

The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions

Application Reference Number: PL/2022/09191

Decision Date: 22 July 2024

Applicant: Secretary of State for Defence C/o Keith Roach
Ramilies Building, Marlborough Lines, Monxton Road,
Andover, SP11 8HJ

Particulars of Development: Demolition of Building 394 and construction of a two-storey accommodation block, ancillary buildings, hard and soft landscaping and associated works.

At: Trenchard Lines, Upavon

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: (18)

- 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:

- Existing Site Location Plan - Z9A5615Y19-HLM-30-00 -DR - A -000006 P01
- Demolition Site Plan - Z9A5615Y19-HLM-30-00-DR-A-000030 P02
- Existing Site 3 Block Plan – Z9A5615Y19-HLM-30-00-DR-A-000301 P05
- Proposed Block Plan - Z9A5615Y19-HLM-30-00-DR-A-00302 P07
- Proposed cycle & bin store external plan plans & Elevations - Z9A5615Y19-HLM-30-00-DR-A-000035 P01
- Ground Floor Plan Layout - Z9A5615Y19- RED- 31- 00- DR- W- 100005- G00400- 4-

X CP1

- First Floor Plan Layout - Z9A5615Y19- RED- 31- 01- DR- W- 100006- G00400- 4- X CP1
- Second Floor Plan Layout - Z9A5615Y19- RED- 31- 02- DR- W- 100007- G00400- 4- X CP1
- GA Long Section - Z9A5615Y19- RED- 31- XX- DR- W- 300001- G00400- 4- X CP1
- GA Short Section - Z9A5615Y19- RED- 31- XX- DR- W- 300003- G00400- 4- X CP1
- Elevations – Z9A5615Y19- RED- 31- XX- DR- W- 200001- G00400- 4- X CP2
- Proposed Drainage Layout Site 3 - Z9A5615Y19-CDL-XX-XX-DR-C-14003 S4
- Air Quality Assessment dated June 2022
- Arboricultural Impact Assessment dated August 2021
- Archaeological Evaluation and Watching Brief Report dated January 2022
- Bat Survey report dated May 2022
- Bat mitigation memo date 25/9/23
- BNG memo dated 26/7/23
- Design & Access Statement dated May 2022
- Drainage Half Drain Times dated March 2023
- Drainage Results Site 3 dated March 2023
- Explosive Ordnance Desk Top Study dated December 2020
- Flood Risk Assessment dated 9 August 2021
- Geoenvironmental desk Study Report dated June 2022
- Heritage Desk Based Assessment dated May 2022
- Wastewater Treatment Works Planning Report V3 dated April 2024
- Nutrient Neutrality Strategy V4.0 dated April 2024
- Phase II Interpretative report dated October 2021
- Phase II Factual report dated September 2021
- Planning Statement dated October 2022
- Preliminary Ecological Appraisal dated May 2022
- RIBA Stage 3 Sustainability Appraisal dated August 2022
- RIBA Stage 3 Net Zero Carbon Strategy dated August 2022
- RIBA Stage 3 Overheating Risk Assessment dated June 2022
- Transport Assessment dated July 2021
- Travel Plan dated July 2022
- Vegetation classification dated June 2023

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

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

- Drawing 1. Proposed Location of Bat Boxes. Memo MOD Trenchard Barracks Building 394 Bat Mitigation. (Arcadis, 25th September 2023).
- Proposed Site 3 Block Plan (ITT). Drawing Number Z9A56Y19-HLM-30-00-DR-A-000303 Revision P05. (HLM Architects, 10/06/2022).

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

- 4 No development shall commence (except for demolition and site clearance) until a Landscape and Ecology Management Plan (LEMP) has been submitted to and approved in writing by the Local Planning Authority.

The LEMP will include long term objectives and targets, management responsibilities and maintenance schedules for each ecological feature within the development, together with a mechanism for monitoring success of the management prescriptions, incorporating review and necessary adaptive management in order to attain targets. 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.

- 5 No development shall commence until a Construction Phase Management Plan to clearly demonstrate how surface water will be managed throughout the construction phase has been submitted to and approved in writing by the Local Planning Authority. Construction shall be undertaken in strict accordance with the approved details.

REASON: In order to prevent an increase in local flood risk and local pollution risk.

- 6 No development approved by this planning permission shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the local planning authority. This strategy will include the following components:

1. A preliminary risk assessment which has identified:

- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site

2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.

3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full

details of the remediation measures required and how they are to be undertaken.

4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

REASON: To prevent pollution of the water environment.

- 7 The development hereby permitted shall not be commenced until such time as a scheme for water supply for the development has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented in accordance with the approved details .

REASON: To protect the water environment.

- 8 Prior to commencement of the development, an arboricultural method statement (in line with BS58737:2012) setting out protective measures and working practices to ensure the protection of any retained tree, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the works shall be carried out in accordance with the approved arboricultural method statement. Prior to commencement of any works to the trees on the site, full details of replacement tree planting, including number, location, species and size at time of planting shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the replacement tree(s) shall be planted in the first planting season (mid November to end of March) following the removal of the tree(s) for which consent has been granted and any tree which, within a period of five years from being planted dies, is removed or becomes seriously damaged or diseased, shall be replaced in the current/next planting season in accordance with the approved details and the wording of this condition.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

- 9 No development shall commence above ground level until a schedule of materials and finishes to be used in the external walls and roof(s) of the building(s) has been submitted to and approved in writing by the Local Planning Authority. This shall include photographs and manufacturer's details. The development shall thereafter be completed in accordance with the approved details.

REASON: In the interests of the character and appearance of the site and setting of heritage assets.

- 10 The Single Living Accommodation building hereby permitted shall not be occupied or brought into use until the scheme for Enhanced Biological Phosphorous Removal, designed to meet an annual average TP permit of 0.3 mg/l, has been constructed and brought into use at the MOD Wastewater Treatment Works serving the site (as shown identified on the location plan numbered Z9A5615Y19-HLM-00-00-DR-A-000006 P01) and detailed in the Trenchard Lines Planning Report Nutrient Neutrality Mitigation. Document Ref: Z9A5615Y19-ARC-XX-XX-RP-J-000059. Revision 3 (Arcadis, April 2023). The approved EBPR scheme shall thereafter maintained for the lifetime of the development hereby approved.

REASON To ensure that the proposed development achieves nutrient neutrality having regard to the location of the site within the catchment of the River Avon SAC.

- 11 The following details shall be submitted to and approved in writing by the Local Planning Authority prior the first occupation/use of the Single Living Accommodation building hereby permitted:

- Confirmation that the installation of Enhanced Biological Phosphorous Removal has been completed in accordance with the approved mitigation scheme and brought into use;
- Confirmation of the Environment Agency permit with Total Phosphorous (TP) limit at the Wastewater Treatment Works; and
- A minimum of 3 months monitoring data for the Waste Water Treatment Works confirming it is operating within the Total Phosphorus (TP) limit of the the EA permit.

REASON: To ensure that the proposed development achieves nutrient neutrality having regard to the location of the site within the catchment of the River Avon SAC.

- 12 The buildings hereby permitted shall be constructed to DREAM excellent standard. Written confirmation, from a suitably qualified person, that the building has been constructed to DREAM excellent shall be provided to the local planning authority prior to the first occupation of the building.

REASON: To ensure that the building is constructed to the required sustainable construction standards and in the interests of climate change adaptation.

- 13 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building(s) [or on the completion of the development, whichever is the sooner and shall be maintained for a period of 5 years from the completion of the development. Any trees and/or shrubs which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the

Local Planning Authority gives written consent for any variation.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

- 14 Prior to any part of the permitted development being occupied a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

REASON: To ensure that the site does not pose any further risk to human health or the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete. This is in line with paragraph 180 of the National Planning Policy Framework.

- 15 If, during development, contamination not previously identified 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 a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.

REASON: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site in line with paragraph 180 of the National Planning Policy Framework

- 16 No drainage systems for the infiltration of surface water to the ground are permitted other than with the written consent of the local planning authority in consultation with the Environment Agency. Any proposals for such systems must be supported by an assessment of the risks to controlled waters. The development shall be carried out in accordance with the approved details.

REASON: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants in line with paragraph 180 of the National Planning Policy Framework

- 17 Piling using penetrative methods shall not be carried out other than with the written consent of the local planning authority. The development shall be carried out in accordance with the approved details.

REASON: To ensure that the proposed development does not harm groundwater

quality or resources in line with paragraph 180 of the National Planning Policy Framework.

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The development hereby approved shall be designed to ensure it does not exceed 110 litres per person per day water consumption levels (including external water usage). Within 3 months of the first occupation of the building, a water efficiency report for that building certifying that this standard has been achieved shall be submitted to the local planning authority for its written approval.

REASON: To ensure compliance with the prevailing mitigation strategy for nutrient neutrality in the water catchment within which this development is located and in the interests of sustainable development and climate change adaptation.

Informatives:

Building 394 supports multiple bat roosts. Under the Conservation of Habitats and Species Regulations 2017 (as amended), it is an offence to harm or disturb bats or damage or destroy their roosts. Planning permission for development does not provide a defence against prosecution under this legislation. The applicant is advised that a European Protected Species Licence will be required before any work is undertaken to implement this planning permission. Future conversion of the roof space to living accommodation or replacing the roof could also breach this legislation and advice should be obtained from a professional bat ecologist before proceeding with work of this nature.

Any new Environmental Permit or changes to an existing permit must be obtained from the Environment Agency before any discharge from the new development occurs and before any development commences. This process can take several months to complete and it cannot be guaranteed that a Permit will be granted. The applicant should contact the Environment Agency on 03708 506506 for further details on Environmental Permits or visit <https://www.gov.uk/guidance/discharges-to-surface-water-and-groundwater-environmental-permits>.

Safeguards should be implemented during the construction phase to minimise the risks of pollution from the development. Such safeguards should cover:

- the use of plant and machinery
- wheel washing and vehicle wash-down
- oils/chemicals and materials
- the use and routing of heavy plant and vehicles
- the location and form of work and storage areas and compounds
- the control and removal of spoil and wastes.

The development should include water efficient systems and fittings. These should include dual-flush toilets, water butts, water-saving taps, showers and baths, and

appliances with the highest water efficiency rating (as a minimum). Greywater recycling and rainwater harvesting should be considered. An appropriate submitted scheme to discharge the condition will include a water usage calculator showing how the development will not exceed a total (internal and external) usage level of 110 litres per person per day.

The discharge of domestic sewage associated with this development will require an environmental permit under the Environmental Permitting (England & Wales) Regulations 2016 from the Environment Agency. You can find more information online at <https://www.gov.uk/permits-you-need-for-septic-tanks/permits> or contact them on 03708 506506 for an application form and guidance. You should be aware that the permit may not be granted. A permit will only be granted where the risk to the environment is acceptable. We would refer the applicant/enquirer to The Environment Agency's Groundwater protection position statements - GOV.UK (www.gov.uk). This publication sets out our position for a wide range of activities and developments, including:

- Discharge of liquid effluents
- Land contamination
- Ground source heat pumps
- Waste management
- Drainage

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 www.wiltshire.gov.uk/planninganddevelopment/planningpolicy

