
links.pdf
Ludgershall-LU[2]S06rev A Wider analysis
plan.pdf
Ludgershall-LU[2]S05rev A Constraints and
Opportunities.pdf
Ludgershall-LU[2]S02 Wider context plan.pdf
Ludgershall-LU[2]S01 Site Location plan.pdf
LU[3]Sch.pdf
LU[3]S04 Finishes Layout.pdf
LU[3]S03 Detailed Site Layout.pdf
LU[3]S02 Outline Site Layout.pdf
LU[3]E04 Proposed site sections.pdf

LU[3]E03 Existing site sections.pdf
LU[3]E02 Proposed street elevations.pdf
LU[3]E01 Proposed street elevations.pdf
LU[3] POS designations.pdf
A089116-10 LU[LP]08 Landscape Details.pdf
A089116-10 LU[LP]07 Surfaces and
boundary treatments.pdf
A089116-10 LU[LP]06 Landscape
Proposals.pdf
A089116-10 LU[LP]05 Landscape
Proposals.pdf
A089116-10 LU[LP]04 Landscape
Proposals.pdf
A089116-10 LU[LP]03 Landscape
Proposals.pdf
A089116-10 LU[LP]02 Landscape
Proposals.pdf
A089116-10 LU[LP]01-2 Green
Infrastructure.pdf
A089116-10 LU[LP]01-1 Landscape
Proposals Layout.pdf
Drg No: LU[3]Boundary Treatments Rev A
(dated July 2015)
Drg No: A089116-10 LU[LP]07 Surfaces and
Boundary Treatments (dated August 2015)
Drg No: A089116-10 LU[LP]01-2 Green
Infrastructure (dated 11th August 2015)

All date stamped 20th March 2015.

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

INFORMATIVE TO APPLICANT:

The applicant should note that, under the appropriate legislation, the Council may in the future seek to vary speed limits on the roads surrounding the development site. It is asked that the applicant work with the Council to ensure appropriate measures and speed limits are put in place on the surrounding roads to assist in securing a safe form of development.

INFORMATIVE TO APPLICANT:

The applicant is asked to note that the proposed pedestrian crossing at Perham Down Camp between the Officer's mess/SLA and the main camp entrance may not be necessary. Should it be determined that the new

crossing is not needed, either before or after its creation, it is requested that discussion takes place with the Council to ensure appropriate steps are taken.

- 19 **15/05540/FUL - Land north of The Packway and east of Larkhill, Larkhill, Wiltshire, SP4 8PY - Erection of 444 no, dwellings to provide Service Family Accommodation (SFA), land for a new primary school and community facility, public open space, play areas, landscaping, internal roads and all associated infrastructure works**

The following person spoke against the application:

Mr David Matthews, owner of Stonehenge Golf Centre

The Committee received a presentation by the Case Officer which set out the main issues in respect of the application, with a recommendation that the application be approved, subject to all parties entering into a Section 106 legal agreement and also subject to conditions.

Members then had the opportunity to ask technical questions after which they heard the views of Mr David Matthews, owner of Stonehenge Golf Centre, expressing his views regarding the planning application.

Members then heard the views of Cllr Graham Wright, as the local Member, who, whilst supporting the proposal, expressed some concern about the design of the new roundabout access and questioned the need for a four legged roundabout. He also questioned how public access to the MOD sports and community facilities would be managed.

During discussion, the following points were raised:

- Reference being made to the provision of affordable housing within the Section 106 Heads of terms,
- The need to consider the risk of stray golf balls being struck into the application site,
- The need for an additional informative relating to speed limits on roads surrounding the development site, and
- The need for further consideration being given to the design of the new roundabout access.

Resolved:

To grant planning permission, subject to:

- (1) Prior to the determination of the application, Officers be delegated to investigate, consider and assess the relative merits of a 3-legged or 4-legged design for the roundabout access to the site and, if necessary, incorporate changes to that access into the proposed development. Such considerations and assessment shall include where necessary, the carrying out of junction counts at Wood Road and Tombs Road.**
- (2) The receipt of the comments of Historic England in respect of the assessment of visual impacts associated with the new roundabout access, including dark skies assessment, to demonstrate the outstanding universal value of the Stonehenge WHS is protected, including any necessary mitigation and imposition of necessary planning conditions.**
- (3) All parties entering into a legal agreement under s106 of The Act in respect of the following:**
 - **Off site road junction improvements**
 - **Provision of sustainable transport measures**
 - **Land and contributions for education provision**
 - **Delivery of community facilities at Ludgershall and Larkhill**
 - **Access to MoD sports and community facilities**
 - **Provision and maintenance of on-site public open space and play facilities**
 - **Contributions towards collection of waste**
 - **Delivery of the Larkhill medical facility to be made available for NHS GP**
 - **Provision for affordable housing contributions in the event of the dwellings being sold to the market**
 - **Ecology provisions – including: terms of reference for the Salisbury Plain Environmental Steering Group and Hydrology Steering Group, provision of recreation pressure mitigation in respect of breeding Stone Curlew, detail and implementation of the Recreational Access Action Plan. (Note: the resolution seeks flexibility so as to make use of planning conditions in addition to, or instead of s106, so as to secure the ecological provisions).**

(4) The following conditions:

01. 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.

02. No development of the school and community site shall take place until details of the following matters (in respect of which approval is

expressly reserved) in relation to the school and community site have been submitted to, and approved in writing by, the Local Planning Authority:

- a) The scale of development
- b) The layout of development
- c) The external appearance of development
- d) The landscaping of development

REASON: This element of the application was made for outline 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.

03. Within of three years from the date of this permission, a Reserved Matters application detailing the design of the 355 SFA dwellings not included within the detailed component of the application shall have been submitted to and agreed in writing by the Local Planning Authority. Development of those SFA dwellings shall be carried out in complete accordance with that Reserved Matters application (if approved), as informed by the masterplans listed within condition 40 to this planning permission.

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

04. 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.

Limits of permission

05. The residential element of the development hereby granted planning permission shall not exceed 444 SFA dwellings.

REASON: To define the limits of the planning permission and to set the maximum number of SFA dwellings to be constructed on the application site.

06. The SFA dwellings hereby granted planning permission shall be occupied solely by military service personnel and their dependents.

REASON: For the avoidance of doubt in order to define the limits of the planning permission and in recognition that planning permission has been granted for development on this site on the basis of the particular requirements of the military..

Landscaping and retained trees

07. All soft landscaping comprised in the approved as part of the detailed component of the planning application shall be carried out in the first planting and seeding season following 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.

08. As part of the first Reserved Matters application, an Arboricultural Impact Assessment, a Tree Retention and Removal Plan as well as an Arboricultural Method Statement shall be provided for the entire site. Such documents shall show all retained trees with Root Protection Areas plotted so as to demonstrate the necessary alignment of utilities and drainage so as to retain and respect trees on the site. Development shall take place in complete accordance with the details so agreed.

REASON: In the interests of securing a form of development that retains and respects existing trees on the site.

09. No operations shall commence on site in connection with the development until a scheme showing the position of protective fencing to enclose all retained trees and hedgerows in accordance with British Standard 5837: 2005: 'Trees in Relation to Construction' has been submitted to and approved in writing by the Local Planning Authority. Protective fencing must be erected in accordance with the approved plans and shall remain in place for the entire development

phase and until all equipment, machinery and surplus materials have been removed from the site. Such fencing shall not be removed or breached during construction operations without prior written approval by the Local Planning Authority. In this condition “retained trees” means an existing tree which is to be retained in accordance with the approved plans and particulars; the paragraphs above shall have effect until the expiration of five years from the completion of the development.

REASON: To prevent trees being retained from being damaged during the construction works, in the interest of visual amenity

10. Prior to the occupation of the Officer housing (as identified on the approved masterplans), full and complete details of the proposed buffer strip and buffer planting to be created along the common boundary of the site with the adjoining Stonehenge Golf Club shall have been submitted to and agreed in writing with the Local Planning Authority. The buffer strip and planting shall be created in accordance with the agreed details prior to the occupation of the officer housing.

REASON: So as to secure a suitable boundary treatment to the application site that will comprise appropriate planting and associated measures to mitigate against potential impacts upon the living conditions of future residents from the floodlighting and activities at the Stonehenge Golf Club.

Construction phase and protection amenity

11. No development shall commence on site until a construction management plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall include details of the measures that will be taken to reduce and manage the emission of noise, vibration and dust during the demolition/construction phase of the development. It shall include details of the following:
 - a) Loading and unloading of equipment and materials
 - b) Storage of plant and materials used in constructing the development
 - c) Wheel washing and vehicle wash down facilities
 - d) Measures to control the emission of dust and dirt during demolition and construction
 - e) A scheme for recycling/disposing of waste resulting from demolition and construction works
 - f) The movement of construction vehicles
 - g) The cutting or other processing of building materials on site

- h) The location and use of generators and temporary site accommodation**
- i) Pile driving (if it is to be within 200m of residential properties)**

The construction/demolition phase of the development will be carried out fully in accordance with the construction management plan at all times.

REASON: So as to ensure the construction phase of development is undertaken in a considerate and appropriate manner so as to protect the amenities of the locality and surrounding residents.

- 12. No construction or demolition work shall take place 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: So as to ensure the construction phase of development is undertaken in a considerate and appropriate manner so as to protect the amenities of the locality and surrounding residents.

- 13. No burning of waste or other materials shall take place on the development site during the demolition/construction phase of the development.**

REASON: So as to ensure the construction phase of development is undertaken in a considerate and appropriate manner so as to protect the amenities of the locality and surrounding residents.

- 14. No external lighting other than street lighting shall be installed on site until a scheme of external lighting, including the measures to be taken to minimise sky glow, glare and light trespass, has been submitted to and approved in writing by the Local Planning Authority. Such lighting shall be designed so as to also meet the criteria for Environmental E3 as defined by the Institute of Lighting Professionals 'Guidance Notes for the Reduction of Obtrusive Light' 2012. Information submitted should also include lux plots to show how bat flightlines will be retained at less than 1 lux through the development. The approved scheme shall be implemented in full before the development is first brought into use and shall be maintained in effective working order at all times thereafter.**

REASON: So as to ensure the living conditions of existing and future residents is secured through the appropriate design of any new lighting across the site and so as to also ensure adverse impacts upon the ecology of the locality are minimised.

- 15. No development approved by this permission shall be commenced until a Construction Environmental Management Plan, incorporating pollution prevention measures, has been submitted to and approved 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.

Contamination

- 16. No development shall commence on site until an investigation of the history and current condition of the site to determine the likelihood of the existence of contamination arising from previous uses has been carried out and all of the following steps have been complied with to the satisfaction of the Local Planning Authority:**

Step (i) A written report has been submitted to and approved by the Local Planning Authority which shall include details of the previous uses of the site for at least the last 100 years and a description of the current condition of the site with regard to any activities that may have caused contamination. The report shall confirm whether or not it is likely that contamination may be present on the site.

Step (ii) If the above report indicates that contamination may be present on or under the site, or if evidence of contamination is found, a more detailed site investigation and risk assessment should be carried out in accordance with DEFRA and Environment Agency's "Model Procedures for the Management of Land Contamination CLR11" and other authoritative guidance and a report detailing the site investigation and risk assessment shall be submitted to and approved in writing by the Local Planning Authority.

Step (iii) If the report submitted pursuant to step (i) or (ii) indicates that remedial works are required, full details have been submitted to the Local Planning Authority and approved in writing and thereafter implemented prior to the commencement of the development or in accordance with a timetable that has been agreed in writing by the Local Planning Authority as part of the approved remediation scheme. On completion of any required remedial works the applicant shall provide written confirmation to the Local Planning Authority that the works have been completed in accordance with the agreed remediation strategy.

REASON: To ensure that land contamination can be dealt with adequately prior to the use of the site hereby approved by the Local Planning Authority.

Water environment and drainage

- 17. Prior to the first occupation of any dwelling hereby granted planning permission, a Water Management Strategy that includes the following components shall have been submitted to, and approved in writing by, the local planning authority. The Strategy shall cover all Army Basing Project developments and the existing MoD water network. The Strategy shall be implemented as approved.**

The Water Management Strategy will outline:

- a) Details of water abstraction volumes, specific abstraction sources, where water will be discharged and leakage rates for both existing MoD sites and proposed Army Basing developments. This should include detailing any abstraction conditions and how these conditions will be met, also identifying the link between abstractions and discharge to meet licence and permit conditions.**
- b) An overall assessment of individual and combined environmental impacts relating to water resources and how any impacts will be mitigated.**
- c) Details of any required mitigation or infrastructure improvements to the water abstraction/ supply or foul drainage network that have been identified in the overall assessment carried out as part of this Water Management Strategy, or that have been identified by other relevant studies.**
- d) Any specific water management requirements/ mitigation for the development hereby permitted.**

REASON: To ensure the development would be served by an appropriate water supply system and to protect the water environment.

- 18. No development shall commence on site until a scheme for the discharge of foul water from the site, to include approvals from the sewerage undertaker allowing diversion, abandonment or relocation of public drainage apparatus, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until foul water drainage has been constructed in accordance with the approved scheme.**

REASON: To ensure the development would be served by an appropriate foul drainage system and to protect the water environment

- 19. 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 together with permeability test results to BRE365, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until surface water drainage**

has been constructed in accordance with the approved scheme.

REASON: To ensure that the development can be adequately drained and to protect the water environment.

Archaeology

20. No development shall commence within the area indicated (proposed development 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; and
- 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.

Construction standards of buildings

21. Prior to the commencement of development, full details relating to the intended method of fire fighting water supply and hydrant facilities in respect of the buildings shall have been submitted to and agreed in writing by the Local Planning Authority. Such details shall include measures to ensure the water supply is in place during the construction phase and that hydrants are connected at the right locations. The scheme shall also include a scheme for the maintenance of such water supply and hydrant facilities. Development shall be carried out in complete accordance with details agreed.

REASON: So as to secure a satisfactory water supply and hydrant facilities for fire fighting to meet the needs of the development during the construction and operational phase of development.

Refuse and recycling

22. No development shall commence on site until details of the storage of refuse, 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 shall not be occupied until the approved refuse storage has been completed and made available for use and maintained in that condition thereafter in complete accordance with the approved details.

REASON: In the interests of public health and safety as well as effective and efficient refuse collection.

Highways

- 23.** Unless otherwise agreed with an alternative timescale beforehand, prior to the commencement of any other part of the development a roundabout access on The Packway shall be completed in accordance with details which shall first have been approved in writing by the Local Planning Authority. The submitted details shall include provision of a turning area at the closed end of Tombs Road.

REASON: In order to secure a safe access to the site.

- 24.** Prior to the commencement of the development a site phasing plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved phasing plan. The phasing plan shall include details of road construction, including the provision of a route to ensure that traffic associated with the school does not have to perform reversing manoeuvres.

REASON: In order to ensure development proceeds in an acceptable manner.

- 25.** Notwithstanding the details submitted, no development other than the access from The Packway shall commence on site until details of the site access junctions, estate roads, cycletracks, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car parking and street furniture, including the timetable for provision of such works, have been submitted to and approved by the Local Planning Authority. The development shall not be first occupied until the estate roads, cycletracks, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car parking and street furniture have all been constructed and laid out in accordance with the approved details, unless an alternative timetable is agreed in the approved details.

REASON: To ensure that the roads are laid out and constructed in a satisfactory manner.

- 26.** The roads, including footpaths and turning spaces, shall be constructed so as to ensure that, before it is occupied, each dwelling has been provided with a properly consolidated and

surfaced footpath and carriageway to at least binder course level between the dwelling and existing adopted highway.

REASON: To ensure that the development is served by an adequate means of access.

27. Car and cycle parking provision shall be made in accordance with the requirements of Wiltshire Council's LTP3 Car Parking Strategy and Cycling Strategy respectively. Garage internal floorspace shall be not less than 3m by 6m per car space if the garage is to be counted towards car parking provision. No dwelling shall be occupied until the car and cycle parking provision, together with access thereto, has been provided in accordance with plans which shall previously have been submitted to and approved by the local planning authority.

REASON: In the interests of highway safety and the amenity of future occupants and, through provision of satisfactory facilities for cycle parking, to help encourage travel by means other than the private car.

28. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), any garages permitted shall not be converted to habitable accommodation.

REASON: To safeguard the amenities and character of the area and in the interest of highway safety.

29. Prior to the commencement of the development a Construction Traffic Management Plan (CTMP) shall be submitted to and approved by the LPA, and the site developed in accordance with the approved CTMP. The CTMP shall include, inter alia, proposals for the phasing of the development, and how this might influence construction traffic routeing, and proposals to ensure that the adjacent highway is kept clear of site detritus.

REASON: In order to ensure that the amenity of the local highway network is adequately protected.

30. Prior to the first occupation of any dwellings on the site, full and complete details of the design, construction and alignment of the shared use pedestrian/cycleway between the A345, the site access and Whinyates Road shall have been submitted to and approved in writing by the Local Planning Authority. In particular, such details shall include measures to improve pedestrian crossing facilities on the Northern arm of the A345 Stonehenge Inn roundabout and precise alignment in front of "Stonehaven" and Larkhill garage,

existing properties which front the The Packway. The shared use pedestrian/cycleway and pedestrian crossing improvements shall be installed in complete accordance with the approved details prior to the first occupation of no more than 130 dwellings on the site.

REASON: So as to ensure the pedestrian/cycleway link between the site, Durrington, Larkhill and the camp is in place at the appropriate time so as to promote sustainable forms of transport.

31. Prior to the occupation of the first dwelling on the site, the shared use pedestrian/cycleway between the site access and Larkhill Camp Gate B along the route as defined on submitted drawing number **S106_003**, shall be completed to binder course level, and surfaced within six months of binder course.

REASON: In order to encourage sustainable transport, and to provide part of a safe route from the site to the Larkhill Camp, pending provision of other infrastructure.

32. No part of the development shall be occupied until a full Travel Plan has been submitted to and approved in writing by the Local Planning Authority and implemented. 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.

Community facility

33. The community land, as identified on the submitted masterplans shall be only used for purposes falling into the B and D use classes of the Town and Country Planning (Use Classes) Order 1987 (as amended) and The Town and Country Planning (General Permitted Development) Order 2015.

REASON: For the avoidance of doubt and so as to protect the amenities of existing and future residents.

Air Quality

34. Prior to the first occupation of any dwelling hereby granted planning permission, a low emission strategy shall have been submitted to and approved by the Local Planning Authority. Development shall be carried out in accordance with the approved strategy.

REASON: To build upon the Overarching Travel Plan, in the interests of minimising nitrogen dioxide and fine particulates generated by the development in accordance with CP55 of the Wiltshire Core Strategy.

Ecology

35. A Landscape and Ecological Management Plan (LEMP) shall be submitted to, and approved in writing by the Local Planning Authority before commencement of the development. The content of the LEMP shall include, but not necessarily be limited to, the following information:

- **Description and evaluation of landscape and ecological features to be managed; including location shown on a site map**
- **Constraints on site that might influence management**
- **Aims and objectives of management**
- **Appropriate management options for achieving aims and objectives;**
- **Prescriptions for management actions;**
- **Preparation of a work schedule (including an annual work plan capable of being rolled forward over a 5 year period**
- **Details of the body or organisation responsible for implementation of the plan;**
- **Ongoing monitoring and remedial measures;**
- **Details of how the aims and objectives of the LEMP will be communicated to the occupiers of the development.**

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body responsible for its delivery.

The plan shall also set out (where the results from monitoring show that the conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented.

The LEMP shall be implemented in full in accordance with the approved details.

REASON: To ensure the long-term management of protected and priority habitats and other landscape and ecological features, and to maintain and enhance these habitats and features in perpetuity.

36. No development approved by this permission shall be commenced until a Construction Environmental Management Plan (CEMP),

incorporating the following has been submitted to and approved by the Local Planning Authority:

- **Pollution prevention measures,**
- **Use of protective fences, exclusion barriers and warning signs, including advanced installation and maintenance to protect habitats of ecological value including woodland, grassland and the location of recorded tree mallow**
- **Measures to ensure protected species are not harmed during vegetation clearance prior to construction works commencing**
- **Measures to ensure that giant hogweed and any other invasive non-native species are removed from the construction site prior to works commencing**

The plan shall subsequently be implemented in accordance with the approved details and agreed timetable.

REASON: to prevent pollution of the water environment and protect habitats and species of ecological value during the construction period.

37. Prior to the commencement of development, a Biodiversity Offsetting Strategy shall have been submitted to and agreed in writing by the Local Planning Authority. Development shall take place in complete accordance with the details so agreed.

REASON: to ensure that loss of calcareous habitat is appropriately mitigated.

38. Prior to the commencement of development, a Recreational Access Action Plan shall have been submitted to and agreed in writing by the Local Planning Authority. Development shall take place in complete accordance with the details so agreed.

REASON: So as to ensure the development incorporates measures to mitigate impacts associated with increased recreational pressure resulting from the development upon the Salisbury Plan SPA.

39. Prior to the commencement of development, a Phosphate Offsetting Plan shall have been submitted to and agreed in writing by the Local Planning Authority. Development shall take place in complete accordance with the details so agreed.

REASON: So as to ensure the development incorporates measures to mitigate impacts upon the River Avon SAC associated with development taking place.

Approved plans

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

Larkhill- LA[LP]01 Landscape Proposals.pdf
Larkhill-LA[LP]02 Planting details
Larkhill-LA[3]S02 Outline layout.pdf
Larkhill-LA[3]S03 Detailed layout.pdf
Larkhill-LA[3]S04 Finishes Layout.pdf
Larkhill-LA[3]E04 Proposed site sections.pdf
Larkhill-LA[3]E03 Existing site sections.pdf
SPTA Larkhill D&A_Final 02.06.2015.pdf
A089116-10 SPTA SFA LVIA Larkhill v3 Draft.pdf
Larkhill LA [LA] Larkhill LVApp Figures Appendix C.pdf
A089116-10 LA[LA]09 Cumulative Site Locations.pdf
A089116-10 LA[LP]06 Hard landscape details 06 (.pdf
Larkhill-LA[3] Materials Schedule.pdf
Larkhill LA[3] POS Designations.pdf
Larkhill-LA[3]S01 Site Location Plan.pdf
Larkhill-LA[3]S05 Topo survey .pdf
Larkhill-LA[3]E01 Street Elevations.pdf
Larkhill-LA[3]E02 Street elevations.pdf
Larkhill-LA[3]HT issue 15.05.08.pdf

All date stamped 5th June 2015.

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

INFORMATIVES:

- (1)** The applicant should note that this planning permission implies no rights to build upon or otherwise make use of third party land for the development that is not part of the public highway. In particular it should be made clear that the permission requires the formation of the shared use cycle/footpath between the A345 Stonehenge Inn roundabout and the camp entrance to take place either on the public highway or on land controlled by the applicant.

- (2) **The applicant should note that, under the appropriate legislation, the Council may in the future seek to vary speed limits on the roads surrounding the development site. It is asked that the applicant work with the Council to ensure appropriate measures and speed limits are put in place on the surrounding roads to assist in securing a safe form of development.**

20 **West Warminster Urban Extension Masterplan**

The following people spoke against the proposal

Mr Tony Nicklin, Chairman, Neighbourhood Plan Working Group
Mr Len Turner, Chairman, Warminster & Villages Partnership
Mr Jeremy Stadward, a local resident
Mrs Tracy Clifford, representing ABC Action Group & a local resident

The following people spoke in support of the proposal

Mr Dennis Barry of GL Hearn – Property Consultants, representing Persimmon Homes.
Ms Jenny Mitter of Nathaniel Lichfield & Partners, representing Redrow Homes.

Consideration was given to a report by the Associate Director, Economic Development & Planning requesting the Committee to endorse the draft West Warminster Urban Extension masterplan (WWUE) and to authorise the Associate Director for Economic Development & Planning, in consultation with the Cabinet Member for Strategic Planning, Development Management, Strategic Housing, Property & Waste, to make any further necessary minor changes in the interest of clarity and accuracy.

It was explained that the masterplan would guide the future development of the WWUE, which would deliver a significant portion of the town's housing and employment needs over the Core Strategy plan period to 2026. The delivery of the WWUE would deliver much needed housing (including affordable), boost employment opportunities, and infrastructure to support this growth.

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

Members then heard the views of Cllr Pip Ridout, a local Member, who spoke against the proposal in its current form. In particular she questioned the number of houses (1,550) as set out in the WWUE as against 900 dwellings for this area of Warminster included in the Wiltshire Core Strategy for the period up to 2016.

During the ensuing discussion, Members considered that there appeared to be some confusion on the number of houses which should be included in this masterplan and they also requested further detailed information about potential flooding, landscaping, traffic management particularly of West Street and the sighting of the proposed new primary school.

Resolved:

To defer consideration of the draft West Warminster Urban Extension masterplan and to request the officers:

(1) to look into how this could be brought into greater conformity with the Wiltshire Core Strategy, and

(2) to examine further the issues regarding potential flooding, landscaping, traffic management particularly affecting West Street and the position of the new primary school.

21 **Date of the Next Meeting**

Resolved:

To note that the next scheduled meeting of the Committee is due to be held on Wednesday 11 May 2016, at County Hall, Trowbridge, starting at 10.30am.

(Duration of meeting: 10.30 am - 2.15 pm)

The Officer who has produced these minutes is Roger Bishton, of Democratic & Members' Services, direct line 01225 713035, e-mail roger.bishton@wiltshire.gov.uk

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