

CASE OFFICER'S REPORT

Application Reference: 18/00397/FUL
Date of Inspection: 26.01.18
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Background

In March 2013, the Secretary of State for Defence announced the Regular Army Basing Plan which is set to deliver the expected restructuring under "Army 2020". In particular, this set out the future structure of Army units as they move back to the UK from Germany as the British Army's presence in continental Europe is reduced.

Under the Basing Plan, the necessary optimisation of the UK training estate will result in a greater concentration of the Army on Salisbury Plain Training Area (SPTA), where three high readiness Reaction Force Brigades will be based. Unit moves in Wiltshire commenced in 2014, with the final moves planned for 2019.

This reorganisation of the Army will involve significant new development in the locality to accommodate the additional activity, personnel and their families as well as the infrastructure to support them. Much of this development requires planning permission.

The current planning application relates to the development of Service Family Accommodation (SFA) adjacent to Larkhill Garrison. Originally planning permission was granted in July 2016 (15/05540/FUL) for the "erection of 444 no dwellings to provide SFA, land for a new 2FE primary school and community facility, public open space, play areas, landscaping, internal roads and all associated infrastructure works".

However, since the grant of 15/05540/FUL new evidence has come to light (see covering letter submitted with planning application) which renders the permission incapable of implementation. As such, new planning applications have been submitted for separate phases of the development.

The first two phases is presented within planning application 17/03959/FUL; the proposal is for the 'erection of 196 no. dwellings to provide Service Families Accommodation (SFA), land for public open space, play areas, landscaping, internal roads and associated infrastructure works'. The most significant changes to the previously approved scheme relate to the layout of the development since the engineered bank to the western boundary of the site is no longer proposed, thereby facilitating significant changes to the layout. Application 17/03959/FUL was granted full planning permission on the 27th September 2017.

The third phase of the wider development was presented within application 17/06370/FUL; the proposal is for the 'erection of 94 dwellings to provide Service Families Accommodation (SFA), land for public open space, landscaping, internal roads and associated infrastructure works'. Application 17/06370/FUL was granted full planning permission on the 27th November 2017.

This current application is for phase 4 of the wider SFA development on land not previously covered by the original hybrid planning permission (ref 15/05540/FUL). The application seeks full planning permission for the '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 Phase 4 development of 160 SFA dwellings is the final phase required to meet the Army Basing Plan housing requirement for the Larkhill Garrison.

Access to the site was granted through planning application 15/05540/FUL via a new roundabout access on to The Packway. Minor changes to the access were approved via application 16/12479/FUL in order that the required visibility splays could be achieved as well as the positioning of the new roundabout so as to accommodate sloping land on the adjoining school site in a North-Easterly direction (the school also permitted under 15/05540/FUL).

The School granted under the original hybrid planning permission (ref 15/05540/FUL) and associated reserved matters application reference 16/11645/REM for the School only is currently under construction.

Site Description

The application site comprises an area of approximately 12 hectares and is located on the former Stonehenge Golf Centre north of The Packway, east of Larkhill and west of Durrington. The site is bound by phases 1 & 2 of the wider SFA development to the west, phase 3 of the SFA development to the north and open grassland and arable fields to the east and south.

Although entirely outside its boundary, the site remains close to the Stonehenge World Heritage Site. The site is not subject to any other specific policy designations.

The Proposal

The application seeks full planning permission for the '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'.

A total of 160 units for officer housing will be delivered in Phase 4 comprising a mixture of house types, including terraced, semi-detached and detached houses. The Design and Access Statement and Planning Statement provide a detailed introduction to the proposal and include the following key details:

- "A total of 160 housing units (comprising of 148 3-bed house type C and 12 4-bed house type D) will be delivered in Phase 4. ... To accommodate the required mix of units on Phase 4, and the wider masterplan, engineering works are required to the north within the previously approved Phase 3 application boundary (application reference 17/06370/FUL). Therefore, 2.66 hectares of this area was included in Phase 1, 2 or 3 applications but is also included in this application for Phase 4. A mixture of house types, including semi-detached and detached houses, will be provided".
- The overall density of housing development across the site will be 34 dwellings to the gross hectare.
- 6.674 hectares of public open space will be provided within the site boundary.
- The landscape strategy forms an integral part of the proposals at Larkhill. It aims to integrate the development within its landscape context, and not adversely affect landscape character. The strategy aims to mitigate impacts on the open character of the land in the surrounding area by creating an appropriate edge to the settlement.

- House types and materials have been selected to reflect local character and develop local distinctiveness. The proposed materials are illustrated on the Finishes Plan. The aim is to use traditional built forms – for example, houses with rectangular plan forms and simple pitch roofs (40 degree pitch) – and materials. The materials proposed comprise brick or rendered dwellings (of various colours) with red or slate roof tiles.
- Within the Phase 4 site there are a number of open spaces proposed. The scheme will incorporate (i) amenity green space; (ii) play space (for children); and (iii) teenage facilities, as follows:
 - i. A total area of 9.337 hectares of amenity green space is proposed in Phase 4, 2.567 hectares in Phase 3 and 5.614 hectares in Phase 1 and 2
 - ii. Two play spaces (for children) have been incorporated into the Phase 4 development, which overlaps the Phase 1 & 2 development
 - iii. One area for teenage facilities (0.653hectares) has been identified in Phase 4, which also overlaps with Phase 1 and 2. This provision includes a hard surface Multi-Use Games Area.
- It is proposed to install a surface water drainage network and discharge the site run-off to a soakaway located north of the Phase 3 development, but also within the red line boundary of the application site. This network is proposed to receive flows from roofs, driveways and roads. Only impermeable areas will contribute to the system.

The application is supported by various technical documents that were submitted in relation to 15/05540/FUL some of which have been updated such as the Flood Risk, Heritage and Transport assessments:

- Design & Access Statement (January 2018) by WYG, received 16 January 2018;
- Planning Statement (January 2018) by WYG, received 16 January 2018;
- SPTA Overarching Travel Plan Report (13 March 2015) by WYG (for 15/05540/FUL) received 16 January 2018;
- Flood Risk and Drainage Strategy (May 2015) (for 15/05540/FUL), received 16 January 2018;
- Cultural Heritage Report prepared by URS (for 15/05540/FUL), received 16 January 2018;
- Larkhill Service Family Accommodation Transport Assessment Report (for 15/05540/FUL) received 16 January 2018,;
- Larkhill SFA Landscape and Visual Impact Appraisal (December 2017) by WYG, received 16 January 2018;
- Arboricultural Report (December 2017) by WYG, received 16 January 2018;
- Reptile Presence/Likely Absence Survey Report (December 2017) by WYG
- Preliminary Ecological Appraisal (December 2017) by WYG, received 16 January 2018;
- Larkhill SFA Residential Travel Plan Report (11 January 2018) by WYG, received 16 January 2018;
- Breeding Bird Survey Report (January 2018) by WYG, received 26 January 2018;
- Bat Activity Survey Report (January 2018) by WYG, received 20 January 2018
- Update Note – Flood Risk (December 2017) by WYG, received 16 January 2018;
- Update Note – Archaeology & Cultural Heritage (December 2017) by WYG, received 16 January 2018;
- Update Note – Transport Assessment by WYG, received 16 January 2018;
- Update Note – Travel Plan prepared by WYG, received 16 January 2018;
- Heritage Impact Assessment (A100941) by WYG, received 16.03.18;
- Sport and Recreation Statement (February 2018) by WYG, received 16.03.18;

The application is supported by the following drawings:

- Drawing No: LA[P4]Phase 4: S01 – Application Boundary, received 16 January 2018;
- Drawing No: LA[P4]Phase 4: S02 – Framework, received 16 January 2018;
- Drawing No: LA[P4]Phase 4: S03 – Site Layout, received 16 January 2018;
- Drawing No: LA[P4]Phase 4: S04 – Finishes Layout, received 16 January 2018;
- Drawing No: LA[P4]Phase 4: S05 – Site Layout, received 16 January 2018;
- Drawing No: LA[P4]Phase 4: S06 – POS Designation, received 16 January 2018
- Drawing No LA[P3]S04 – Unit type and materials, received 16 January 2018;
- Drawing No: LA[P3]C01 – Constraints plan: Composite, received 16 January 2018;
- Drawing No: LA[P3]C01.1 – Constraints plan: Heritage, received 16 January 2018;
- Drawing No: LA[P3]C01.2 – Constraints plan: Natural resources, received 16 January 2018;
- Drawing No: LA[P4]E11: Elevation Sheet 01, received 16 January 2018;
- Drawing No: LA[P4]E12: Elevation Sheet 02, received 16 January 2018;
- Drawing No: LA[P4]E13: Elevation Sheet 03, received 16 January 2018;
- Drawing No: LA[P4]E14: Elevation Sheet 04, received 16 January 2018;
- Drawing No: LA[P4]E15: Elevation Sheet 05, received 16 January 2018;
- Drawing No: LA[P4]E16: Elevation Sheet 06, received 16 January 2018;
- Drawing No: P250 – Garages (Sheet 1 of 2), received 16 January 2018
- Drawing No: P251 – Garages (Sheet 2 of 2), received 16 January 2018
- Drawing No: P252 – Type C 5P – Plans, received 16 January 2018, received 16 January 2018;
- Drawing No: P254 – Type D 7P – Plans, received 16 January 2018, received 16 January 2018;
- Drawing No: P253 – Type C 5P – Elevation Treatments (Sheet 1 of 3), received 16 January 2018;
- Drawing No: P255 – Type D 7P – Elevation Treatments, received 16 January 2018, received 16 January 2018;
- Drawing No: Larkhill Landscape Phase 4 PH4 LA02-1: Landscape Proposals: 1 of 8, received 16 January 2018;
- Drawing No: Larkhill Landscape Phase 4 PH4 LA02-2: Landscape Proposals: 2 of 8, received 16 January 2018;
- Drawing No: Larkhill Landscape Phase 4 PH4 LA02-03: Landscape Proposals: 3 of 8, received 16 January 2018;
- Drawing No: Larkhill Landscape Phase 4 PH4 LA02-04: Landscape Proposals: 4 of 8, received 16 January 2018;
- Drawing No: Larkhill Landscape Phase 4 PH4 LA02-5: Landscape Proposals: 5 of 8, received 16 January 2018;
- Drawing No: Larkhill Landscape Phase 4 PH4 LA02-6: Landscape Proposals: 6 of 8, received 16 January 2018;
- Drawing No: Larkhill Landscape Phase 4 PH4 LA02-7: Landscape Proposals: 7 of 8, received 16 January 2018;
- Drawing No: Larkhill Landscape Phase 4 PH4 LA02-8: Landscape Proposals: 8 of 8, received 16 January 2018;

The following revised plans were submitted during the assessment of the application:

- Drawing No: LA[P4]Phase 4: S03 revision A – Site Layout, received 12 April 2018;
- Drawing No: A100941_P3 P4 Street Scenes revision A – Proposed Site Sections, received 12 April 2018;
- Drawing No: Larkhill Landscape Phase 4 PH4 LA02-1[A]: Landscape Proposals: 1 of 8, received 12 April 2018;
- Drawing No: Larkhill Landscape Phase 4 PH4 LA02-2[A]: Landscape Proposals: 2 of 8, received 12 April 2018;
- Drawing No: Larkhill Landscape Phase 4 PH4 LA02-03[A]: Landscape Proposals: 3 of 8, received 12 April 2018;
- Drawing No: Larkhill Landscape Phase 4 PH4 LA02-04[A]: Landscape Proposals: 4 of 8, received 12 April 2018;;
- Drawing No: Larkhill Landscape Phase 4 PH4 LA02-5[A]: Landscape Proposals: 5 of 8, received 12 April 2018;
- Drawing No: Larkhill Landscape Phase 4 PH4 LA02-6[A]: Landscape Proposals: 6 of 8 received 12 April 2018;
- Drawing No: Larkhill Landscape Phase 4 PH4 LA02-7[A]: Landscape Proposals: 7 of 8, received 12 April 2018;
- Drawing No: Larkhill Landscape Phase 4 PH4 LA02-8[A]: Landscape Proposals: 8 of 8, received 12 April 2018;
- Drawing ref: WYGlarkhillTOPO Rev E: Topographical Survey (Sheet 3/6), received 12 April 2018;
- Drawing ref: WYGlarkhillTOPO Rev E: Topographical Survey (Sheet 4/6), received 12 April 2018;
- Drawing ref: WYGlarkhillTOPO Rev E: Topographical Survey (Sheet 5/6), received 12 April 2018;
- Drawing No: 1903 Rev P1: Vehicle Swept Paths Refuse Vehicle, received 12 April 2018;
- Drawing No: 1913 Rev P1: Vehicle Swept Paths Fire Vehicle, received 12 April 2018;
- Drawing No: A0/14571/B sheets 1 & 2 - Foul Pumping Station, received 12 April 2018;
- Drawing No: A0/14571/B sheets 1 & 2 - Foul Pumping Station, received 12 April 2018;
- Drawing No: SK1000 Rev P1: Sheet 1 Phase 4 Drainage, received 12 April 2018;
- Drawing No: SK1001 Rev P1: Sheet 2 Phase 4 Drainage, received 12 April 2018;
- Drawing No: SK1001 Rev P1: Phase Road Layout, received 12 April 2018;

- Drawing No: 1359-1 Rev P2: Longitudinal Section Sheet 10, received 12 April 2018;
- Drawing No: 1359-2 Rev P2: Longitudinal Section Sheet 11, received 12 April 2018;
- Drawing No: 1359-3 Rev P1: Longitudinal Section Sheet 12, received 12 April 2018;
- Drawing No: 1359-4 Rev P1: Longitudinal Section Sheet 13, received 12 April 2018;

Local Planning Policy

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise. The Wiltshire Core Strategy (WCS) was adopted by the Council in January 2015. For the purposes of s38(6) of the Planning and Compulsory Purchase Act 2004 and Annex 1 of the NPPF, the WCS is the statutory development plan.

Policy CP4 of the Wiltshire Core Strategy sets out the spatial strategy for the Community Area of Amesbury, with Larkhill and Durrington being considered part of Amesbury as the market town. Paragraph 5.19 of the WCS notes that “The MoD is one of the most significant employers in Wiltshire and makes an important contribution to its economy and to many communities across the county. The development of Britain’s first ‘Super Garrison’ around the Salisbury Plain area is having far reaching implications for local communities and is attracting multi-million pound investment into the county. Although the Super-Garrison project will be supported overall, specific proposal sites will be assessed through a subsequent planning document.

Policy CP37 of the WCS acknowledges that the provision of new housing on MOD land for military personnel and other operational facilities will be required as a result of the ABP across the SPTA. At a macro level, CP37 envisages that a single master plan should be developed, which, *inter alia*, would ensure that the infrastructure needs arising from the Army Basing Programme is established and delivered as well as enabling the cumulative impact of development arising from the programme to be addressed. That Masterplan was completed 20th June 2014 and was recognised by the Council’s Strategic Planning Committee 22nd October 2014.

Larkhill does not benefit from a Housing Policy Boundary (as defined by the Salisbury District Local Plan (2011) and the South Wiltshire Core Strategy), although the site is positioned immediately adjacent to the Eastern edge of the village, predominantly defined by an existing military SFA housing estate.

Previously saved policies within the Salisbury District Local Plan 2011 relating to design and townscape (particularly G1, G2 and D1 relating to general townscape) have been replaced by CP57 of the WCS. In this regard, whilst Policy CP 37 positively frames proposals for new development at operational military facilities, it requires, *inter alia*, that such new development should enhance the overall character of the site. CP 57 (design and place shaping) and 61 (transport) of the WCS are applicable to all forms of new development. In particular criterion ix to CP 57 requires new development which has an effect upon the public realm to create places of character.

Other relevant policies are: CP50 (biodiversity), CP51 (landscape), CP55 (air quality), CP56 (contaminated land), CP58 (conservation and historic environment), CP59 (Stonehenge WHS), CP60 (sustainable transport), CP61 (transport and development), CP66 (strategic transport network), CP67 (flood risk), CP68 (water resources), CP69 (River Avon SAC).

The original proposal for 444 dwellings under application 15/05540/FUL was subject to a Screening Opinion from Wiltshire Council which confirmed that an Environmental Impact Assessment was not required. The scale of the proposed development in its entirety has not changed since this time in terms of the number of dwellings to be delivered albeit the site area has been revised. However, the phase 4 site adjoins the boundary of the site considered under

application 15/05540/FUL and the characteristics of the site, the characteristics of the development and the types and characteristics of the potential impact are the same. As such, it is considered that the environmental impacts of the proposed development are no greater than those assessed as part of the previous scheme. The proposed development the subject of this application, alone or in combination with the entire SFA development at Larkhill, is not considered to be EIA development.

Summary of publicity and consultation responses

MoD Defence Estates Safeguarding – No observations.

Wessex Water – No objection.

Veolia Water – No observations.

Environment Agency – No objection, subject to conditions.

Natural England – No objection.

Sport England – No observations.

Historic England – No objection.

Wiltshire Constabulary – No observations received.

Dorset and Wiltshire Fire & Rescue Service – No observations received.

Royal Society for the Protection of Birds (RSPB) – No observations received.

Wiltshire Council's Drainage Engineer – No objection, subject to conditions.

Wiltshire Council Highways – No objection, subject to conditions.

Wiltshire Council Rights of Way Officer – No observations received.

Wiltshire Council Housing Enabling team – No observations received.

Wiltshire Council Education team – No observations received.

Wiltshire Council Public Open Space team – No observations received.

Wiltshire Council Public Protection team – No observations received.

Wiltshire Council Landscape and Design Officer – No observations received.

Wiltshire Council Ecologist – Informally advised no objection.

Wiltshire Council Arboricultural Officer – Informally advised no objection.

Wiltshire Council Conservation Officer – No observations received.

Wiltshire Council Archaeologist – No objection, subject to conditions.

Wiltshire Council World Heritage Site Officer – No objection, subject to a condition requiring full details of the external lighting scheme to protect the setting of the WHS.

Wiltshire Council Waste Collection team – request for further info ... vehicle tracking ... and a contribution towards waste and recycling collection facilities.

Durrington Town Council – Support.

Note: Where relevant, all comments by consultees in relation to 15/05540/FUL have been taken into account in coming to a conclusion on this application

Planning Considerations

Principle of development

The relevant adopted local development plan document is the Wiltshire Core Strategy (WCS) (adopted January 2015). The proposed residential scheme within the countryside on the outskirts of Larkhill would not be consistent with the settlement strategy of the WCS (Core Policies 1 & 2), however the development can be considered under an exception policy of the WCS, Core Policy 37 'Military Establishments'. In accordance with this policy the Defence Infrastructure Organisation has produced a masterplan in order to identify the requirements of the ABP and ensure that infrastructure needs arising from the proposed development are an integral part of any planned development.

Permission 15/05540/FUL remains extant and establishes the principle of creating a new roundabout access onto The Packway for 444 SFA units, as acceptable. In the light of new archaeological evidence there have been significant changes to the layout of development as presented within the planning applications for phases 1, 2 & 3. As a result the required number of SFA dwellings cannot be delivered within the boundary of the site identified within the Masterplan and considered under application 15/05540/FUL. The current proposal for phase 4 will however be well related and integrated with the wider SFA development and the development has also been designed in accordance with the general principles of the Masterplan.

The proposed SFA development would result in the loss of an area of green infrastructure, the former Stonehenge Golf Driving Range. Core Policy 52 'Green Infrastructure' of the WCS seeks to protect areas of existing green infrastructure or secure replacement if existing areas of facilities are lost as a result of new development. The Planning Statement along with the Sport and Recreation Statement (February 2018) by WYG provide a justification for the loss of the private recreation space and clarifies that the development will deliver and increase on the provision of publicly accessible greenspace as a result of the development. The new high quality areas of public space will be secured for public use through a Recreation Area Action Plan which is a condition of the planning permissions for the Larkhill SFA development.

The proposed development is required in direct connection to the provision of new housing on MOD land for military personnel as a result of the ABP across the SPTA and is considered to be broadly consistent with the aims and objectives of Core Policies 37 and 52 of the WCS. The proposal is therefore considered to be acceptable in principle. However the other material considerations such as design and impact on landscape character, ecology, highway safety need to be considered and addressed,

Impact on landscape character and loss of trees

The layout of the site has been informed by and development in line with the landscape strategy. The landscape strategy is based around the retention of the existing site vegetation, which forms a prominent feature of the area. The woodland area comprises an inner ring of mature beech and sycamore trees, with a band of younger native woodland forming the outer vegetation. The development will change the character of the site from its former use to a residential landscape which will be harmful from close range, however due to the mature landscape perimeter around the site the development will be well contained. There will be some tree removal along the northern boundary to link the development with phase 3, although replacement planting will be introduced within the open space to the north of the site and within the north-east corner of the site. The impact on landscape character and visual amenity identified within the LVIA are not considered to outweigh the benefits and need for the development. The Council's Tree Officer and Landscape Officer have no objection to the proposed development. The development will need to be carried out in accordance with the Arboricultural Report and the landscape scheme, which provides the necessary mitigation in the form of new planting, implemented which can be secured via conditions.

Cultural heritage

A Cultural Heritage Appraisal, Archaeological Evaluation & Watching Brief Report and Geophysical Survey Report were submitted as part of the original Larkhill planning application (15/05540/FUL). The current application site however falls outside of the original site area therefore the site has been subject to similar archaeological assessment as the previous three phases of development, with desktop assessment and evaluation excavations undertaken. A Written Scheme of Investigation for the excavation has been prepared by Wessex Archaeology and approved by the Council's Archaeologist.

The Council's Archaeologist stated that "the site is of archaeological interest as the trenched evaluation demonstrated that significant archaeological remains were present within part of the site. Other parts have been the subject of significant stripping which appear to have removed archaeological levels. An area of excavation has been agreed (with an approved Written Scheme of Investigation) and the works are under way. It is therefore recommended that a programme of archaeological works in the form of the excavation which is in progress, plus a watching brief on any sensitive parts of the proposed development not covered by the excavation, is conditioned on any planning permission". This can be conditioned to ensure compliance with Core Policy 58 of the WCS.

The site is positioned close to the Northern extent of the Stonehenge World Heritage Site (WHS) – the boundary being The Packway. The applicant has engaged in extensive pre-application discussions with Historic England to ensure that the revised access arrangements will continue to not cause harm to the WHS and the designated heritage assets within and around it. As a result of this constructive engagement the new SFA housing will not cause harm to the setting of the WHS, as required by Core Policy 59 of the WCS and the NPPF. Historic England has no objection to the proposed development and does not wish to provide any specific comments. The Council's World Heritage Site Officer supports the proposal but indicated that "minimising light pollution is essential for avoiding adverse impacts not only on the experience of the Solstitial alignment which runs close by the proposed development but also on other potential alignments and interrelationships either identified or that may be identified in the future". As such, full details of any external lighting can be secured via condition to ensure no adverse impact on the WHS and compliance with Core Policy 59.

Highway issues

The number of dwellings proposed within all four phases of the Larkhill SFA development will not exceed the number approved as part of the original planning permission, reference 15/05541/FUL. The application was supported by a Transport Assessment (TA) and Residential Travel Plan (RTP) which followed the Outline Transport Assessment and Overarching Travel Plan documents that were produced in support of the overall Salisbury Plain Masterplan. The current proposal does not result in any additional development proposed from the approved access to The Packway. The Council's Highway Engineer confirms that he has no reason, in principle, to raise any concerns about the proposals.

In terms of the layout of the development, phase 4 will be accessed via Main Road 1 from The Packway. The internal road layout has been amended during the assessment of the application to address the recommendations of the Council's Highway's Development Control Engineer.

Ecological issues

The application is supported by a Preliminary Ecological Appraisal, Breeding Bird Survey Report, Bat Activity Survey Report, and Reptile Presence/Likely Absence Survey Report. The reports make a number of recommendations with regards to ecological mitigation and compensation which can be secured via a condition of the planning permission. i.e. Ecological Management Plan, appropriate lighting scheme, installation of bird boxes, retention of existing trees, replacement planting as mitigation for the trees to be felled, outlier Badger setts closed under Natural England Licence.

The Council's Ecologist informally advised that the development should be carried out in accordance with the recommendations of the submitted ecological reports to comply with Core Policy 50 of the WCS. The recommendations, as detailed above, can be secured via conditions.

In terms of the Habitats Regulations, the Ecologist advised that matters related to the Salisbury Plain Special Protection Area (SPA), Salisbury Plain Special Area of Conservation (SAC) and River Avon Special Area of Conservation (SAC) have previously been dealt with and the comments on 15/05540/FUL are relevant to the Habitats Regulations Assessment for this application. It was concluded that there would be *no likely significant effects* on the Salisbury Plain SPA & SAC or the River Avon SAC. The mitigation and future monitoring measures, required to ensure the development will not lead to significant effects on these areas will be secured. They were previously secured via conditions and a s106 agreement which will be transferred to the planning permission for this current application to ensure compliance with the Habitats Regulations.

Flood Risk and Drainage

A Flood Risk Assessment and Drainage Strategy was prepared by WYG in support of the original Larkhill SFA application proposals. A Flood Risk Assessment Update Note has been submitted alongside the FRA and Drainage Strategy to support this planning application. It is proposed to install a surface water drainage network and discharge the site run-off to a soakaway located north of the Phase 3 development. Foul water will be pumped via rising main Southbound to the Wessex Water owned Raftyn Sewerage Treatment Works (STW), to the north of Amesbury.

The Council's Drainage Engineer has expressed support for the application but requested a site specific drainage drawing and details of above ground equipment and future ownership of drainage systems. As a result, plans showing further drainage details were submitted (which led

to the northern part of Phase 4 being lowered). The agent also clarified that the foul sewerage network for Larkhill Phase 4 is to be offered for adoption by Wessex Water. This will include a connection to the pumping station under development within Phase 3 of the Larkhill development. The associated rising main connection also under development will connect into the existing Wessex Water network at the Packway.

The surface water network will remain in the ownership of the DIO except for the Highway gullies and their connection pipes that will be adopted by Wiltshire CC as part of the s28 Highway adoption process. The surface water network is to be designed in accordance with Sewers For Adoption standards. The Council's Drainage Engineer accepts that the infiltration testing undertaken demonstrates that the use of soakaways is feasible, however further details of the precise location and design are required which can be secured and approved via condition.

Wessex Water has been in discussions with the applicant regarding drainage on the site and has confirmed an "agreed water supply arrangements and a foul and surface water disposal strategy. We are happy to work with the developer to confirm and agree the final technical details following the grant of planning".

Conditional matters

The details approved under the conditions of 15/05541/FUL will be incorporated into any planning permission granted for phase 4 under this current application. The final wording of planning conditions have been carefully negotiated with the applicant, particularly with regard to trigger points and timing.

A separate Deed of Variation to the legal agreement associated with 15/05540/FUL will need to be prepared to ensure s106 matters pertain to this new planning permission.

Conclusion

As with previous planning applications for the SFA development, the development is necessary for the purposes of national defence. This is a material consideration.

In accordance with the requirements of Wiltshire Core Strategy Policy CP37, the proposed development is part of the wider Army Basing Programme, itself has been prepared in light of a single masterplan covering the entire Programme.

The proposed development along with phases 1, 2 & 3 would not exceed the number of dwellings or parameters set by the original planning permission 15/05540/FUL. The extant permission is a significant material consideration weighing in favour of the proposal.

It is concluded that the development should be granted planning permission, subject to planning obligations (secured by a deed of variation to the existing legal agreement) and appropriate worded planning conditions.

RECOMMENDATION: Subject to all parties entering into an agreement under s106 of The Act, then:

PLANNING PERMISSION be GRANTED, subject to the following conditions: