Wiltshire Council

The Town and Country Planning Act 1990

Approval of Full Planning Permission with Conditions

Application Reference Number: PL/2022/02103

Decision Date: 13 December 2022

Applicant:	Landmarc Support Services Rollestone Camp, Shrewton, Salisbury, SP3 4UZ
Particulars of Development:	Proposed Urban Fighting Skills House and associated plant
At:	Rollestone Camp, Shrewton, Salisbury, SP3 4UZ

In pursuance of its powers under the above Act, the Council hereby **GRANT PLANNING PERMISSION** for the above development to be carried out in accordance with the application and plans submitted (listed below).

In accordance with paragraph 38 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

Subject to the following conditions:

Conditions: (7)

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

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

Site Location Plan 3696-TBC-RL-ZZ-DR-A-0001_P2
Existing Site Plan 3696-TBC-RL-ZZ-DR-A-0100_P1
Proposed Site Plan 3696-TBC-RL-ZZ-DR-A-0002_P4
Proposed Ground Floor Plan 3696-TBC-RL-00-DR-A-0010_P3
Gantry Level Plan 3696-TBC-RL-01-ZZ-A-0011_P2
Proposed Roof Plan 3696-TBC-RL-ZZ-DR-A-0012_P2
Proposed Elevations 3696-TBC-RL-ZZ-DR-A-0020_P2
Proposed Planting Plan G1024_L_CI_114_GA
External Lighting Layout UFSF01-AMES-00-00-E-SS7080-600

Historic Environment Desk Based Assessment v01_AH1335 by Armour Heritage May 2021
Desk Study and Ground Investigation Report 2104018.001.01 by TEC June 2021
BNG Assessment by Ethos Environmental Planning September 2022
Shadow HRA by Ethos Environmental Planning September 2022
Ecological Impact Assessment V2 by Ethos Environmental Planning September 2022
Geophysical Report by Lefort Geophysics Ref 21-0035.02 December 2021
Archaeological Evaluation by Red River Archaeology April 2022

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

3 The development will be carried out in strict accordance with the following documents:

Ecological Impact Assessment Figure 11 Post development habitats -Ecological Impact Assessment. Rollestone Urban Skills, Wiltshire. Ethos Environmental Planning (September, 2022)

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

4 Prior to the commencement of works, including demolition, ground works/excavation, site clearance, vegetation clearance and boundary treatment works, a Construction Environmental Management Plan (CEMP) shall be submitted to the local planning authority for approval in writing. The Plan shall provide details of the avoidance, mitigation and protective measures to be implemented before and during the construction phase in accordance with Section 6 of the Ecological Impact Assessment (Ethos Environmental Planning, September 2022), including but not necessarily limited to, the following:

a. Location of construction compound.
b. Identification of ecological protection areas/buffer zones and details of physical means of protection, e.g. exclusion fencing.
c. Working method statements for protected/priority species, such as nesting birds.
d. Good practice construction working to minimise effects from dust, lighting and noise.
e. Details of construction vehicle movement.
f. Work schedules for activities with specific timing requirements in order to avoid/reduce potential harm to ecological receptors; including details of when a licensed ecologist and/or ecological clerk of works (ECoW) shall be present on site.
g. Key personnel, responsibilities and contact details (including Site Manager and ecologist/ECoW).
h. Timeframe for provision of compliance report to the local planning authority; to be completed by the ecologist/ECoW and to include photographic evidence.

Development shall be carried out in strict accordance with the approved CEMP.

REASON: To ensure adequate protection and mitigation for ecological receptors prior to and during construction, and that works are undertaken in line with current best practice and industry standards and are supervised by a suitably licensed and competent professional ecological consultant where applicable.

5 Prior to first occupation, a Landscape and Ecology Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The LEMP shall provide long term objectives and targets, management responsibilities and maintenance schedules for each ecological feature in accordance with Section 6 of the Ecological Impact Assessment (Ethos Environmental Planning, September 2022) and the Biodiversity Net Gain Results report (Ethos Environmental Planning, September, 2022), including, but not be limited to:

- A Calcareous Grassland Enhancement Strategy.□ Specification of the location and type of nest boxes, bat boxes ('self-cleaning') and insect hotels.
- Details of ecological compliance report undertaken by the ECoW including monitoring for success every five years for 30 years

The LEMP shall also include details of the legal and funding mechanism(s) by which long-term implementation of the plan will be secured. The LEMP shall be implemented in full and for the lifetime of the development in accordance with the approved details.

REASON: To ensure the long-term management of landscape and ecological features retained and created by the development, for the benefit of visual amenity and biodiversity for the lifetime of the scheme.

6 The development shall not be first brought into use until the provision for drainage has been constructed in accordance with Issue 3 of the FRA dated 10.01.2022 and the drainage plan number 144755-FRH-XX-ZZ-DR-STR-3300-A revision A dated 05.01.2022.

REASON: To ensure that the development can be adequately drained.

7 All mitigation planting comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or 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.

Parvis Khansari - **Corporate Director, Place**

NOTES

1 **Other Necessary Consents.** This document only conveys permission for the proposed development under Part III of the Town and Country Planning Act 1990 and the applicant must also comply with all the byelaws, regulations and statutory provisions in force in the area and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.

1.1 the need in appropriate cases to obtain approval under Building Regulations. **(The Building Regulations may be applicable to this proposal. Please contact the Council's Building Control team before considering work on site);**

1.2 the need to obtain an appropriate order if the proposal involves the stopping up or diversion of a public right of way or other highway (including highway verge);

1.3 the need to obtain a separate "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;

1.4 the need to make any appropriate arrangements under the Highways Act 1980, in respect of any works within the limits of a highway. The address of the Highway Authority is County Hall, Trowbridge, BA14 8JD (It is the responsibility of the applicant to ascertain whether the proposed development affects any listed building or public right of way / other highway, including highway verge).

2 **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - http://www.planningportal.gov.uk/planning/appeals).