



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2025/03448
Decision Date: 04/07/2025

Applicant:	The Secretary of State for Defence Aspire Business Centre, Ordnance Road, Tidworth, United Kingdom, SP9 7QD
Particulars of Development:	Construction of a new three storey military office
At:	Bhurt pore Barracks, Tidworth Garrison, Tidworth, Wiltshire, SP9 7BB

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 39 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

- 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:

- Site Location Plan, Dwg No. PAC-A1-BP0631-XX-DR-A-200400 Rev A
- Proposed Planning BP0631Site Plan, Dwg No. PAC-A1-BP0631-XX-DR-A-200200 Rev B

- Second and Roof Plans, Dwg No. PAC-A1-BP0631-ZZ-DR-A-004002 Rev A
- Ground and First Floor Plans, Dwg No. PAC-A1-BP0631-ZZ-DR-A-004001 Rev A
- Illustrative Elevations, Dwg No. PAC-A1-BP0631-ZZ-DR-A-004020 Rev A
- Elevations, Dwg No. PAC-A1-BP0631-ZZ-DR-A-004021 Rev A
- Landscape Proposal Plan, Dwg No. PAC-A1-BP0631-XX-DR-A-002101 Rev C
- Planting Schedule, Dwg No. PAC-L1-BP0631-XX-SC-ES-000001 Rev B
- Levels Information BP0631, Dwg No. PAC-A1-BP0631-XX-DR-A-200300 Rev A
- External Works. Bicycle Shelter for 5 Hoops Dwg No. PAC-A1-XX-XX-DR-A-000021 Rev A
- External Works Details Timber Bin Store Type D26, Dwg No. PAC-A1-XX-XX-DR-A-000026 Rev A
- Street Lighting BP0631, Dwg No. PAC-A1-BP0631-XX-DR-A-100300 Rev B
- Sections, Dwg No. PAC-A1-BP0631-XX-DR-A-004030 Rev A
- Flag Pole Base Details, Dwg No. PAC-A1-XX-XX-A-000600 Rev A
- Design and Access Statement (by KBR Aspire Defence)
- Acoustic Planning Report (Sharps Redmore 2422854)
- Arboricultural Report & Impact Assessment (by SLR Consulting Limited)
- Construction Method Statement – BP 0 631 (by KBR Aspire Defence)
- Construction Environmental Management Plan (by KBR Aspire Defence) (KBR BP0631)
- Waste Audit Statement, BP0631 (by KBR Aspire Defence)
- Transport Statement (by KBR Aspire Defence)
- LANDSCAPE AND VISUAL TECHNICAL NOTE (by Aspire Defence)
- Land Quality Risk Assessment, (by SLR Consulting Limited)
- Historic Environment Desk-Based Assessment (by Wessex Archaeology)
- Flood Risk Assessment (by SLR Consulting Limited)
- Habitats Regulations Assessment
- Preliminary Ecological Appraisal March 2025
- BNG Assessment March 2025

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

- 3 No development shall commence on site until a scheme for the discharge of surface water from the site, incorporating sustainable drainage details, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first brought into use until surface water drainage has been constructed in accordance with the approved scheme.

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

- 4 If, during development, contamination is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation

strategy to the local planning authority detailing how this contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

REASON: Core policy 56, to reduce the risks associated with land contamination and to protect the water environment.

- 5** No construction or demolition work shall take place on Sundays or Public Holidays or outside the hours of 0800 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays.

Reason: Core policy 57, Ensuring high design and place shaping such that appropriate levels of amenity are achievable.

Informative

- 6** Informative:

The surface water drainage scheme should include the following:

- Detailed drawings (including cross sections) of any attenuation/soakaways, conveyance, or infiltration drainage features. These should detail ground and water levels, inlet and outlet structures, and construction details.
- Detailed drawings (including cross sections) of the proposed rainwater harvesting tank to the south of the proposed building.
- The applicant has outlined the site is underlain by chalk. The applicant must demonstrate there is 10m separation between the soakaway and any building, road, or structure foundations, in line with CIRIA C574 Engineering in Chalk.
- Details of how overland exceedance flows for storms in excess of the 1 in 100yr + cc event will be managed on site to prevent an increase in risk to people or property
- Evidence that soakage tests have been undertaken in accordance with BRE 365 to demonstrate that infiltration is feasible by the provision of calculations that demonstrate that the soakaway has been designed for:

- 1 in 30yr + cc flows (for individual properties)
- Half drain time <24hrs
- Appropriate factor of safety in line with CIRIA C753 (Table 25.2) guidance has been included

Informative

7 Informative:

The drainage team would expect the following matters to be addressed by the applicant as part of a subsequent application:

- The applicant is referred to Wiltshire Council's Surface Water Soakaway Guidance for the standards that must be met for planning approval and adoption of infiltration drainage features.
- There must be no interruption to the existing surface water and or land drainage arrangements of the surrounding land because of the operations on site. Provisions must be made to ensure that all existing drainage systems continue to operate effectively.
- All new drainage will need to comply with Building Regulations Part H.

Informative

8 The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Wiltshire Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. For further information on exempt developments please refer to:

<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun

because none of the statutory exemptions or transitional arrangements are considered to apply.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

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
- 4 **CIL.** The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. A separate Community Infrastructure Levy Liability Notice will be issued by the Local Planning Authority. Should you require further information with regards to CIL please refer to the Council's Website [Community Infrastructure Levy \(CIL\) - Wiltshire Council](#)