CASE OFFICER'S REPORT

Application Reference:	PL/2023/11009
Application Type:	Removal/variation of conditions
Site Inspection:	9 January 2024
Consultation ends:	29 February 2024
Case officer:	Julie Mitchell

Site Address:	Rollestone MOD Training Camp, Shrewton, Salisbury, SP3 4UZ
Proposal:	Variation of Condition 2 (drawings - Amendment to the plant enclosure design) of PL/2022/02103 (Proposed Urban Fighting Skills House and associated plant).
Recommendation:	Approve with Conditions

Site Description and Proposal:

Rollestone Camp is a transit accommodation camp which was established prior to establishment of the planning regime and extends to 11.3 ha on the southern fringe of the Salisbury Plain firing range.

The application site is accessed from the Camp's main entrance from a side road off The Packway at its junction with the B3086 between Shrewton and Larkhill. The road continues beyond the camp entrance onto Salisbury Plan and up to Westdown Camp although public access terminates at The Bustard Inn. Public right of way Shre27 passes the north west boundary of the camp.

The site lies outside of the Stonehenge and Avebury World Heritage Site. The south-eastern corner of the military camp site is closest to the north-western corner of the WHS, which lies on the opposite side of the road junction.

Full planning permission for a new building to accommodate 'urban fighting skills' training within the perimeter of the MOD's Rollestone Camp was granted in 2022. The approved building has a functional 'barn-like' appearance with a shallow pitched roof measuring 42 by 28 metres and eaves height of just over 8 metres. The current application is a s73 application for a minor alteration to the approved plan comprising a modest lean to extension for the purposes of housing plant associated with the building.

POLICIES

National Context:
National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)
Planning (Listed Buildings and Conservation Areas) Act 1990

Local Context:

Wiltshire Core Strategy (WCS) adopted 2015
Core Policy 1: Settlement Strategy
Core Policy 2: Delivery Strategy
Core Policy 37: Military Establishments
Core Policy 50: Biodiversity and Geodiversity
Core Policy 51: Landscape
Core Policy 57: Ensuring High Quality Design and Place Shaping
Core Policy 58: Ensuring the Conservation of the Historic Environment
Core Policy 59: The Stonehenge, Avebury and Associated Sites World Heritage Site and its Setting
Core Policy 67: Flood Risk
Core Policy 69: Protection of the River Avon SAC

Wiltshire Local Transport Plan 2011 – 2016: Car Parking Strategy (March 2011)

RELEVANT PLANNING HISTORY
S/1998/1702 - Two new modular buildings to be situated adjacent to existing buildings - Approved
PL/2021/07379 - Construction of 10 no. single storey accommodation blocks with associated external works following demolition of existing buildings - Approved
PL/2021/08202 - Erection of kitchen and dining facility with associated external works. Upon acceptance of planning submission for diner and subsequent finalised build future demolition of current diner building down to floor slab - Decision pending
PL/2022/02103 - Proposed Urban Fighting Skills House and associated plant

CONSULTATION RESPONSES

Shrewton Parish Council - No objection

Public Protection - No comments received

REPRESENTATIONS:
No third party representations have been received.

ASSESSMENT

Principle of Development
Core Policy 37 'Military Establishments' of the Wiltshire Core Strategy supports, in principle, new development and changes of use at operational facilities that help enhance or sustain their

operational capability. The policy does however require new development at operational or redundant sites to enhance the overall character of the site and mitigate any adverse impacts on local infrastructure.

The site involves an area of land within the MOD's Rollestone Camp and the development is designed to provide a new training facility at the camp. This is an established MOD site used for military training purposes. The principle of development for the proposed purpose is established by the extant permission and a small scale extension to the approved building is considered acceptable.

Visual/Heritage Impact

The approved building is to be located within the established camp which is enclosed by fencing 'behind the wire' and inaccessible to the public. The building is sited to the south of existing buildings, at a distance of approximately 160 metres from The Packway to the south and 65 metres from the unclassified road to the east which are the nearest public vantage points outside of the camp area. The site is outside the Stonehenge and Avebury World Heritage Site (WHS), the extent of which is bounded by the south of The Packway and east of the B3086 to the south east of the Camp, with the highway junction separating the Camp from the WHS boundary. The Rollestone Camp therefore lies within the setting of the Stonehenge part of the WHS and accordingly, the LPA therefore needs to be satisfied that the development will have no individual, cumulative or consequential adverse effect upon the WHS and its Outstanding Universal Value (OUV), including the physical fabric, character, and appearance, setting or views into or out of the WHS.

The full planning application was supported by a LVIA which considers that there will be limited local effect of the proposed development 'behind the wire' of the established camp. .The LVIA was assessed by the Council's Landscape Officer. Whilst it is acknowledged that the development would have a visual impact due to the permanent change to the landscape and views, such that it would be categorised as a negative rather than positive or neutral impact as a permanent change, the landscape officer was satisfied with the overall conclusions of the LVIA that the overall landscape and visual effects will be low due to the scale of the surrounding landscape and the context of the site. Mitigation tree planting is also proposed using species and density which is consistent with planting in the wider area as allowed for by the site constraints.

The following images show the view towards the Rollestone Camp where the proposal is sited from the vantage point of the highway just outside the WHS:





The proposed alteration to the approved development comprising a lean-to extension to the relatively large scale building would not increase the visual impact of the approved development in landscape terms. Having regard to the distance of the proposed development from the boundary of the camp and the intervening features of the highway, existing dwelling, trees and mitigation planting, it can be concluded that the scale of visual impact of the building as now proposed would not be harmful to the character and appearance of the landscape, having due regard to the setting of the WHS and its OUV, in the context of the site and its relationship to its surroundings.

Highway impact

The means of access to the site is unaltered and the full planning application raised no highway safety issues, confirmed by the highways officer's response to that application. The addition of the proposed extension would not alter that conclusion.

Residential amenity

The existing camp is well-contained and benefits from some screening and separation of the built form from the boundaries for operational reasons. The site is consequently well-separated from any non-associated neighbouring properties which are a significant distance away. The only house in sight of the camp is part of the camp estate. 'Wiltshire Grain' is located to the west but is non-residential. The proposed plant is to be included within an extension therefore the proposed alteration to the approved plan raises no residential amenity or privacy issues in this context.

Archaeology

In accordance with Paragraph 194 of the NPPF, an Historic Environment Desk-Based Assessment report (Cotswold Archaeology, September 2021) was submitted in support of the full planning application. The report assessed the archaeological potential of the site of the proposed new Urban Fighting Skills (UFS) House as well as a significantly larger area within the red line boundary than that which is proposed for the UFS House due to there being other applications for development on the camp. The site of the proposed UFS House has also been subject to geophysical survey (Lefort Geophysics, 2021) and exploratory archaeological investigation through trial trenching (Red River Archaeology, 2022). Three of the thirteen trial trenches were located within the red line boundary of the proposed site of the UFS House. These trenches recorded a series of modern (20th-century) features and brick foundations, all of which will relate

to the recent military use of Rollestone Camp as evidenced by historic mapping. No features or finds pre-dating the 20th-century were recorded.

The Council's Archaeologist previously concluded that whilst there is some interest in the early military history of the Camp, these modern remains are of limited potential and is satisfied that further archaeological investigation would not be proportionate if this application was permitted. The scope of the proposed alteration to the footprint of the building would not alter these conclusions. No further action is therefore required as regards the buried archaeological heritage in relation to this proposal.

Ecology

Core Policy 50 ‘Biodiversity & Geodiversity’ of the WCS outlines that all development proposals must demonstrate how they protect features of nature conservation and geological value as part of the design rationale. There is an expectation that such features shall be retained, buffered, and managed favourably in order to maintain their ecological value, connectivity and functionality in the long-term. Furthermore, the policy specifies that all development should seek opportunities to enhance biodiversity. In addition to the site-specific impacts, consideration has also been given to the potential impacts on the Hampshire River Avon SAC and Salisbury Plain SAC and SPA. The full application was considered in light of the advice from the Council's Ecologist in which it was concluded that the effects on biodiversity can be considered acceptable subject to compliance with the suggested conditions as set out. The conditions for a CEMP and LEMP have since been discharged and the conditions can be modified to ensure compliance accordingly. It is not considered that the scale of the proposed change to the footprint of the building would alter the assessment of ecological issues including the

Hampshire River Avon Catchment: Avon Hampshire

The application site lies within the catchment of the River Avon SAC however as it does not include overnight accommodation it will not result in an increase in phosphorus loading. A test of likely significance is required to be carried out by the Appropriate Authority (Wiltshire Council) as required by Regulation 63 Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. In accordance with the previous advice from the Council's ecologist, it is concluded that given the size and nature of the development impacts on the River Avon SAC are not predicted. Given the nature of the extension to the approved building, the HRA can conclude that the application is not likely to have significant impacts on the SAC and Appropriate Assessment is therefore not required.

The boundary of Salisbury Plain SPA lies approximately 64m east of the red line boundary separated by the camp fencing and road. Due to the nature of the development, significant increases in recreational pressure on the SPA are not predicted. A test of likely significance was carried out by the relevant Competent Authority (Wiltshire Council) as required by Regulation 63 Conservation of Habitats and Species Regulations in relation to the approved scheme. It was concluded that the approved development will not directly impact on land within the SPA or its qualifying features. The Site is located within the active military base Rollestone Camp which has multiple buildings and structures. An unnamed road and band of scrub vegetation (approximately 30m wide) provides a visual buffer between the Site and the SPA. The test of likely significance therefore concluded that given the scale and nature of the development combined with the separation of the SPA and the application site, there is no mechanism for adverse effect. The

scale of the extension to the approved building as now proposed would not introduce significant impacts on the SPA and Appropriate Assessment is not required.

The boundary of the Salisbury Plain SAC lies approximately 64m east of the red line separated by the camp fencing and road. A test of likely significance was carried out by the relevant Competent Authority (Wiltshire Council) as required by Regulation 63 Conservation of Habitats and Species Regulations in respect of the full planning application. This found that the development will not directly impact on land within the SAC or its qualifying features. The test of likely significance therefore concluded that given the scale and nature of the development combined with the separation of the SAC and the application site, there is no mechanism for adverse effect. The scale of the extension to the approved building as now proposed would not introduce significant impacts on the SAC and Appropriate Assessment is not required.

Drainage

The proposed extension would not alter the overall drainage strategy for the approved building.

CONCLUSION

The provision of MOD development within an established military camp would help sustain the operational requirements of the training camp and would align with the objective of WCS Core Policy 37 'Military Establishments'. The principle of development of the approved building was therefore considered acceptable and the proposed extension to the building under a s73 application would not alter the principle acceptability. The scale of the proposed change to the footprint and appearance of the building would not harm the character and appearance of the landscape on the landscape setting having regard to the setting of the WHS and its OUV, the wider landscape setting or other designated heritage assets. It was previously concluded that there would be no site-specific adverse impacts on biodiversity subject to suitable conditions to secure appropriate mitigation measures and it was concluded that Appropriate Assessment under the HRA was not required. The nature of the proposed changes to the building do not alter these assessments. Previous conditions have been discharged and now require amendment to ensure compliance only. There are no other material planning considerations which indicate reasons for refusal of the minor material amendment to the approved scheme. Approval is therefore recommended.

Conditions: (7)

1 The development hereby permitted shall be begun before the expiration of three years from the date of the full planning permission granted under reference PL/2022/02103 on 13/12/2022.

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_P4
Existing Site Plan 3696-TBC-RL-ZZ-DR-A-0100_P2
Proposed Site Plan 3696-TBC-RL-ZZ-DR-A-0002_P5
Proposed Ground Floor Plan 3696-TBC-RL-00-DR-A-0010_P4
Gantry Level Plan 3696-TBC-RL-01-ZZ-A-0011_P3
Proposed Roof Plan 3696-TBC-RL-ZZ-DR-A-0012_P3
Proposed Elevations 3696-TBC-RL-ZZ-DR-A-0020_P3
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 The development shall be carried out in strict accordance with the Construction Environmental Management Plan (CEMP) entitled Environment Management Plan, Rollestone Camp, Date: April 2023, Issue: V2 by Ethos Environmental Planning as submitted to the local planning authority and approved in writing on 31/07/2023 under reference PL/2022/02103.

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 The development hereby permitted shall be carried out in strict accordance with the Landscape and Ecology Management Plan (LEMP) entitled Landscape and Ecological Management Plan by Ethos Environmental Planning dated April 2023 as submitted to and approved in writing by the Local Planning Authority on 08/09/2023 under reference PL/2023/06815. 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.