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Development Management
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
BA14 8JN

Project Tellus: Notification of development under Class TA of the Town and County Planning (General Permitted Development) (England) Order 2015 (as amended) and request for Wiltshire Council's Prior Approval

MOD Lyneham, Calne Road, Lyneham, SN15 4XX

Dear Sir/ Madam

I write on behalf of our client the Secretary of State for Defence (SoS) in relation to their proposal to deliver a new training facility, known as 'Project Tellus', within the existing Ministry of Defence (MoD) Site at Lyneham (hereafter referred to as the Site).

The MoD, on behalf of the Crown benefit from permitted development rights via the Town and Country Planning (General Permitted Development) (England) Order (GPDO) 2015 (as amended). Under these permitted development rights certain types of development can be undertaken without the need to apply for planning permission from the local planning authority (LPA). It is our consideration that the works proposed by Project Tellus would fall within the scope of these rights and we set out in detail within the remainder of this letter our assessment of the proposed development against the legislation.

Background of Project Tellus

The Site is located in Wiltshire. It is located approximately 7 miles to the north-east of Chippenham and 9 miles to the south-west of Swindon. The MoD base sits to the west of the main portion of the village of Lyneham. Lyneham is located on the A3102 road which runs between Calne and Royal Wootton Bassett. As a settlement it benefits from a good range of services and facilities.

Project Tellus comprises a new training facility building with an associated secure garage for vehicles. A previous submission of an application for a determination as to whether prior approval is required for Project Tellus, located to the east of the runway at MoD Lyneham, was undertaken in June 2022. The application was approved in July 2022 under application reference PL/2022/04372.

Since the grant of this application for prior approval, the design was revised outside the permissible parameters of Class TA meaning planning permission was required for the main training facility building. The location of the training facility and garage was also amended, essentially swapping locations. An application for full planning permission reference PL/2025/06102 was submitted to the LPA for the training facility building in isolation. The secure garage was excluded from this application (located outside of the red line boundary) and noted on the drawings as being permitted development. Subsequently, planning permission for application reference PL/2025/06102 was granted in December 2025.

The proposed garage will have a maximum height of 9.02 metres (m) and a floorspace of 2,723 square metres (sqm). Based on this, the garage building still benefits from permitted development rights available under Class TA. As such, this letter provides notification to Wiltshire Council as the LPA of the proposed development (the new location of the proposed garage building) in accordance with Class TA.2(1)(d) of the GPDO 2015.



Figure 2 Previous garage location (eastern most building under Project Tellus) as approved under prior approval application ref. PL/2022/05472

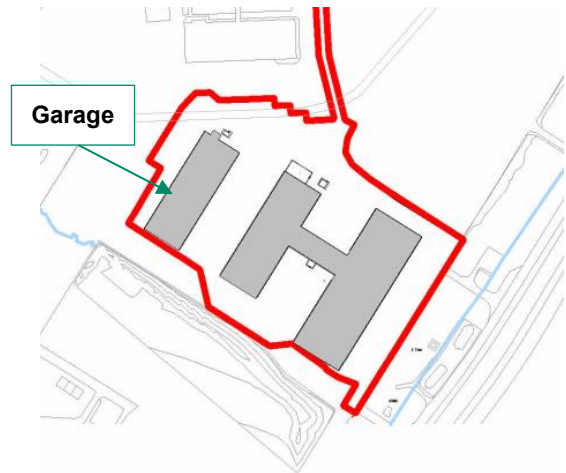


Figure 1 Proposed garage location (now the western most building under Project Tellus) under this prior approval application

Compliance with the provisions of Class TA

Permitted Development

Part 19: Development by the Crown for national security purposes of the GPDO 2015 contains a series of provisions which grant deemed planning permission for a range of different development types.

Class TA was introduced by the Town and County Planning (General Permitted Development) (England) (Amendment) (No.3) Order 2021. This Amendment Order was Made on 16 December 2021 and came into force on 11 January 2022.

Class TA allows for:

“The erection, extension or alteration on a closed defence site by or on behalf of the Crown of

- a) Single living accommodation;*
- b) A non-residential building.*

The garage proposed as part of Project Tellus comprises the erection of a non-residential building on a closed defence site (MoD Lyneham). Accordingly, the proposals fall within the scope of Class TA subject to compliance with the detailed provisions as assessed below.

Assessment against the requirements of Class TA

Section TA.1 sets out three restrictions which if they were to apply would prevent Class TA rights being capable of being applied. These are considered below.

- 1. Proximity to Site's perimeter** – the first criteria restricts the height of any building dependent upon its location relative to the Site's perimeter. In the case of the proposed development, this building is located in excess of 25 m from the perimeter (see Location Plan Ref: Z9A3658Y20-KIE-XX-LYNE01-DR-A-00000100-S3-P04-RYD). Accordingly, the restriction within TA.1(1)(c) is that any new building must not exceed 12 m in height.

As demonstrated via the description provided above and within the enclosed plans the maximum building height is 9.02 m which is within this threshold.

- 2. Restricted land** – TA.1(1)(d) sets out a series of land designations which restrict the ability to use Class TA. These are namely Article 2(3) land, Sites of Special Scientific Interest (SSSI), a listed building or land within its curtilage or a scheduled monument or land within its curtilage.

It is the case that the proposed development does not fall within these categories and accordingly no restriction is engaged.

- 3. Floorspace criteria** – the final restriction relates to the amount of new floorspace proposed when assessed against the existing total floor space, in this instance, floorspace used for non-residential buildings. The restriction prevents an increase of more than 35% against the total existing non-residential floorspace as of 11 January 2022.

The MoD have confirmed that the existing floorspace within this category is 142,098 sqm. The 35% threshold for MoD Lyneham is therefore 49,734.3 sqm. The proposed development comprises 2,723 sqm of garage space. A total of 6,304 sqm has been allocated under Class TA for other projects. Combining this figure with the proposed development sees a total Class TA floorspace increase at MoD Lyneham of 9,027 sqm. Accordingly, the total increase is equivalent to 6.35%. It can therefore be concluded that there are no limitations within Class TA which would automatically restrict the MoD from undertaking the proposals.

Class TA is also the subject of a series of conditions which are set out within part TA.2. In order for the development to be undertaken, it would be necessary to comply with each of these conditions (so far as they are relevant for any individual Site or proposal). These are considered below.

Conditions TA.2(1)(a), (b) & (c) – Contamination and Flood Risk

TA.2(1)(a) Prior to commencing development the developer must assess the contamination and flood risk of the development. It is noted that there is no requirement for this assessment to be shared with any authority, simply that prior to commencing works it must have been assessed.

TA.2(1)(b) Based on the assessment there is a requirement to identify measures to reduce so far as practicable any contamination or flood risk associated with the development

TA.2(1)(c) Where development is in an area within Flood Zone 3, carry out prior consultation with the Environment Agency.

In summary, as set out above MoD Lyneham is located wholly within Flood Zone 1 (area of lowest risk) and the MoD has no records of known contamination within the confines of the proposed development area. Accordingly, it is considered that the overall risk on both counts is low. In order, to comply with Condition TA.2(1) the MoD should seek to document its assessment and mitigation measures prior to commencing works. Where works are commenced such documentation could reasonably be requested by the LPA.

The proposed development is not located in Flood Zone 3, therefore, the procedure for prior consultation under Class TA set out at TA.3 is not applicable in this case.

Condition TA.2(1)(d) – Notification of Development

Condition TA.2(1)(d) requires the developer to notify the LPA the date on which it is proposed to commence development and provide sufficient detail that the works proposed fall within the provisions of Class TA. The MoD can confirm that the proposed works are due to be commenced in September 2026. This letter should provide sufficient comfort to the LPA that the proposed development falls within the remit of Class TA.

Condition TA.2(2)- Compliance with Mitigation

Condition TA.2(2) requires the development to be undertaken in accordance with any measures identified to reduce contamination or flood risk.

In this instance, the proposed development has considered likely impacts from both components. No contamination is known to be present on Site. Accordingly, contamination is considered to be low risk and will be controlled through the contractual arrangements and protocols established between the MoD and any appointed contractor.

In the case of Flood Risk, again the total risk is considered to be very low. The chosen Site location is already an existing area of hard standing and therefore the requirement from the proposal is to undertake the works so that any surface water runoff from the roofs is appropriately dealt with in a similar manner to the existing where there are no reported issues. Accordingly, the management of surface water on this scale can be managed through the detailed scheme design.

Condition TA.2(3) – Prior Approval

The proposed development, which has a floorspace of 2,723 sqm, would in combination with the other 6,304sqm of floorspace allocated for of Class TA development on Site, exceed 4,000 sqm threshold of new floorspace for which the developer must apply to the LPA for its determination relating to siting and scale of the development. Therefore, condition TA.2(3) is engaged. This letter has a dual purpose in not only notifying the LPA of the Proposed Development (Condition TA.2(1)(d)) but also to seek the prior approval in relation to siting and scale. The MoD considers when read as a whole this letter satisfies the requirements of Condition TA.2(3).

Condition TA.2(4) – Compliance with condition TA.2(5)

Condition TA.2(4) engages the requirements under condition TA.2(5) if the proposed development is visible from a highway, is in excess of 10 m in height and in the case of non-residential would be higher than the highest existing non-residential building. It the MoD's understanding that it is not necessary to satisfy all three criteria but the engagement of one would trigger the application of condition TA.2(5).

The proposed development is unlikely to be visible from the public highway given its new location. Additionally, this was not considered an issue when prior approval was previously granted in 2022. The proposed development will not exceed the 10 m threshold at a proposed height of 9.02 m. It is also not higher than existing non-residential buildings on the closed defence site.

In the case of the proposed development, none of the three criteria are met. Therefore, condition TA.2(5) is not engaged.

Condition TA.2(6) – Determination in accordance with Paragraph TA.4

As noted above, the proposed development engages the need to seek the LPA's prior approval in relation to the siting and scale of the development (condition TA.2(3)). Therefore, the procedure for applications for prior approval under Class TA set out Class TA.4 is applicable in this case. For ease these are evaluated within the next section albeit it is recognised that this process is for the LPA to undertake.

Procedure for applications for prior approval under Class TA

The following table goes through each of the requirements under TA.4 and we demonstrate compliance and/or understanding with regard to the proposed development.

Table 1TA.4 Compliance and Requirements

Requirement	Complaint Narrative
1	This requirement simply requires a developer to make an application for determination as to whether the prior approval of the authority is required. This letter and enclosures form the MoD's submission.
2	This requirement details the information that must be provided as part of the application, this is namely as follows: a) A written description of the works and details of the increase in footprint (provided above). b) A statement confirming the total floor space of non-residential buildings immediately before the 11th January 2022, that added under Class TA(b) since the 11th of January 2022 and that to be added under the proposed development (provided above). c) A site location plan (enclosed) d) Drawings prepared to an identified scale showing the external dimensions and elevations of the proposed building (see enclosed drawings) e) The developer's contact address and if they are happy for correspondence via e-mail. AECOM is acting as agent on behalf of the MoD and can accept communication via e-mail on their behalf. However, the MoD's contact details are as follows: Defence Infrastructure Organisation (DIO) Project Manager – Beth Deacon (beth.deacon104@mod.gov.uk) DIO Planner – Joanne Billingham (joanne.billingham101@mod.gov.uk) f) Any fee required to be paid. The required fee paid via Planning Portal is £325.00.
3	This outlines the instances where the LPA is able to resist an application. This is either where they can demonstrate that the proposals do not comply with Class TA or the developer/the MoD, following a request from the LPA, has failed to provide insufficient information for the LPA to reach a decision. We consider this letter and enclosures provide the LPA with sufficient information but will work with the LPA if it considers this not to be the case.
4	This section deals with the ability to appeal a refusal by the LPA.

Requirement	Complaint Narrative
5	This requires the LPA to give notice of the proposed development via the display of a Site notice for not less than 21 days and the servicing a notice on any owner or occupier of any premises which adjoin the closed defence site.
6	Enables the LPA to require the developer/MoD to submit such information as may reasonably be necessary to determine the application. It is the MoD's opinion that this initial submission provides all necessary information.
7	In reaching its determination the LPA must take account of any representations and consider the contents of the National Planning Policy Framework so as far as they relate to siting and scale.
8	Development must not commence until a written notice of determination is received that such prior approval is not required or a notice giving their prior approval. Or if the expiry of 56 days following the date the application was received by the LPA without a determination.
9	Requires the development to be carried out in accordance with the approved details.
10	Allows for the LPA to grant either unconditional prior approval or subject to conditions reasonably related to the proposal. Should the LPA propose conditions we respectfully request that we discuss and agree scope and content prior to the determination in accordance with standard approaches to planning applications.
11	Advises that the 21 day notice period must disregard public holidays.

Summary

The proposed development concerns the re-location of a garage which fulfils an operational requirement to deliver additional training facilities at MoD Lyneham.

The proposed development will have a maximum height of 9.02 m and a floorspace of 2,723 sqm. The proposed development has been carefully cited so as to relate to the existing built form and the design is consistent with the appearance of other operational non-residential buildings on Site.

Due to the floorspace of the proposed development, there is a requirement in order to comply with the requirements and conditions of Class TA of Crown Permitted Development Rights to seek the LPA's Prior Approval.

This letter together with the attached enclosures demonstrates full compliance with the requirements and the MoD considers that all necessary information to enable the LPA to reach a determination within 56 days of the date of this letter.

All information has been provided electronically and the application fee of £325.00 has been paid via Planning Portal.

Please do not hesitate to contact me using the details below with any queries.

Yours sincerely,

Emma Norman
Principal Planner
AECOM Limited
Emma.Norman@aecom.com

enclosures:

Location Plan, ref. Z9A3658Y20-KIE-XX-LYNE01-DR-A-00000100-S3-P04-RYD
GA Elevations - Garages - CTM Requirements, ref. Z9A3658Y20-KIE-XX-LYNE01LYN087-DR-A-00003621-S3-P02-RYD
GA Sections – Garages, ref. Z9A3658Y20-KIE-XX-LYNE01LYN087-DR-A-00003801-S3-P04-RYD
GA Plans – Ground Floor, ref. Z9A3658Y20-KIE-XX-ZZ-DR-A-00003000-S3-P07-RYD
GA Plans – Roof, ref. Z9A3658Y20-KIE-XX-ZZ-DR-A-00003002-S3-P06-RYD

cc: SoS