



Our Ref: A089116-10 – Larkhill Phase 4

Planning Portal Ref: PP-06593136

Date: 12th September 2018

Morgan Jones

Senior Planning Officer
Economic Development & Planning
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
BA14 8JN

Dear Morgan Jones,

LAND NORTH OF THE PACKWAY AND EAST OF LARKHILL, LARKHILL, SP4 8PY [LARKHILL PHASE 4]

APPLICATION FOR THE ERECTION OF 160 SFA DWELLINGS AND ASSOCIATED WORKS

WYG has been instructed, on behalf of our client Secretary of State for Defence & Defence Infrastructure Organisation, the owners of the above site to submit a full planning application for the following development at the land north of The Packway and east of Larkhill [Larkhill Phase 4]:

"Erection of 160 no. dwellings to provide Service Families Accommodation (SFA), land for public open space, landscaping, internal roads and all infrastructure works including drainage improvements."

The application site is one of three proposed for Service Families Accommodation (SFA). It comprises an area of approximately 12 hectares and is located on the former Stonehenge Golf Centre, which closed in May 2017. The site falls adjacent to but outside the red line area of the approved 2016 masterplan for the Larkhill site. This masterplan (ref. 15/05540/FUL) granted permission for 444 no. dwellings, a school and community facility, open space and a range of supporting infrastructure.

Since the grant of this permission further archaeological investigation has identified that the original masterplan area was used far more extensively for military training than was originally envisaged, specifically for trench warfare training. This has resulted in requirements for an extensive programme of UXO clearance. Shallow sub-surface soils were stripped across the original masterplan site, cleared for the presence of UXO and placed in a large stockpile. Additionally, an extensive network of WWI trenches have been excavated, examined and loosely backfilled. In light of these findings, it was revealed that the previously consented scheme could not be implemented.

As a result of the above findings the masterplan was redesigned and application was made for Phases 1 and 2 (ref. 17/03959/FUL), which will provide 196 dwellings and Phase 3 (ref. 17/06370/FUL) which will provide 94 dwellings. Planning permission was granted for the Phase 1 and 2 application on 27 September 2017. Planning permission was granted for the Phase 3 application on 27 November 2017.





The schemes prepared for Phases 1 & 2 and Phase 3 thus far have not been able to provide the required number of SFA housing units. This is due to constraints of the site as discussed above. The Phase 4 development will provide the balance of 160 SFA housing units. The housing units to be delivered will be a mixture of house types, including semi-detached and detached houses.

The application package

In addition to this covering letter, the application comprises the following documentation:

- Completed application form
- Completed CIL form
- Planning Statement prepared by WYG
- Design and Access Statement by WYG
- Update Note – Archaeology & Cultural Heritage prepared by WYG
- Cultural Heritage Report prepared by URS (for 15/05540/FUL)
- Preliminary Ecological Appraisal prepared by WYG
- Reptile Presence/Likely Absence Survey Report prepared by WYG
- Arboricultural Report prepared by WYG
- Update Note – Transport Assessment prepared by WYG
- Larkhill Service Family Accommodation Transport Assessment Report (for 15/05540/FUL)
- Update Note – Travel Plan prepared by WYG
- SPTA Overarching Travel Plan Report prepared by WYG (for 15/05540/FUL)
- Larkhill SFA Residential Travel Plan Report prepared by WYG dated January 2018
- Update Note – Flood Risk prepared by WYG
- Landscape and Visual Impact Appraisal by WYG
- Flood Risk and Drainage Strategy (for 15/05540/FUL)
- Signed S106 Agreement (for 15/05540/FUL)
- Drg No: LA[P4]Phase 4: S01 – Application Boundary
- Drg No: LA[P4]Phase 4: S02 – Framework
- Drg No: LA[P4]Phase 4: S03 – Site Layout
- Drg No: LA[P4]Phase 4: S04 – Finishes Layout
- Drg No: LA[P4]Phase 4: S05 – Site Layout
- Drg No: LA[P4]Phase 4: S06 – POS Designation
- Drg No: LA[P3]C01 – Constraints plan: Composite
- Drg No: LA[P3]C01.1 – Constraints plan: Heritage
- Drg No: LA[P3]C01.2 – Constraints plan: Natural resources
- Drg No: LA[P4]E11: Elevation Sheet 01
- Drg No: LA[P4]E12: Elevation Sheet 02
- Drg No: LA[P4]E13: Elevation Sheet 03
- Drg No: LA[P4]E14: Elevation Sheet 04
- Drg No: LA[P4]E15: Elevation Sheet 05
- Drg No: LA[P4]E16: Elevation Sheet 06
- Drg No: P250 – Garages (Sheet 1 of 2)
- Drg No: P251 – Garages (Sheet 2 of 2)
- Drg No: P252 – Type C 5P – Plans
- Drg No: P254 – Type D 7P – Plans
- Drg No: P253 – Type C 5P – Elevation Treatments
- Drg No: P255 – Type D 7P – Elevation Treatments



- Unit types and materials schedule
- Drg No: Larkhill Landscape Phase 4 PH4 LA02-1: Landscape Proposals: 1 of 8
- Drg No: Larkhill Landscape Phase 4 PH4 LA02-2: Landscape Proposals: 2 of 8
- Drg No: Larkhill Landscape Phase 4 PH4 LA02-03: Landscape Proposals: 3 of 8
- Drg No: Larkhill Landscape Phase 4 PH4 LA02-04: Landscape Proposals: 4 of 8
- Drg No: Larkhill Landscape Phase 4 PH4 LA02-5: Landscape Proposals: 5 of 8
- Drg No: Larkhill Landscape Phase 4 PH4 LA02-6: Landscape Proposals: 6 of 8
- Drg No: Larkhill Landscape Phase 4 PH4 LA02-7: Landscape Proposals: 7 of 8
- Drg No: Larkhill Landscape Phase 4 PH4 LA02-8: Landscape Proposals: 8 of 8
- Statutory application fee (under separate cover)

I trust that the information submitted is sufficient to enable the validation and processing of this planning application. If you do require any further information or assistance, please do not hesitate to contact me at the following email address chris.tennant@wyg.com or by telephone on 020 7250 7500.

Yours sincerely,

Chris Tennant

Director & Head of Planning – London

For and on behalf of WYG

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