Wiltshire Council

The Town and Country Planning Act 1990

Approval of Full Planning Permission with Conditions

Application Reference Number: PL/2023/07052

Decision Date: 22 January 2024

Applicant:	Other Secretary of State for Defence c/o Dave Burns, Building 456, MOD Boscombe Down, Amesbury, SP4 0JF
Particulars of Development:	Provision of new site entrance, with other works to include construction of new single storey reception building, install new sections of security fencing and gates to enclose new entrance area, construct new and modify existing internal roads to facilitate vehicular movement of staff, visitors and deliveries. Construct new internal pedestrian footpaths, construct new pedestrian footpath along Stockport Road to provide link to bus stops on Stockport Avenue, construct new car parking for both staff and visitors, construct new lay-by and HGV turning circle/reject loop for large vehicles. Install cycle storage provision. Install security guard kiosk, ground mounted PV panels and close existing main entrance gate once new facility is operational.
At:	Western area of the MOD Boscombe Site adjacent to Stockport Road, Boscombe Down

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: (4)

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 and documents:

Location Plan 30002949-BHK-XX-XX-DR-A-0001_Rev P2
Existing Site Plan30002949-BHK-XX-XX-DR-A-0002_Rev P2
Proposed Site Plan 30002949-BHK-XX-XX-DR-A-0003_Rev P2
Proposed Site Plan - Key Area 30002949-BHK-XX-XX-DR-A-0004_Rev P2
Proposed Ground Floor and Roof Plan 30002949-BHK-XX-XX-DR-A-0005_Rev P1
Proposed Elevations 30002949-BHK-XX-XX-DR-A-0006_Rev P1
Proposed Sections 30002949-BHK-XX-XX-DR-A-0007_Rev P1
Proposed Security Fence details 30002949-BHK-XX-XX-DR-A-0008_Rev P1
Additional Details for Planning 30002949-BHK-XX-XX-DR-A-0009_Rev P1
Transport Statement 30002949-IRY-0001_BOSCOMBE GH_TS_REV P1
Design and Access Statement 30002949-BHK-XX-XX-RP-A-0001_Rev P1
Archaeological Desk-Based Assessment 282750_MOD Boscombe Down Reception_ADBA

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

3 No development shall take place within the red line boundary shown on Baker Hicks' Location Plan 30002949-BHK-XX-XX-DR-A-0001, dated 6 October 2023 until the applicant has secured and implemented a programme of archaeological field evaluation in accordance with a written scheme of investigation, which has been submitted by the applicant and approved in writing by the Local Planning Authority. The results of the evaluation will inform the preparation of an archaeological mitigation strategy which will be submitted by the applicant and approved in writing by the Local Planning Authority prior to the commencement of the development. The mitigation strategy will provide for:

i) A programme of site investigation and recording, or alternative appropriate mitigation, within any areas of archaeological interest. Development will not commence within any area of archaeological interest until the site investigation has been satisfactorily completed.

ii) A programme of post investigation assessment, analysis, publication, dissemination and archiving. This part of the condition shall not be discharged until these elements of the programme have been fulfilled in accordance with the programme set out in the mitigation strategy or unless otherwise agreed in writing by the Local Planning Authority.

REASON: To enable the recording of any matters of archaeological interest. A pre-commencement condition is necessary to ensure any matters of archaeological interest are recorded before any construction takes place.

4 No development shall commence on site until full construction details of the new

bellmouth access arrangement and the proposed footway from the new site entrance in a southerly direction to connect with the existing footway on Stockport Avenue, together with any necessary drainage, street lighting, surfacing, kerbs and tie-in to the existing carriageway, have been submitted to and approved in writing by the Local Highway Authority. The bellmouth access and footway shall be constructed in accordance with the approved drawings prior to first use of the reception building and associated facilities.

REASON: In the interests of highway safety. A pre-commencement condition is necessary in this instance to ensure that the new access is satisfactory.

Informatives:

A S278 legal agreement with Wiltshire Council Highway Authority will be necessary to enable the works to the public highway to be undertaken. S278 drawings should be sent to Highways Development Control for approval. A street lighting scheme will be required.

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).

3 **Climate Change.** Wiltshire Council acknowledges the climate emergency and is seeking to make the county carbon neutral. You are encouraged to include energy efficiency that exceeds building regulations and to meet residual energy demand through renewable energy and low-carbon technologies, including high levels of electric vehicle charging points. The developer is encouraged to contact the climate team to discuss this further. climate@wiltshire.gov.uk